

**DOUGLAS COUNTY  
COMMUNITY PLANNING and DEVELOPMENT  
DEPARTMENT**

**COMMUNITY DEVELOPMENT BLOCK GRANT  
2021-2025 CONSOLIDATED PLAN**

**DRAFT**

**PUBLIC COMMENT PERIOD**

**MAY 14, 2021 THROUGH JUNE 14, 2021**

**PLEASE CONTACT**

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**Interpreters or special needs accommodations can be provided with advance notice by contacting Tina Dill, Douglas County Department of Community Development at 303-814-4380. Douglas County will make efforts to provide translation assistance for public meetings and program participation. Persons in need of information for the hearing impaired may call the TTY number at 303-663-7791.**

**DATED: May 14, 2021**



## **2021-2025 Consolidated Plan**

**DRAFT**

Douglas County  
Department of Community Development  
100 Third St.  
Castle Rock, CO 80104

## Table of Contents

<b>Executive Summary .....</b>	<b>6</b>
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	6
<b>The Process .....</b>	<b>10</b>
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	10
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l) .....	11
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c) .....	31
<b>Needs Assessment .....</b>	<b>35</b>
NA-05 Overview .....	35
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c).....	36
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) .....	51
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2).....	55
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) .....	58
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) .....	59
NA-35 Public Housing – 91.205(b) .....	60
NA-40 Homeless Needs Assessment – 91.205(c) .....	64
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	69
NA-50 Non-Housing Community Development Needs – 91.215 (f) .....	72
<b>Housing Market Analysis .....</b>	<b>74</b>
MA-05 Overview .....	74
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	75
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) .....	82
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) .....	88
MA-25 Public and Assisted Housing – 91.210(b) .....	94
MA-30 Homeless Facilities and Services – 91.210(c).....	96
MA-35 Special Needs Facilities and Services – 91.210(d) .....	98
MA-40 Barriers to Affordable Housing – 91.210(e).....	100
MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	101
MA-50 Needs and Market Analysis Discussion.....	115

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) .....	119
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	122
<b>Strategic Plan .....</b>	<b>123</b>
SP-05 Overview .....	123
SP-10 Geographic Priorities – 91.215 (a)(1).....	124
SP-25 Priority Needs - 91.215(a)(2) .....	126
SP-30 Influence of Market Conditions – 91.215 (b) .....	129
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) .....	130
SP-40 Institutional Delivery Structure – 91.215(k).....	132
SP-45 Goals Summary – 91.215(a)(4).....	136
SP-50 Public Housing Accessibility and Involvement – 91.215(c) .....	139
SP-55 Barriers to affordable housing – 91.215(h) .....	140
SP-60 Homelessness Strategy – 91.215(d) .....	142
SP-65 Lead based paint Hazards – 91.215(i).....	145
SP-70 Anti-Poverty Strategy – 91.215(j).....	146
SP-80 Monitoring – 91.230.....	147
<b>Expected Resources .....</b>	<b>149</b>
AP-15 Expected Resources – 91.220(c)(1,2) .....	149
<b>Annual Goals and Objectives .....</b>	<b>151</b>
AP-20 Annual Goals and Objectives .....	151
AP-35 Projects – 91.220(d).....	153
AP-38 Project Summary .....	155
AP-50 Geographic Distribution – 91.220(f) .....	158
<b>Affordable Housing .....</b>	<b>159</b>
AP-55 Affordable Housing – 91.220(g).....	159
AP-60 Public Housing – 91.220(h).....	160
AP-65 Homeless and Other Special Needs Activities – 91.220(i) .....	161
AP-75 Barriers to affordable housing – 91.220(j) .....	164
AP-85 Other Actions – 91.220(k) .....	166

**Program Specific Requirements ..... 170**  
**AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....170**

# Executive Summary

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

### 1. Introduction

Douglas County strives to provide safe, decent, and affordable housing and a suitable living environment in particular for low- to moderate-income (LMI) households and special needs communities.

The County is designated as an Entitlement Urban County by the U.S. Department of Housing and Urban Development (HUD), which enables it to be eligible for federal funds allocated through HUD's Community Planning Development program. The County's Department of Community Development administers the federal HUD Community Development Block grant (CDBG) funds and ensures compliance of HUD regulations and guidelines. Partnerships with neighborhood nonprofit organizations and other local agencies and municipalities allow the County to improve quality of life for its citizens through affordable housing activities, public improvements, and public services. The amount of funds Douglas County receives is based on population size and the number of LMI residents.

CDBG activities must meet eligibility requirements set by HUD and address an identified priority need, goal, and objective established in the County's 2021-2025 Consolidated Plan. The Annual Action Plan identifies the projects recommended to receive funding for the 2021 program year.

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

#### Overview

Douglas County developed its strategic plan based on an analysis of the data presented in this plan and the community participation and stakeholder consultation process. Through these efforts, the County has identified three priority needs and associated goals to address those needs, which are:

#### Priority Need: 1. Public Services for the Low- and Moderate-Income & Vulnerable Population

Goals:

##### 1a. Supportive Services

The County will provide funding for supportive services that improve the quality of life for LMI households and special needs groups in the County. Supportive service activities include independent living services, financial literacy, job training, transportation or readiness and self-sufficiency assistance, etc.

##### 1b. Emergency Assistance

The County will provide funding for Emergency Assistance programming that will assist families at risk of homelessness with housing, utilities, and the opportunity to access case management services.

## Priority Need 2. Affordable Housing

### Goals:

#### 2a. Down Payment Assistance

The County will support affordable housing opportunities through direct financial assistance in the Down Payment Assistance Program. This is available for eligible LMI households seeking homeownership.

#### 2b. Affordable Housing Preservation

The County will provide funding to support affordable housing preservation in the County for LMI households. Affordable housing preservation include rental and owner-occupied housing rehab activities.

#### 2c. Affordable Housing Development

The County will provide funding to support affordable housing development in the County for LMI households.

## Priority Need 3. Public Improvements

### Goals:

#### 3a. Facilities

The County will provide funding to support public facility improvements. Public facilities improvements are activities that improve parks and recreation facilities, community centers and neighborhood facilities. Public improvements are intended to have low and moderate-income area (LMA) wide benefits.

#### 3b. Infrastructure

The County will provide funding to support public infrastructure improvements. These are activities that improve streets, sidewalks, ADA improvements and water and sewer improvements. Public improvements are intended to have low and moderate-income area (LMA) wide benefits.

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

The County, with other public, private and non-profit community housing providers and non-housing service agencies have made significant contributions to provide safe, decent and affordable housing, and a suitable living environment especially for LMI individuals in the community. The County continues to have a need for affordable housing, public infrastructure improvements, vital public services which are some of the most prolific needs facing Douglas County, as documented by the current Consolidated Plan and the most recent 2019 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of the County's CDBG grant program. According to the most recent CAPER, the County reported in its progress

of the prior Consolidated Plan that the CDBG entitlement grant was fully spent down within the 2018 Program Year and accomplishments for all programs were entered into IDIS.

Douglas County continued to address the top priorities of housing and transportation identified by the community without CDBG funds. The County leveraged these efforts through in-kind staff resources and local grants. Partnerships with non-profit organizations helped to build organizational capacity and increase services to LMI residents through Douglas County Cares (DC Cares), the Douglas County Housing Partnership (DCHP), and grants awarded from the Philip S. Miller Trust and Developmental Disability Mill Levy funds. Leveraging through these partnerships and grant sources is estimated at \$4,300,000.

Douglas County opted out of the CDBG program in 2016, suspending specific progress toward the goals identified in the previous 2014-2018 Consolidated Plan and Strategic Plan. Feedback from the community indicated affordable housing is the most pressing need. The County estimated direct financial assistance would be provided to 150 households during the 2014-2018 Consolidated Plan, however the goal was unmet due to a highly competitive housing market and a limited supply of affordable homes for income qualified families. Specific goals established and accomplishments towards those goals can be viewed in the CAPER.

As the Consolidated Plan expired in 2018, a new Strategic Plan with goals, spending estimates and expectations will be established by re-engaging in the 2021 CDBG program.

#### **4. Summary of citizen participation process and consultation process**

The purpose of the citizen participation process is to actively encourage citizens, particularly LMI households, to participate in the planning of the Consolidated Plan, the Annual Action Plan (AAP), the development of any required submission of substantial amendments to those plans. Douglas County works to ensure community stakeholders and County citizens have adequate opportunities to participate in this planning process.

The County's efforts to allow for participation include an online stakeholder survey for county stakeholder organizations and a community survey to gather input on the highest needs in the community. Stakeholder focus groups were held in early 2021 and CDBG basic concepts and planning considerations were covered, along with questions, answers and feedback from stakeholders. A 30-day public comment period was held to give members of the public an opportunity to review and comment on the draft plan. Finally, a public hearing was held to discuss the Plan. Comments regarding the Plan could be emailed to [cdbg@douglas.co.us](mailto:cdbg@douglas.co.us).

Proof of citizen participation has been uploaded to the AD-25. A summary of citizen outreach efforts is found in the PR-15 Citizen Participation.



## **5. Summary of public comments**

A summary of comments is found in PR-15 Citizen Participation. Survey responses were attached to the plan in the AD-25 Citizen Participation attachment link.

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

All comments or views were accepted and taken into consideration when finalizing the 5-Year Consolidated Plan and the first year Annual Action Plan.

## **7. Summary**

The priority needs of the County were identified through a comprehensive citizen participation outreach effort which included stakeholder focus meetings, an online community survey, an online stakeholder survey for community nonprofit organizations, consultation by nonprofit partners and regional service partners and a review of the needs assessment and housing market analysis in this plan.

Primary data sources for the Consolidated Plan include the 2000 Census, 2015-2019 American Community Survey (ACS) 5-Year Estimates, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), Inventory Management System, PIH Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources. Data for map analysis came from the 2015-2019 ACS.

A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2015-2019 data and tables that utilize CHAS contain 2017 data. At the time of writing only 2013-2017 CHAS data was available from HUD. However, 2015-2019 ACS data was available, and the Plan utilizes the most current data source where possible.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	DOUGLAS COUNTY	Department of Community Development

Table 1 – Responsible Agencies

### Narrative

The Douglas County Department of Community Development is the lead responsible agency and the administrator of the CDBG program. Douglas County as an entitlement Urban County receives federal CDBG funds annually for community and housing development activities that benefit LMI and special needs communities in the County. As an entitlement community, HUD requires the County to submit a 5-Year Consolidated Plan and Annual Action Plan to receive CDBG funding. This plan is based on the priority needs identified in the analysis of data from the Needs Assessment and Market Analysis, as well as input from key community stakeholders and members from the public in accordance with HUD citizen participation regulations and the Citizen Participation Plan (Appendix \_\_).

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The 2021-2025 Consolidated Plan identifies in this section the organizations consulted in the development of the Plan. The organizations listed in the table below represent key stakeholder organizations which consist of nonprofits, government departments and agencies and planning organizations in Douglas County. Stakeholder organizations consulted through focus group meetings and an online stakeholder survey. The results were the identification of the community’s priority needs over the next five years and the basis of the Strategic Plan, which outlines these needs and associated goals to address these needs.

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

Douglas County works with organizations to coordinate activities related to housing, health, and other services. This includes the Partnership of Douglas County Governments (PDCG), local organizations and businesses, the Community of Care Network (CCN), and Douglas County Transit Solutions (DCTS).

The PDCG consists of nine jurisdictions and quasi-governmental agencies that collaborate to enhance and strengthen the services and programs available to Douglas County residents. The PDCG established the Douglas County Housing Partnership (DCHP). This multi-jurisdictional housing authority works to increase affordable housing options and educational opportunities for local residents. The DCHP and PDCG coordinate to leverage funding sources and increase the county’s affordable housing stock. The Douglas County Youth Initiative WrapAround Program assists families in overcoming barriers and improves opportunities for at-risk youth to succeed. The Senior Initiative evolved after data indicated that Douglas County’s senior population would increase to 20% by the year 2030. The Senior Initiative will help plan senior services needed to meet the challenges of future growth.

Douglas County recently launched a Mental Health Initiative to identify any unmet mental health needs for youth and adults in the county. This group will evaluate more efficient methods for connecting residents to the appropriate mental health services. The Initiative consists of a broad spectrum of professionals including police and fire personnel, behavioral health providers, and school district staff.

Douglas County works with a wide range of medical health agencies. In addition, Douglas County provides office space and technical support to the Aging Resources of Douglas County (ARDC), which also transports clients to and from medical appointments.

Douglas County offers a business incentive program which encouraged Children’s Hospital to open a new facility in Highlands Ranch. Through the use of fee waivers for new construction, the incentives played a role in bringing new hospital facilities and medical services to the northwestern portion of the county.

Douglas County was instrumental in establishing two organizations that work collectively to improve services for vulnerable residents. The CCN consists of government agencies, local non-profits, faith-based organizations and service providers that address issues of poverty and homelessness in the county. Participants educate the community about homelessness, collaborate to more effectively help residents in need, and work to initiate countywide changes to better serve the vulnerable population. The DCTS closely resembles the CCN in that it offers a forum for jurisdictions, transit providers, and relevant community organizations to coordinate resources. Partnerships among participants have secured and enriched the use of grant funds and reduced duplicative efforts.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Douglas County has several organizations addressing the needs of homeless and vulnerable residents. The majority of these organizations participate in the CCN, which meets monthly to evaluate and improve conditions for vulnerable county residents. This group plans two “Strive to Thrive” events per year to inform homeless and vulnerable residents of the resources and services available to them. Haircuts, wellness checkups, and used clothing were also available. The January event is planned in conjunction with the Metropolitan Denver Homeless Initiative’s (MDHI) Point-in-Time Survey. A summer event in late July prepares families with children for the upcoming school year by making resources available through the DCSD.

The Douglas County School District (DCSD) Homeless Education Program assists homeless students, including unaccompanied youth, to ensure they have the same opportunities as other students. Children enrolled in the program receive a backpack with school supplies and are signed up for the free or reduced lunch program. Homeless students work with the homeless liaison and receive case management throughout the school year.

DCSD’s homeless liaison may refer a family to the DC Cares program, developed from agencies involved in the CCN that provide services and funds to assist program participants in reaching self-sufficiency. These agencies collaborate and leverage Community Services Block Grant (CSBG) and CDBG funds to assist 30-40 families per year. Families who are homeless or at risk of homelessness are referred from more than 20 agencies that serve vulnerable residents. A facilitator works with families for 9-12 months.

Several other organizations participating in the CCN provide stable housing for persons at risk of homelessness due to an eviction or utility shut-off notice. Rent and utility assistance allows residents to remain housed for at least a month while seeking more affordable housing or developing a financial plan to move forward. Many of these same organizations also offer overnight lodging assistance to those in need.

The Help and Hope Center, SECOR, Manna Resource Center and many faith-based organizations provide food to families to alleviate hunger in the community.

Veterans and their family members can access services through the agencies referenced above but can also contact the Douglas County Office of Veterans Affairs for services specifically tailored for them. Veterans can receive assistance in applying for benefits and accessing medical care. Employment assistance is available for those seeking work, as well as transportation.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

MDHI is the Continuum of Care for the six county Denver metro area, which includes Douglas County. MDHI is responsible for coordinating with all six counties and the various local providers. Douglas County's Community of Care Navigator coordinates with MDHI to collect Point-in-Time surveys at the CCN's January "Strive to Thrive" event.

MDHI coordinates the distribution of ESG funds, along with other HUD funding sources, to provide supportive services and permanent-supportive housing to prevent homelessness. HMIS is the system used for administering the ESG program. Douglas County does not receive ESG funds directly; therefore, does not use the HMIS.

Family Tree is the only local recipient using ESG funds in Douglas County. They have worked with several families in the county to provide two-year vouchers for rapid re-housing.

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

*(see following table)*

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

1	<b>Agency/Group/Organization</b>	DOUGLAS COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Douglas County is the lead responsible agency of the Consolidated Plan.
2	<b>Agency/Group/Organization</b>	DOUGLAS COUNTY HOUSING PARTNERSHIP
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County through a phone interview.
3	<b>Agency/Group/Organization</b>	Douglas County Mental Health Initiative
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County through a phone interview.
4	<b>Agency/Group/Organization</b>	DEVELOPMENTAL PATHWAYS
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County through a phone interview.
5	<b>Agency/Group/Organization</b>	Aging Resources of Douglas County
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County through a phone interview.
6	<b>Agency/Group/Organization</b>	Douglas County Youth Employment
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County through a phone interview.
7	<b>Agency/Group/Organization</b>	Veterans Services
	<b>Agency/Group/Organization Type</b>	Services - Military Veterans
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County through a phone interview.
8	<b>Agency/Group/Organization</b>	Crisis Center
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County through a phone interview.
9	<b>Agency/Group/Organization</b>	Douglas County School District, Languages and Equity
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Language Development in children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County through a phone interview.
10	<b>Agency/Group/Organization</b>	Catholic Charities of Central Colorado
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Religious Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Religious Organization
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County through a phone interview.
11	<b>Agency/Group/Organization</b>	Sedalia Water and Sanitation District
	<b>Agency/Group/Organization Type</b>	Other government - Local



	<b>What section of the Plan was addressed by Consultation?</b>	Water, sewer, and sanitation provider.
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County through a phone interview.
12	<b>Agency/Group/Organization</b>	Nueva Vida
	<b>Agency/Group/Organization Type</b>	Religious Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Religious Organization
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County through a phone interview.
13	<b>Agency/Group/Organization</b>	Angel's Service
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
14	<b>Agency/Group/Organization</b>	St Vincent de Paul Society of Castle Rock
	<b>Agency/Group/Organization Type</b>	Religious Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Food-Bank
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
15	<b>Agency/Group/Organization</b>	St Vincent de Paul - Pax Christi Catholic Church
	<b>Agency/Group/Organization Type</b>	Religious Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Religious Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
16	<b>Agency/Group/Organization</b>	Mountain Lane Home Health
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Home Healthcare
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
17	<b>Agency/Group/Organization</b>	Tri-County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Health-Department
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
18	<b>Agency/Group/Organization</b>	Easterseals Colorado
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
19	<b>Agency/Group/Organization</b>	Colorado Lions Camp
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities

	<b>What section of the Plan was addressed by Consultation?</b>	Year-round camp for children with disabilities
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
20	<b>Agency/Group/Organization</b>	BehaviorSpan
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Autism Therapy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
21	<b>Agency/Group/Organization</b>	Shared Touch, Inc
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Home Health Care
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
22	<b>Agency/Group/Organization</b>	To The Rescue
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
23	<b>Agency/Group/Organization</b>	Integrated Life Choices
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
24	<b>Agency/Group/Organization</b>	Horseback Miracles
	<b>Agency/Group/Organization Type</b>	Equine Therapy
	<b>What section of the Plan was addressed by Consultation?</b>	Equine Therapy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
25	<b>Agency/Group/Organization</b>	THRIVE Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Parent Advising, Health Advocate, Disability Advocate
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
26	<b>Agency/Group/Organization</b>	Rehabilitative Rhythms
	<b>Agency/Group/Organization Type</b>	Music Therapy
	<b>What section of the Plan was addressed by Consultation?</b>	Music Therapy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
27	<b>Agency/Group/Organization</b>	Williams World, LLC
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Autism Therapy, Home Healthcare, Day Program

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
28	<b>Agency/Group/Organization</b>	Bridges of Colorado
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Home Health Care
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
29	<b>Agency/Group/Organization</b>	Tall Tales Ranch
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Living Facility for Persons with Disabilities
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
30	<b>Agency/Group/Organization</b>	Colorado Family Caregivers LLC
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Home Health Care
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
31	<b>Agency/Group/Organization</b>	The Traveling Gnomes
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Travel Group for Persons with Disabilities

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
32	<b>Agency/Group/Organization</b>	Continuum of Colorado
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Home Health
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
33	<b>Agency/Group/Organization</b>	Real Life Colorado
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Employment/Education for Persons with Disabilities
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
34	<b>Agency/Group/Organization</b>	Special Olympics Colorado
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Year Round Athletics for Persons with Disabilities
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
35	<b>Agency/Group/Organization</b>	EZ Connections, LLC
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	other

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
36	<b>Agency/Group/Organization</b>	Promise Ranch Therapies & Recreation
	<b>Agency/Group/Organization Type</b>	Equine Therapy
	<b>What section of the Plan was addressed by Consultation?</b>	Equine Therapy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
37	<b>Agency/Group/Organization</b>	Highlands Ranch Metro District Active Adult Programs & Services
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Elderly Services and Events
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
38	<b>Agency/Group/Organization</b>	Manna Resource Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Mental Health, Family Development, Holistic Programs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
39	<b>Agency/Group/Organization</b>	Wellspring Community
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
40	<b>Agency/Group/Organization</b>	Douglas County Libraries
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	County Libraries
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
41	<b>Agency/Group/Organization</b>	Help & Hope Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homelessness Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
42	<b>Agency/Group/Organization</b>	Louviers Water and Sanitation District
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Water and Sanitation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
43	<b>Agency/Group/Organization</b>	Financial Health Institute and Lab
	<b>Agency/Group/Organization Type</b>	Services - Young Adult



	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
44	<b>Agency/Group/Organization</b>	City of Lone Tree
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development Anti-poverty Strategy City Office
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
45	<b>Agency/Group/Organization</b>	Rocky Mountain Care and Consulting, LLC
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Assisted Living Facility
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
46	<b>Agency/Group/Organization</b>	St. Vincent de Paul Ave Maria Conference
	<b>Agency/Group/Organization Type</b>	Services - Housing Services - Poverty
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.

47	<b>Agency/Group/Organization</b>	Parker Senior Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
48	<b>Agency/Group/Organization</b>	Parker Task Force
	<b>Agency/Group/Organization Type</b>	Food Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Food Bank
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
49	<b>Agency/Group/Organization</b>	The Arc of Arapahoe & Douglas Counties
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Development Disability Advocacy - Adult, Child, Systems, Criminal Justice
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
50	<b>Agency/Group/Organization</b>	Integrated Family Community Services
	<b>Agency/Group/Organization Type</b>	Services-homeless Services - Poverty
	<b>What section of the Plan was addressed by Consultation?</b>	Poverty - Food and Clothing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
51	<b>Agency/Group/Organization</b>	Juvenile Assessment Center
	<b>Agency/Group/Organization Type</b>	Services-Children

	<b>What section of the Plan was addressed by Consultation?</b>	Troubled Youth Intervention and Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
52	<b>Agency/Group/Organization</b>	Castle Rock Senior Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Senior Community Center
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
53	<b>Agency/Group/Organization</b>	Whiz Kids Tutoring
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Children Tutoring
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
54	<b>Agency/Group/Organization</b>	Shiloh House
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Child Neglect and Abuse Prevention, Parenting Training
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
55	<b>Agency/Group/Organization</b>	Bridge of Hope Greater Denver
	<b>Agency/Group/Organization Type</b>	Services-homeless Religious Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.
56	<b>Agency/Group/Organization</b>	Habitat for Humanity of Metro Denver
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted on the housing and community development needs in the County by taking the stakeholder survey.

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

Douglas County’s outreach efforts were comprehensive to ensure that all residents and service providers had access to the 5-Year Consolidated Plan and first year Annual Action Plan. The County welcomed all comments and feedback from organizations. There were no agency types intentionally not consulted.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Metro Denver Homeless Initiative	MDHI is the local Continuum of Care (CoC) in the region. MDHI and the County share the goal to end homelessness in the region the CoC helped to inform the homeless initiatives in the plan.
Housing and Community Development Report for I/DD	Inclusive Housing Coalition	The Housing and Community Development Report for Residents with Intellectual/Developmental Disabilities (I/DD) identifies the needs of this group and makes recommendations for community development that addresses these needs to ensure a future full of opportunity for residents with I/DD.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
State of Working Colorado 2020 Edition	Colorado Center on Law and Policy	The State of Working Colorado is a compendium of data intended to provide a more critical, in-depth perspective of how working families are faring in the state. The report helped to inform the market analysis of the report.
Douglas County 2019 Voter Opinion Poll	Hill Research Consultants	The voter opinion poll is a survey of opinions on a wide range of issues and the satisfactory levels of Douglas County residents.
Research & Recommendations to Support People w Dis	Development Pathways	The Research & Recommendations to Support People with Disabilities in Douglas County is a research study conducted in March 2020 by Development Pathways to identify and address the needs of persons with a disability. This report helped to inform non-housing special needs in the plan.
Douglas County Local Hazard Mitigation Plan	Douglas County	The comprehensive update in June 15 builds upon the local hazard mitigation plan and helped to inform the market analysis and hazard mitigation part of the plan.
Douglas County 2020 Community Needs Assessment	Douglas County	The County Community Needs Assessment released in September 2020 identified the highest priority needs facing County residents. The assessment provides a detailed data analysis and examination of community resources to reach key findings on the causes and conditions of poverty in Douglas County.
Developmental Disabilities Long Range Plan	Douglas County	The Developmental Disabilities Long Range Plan is Douglas County's plan to include to adults with developmental disabilities. This report helped to inform non-housing special needs in the plan.
Blue Print for a Community Based Mental Health Sys	Health Management Associates	The Blue Print for a Community Based Mental Health System for Douglas County residents helped to inform non-housing special needs in the plan.
Anti-displacement and Relocation Assistance Plan	Douglas County	The Douglas County Anti-displacement and Relocation Assistance Plan works to help minimize the displacement of persons (families, individuals, businesses, nonprofit organizations, and farms) as a result of activities funded through the CDBG Program.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice	Douglas County	The Analysis of Impediments to Fair Housing Choice is required by HUD for the County as part of its requirement to affirmatively further fair housing in Douglas County. Through data analysis and an in-depth review of local laws and policies the County identified barriers to fair housing choice and affordable housing and made recommended actions to address these impediments.
2040 Transportation Master Plan	Douglas County Department of Public Works	The 2040 Transportation Master Plan published in September 2019 defines the long-range plan of the County for a multimodal transportation system that offers more choices for how people travel in Douglas County. The Transportation Master Plan helped to inform the non-housing community development needs in the Plan.
2040 Comprehensive Master Plan	Douglas County Department of Community Development	The 2040 Comprehensive Master Plan is the community vision for the next 20-30 years covering categories access and transportation, the natural environment, planning, property rights and values, quiet/peacefulness/privacy, recreation, rural and unique areas, safe environments, sense of community and water supply. This report helped to inform the housing and community development priorities in the plan.

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

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

The following public entities were contacted for input and coordination of the Consolidated Plan: all participating jurisdictions within the county, Douglas County Housing Partnership, Douglas County Mental Health Initiative, Douglas County School District Languages and Equity, Tri-County Health Department, Douglas County Libraries, Metropolitan Denver Homeless Initiative.

Jurisdictions are included on the contact list and invited to participate in all stages of the CDBG process. It is valuable for all agencies to be aware of projects that are being funded and the types of services available to residents.

**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The purpose of the citizen participation process is to actively encourage citizens, particularly LMI households, to participate in the planning of the Consolidated Plan, the Annual Action Plan (AAP), the development of any required submission of substantial amendments to those plans. Douglas County works to ensure community stakeholders and County citizens have adequate opportunities to participate in this planning process.

The County's efforts to allow for participation include an online stakeholder survey for county stakeholder organizations and a community survey to gather input on the highest needs in the community. Stakeholder focus groups were held in early 2021 and CDBG basic concepts and planning considerations were covered, along with questions and feedback from stakeholders. A 30-day public comment period was held to give members of the public an opportunity to review and comment on the draft plan. Finally, a public hearing was held to discuss the Plan. Comments regarding the Plan could be emailed to [cdbg@douglas.co.us](mailto:cdbg@douglas.co.us).

Proof of citizen participation has been uploaded to the AD-25. A summary of citizen outreach efforts is described in the table below.

**Citizen Participation Outreach**

(see following table)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Stakeholder Survey	Community Stakeholder Organizations	A stakeholder survey was held to give stakeholders and community organizations an opportunity to help determine issues and priority needs of the community.	<p>The stakeholder survey had 62 responses from neighborhood organizations and agencies with the top three priorities for funding:</p> <ul style="list-style-type: none"> <li>- Affordable housing (rehab, down payment assistance etc.)</li> <li>- Public services</li> <li>- Public facilities improvements</li> </ul> <p>Stakeholder survey results were uploaded into the AD-25 citizen participation link.</p>	All comments were accepted.	
2	Community Survey	Non-targeted/broad community	A community survey was held to give members of the public an opportunity to help determine issues and priority needs of the community.	<p>The community survey had 562 responses from the public with the top three priorities for funding:</p> <ul style="list-style-type: none"> <li>- Affordable housing (rehab, down payment assistance etc.)</li> <li>- Public services</li> <li>- Economic development</li> </ul> <p>Community survey results were uploaded into the AD-25 citizen participation link.</p>	All comments were accepted.	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	Public Comment Period	Non-targeted/broad community	A 30-day public comment period from May 14, 2021 through June 14, 2021 was held to allow the public an opportunity to review and comment on the draft Plan. The Plan is available at Douglas County Offices, 100 Third St. in Castle Rock and online at <a href="http://www.douglas.co.us/cdbg/whats-new/">www.douglas.co.us/cdbg/whats-new/</a> . Comments regarding the Plan could be emailed to <a href="mailto:cdbg@douglas.co.us">cdbg@douglas.co.us</a> .	All comments are accepted.	All comments were accepted.	
4	Public Hearing	Non-targeted/broad community County Commissioners	A public hearing will be held on June 15, 2021 at 2:30 p.m. by the Douglas County Board of County Commissioners in the Commissioners Hearing Room, 100 Third St. in Castle Rock, to consider the adoption of 2021-2025 Consolidated Plan and the amended Citizens Participation Plan.	All comments are accepted.	All comments were accepted.	
5	Stakeholder Focus Group Community Services	Community Stakeholder Organizations	A Stakeholder Focus Group was held on February 17, 2021 to gather feedback on community services in the County.		All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
6	Stakeholder Focus Group Housing	Community Stakeholder Organizations	A Stakeholder Focus Group was held on February 17, 2021 to gather feedback on housing needs in the County.		All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

This section assesses the housing needs within Douglas County by analyzing various demographic and economic indicators. To understand the needs of the community the broad trends in population, income, and household demographics must be analyzed first. Each of the following sections looks closely at specific housing factors and how they relate to the County's population.

1. Housing Needs Assessment
2. Disproportionately Greater Need
3. Public Housing
4. Homeless Needs Assessment
5. Non-Homeless Special Needs Assessment
6. Non-Housing Community Development Needs

Data Note: Many fields in this document are populated automatically by the IDIS system. To provide the most accurate and up-to-date analysis, additional data sources are often used.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The housing needs of a community are, like all facets in the market economy, a product of supply and demand. However, determining the factors that impact supply and demand is much more complicated than building one house for one household. Changes in population, household size, availability of rental housing, income, and the condition of a property all work to shift the community's housing needs.

### Demographics

Douglas County has grown by approximately 23% since 2010, a rate significantly greater than the national growth rate of 6%. The number of households in the County grew by a similar amount, 22%. The median household income increased by 21%, a rate that is approximately two-thirds the national rate of 31%. However, the median household income in the County is significantly higher than the national MHI of \$65,712. The following maps display the geographic distribution of demographic trends in the County across a several key indicators including population change, median household income, and poverty.

Demographics	Base Year: 2010	Most Recent Year: 2019	% Change
Population	273,440	336,041	23%
Households	98,725	120,709	22%
Median Income	\$99,198.00	\$119,730.00	21%

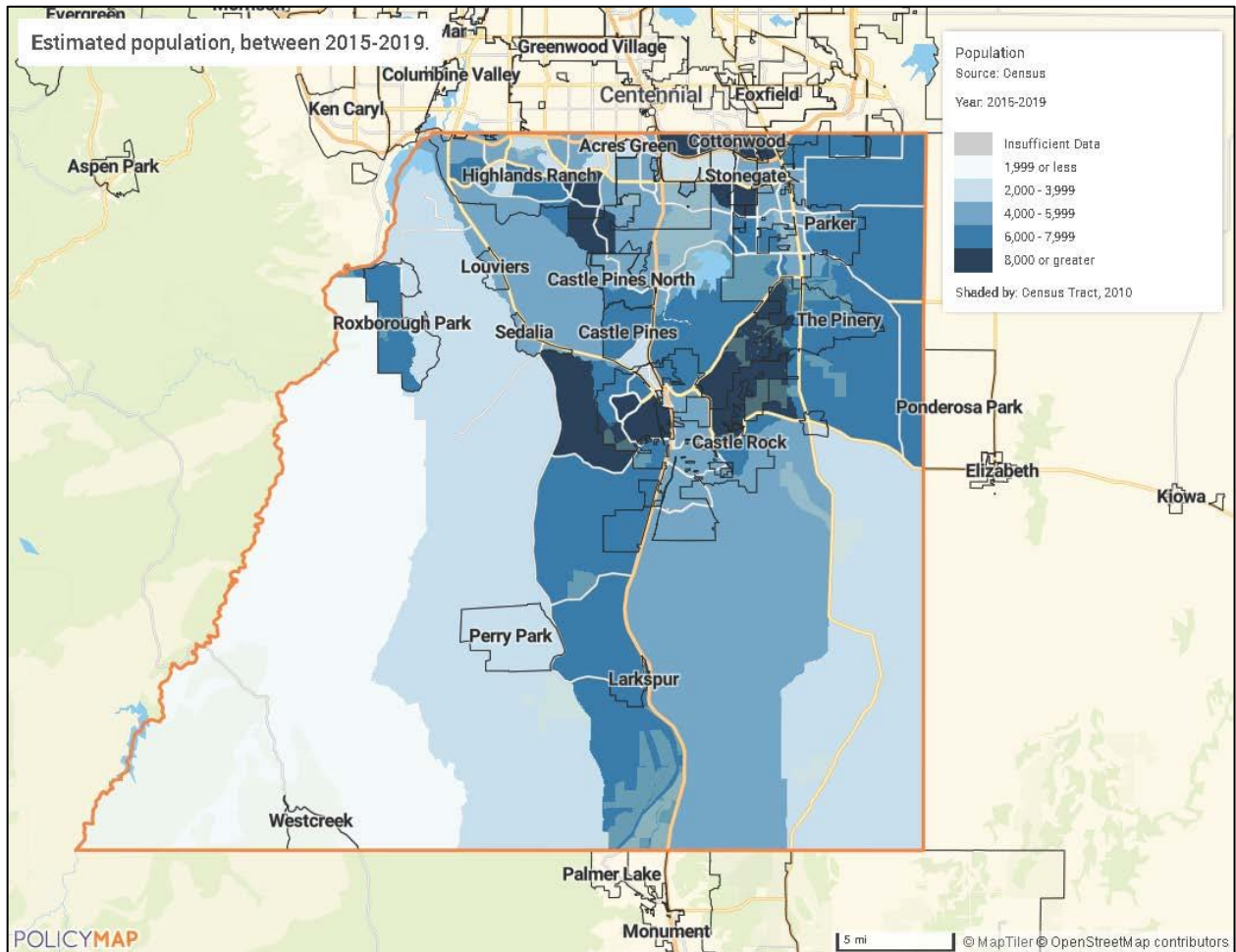
Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:  
2006-2010 ACS, 2015-2019 ACS

## Population

The following map displays the population density throughout the County. Lighter colored tracts have less of a concentration of the population, while darker tracts have a higher population density. In general, tracts in more rural areas of the County away from major highways have smaller populations than tracts in urban and suburban areas.

**Source:** 2015-2019 American Community Survey 5-Year Estimates

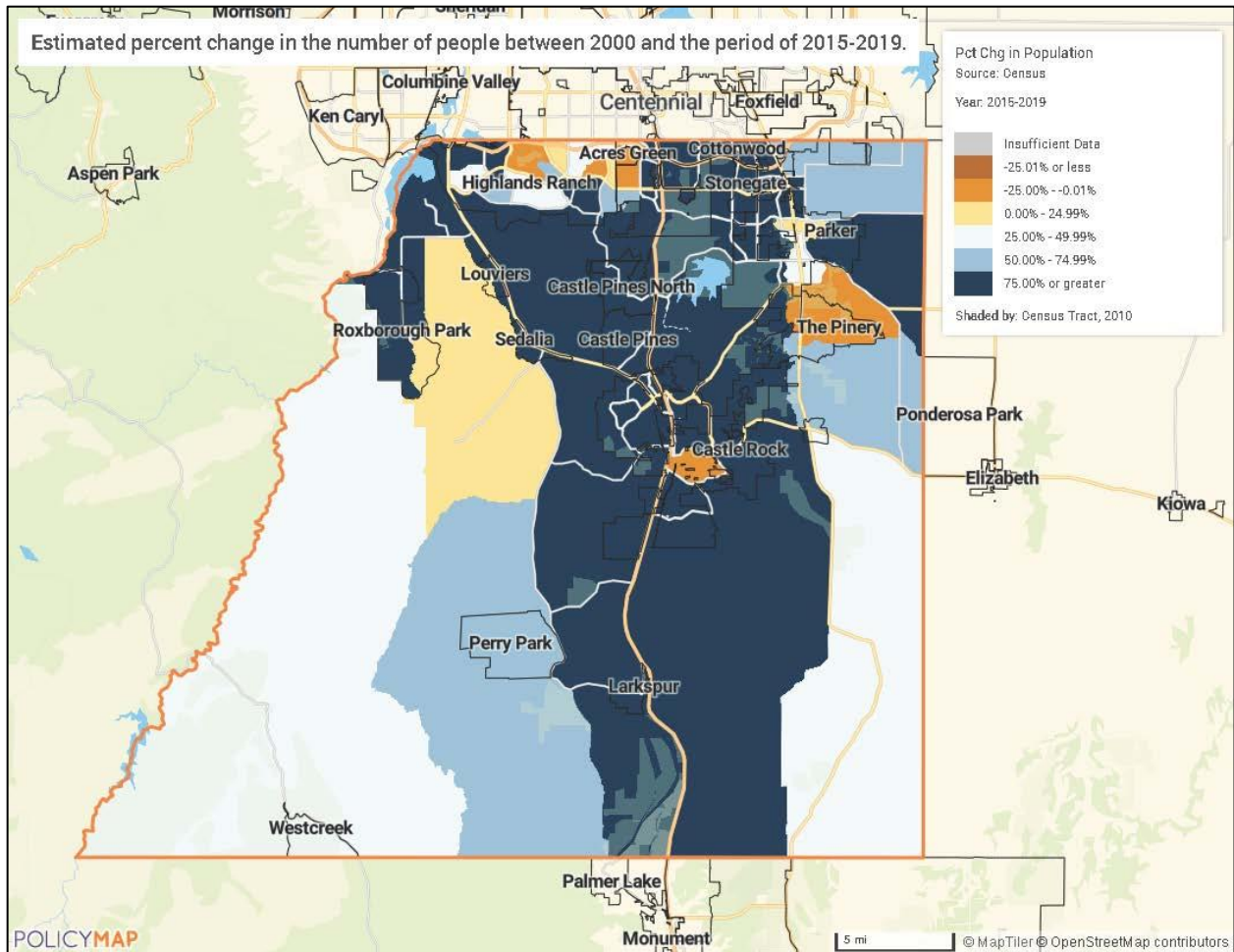


## Population

## Change in Population

Since 2010, Douglas County has been one of the fastest growing counties in the U.S. The map below displays the population change throughout the jurisdiction since 2000, which has not been uniform throughout the County. In high growth tracts the population grew by over 75% and are primarily located in the central and northern part of the County. Tracts that saw a population decrease are in pockets near Lone Tree, South of Parker, and south of Castle Rock.

Source: 2015-2019 American Community Survey 5-Year Estimates

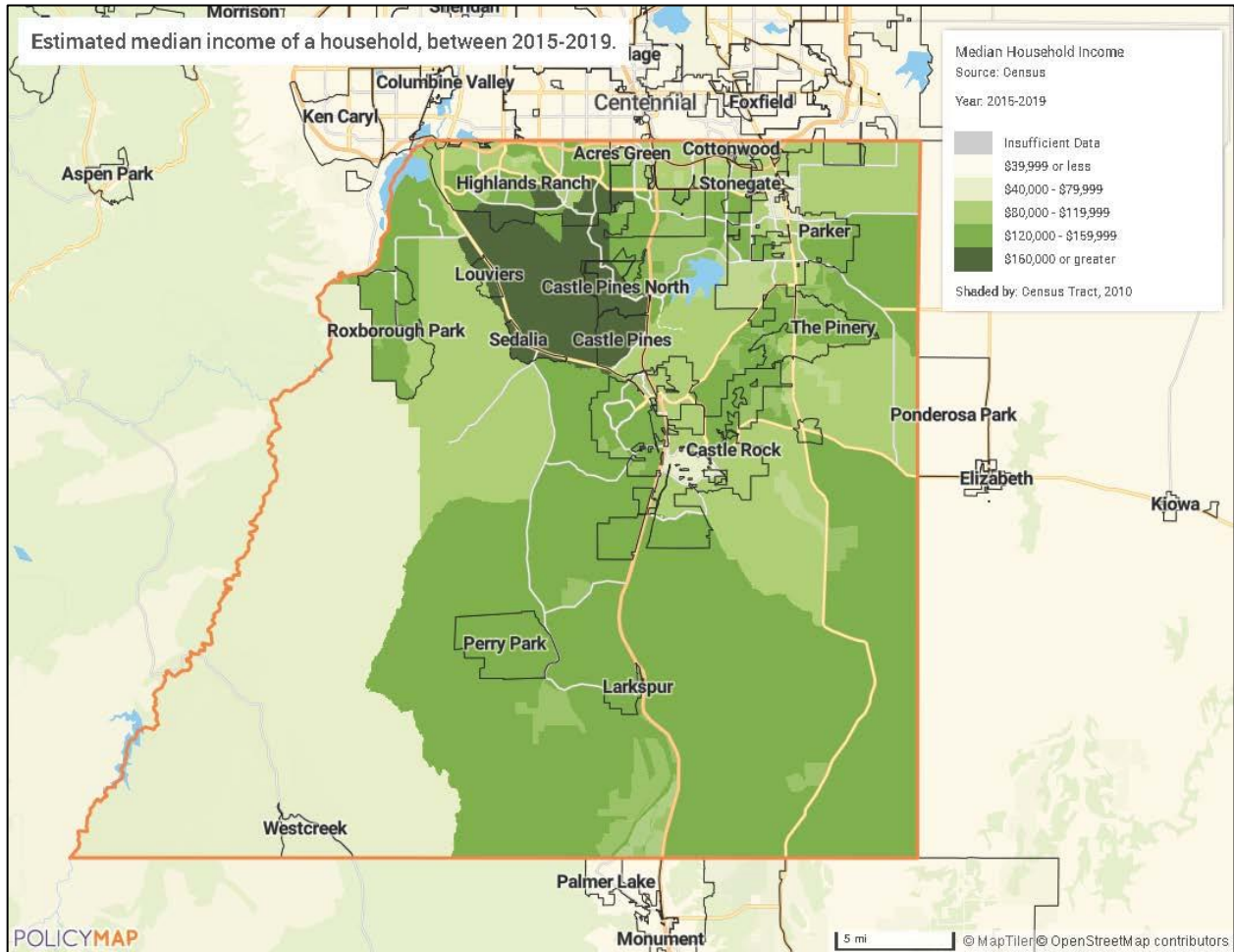


## Change in Population

## Median Household Income

The map below displays the median household income by census tract throughout the County. In 2019, the median household income was \$119,730 but varied considerably throughout the County. Low median household income tracts near Castle Rock, in the southwest corner of the County, and east of Stonegate, each report a median household income less than \$80,000.

Source: 2015-2019 American Community Survey 5-Year Estimates



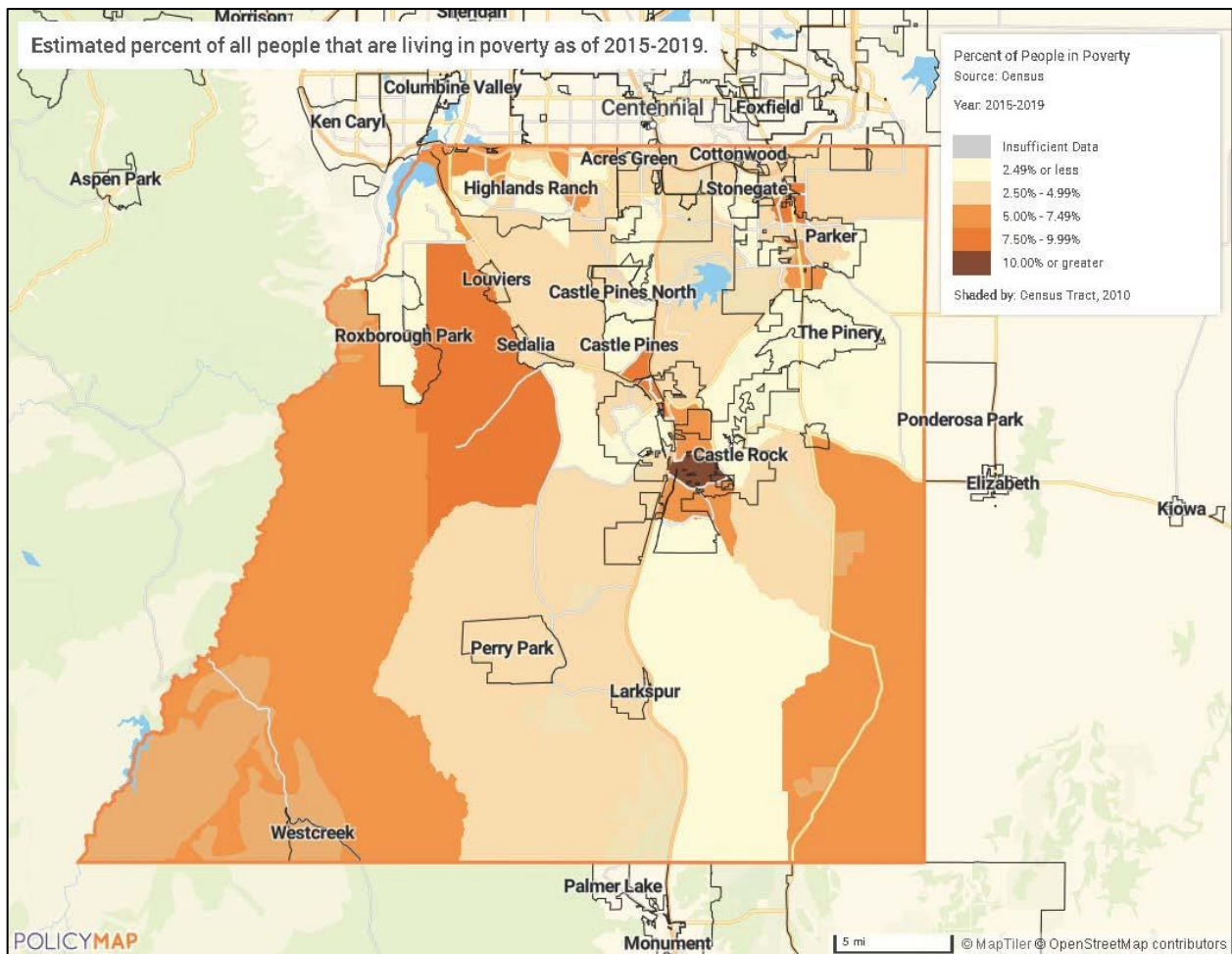
## Median Household Income



## Poverty

The map below displays the percentage of the population who live below the poverty level by census tract. As expected, areas that have higher median income tend to have lower levels of poverty. The highest poverty rate is near Castle Rock where it is over 10%. Low poverty tracts where less than 2% of the population are below the poverty level are found throughout the County. The poverty rate in Douglas County has changed from 3% in 2010 to 3% in 2019. Comparatively, the state of Colorado's poverty rate has decreased from 13% in 2010 to 10% in 2019.

**Source:** 2015-2019 American Community Survey 5-Year Estimates



## Poverty



## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,150	5,885	10,585	9,675	82,505
Small Family Households	1,510	2,010	3,575	4,010	51,090
Large Family Households	350	340	995	1,190	8,740
Household contains at least one person 62-74 years of age	1,290	1,590	2,965	1,870	14,110
Household contains at least one person age 75 or older	830	1,075	1,330	1,070	3,220
Households with one or more children 6 years old or younger	674	840	1,915	1,795	15,915

**Table 6 - Total Households Table**

Alternate Data Source Name:  
2013-2017 CHAS

## Number Households

The above table breaks down family dynamics and income in the jurisdiction using 2017 CHAS data. Small families are six times more prevalent than large family households, which follows the trend of smaller average household size in the region and the nation as a whole. There appears to be a correlation between household type and income. Large family households are less common among households earning over 80% than those earning less. Higher income households are also less likely to have someone over 62 years old and are more likely to have a child 6 years or younger.

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	25	75	30	145	35	30	25	30	120
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	45	30	20	145	0	0	4	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	105	60	60	275	4	50	60	20	134
Housing cost burden greater than 50% of income (and none of the above problems)	1,550	1,230	745	110	3,635	2,045	1,855	1,580	425	5,905
Housing cost burden greater than 30% of income (and none of the above problems)	85	685	1,850	1,210	3,830	370	690	2,425	2,095	5,580
Zero/negative Income (and none of the above problems)	235	0	0	0	235	475	0	0	0	475

**Table 7 – Housing Problems Table**

Alternate Data Source Name:  
2013-2017 CHAS

## Housing Needs Summary

The number of Douglas County residents living in substandard or overcrowded housing conditions is less than 4%. The table above gives an overview of the housing issues HUD defines as problematic. Using 2017 CHAS data, it provides the numbers of households experiencing each category of housing problem separated by income ranges (up to 100% AMI) and owner versus renter status. For example, only 15 renter households in the jurisdiction made 30% or below the area median income (AMI) and lacked complete plumbing or kitchen facilities.

Cost burden is a common trend in many communities across the state and nation today and is the most significant housing issue in the County. According to the 2017 CHAS data there were 7,465 renters and 11,485 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs (100% AMI is the area median income). CHAS data does not provide cost burden for all income groups. However, the 2013-17 ACS data can be used to determine how many households were cost burdened in all groups. According to the 2013-2017 American Community Survey, 19,185 homeowners and 10,231 renters are cost burdened.

### 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,750	2,085	2,765	1,425	8,025	2,460	2,630	4,090	2,570	11,750
Having none of four housing problems	100	255	740	1,675	2,770	125	915	2,990	4,005	8,035
Household has negative income, but none of the other housing problems	235	0	0	0	235	475	0	0	0	475

**Table 8 – Housing Problems 2**

Alternate Data Source Name:  
2013-2017 CHAS

### Severe Housing Problems

The above table shows households with at least one severe housing problem categorized by income and occupancy. The trend in the data demonstrates the lower the income in a household, the more likely severe housing problems are present.

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	670	880	1,035	2,585	795	870	1,630	3,295
Large Related	135	140	235	510	215	185	405	805
Elderly	435	395	305	1,135	930	705	685	2,320
Other	690	540	990	2,220	510	330	575	1,415
Total need by income	1,930	1,955	2,565	6,450	2,450	2,090	3,295	7,835

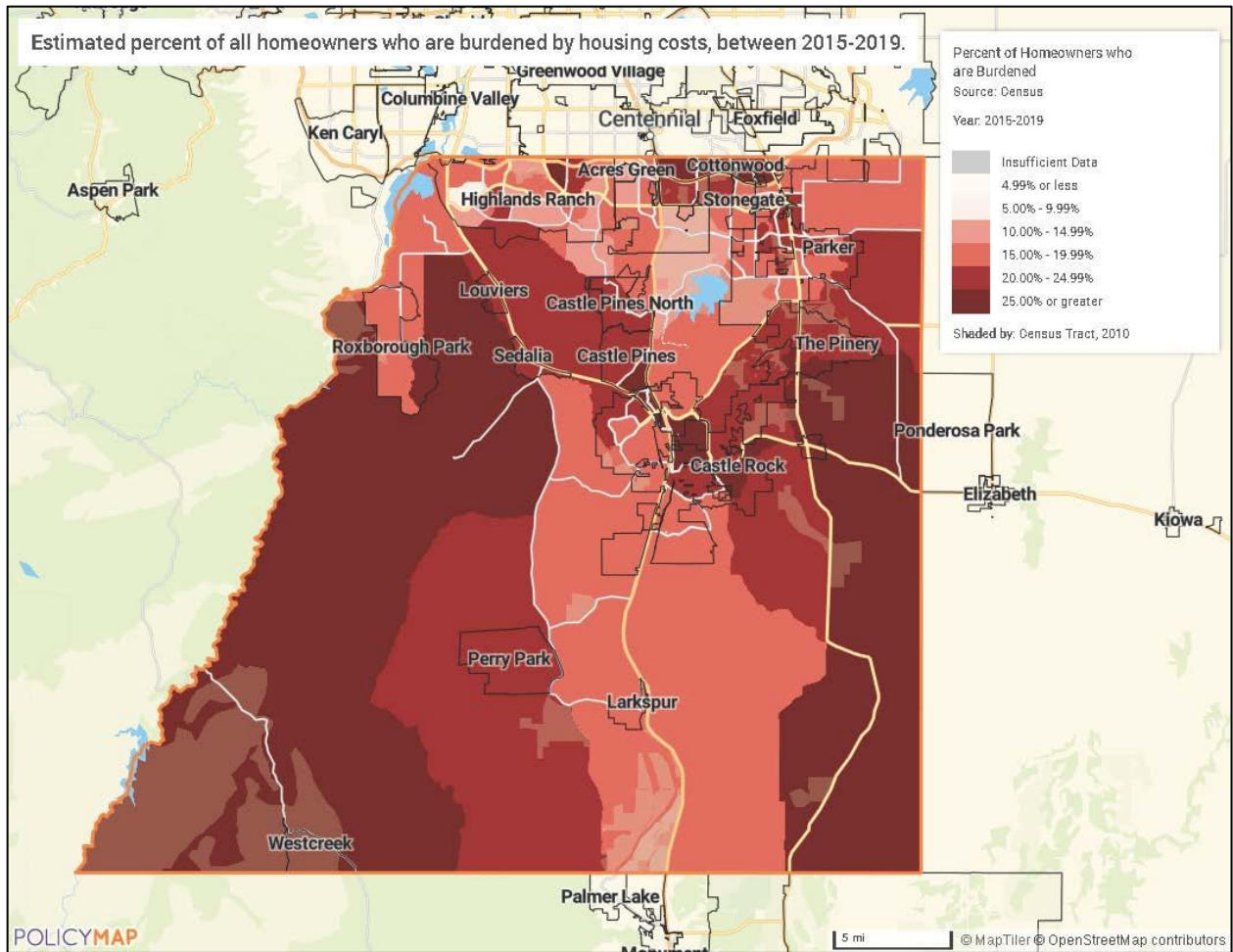
**Table 9 – Cost Burden > 30%**

Alternate Data Source Name:  
2013-2017 CHAS

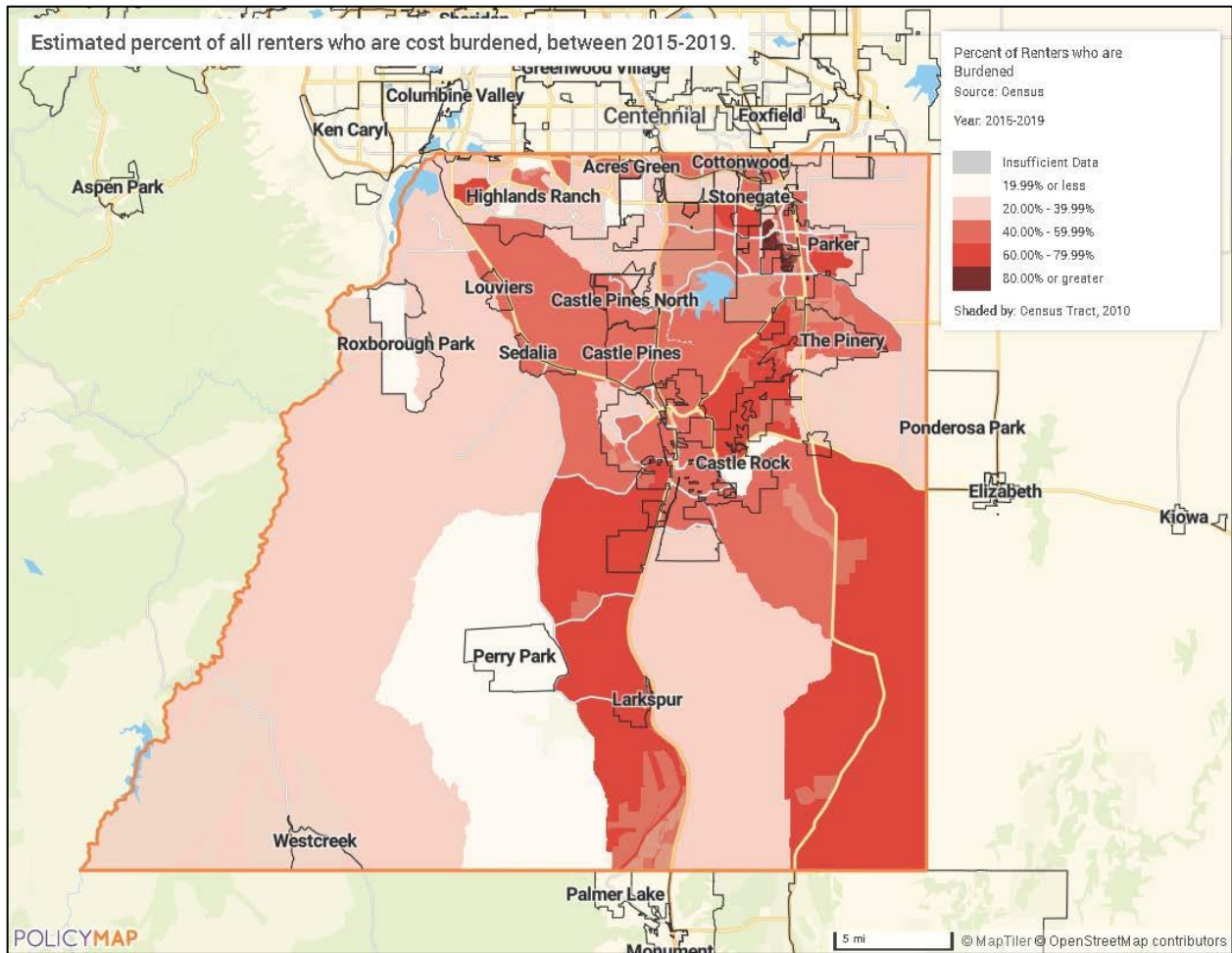
### Cost Burden

The table above displays 2017 CHAS data on cost-burdened households in the County for the 0% to 80% AMI cohorts. The following maps display the percentage of the population who are cost-burdened by census tract using data from the 2015-2019 American Community Survey 5-Year Estimates. Some census tracts show over 25% of homeowners and 60% of renters are cost burdened.

Source: 2015-2019 American Community Survey 5-Year Estimates



**Cost Burdened Homeowners**



**Cost Burdened Renters**

**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	570	565	210	1,345	535	715	670	1,920
Large Related	45	90	115	250	190	125	85	400
Elderly	385	290	80	755	675	530	245	1,450
Other	565	345	280	1,190	340	235	235	810
Total need by income	1,565	1,290	685	3,540	1,740	1,605	1,235	4,580

**Table 10 – Cost Burden > 50%**

Alternate Data Source Name:  
2013-2017 CHAS

## Severe Cost Burden

Severe cost burden is defined as paying more than 50% of household income on housing costs and severe cost burden is most common among extremely low-income households. Over 8,000 Douglas County households earn less than 80% HAMFI and pay more than 50% of their income to housing costs.

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	70	130	60	75	335	4	50	64	10	128
Multiple, unrelated family households	0	20	0	0	20	0	0	0	10	10
Other, non-family households	30	0	30	15	75	0	0	0	0	0
Total need by income	100	150	90	90	430	4	50	64	20	138

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:  
2013-2017 CHAS

## Overcrowding

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. Overcrowding is less common than cost burden issues, but it is present in 568 mostly renter occupied-households.

The following table shows the number of overcrowded households with children present by tenure and income level.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	384	480	665	1,529	290	360	1,250	1,900

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:  
2013-2017 CHAS

**Describe the number and type of single person households in need of housing assistance.**

According to the 2015-2019 American Community Survey there are 21,367 1-person households in Douglas County. The primary group in need of housing assistance is renters, particularly those over the age of 65 due to the higher poverty rates and fixed incomes. There are 7,700 residents who are retirement age renters and may need housing assistance.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

*Disability*

According to 2015-2019 ACS data, there are 22,459 residents with disabilities in Douglas County, making up approximately 7% of the population. Approximately 2,075 of these residents are under the age of 18. The most common disability is ambulatory difficulty and over 8,100 report this difficulty. Residents with disabilities and families with children with disabilities face significant barriers to affordable housing. Most homes require expensive modifications in order to accommodate the needs of residents. An exact count of those in need of housing assistance is difficult to determine but it is likely the majority of residents with a disability either need housing assistance through financial support or access to homes that meet their needs.

*Violence*

According to the Douglas County Sheriff's Office, there were 376 violent crimes committed in 2019. The second most common violent crime was non-consensual sex offenses. There were 156 non-consensual sexual offenses reported. The most common non-consensual sex offense was rape, making up 46.8%. Women are more likely to be victims of a violent crime (58%) and men are more likely to be the offender (86%). Approximately 69% of sex crimes were committed against people under the age of 18, including 28 against a child under the age of 10.

Sexual offenses occurred in the home 65% of the time and the offender was either a family member or intimate partner 38% of the time. Approximately 47% of non-consensual sexual offenses were cleared despite the offender being known to the victim in 72% of the cases. Non-consensual sexual offenses have the lowest clearance rate of all violent crimes.

Sexual assault and other crimes intimate crimes are underreported. The National Coalition Against Domestic Violence states that only 25% of physical assaults, 20% of rapes, and 50% of stalking cases are reported to the police. If that is accurate then there were approximately 750 assaults and 300 rapes that went unreported in Douglas County Sheriff's jurisdiction. Considering the prevalence of sexual violence and the likelihood that violence will occur in the home and by a known person, it is imperative that survivors have access to housing and economic support to escape dangerous situations.



## **What are the most common housing problems?**

The most common housing problem in Douglas County is cost burden. According to the most recent ACS data nearly 30,000 households are cost burdened. Renters are most likely to be cost burdened, nearly 44% of renters pay more than 30% of their income to housing expenses. Homeowners are less likely to be cost burdened than renters, but it is still a significant problem. Approximately 22% of homeowners with a mortgage and over 14% of homeowners without a mortgage have a cost burden. This financial burden puts significant pressure on households and increase the likelihood of less than optimal living arrangements.

## **Are any populations/household types more affected than others by these problems?**

Household income is correlated with the likelihood that they are impacted by housing problems, particularly for renters. Residents with lower incomes have increased rates of cost burden and other substandard living conditions. Additionally, residents with disabilities and experiencing homelessness are particularly vulnerable to housing problems. A discussion of the prevalence of housing problems by race and ethnicity are discussed later in this document.

## **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Very low-income households (those at or below 30% of the area median income) spending in excess of 50% of their income for gross rent (rent plus tenant paid utilities) are particularly vulnerable to an unexpected financial or personal crisis which could lead to homelessness. Single-parent households with children are the most vulnerable. They have a greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their lower income and higher living expenses, very low-income single-parent households are at imminent risk of becoming homeless. The major needs for these households are money management and budget counseling along with job training and affordable childcare.

## **If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Douglas County does not provide estimates of at-risk populations. The County tracks the number of homeless people assisted through the Winter Shelter Network which is used to help determine the number and type of services for the following year. In addition, the Douglas County School District tracks the numbers of students that are homeless as defined by McKinney-Vento. The District has 557 homeless

students enrolled in the 2020-2021 school year. An at-risk resident profile for 2020 has been developed and is attached as Appendix \_\_\_.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Instability and increased risk of homelessness are associated with the lack of financial resources, temporarily living in the home of another, imminent eviction or living in a motel. Death of a family member, medical expenses or other unanticipated emergency expenditure, such as a major car repair, can create an unstable living situation, particularly for families with low or fixed incomes. Few programs exist in south Metro Denver to assist those exiting an institution such as jail or mental health facility or aging out of foster care. Domestic violence, abandonment by a spouse, mental illness and drug or alcohol addictions play a role locally in increased risk of homelessness. Other areas that could impact stability are prolonged unemployment or impacts related to COVID-19.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A review of Housing Assessment data provided by HUD informs this analysis and is used to determine any racial or ethnic groups that may have a proportionally higher housing need than other ethnic groups in the community. HUD has determined that a proportionally higher need exists when the percentage of persons in a given category is at least 10 percentage points higher than the percentage of persons in the category as a whole.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,210	225	710
White	3,580	205	555
Black / African American	30	15	10
Asian	130	0	115
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	405	0	30

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,715	1,170	0
White	4,065	1,030	0
Black / African American	30	15	0
Asian	110	14	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	10	0
Hispanic	435	90	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,855	3,730	0
White	5,715	3,350	0
Black / African American	105	0	0
Asian	265	110	0
American Indian, Alaska Native	15	10	0
Pacific Islander	4	4	0
Hispanic	600	215	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,995	5,680	0
White	3,625	4,585	0
Black / African American	20	15	0
Asian	45	375	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	200	585	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Discussion

#### *Extremely Low-Income Households*

Approximately 82% of all households in this income group have a housing problem. There is one group that reports a disproportionate rate. Over 93% of Hispanic households in this group report a housing problem

#### *Very Low-Income Households*

Approximately 80% of households in this income group have a housing problem. One racial group has a disproportionately high rate. Black or African American household reported a housing problem. However, there are only 30 households in this group.

#### *Low-Income Households*

In this group approximately 65% of the population has a housing problem. One hundred percent of Black or African American households report a housing problem and are disproportionately impacted. It is also noted that Black or African American households is a small percentage of the total population makeup.

*Moderate-Income Households*

Approximately 41% of households in this income category report a housing problem. Black or African American households report a housing problem at a rate of 57% and are the only group disproportionately impacted.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A review of Housing Assessment data provided by HUD informs this analysis and is used to determine any racial or ethnic groups that may have a proportionally higher housing need than other ethnic groups in the community. HUD has determined that a proportionally higher need exists when the percentage of persons in a given category is at least 10 percentage points higher than the percentage of persons in the category as a whole.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,750	685	710
White	3,185	600	555
Black / African American	30	15	10
Asian	130	0	115
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	345	60	30

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,340	2,545	0
White	2,890	2,210	0
Black / African American	20	10	0
Asian	95	24	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	10	0
Hispanic	270	260	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,580	8,005	0
White	2,090	6,975	0
Black / African American	55	50	0
Asian	90	290	0
American Indian, Alaska Native	15	10	0
Pacific Islander	0	15	0
Hispanic	225	590	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	695	8,980	0
White	605	7,605	0
Black / African American	10	30	0
Asian	19	400	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	24	760	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Alternate Data Source Name:  
2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

### *Extremely Low-Income Households*

Nearly 73% of all households in this income group have a severe housing problem. There are no group disproportionately impacted.

### *Very Low-Income Households*

Approximately 57% of households in this income group have a severe housing problem. One racial group has a disproportionately high rate. Black or African American household report severe housing problems at a rate of 80% for this income group.

### *Low-Income Households*

In this group 24% of the population has a housing problem. Approximately 52% of Black or African American households report a severe housing problem.

### *Moderate-Income Households*

Approximately 24% of households in this income category report a severe housing problem. Two groups are disproportionately impacted. Severe housing problems are reported in 52% of Black or African American households and 60% of American Indian or Alaska Native households.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section compares the existence of housing cost burden and severe cost burden among racial groups against that of the jurisdiction as a whole in an effort to see if any group shares a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience cost burden or severe cost burden at a rate at least 10 percentage points higher than the jurisdiction as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	87,935	14,794	10,355	715
White	76,700	12,705	8,895	560
Black / African American	860	205	75	10
Asian	3,475	445	305	115
American Indian, Alaska Native	130	0	15	0
Pacific Islander	105	4	0	0
Hispanic	5,230	1,245	815	30

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Alternate Data Source Name:  
2013-2017 CHAS

### Discussion:

#### *Cost Burden*

According to the data above, approximately 13% of households pay between 30% and 50% of their income to housing costs. There are no groups disproportionately impacted by cost burden.

#### *Severe Cost Burden*

According to the data above, approximately 9% of households pay more than 50% of their income to housing costs. There are no groups disproportionately impacted by severe cost burden.

### **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

According to the data available in NA15-25, there is one group that stands out as being disproportionately impacted by housing problems in multiple income groups. Black or African American households were disproportionately impacted by housing problems as well as severe housing problems in all income groups.

**If they have needs not identified above, what are those needs?**

Additional needs are discussed in the Market Analysis.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

An assessment of geographic concentrations of racial and ethnic groups is discussed in the Market Analysis.

## NA-35 Public Housing – 91.205(b)

### Introduction

Publicly supported housing was established to provide decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities. Douglas County is served by the Douglas County Housing Partnership, which is a multi-jurisdictional housing authority that was formed in 2003 as a cooperative effort between businesses, and local and county governments to address the lack of affordable housing for people who work in the area. According to the Public and Indian Housing (PIH) Information Center, there are 376 vouchers in use and 110 units of public housing. The information automatically populated in the table below is incorrect and the actual number of public housing is zero.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of unit vouchers in use	0	0	110	376	0	370	0	0	0

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:  
PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,519	11,863	0	11,575	0	0
Average length of stay	0	0	6	5	0	5	0	0
Average Household size	0	0	1	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	74	58	0	58	0	0
# of Disabled Families	0	0	26	86	0	85	0	0
# of Families requesting accessibility features	0	0	110	2,516	0	1,964	34	186
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Alternate Data Source Name:  
PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	101	273	0	269	0	0	0
Black/African American	0	0	6	93	0	92	0	0	0
Asian	0	0	3	4	0	4	0	0	0
Am. Indian/Alaska Native	0	0	0	5	0	4	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

Alternate Data Source Name:  
PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	17	117	0	115	0	0	0
Not Hispanic	0	0	93	259	0	255	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Alternate Data Source Name:  
PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Waitlists are no longer maintained by affordable housing providers.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate need of residents living in Low Income Housing Tax Credit (LIHTC) properties and Housing Choice Voucher (HCV) holders is additional affordable housing and economic opportunities that can support self-sustainability. According to HUD PIH Information Center data, the average annual income of residents in publicly assisted housing is approximately \$12,519 for public housing residents and \$11,863 for voucher participants – both well below the median income in the County. The County does not have public housing units.

**How do these needs compare to the housing needs of the population at large**

The lack of affordable rental units that accommodate workforce families, seniors and people with special needs or disabilities reflect the needs of the County at large. A range of affordable housing types in a variety of locations are a strong need for many LMI households. The non-housing needs of LIHTC and HCV holders are employment opportunities and transportation, which also reflect those of the population at large, especially low-to-moderate income residents. The elderly may require housing accommodations due to the nature of elderly persons being more likely to be disabled and on fixed incomes than the general population. Also, persons with a disability likely need accommodation to make housing accessible.

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

### **Introduction:**

In Douglas County, the needs of people and families facing homelessness are tracked regularly through a central reporting system when assistance is provided with grants managed by the County. The data gathered supports the work of housing providers and a strong local health and service network. The seven-county Metro Denver Continuum of Care (CoC) is a regional system that coordinates services and housing for people experiencing homelessness, which includes Douglas County. In the 2020 Point-in-Time Count, there were 53 residents experiencing homelessness in Douglas County, the majority of which were in shelters. Strive to Thrive events are held twice a year to provide resources to those who are homeless or at risk of homelessness. One event is held in conjunction with the annual point-in-time count and needs surveys are available to participants to help determine current needs.



## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	26	0	0	0	0	0
Persons in Households with Only Children	1	0	0	0	0	0
Persons in Households with Only Adults	13	13	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	1	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 25 - Homeless Needs Assessment**

**Alternate Data Source Name:**

2020 PIT Count

2020 PIT Count. This Data is based on point-in-time survey data provided by the Metro Denver Homeless Initiative (MDHI). Data is provided for Douglas County.

**Data Source Comments:**

Point-in Time Date: 1/27/2020. There was a total of 53 homeless persons.

Indicate if the homeless population is:      Has No Rural Homeless

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

Homelessness is recognized as a community issue with serious individual and community costs. Below is a summary of each surveyed homeless population category type.

**Chronically Homeless Individuals and Families:**

The chronically homeless have a history of homelessness (sheltered or unsheltered) and are more likely to be those experiencing a disability (physical and cognitive). According to the 2020 PIT Count there are no chronically homeless residents in Douglas County.

**Households with Adults and Children:**

Nearly half of all persons experiencing homelessness are in households with adults and kids. All persons in this group are sheltered.

**Unaccompanied Youth**

There is one unaccompanied youth experiencing homelessness who is registered in the Douglas County School District that is receiving case management and supportive services.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	37	0
Black or African American	13	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	3	0
Not Hispanic	50	0

**Table 26 – Nature and Extent of Homelessness**

**Alternate Data Source Name:**

2020 PIT Count

2020 PIT Count. This Data is based on point-in-time survey data provided by the Metro Denver Homeless Initiative (MDHI). Data is provided for Douglas County. Point-in Time Date: 1/27/2020. There was a total of 53 homeless persons. The table above does not show the estimated 3 persons who were other/multi-racial. MDHI PIT Count survey data is located at: [https://www.mdhi.org/2020\\_pit\\_reports](https://www.mdhi.org/2020_pit_reports)

**Data Source**

**Comments:**

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

According to the available data there are no veterans experiencing homelessness in Douglas County. However, Douglas County participates in the Built for Zero initiative that unites communities representing 15 counties with statewide entities to meet the needs of veterans experiencing homelessness and people experiencing chronic homelessness. The effort is supported by Community Solutions, Kaiser Permanente, and the Colorado Department of Local Affairs’ Division of Housing. Built For Zero communities work collaboratively across sectors to establish rigorous goals and corresponding benchmarks intended to drive measurable reductions and reach a sustainable end to homelessness. The Built for Zero effort supports technical assistance and outreach to help communities identify all people living outside by creating an accurate by-name list. By starting with veteran and chronic homelessness, Built For Zero Colorado aims to develop the infrastructure, policies, practices, and resources needed to create a broader continuum of effective solutions.

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

In Douglas County, White residents make up the largest group of residents experiencing homelessness. Thirty-seven of the 50 persons who reported race are White and 3 who reported ethnicity are Hispanic. Information about shelter status was not available by race or ethnicity.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Most residents experiencing homelessness in the County are sheltered. Only 13 of the 53 residents are unsheltered and they are all in households without children.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

HUD defines non-homeless persons with special needs as including the elderly, frail elderly, persons with mental, physical or developmental disabilities, persons with drug and alcohol addictions, persons with HIV/AIDS and their families and victims of domestic violence, sexual assault, and stalking. Members of these special needs populations often have low incomes. Data on special needs populations is limited. Generally, there is a significant need for housing and supportive services for all special needs populations and meeting these needs is a priority for the County.

### **Describe the characteristics of special needs populations in your community:**

**Elderly:** The elderly population faces increased challenges and providing decent, affordable housing is incredibly important. It is medically beneficial and emotionally comforting for this population to remain in a familiar setting and, as a result, strong emphasis is placed on the elderly maintaining a lifestyle that is as independent as possible. Unfortunately, the elderly population is often on a limited income and/or has a disability, which puts financial pressure on them that reduces independence. As prices throughout the community inflate, the elderly population generally lacks the ability to increase their income to match.

According to the most recent data available, there are approximately 56,483 residents over the age of 60 in Douglas County, making up approximately 17% of the population. Nearly 21% of residents over the age of 60 report a disability, more than three times the countywide rate, and are slightly more likely to be living below the poverty level. The majority of elderly residents live in owner-occupied housing units (85%). Approximately 26% of homeowners and 53% of renters over the age of 60 are cost burdened.

**HIV/AIDS:** See below

**Alcohol and Drug Addiction:** Gathering accurate data about alcohol and drug addiction within a community is difficult. Addiction often goes unrecognized because people don't seek help due to fear of criminal charges and/or the social stigma associated with addiction and other medical issues. Often only when someone overdoses, gets arrested, or seeks treatment are they counted in statistics.

In 2019 there were 32 drug overdose deaths in Douglas County. The most common age for an overdose death was 25 to 34 years old. Single residents were more likely to die from overdose than currently married or divorced and non-Hispanic White residents made up 89% of overdose deaths where race and ethnicity was available. Overdose deaths have been rising since 2000 by approximately 1.5 death per year.

**Disability:** According to 2015-2019 ACS data, there are 22,459 residents with disabilities in Douglas County making up 7% of the population. Approximately 2,075 of these residents are under the age of 18. The most common disability is ambulatory difficulty and over 8,100 report this difficulty. Residents with disabilities and families with children with disabilities face significant barriers to affordable housing. Most homes require expensive modifications to accommodate the needs of residents. An exact count of those

in need of housing assistance is difficult to determine but it is likely the majority of residents with a disability either need housing assistance through financial support or access to homes that meet their needs.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Elderly and Frail Elderly: Providing secure, safe, affordable, and stable housing for the elderly population is vitally important for this population. There are many factors that contribute to a healthy environment for the elderly including, but not limited to, access to health care, shopping, and social networks. A robust public transportation network is incredibly beneficial to assisting the elderly remain active and independent. Additionally, elderly residents' homes may need modifications to assist with any disabilities that may develop as a result of aging.

Disability: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their capabilities. Individuals with disabilities usually have a fixed income and have limited housing options. The individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support find residences in the public welfare funded community homes either sharing settings or privately-owned personal care settings. Many individuals continue to reside with parents and families throughout adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent of the level of capabilities.

In 2020, Developmental Pathways released a report titled "Research & Recommendations to Support People with Disabilities in Douglas County". In the report five specific resources were identified as being commonly used and important for residents with disabilities and their families. Library programs, recreational programs, day programs, church programs, and volunteering all stood out as valuable resources currently being used. Additionally, there were eight resources or activities that survey participants said that they would like in their communities. These resources and activities are ride programs and improved access to transportation, housing resources for individuals, social opportunities for residents with disabilities, job training, inclusive social programs, improved therapeutic recreation programs, more sensory-friendly and adaptive programs, and overnight respite options.

Persons with Alcohol/Drug Addictions: Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the 2018 HIV/AIDS Epidemiology Profile, Douglas County reported 11 new HIV diagnoses in 2018, the highest number since 2014. There are currently 335 HIV diagnoses in the County. Men are overwhelmingly more likely to have HIV than women. Men make up 85% of people living with HIV in Douglas County.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Douglas County has identified public facility improvements as a priority need for LMI areas in the County. As such, the County has established the public facility improvement goal below:

#### 3a. Facilities

Public facility improvements can include improvements to parks and recreation facilities, community centers, neighborhood facilities and non-profit organizations.

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

Douglas County Department of Community Development reviewed demographic data from the census and local data tracked by the County. The County worked with key stakeholders to obtain feedback from residents. Past successes were analyzed to forecast future Public Facility needs of the County. Feedback was collected through a series of meetings, surveys, interviews, and public hearings described in the public participation section of this Plan.

### **Describe the jurisdiction’s need for Public Improvements:**

Douglas County has identified public infrastructure improvements as a priority need for LMI areas in the County. As such, the County has established the public infrastructure improvement goal below:

#### 3b. Infrastructure

Infrastructure improvements can include activities such as improvements to streets, sidewalks, ADA improvements and water and sewer improvements.

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

Douglas County Department of Community Development reviewed demographic data from the census and local data tracked by the County. The County worked with key stakeholders to obtain feedback from residents. Past successes were analyzed to forecast future Public Infrastructure needs of the County. Feedback was collected through a series of meetings, surveys, interviews, and public hearings described in the public participation section of this Plan.

### **Describe the jurisdiction’s need for Public Services:**

Douglas County has identified vital public services as a priority need for LMI and vulnerable populations in the County. As such, the County has established two public service goals:

#### 1a. Supportive Services

#### 1b. Emergency Assistance



Supportive Services can be any activity that will improve the quality of life for residents with special needs and includes mental and physical health services, food programs, elderly independent living services, financial literacy, job training or readiness and self-sufficiency assistance.

Emergency Assistance programming will assist families at risk of homelessness with housing, utilities, and the opportunity to access case management services.

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

Douglas County Department of Community Development reviewed demographic data from the census and local data tracked by the County. The County worked with key stakeholders to obtain feedback from residents. Past successes were analyzed to forecast future Public Service needs. Feedback was collected through a series of meetings, surveys, interviews, and public hearings described in the public participation section of this Plan.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The previous section provided the demographic information that is necessary to complete a comprehensive Market Analysis. Using the previously gathered data this section will begin looking closely at the housing market. Several important indicators including trends in available types of housing, prices, age, and tenure will be analyzed to help determine the best use of grant funds by Douglas County. Each of the following sections looks closely at specific housing market factors and how they relate to the County's population.

- Number of Housing Units
- Cost of Housing
- Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Broadband Needs
- Hazard Mitigation

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

This section examines the composition of the County’s housing stock in terms of housing type and tenure. As noted in the Needs Assessment, simply having enough units for each household is not sufficient to meet demand. A variety of housing units must be available in a range of sizes and prices, for both homeowners and renters, to provide housing for all the County’s residents.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	95,599	77%
1-unit, attached structure	7,738	6%
2-4 units	2,339	2%
5-19 units	10,087	8%
20 or more units	8,571	7%
Mobile Home, boat, RV, van, etc.	437	0%
<b>Total</b>	<b>124,771</b>	<b>100%</b>

Table 28 – Residential Properties by Unit Number

Alternate Data Source Name:  
2015-2019 ACS 5-Yr Estimates

### Residential Properties by Number of Units

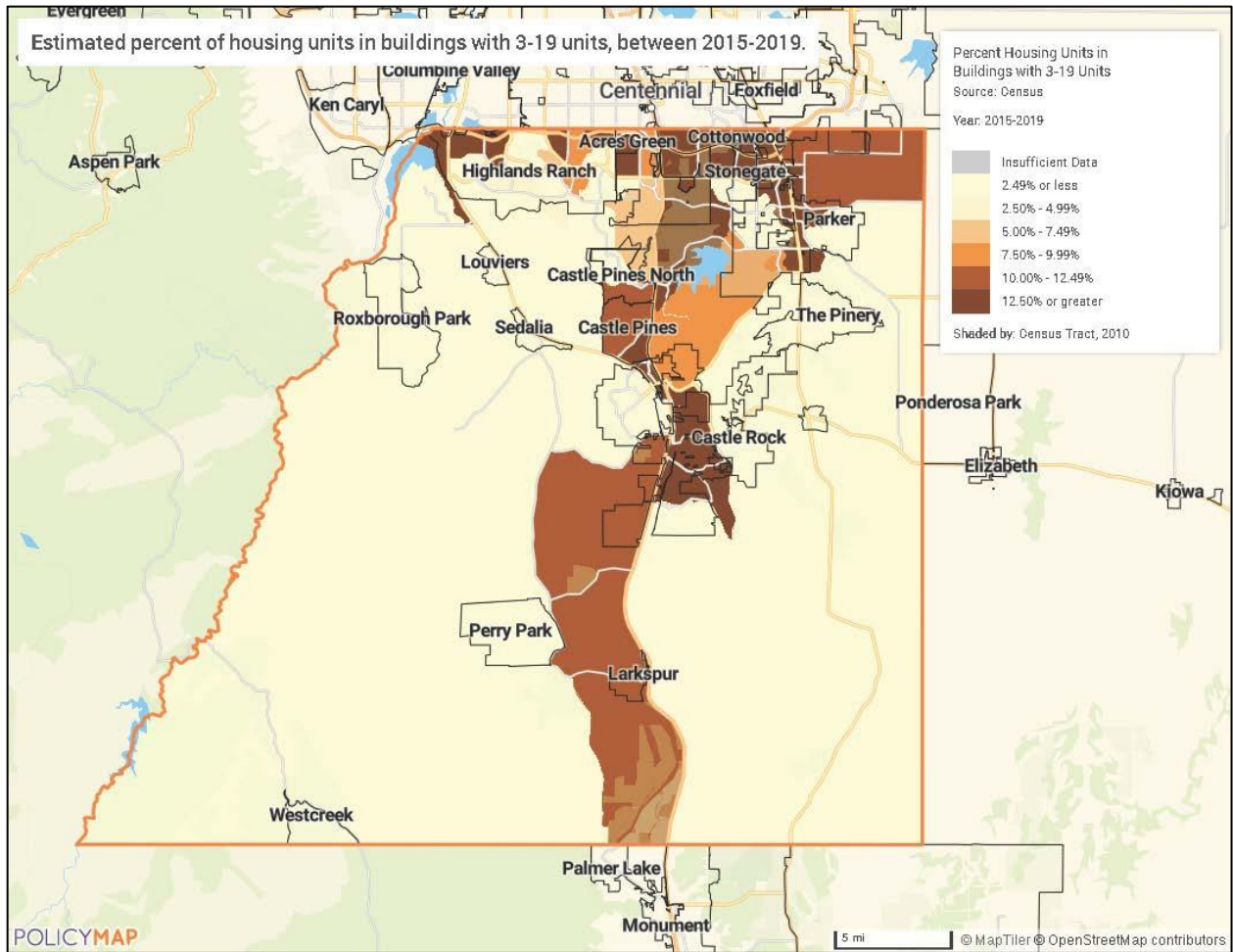
The table above breaks down the County’s housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are most prominent, accounting for 77% of all housing units. Multi-family developments (5 or more units) account for only 15% of all housing units in the County. The County also has approximately 437 unconventional housing units made up of mobile homes, boats, RVs, vans, and others.

Source: 2015-2019 American Community Survey 5-Year Estimates

### Multifamily Development Distribution

The maps below display the distribution of small, medium and large multifamily developments in the jurisdiction. Small multifamily units are buildings with 3-19 units and are most found in urban areas and near major roadways. These developments are rare in the exurban areas where less than 2.5% of all housing units are small multifamily.

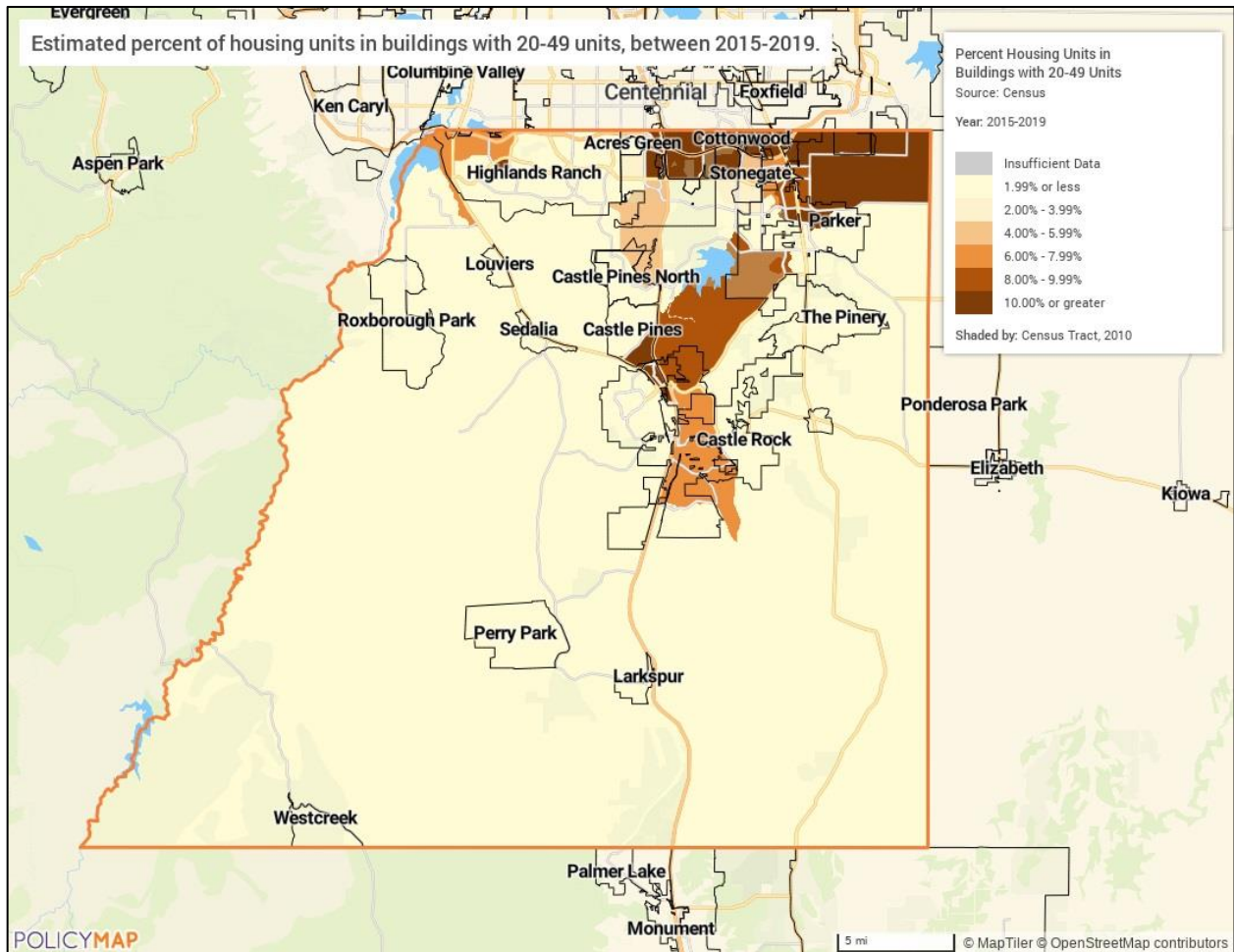
Source: 2015-2019 American Community Survey 5-Year Estimates



**Small Multifamily Developments**

## Medium Multifamily Developments

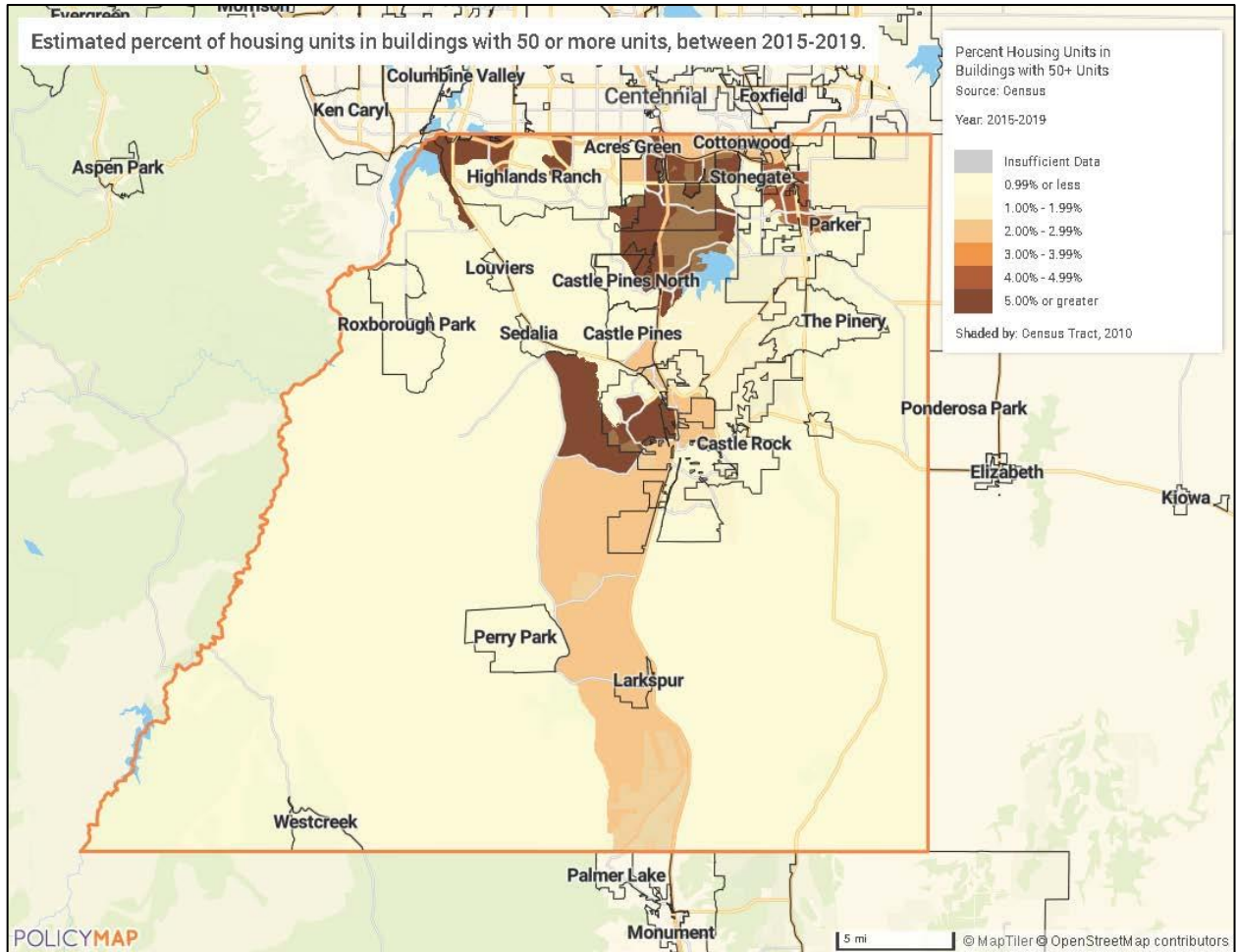
Medium multifamily units are buildings with 20-49 units and are less common than small developments. Medium developments are found almost exclusively in the northeast corner of the County and in the central area near Castle Rock.



## Medium Multifamily Developments

## Large Multifamily Developments

Large multifamily units are buildings with 50 or more units and are even less common than medium developments. There are only a few areas where over 5% of the population live in large multifamily developments.



## Large Multifamily Developments

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	135	0%	898	4%
1 bedroom	808	1%	7,438	29%
2 bedrooms	8,689	9%	8,500	34%
3 or more bedrooms	85,712	90%	8,529	34%
<b>Total</b>	<b>95,344</b>	<b>100%</b>	<b>25,365</b>	<b>101%</b>

Table 29 – Unit Size by Tenure

Alternate Data Source Name:  
2013-2017 CHAS

## Unit Size by Tenure

The available unit size differs between homeowners and renters. Smaller units are much more common for renters. Approximately 33% of renter households are single bedroom or smaller but only 1% of owner-occupied units are small. Conversely, large units with three or more bedrooms are much more common for homeowners than renters. Approximately 90% of homeowners have a large unit as compared to 34% of renters.

Source: 2015-2019 American Community Survey 5-Year Estimates

## Describe the number and targeting (income level or type of family served) of units assisted with federal, state, and local programs.

The Douglas County Housing Partnership utilizes public funds to assist residents throughout the community. There are 9 affordable communities in which they are limited partners. A total of 15 affordable housing developments are currently in operation or under construction.

### Castle Rock

1. Reyn Rock Senior Apartments – 33 units of Project Based Section 8 for residents 62 years and older and with a disability
2. Oakwood Senior Apartments – 64 rent-restricted units for residents 55 years and older and with a disability. Currently being redeveloped with a new 53-unit building rent restricted by 9% LIHTC
3. The Pines of Castle Rock – 630 units total, 302 units rent restricted by 4% LIHTC
4. Castle Creek Commons East – 20 units of Project Based Section 8
5. Auburn Ridge Senior Apartments – 90 total units, 80 units rent restricted by 9% LIHTC for residents 55 years or older
6. Castle Rock I & II – 80 units rent restricted with U.S. Department of Agriculture Rural Development funds

### Meridian Village

1. Lincoln Pointe Lofts – 221 units rent restricted by 4% LIHTC
2. Apex Meridian West – 155 units rent restricted by 4% LIHTC
3. Apex Meridian East – 155 units rent restricted by 4% LIHTC
4. Copper Steppe Apartments – 262 units rent restricted by 4% LIHTC

### Highlands Ranch

1. Traditions – 96 units rent restricted by 4% LIHTC
2. The Audrey – 133 senior units rent restricted by 4% LIHTC (under Construction)

### Parker

1. Parker Hilltop Apartments – 312 total units, 125 units rent restricted by 4% LIHTC
2. South Range Crossings – 204 units rent restricted by 4% LIHTC (under Construction)

### Lone Tree

1. RidgeGate Apartments – 64 units rent restricted by 9% LIHTC (planning process underway)

### **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to the HUD Multifamily Assistance and Section 8 Database there are 2 contracts in Douglas County, both in Castle Rock. Reyn Rock accounts for 33 affordable units, all of which are 1-bedroom, and their contract is set to expire in 2022. The data available suggest there is a shortage of affordable housing units, including Section 8. The 70-unit property known as Castle Creek Commons East includes 20 subsidized units. Residents pay no more than 30% of their income for rent and HUD pays the difference up to fair market rate to the landlord.

### **Does the availability of housing units meet the needs of the population?**

The availability of housing is adequate for those with higher incomes. A considerable number of affordable units have been built over the last 3-5 years. The current supply of units does not meet the housing needs of the population who cannot afford market rate housing. As noted in the Needs Assessment, there is a significant number of cost burdened households in the County. These households lack access to affordable housing units that meet their needs. According to the 2015-2019 ACS, there are 15,267 units affordable to families earning 100% Area Median Income. As noted in the Needs Assessment, there are over 31,000 households in the 100% AMI Range, which means approximately half are unable to



find affordable housing in the County. This does not account for the need of households for homes of a specific size or location in the County.

**Describe the need for specific types of housing:**

The County has very few small owner-occupied units available. Units with 1-2 bedrooms make up only 10% of the available inventory. These units are generally more affordable to lower income households and first-time homebuyers. Without a supply of units in diverse sizes for both renters and owners there will be households that lack the housing units they need.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The following section examines the cost of housing for both homeowners and renters within Douglas County. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2019	% Change
Median Home Value	338,700	468,700	38%
Median Contract Rent	1,034	1,565	51%

**Table 27 – Cost of Housing**

Alternate Data Source Name:  
2006-2010 ACS, 2015-2019 ACS

Rent Paid	Number	%
Less than \$500	308	1%
\$500-999	1,295	5%
\$1,000-1,499	6,617	27%
\$1,500-1,999	9,124	37%
\$2,000 or more	7,318	30%
<b>Total</b>	<b>24,662</b>	<b>100%</b>

**Table 31 - Rent Paid**

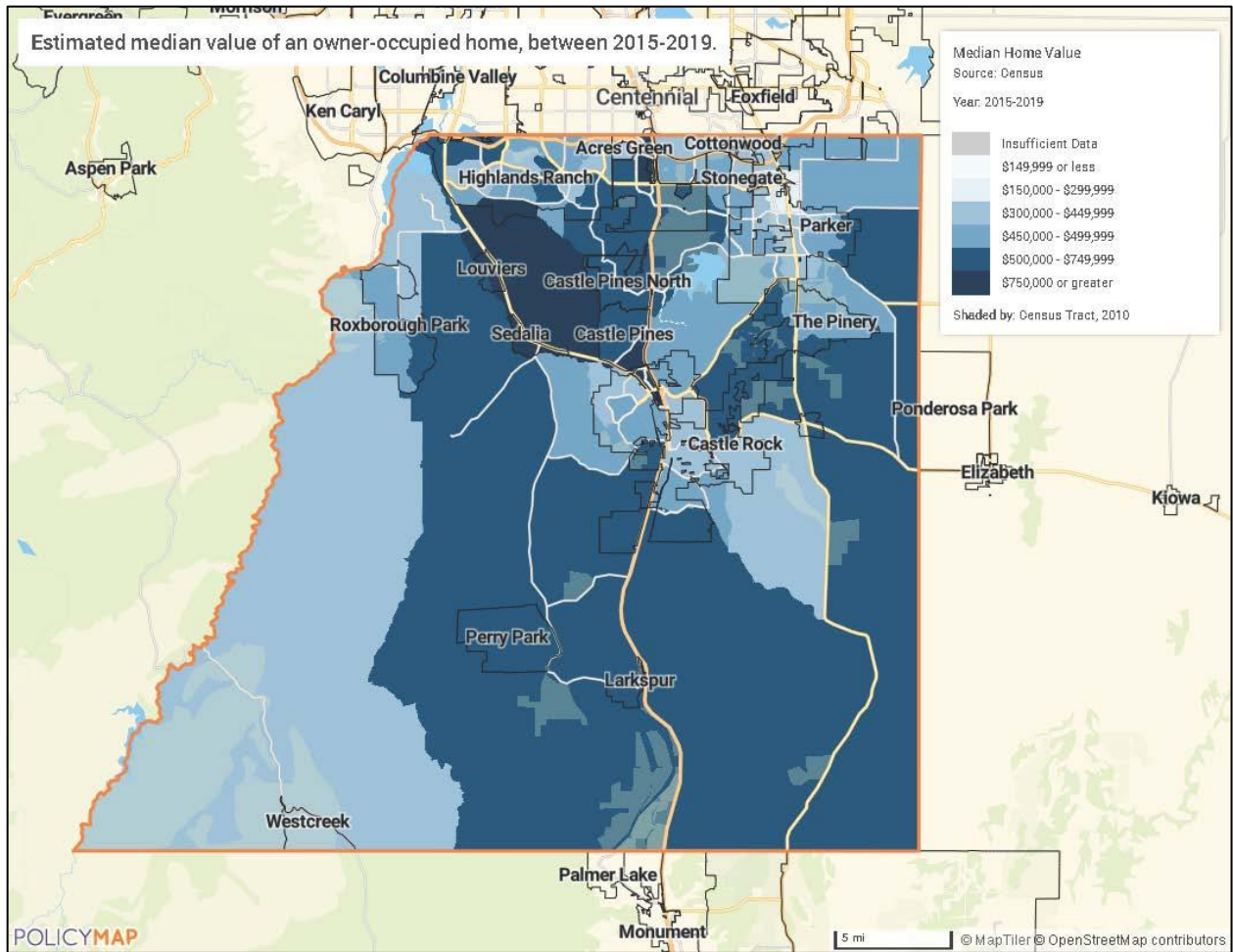
Alternate Data Source Name:  
2015-2019 ACS 5-Yr Estimates

The table above breaks out the rent paid by price cohorts in the County. Approximately 37% of all renters pay between \$1,500 and \$1,999 a month, the largest cohort. The next largest rent cohort is \$2,000 or more with 30% of renters falling in this range.

### Home Value

The map below shows the median home value by census tract throughout the jurisdiction. Several tracts west of I-25 and along the eastern border of the County have a median home value exceeding \$750,000. The lowest median home value is found in the northwest part of the County near Stonegate where the median value is less than \$150,000.

Source: 2015-2019 American Community Survey 5-Year Estimates

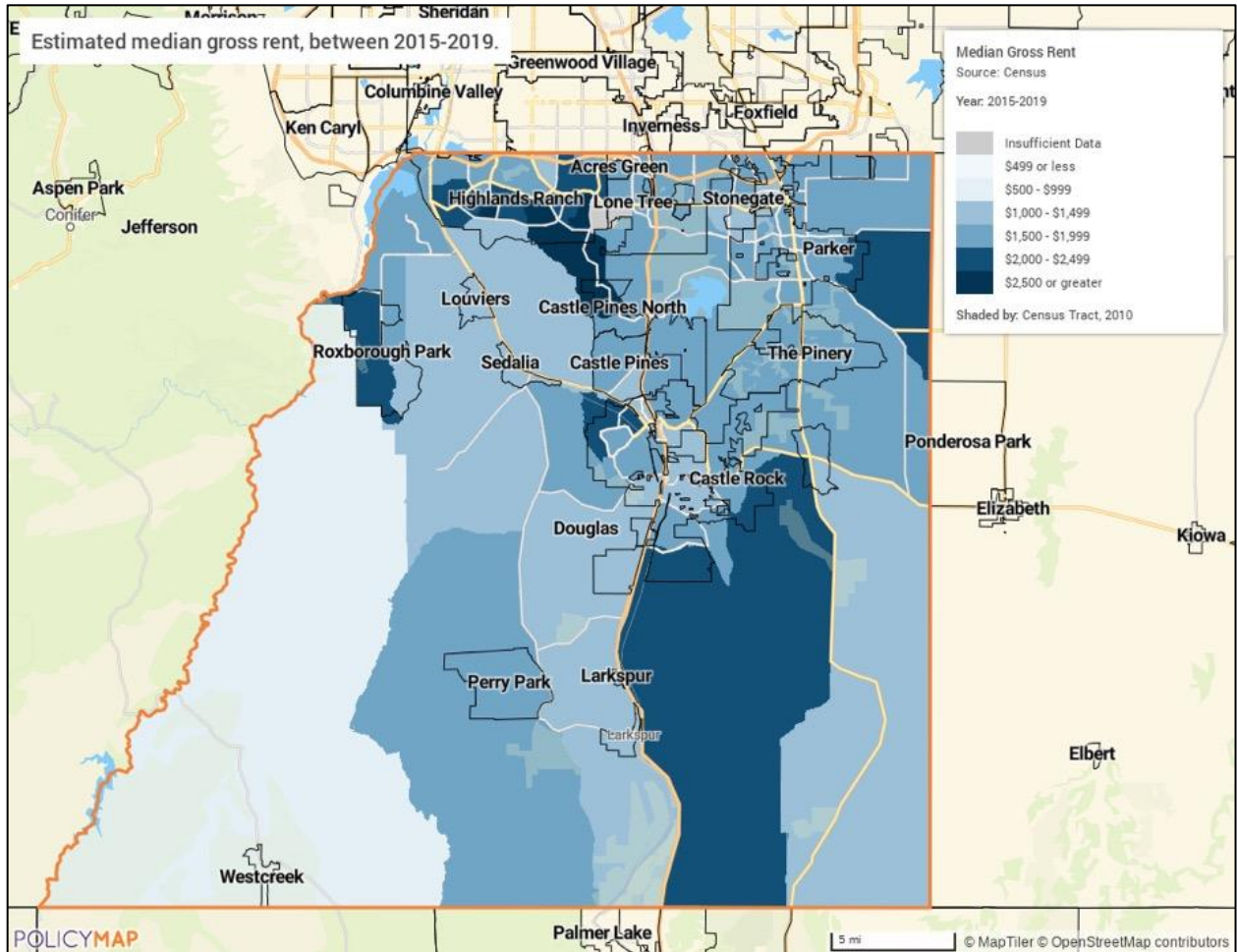


**Median Home Value**

## Median Rent

The map below displays the median rent by census tract. The geographic distribution of rent differs from the home values above. In general, high rent tracts (\$2,500 or more) do not overlap with high home value tracts. Lower rent tracts are found in the north central part of the county and in the rural areas.

Source: 2015-2019 American Community Survey 5-Year Estimates



## Median Rent

## Housing Affordability

	Owner	Estimate	Renter	Estimate
Less than \$20,000	2388	3%	1456	6%
\$20,000 to \$34,999	3625	4%	2823	12%
\$35,000 to \$49,999	4224	4%	2405	10%
\$50,000 to \$74,999	9191	10%	5293	22%
\$75,000 or more	75488	80%	12523	51%
Total	94916	100%	24500	100%
Zero, negative or no cash (for renters), not computed	428	-	865	0

**Table 32 - Household Income by Tenure in Douglas County**

Data Source: 2015-2019 ACS (B25106)

In Douglas County, households living in owner-occupied units have greater household income than renters. Douglas County has the highest median household income of any Colorado county or statistical equivalent. It is ranked eighth nationally in that category and has the highest of any county or equivalent not in the northeastern US. (Source: Colorado Department of Labor and Employment) Approximately 80% of households in owner-occupied units make \$75,000 or more while only 51% of renters make that much.

### Missing Middle

An important housing demographic is commonly called “the missing middle.” Generally, buildings with between four and 20 units are part of this group and they are uncommon in many communities. This type of housing is important because the production cost is much lower than single family units and can provide affordable housing options. In Douglas County, approximately 8% of the housing stock is made up of Missing Middle units for a total of 10,087 housing units. The largest housing type is single-family making up approximately 85% of total units. Since 2010 the Missing Middle has grown slightly in the County.

Unit by Type	2010		2019		Change	
	#	%	#	%	#	%
Single Family	89,557	86.8%	105,676	84.6%	+16,119	-2.2%
Missing Middle	8,006	7.7%	10,087	8.1%	+2,018	+0.4%
Large Multifamily	5,338	5.2%	8,571	6.9%	+3,233	+1.7%
Other	328	0.3%	437	0.4%	+109	+0.1%

**Table 33 - Unit by Type**

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,179	1,304	1,605	2,186	2,486
High HOME Rent	1,173	1,258	1,511	1,737	1,918
Low HOME Rent	917	983	1,180	1,362	1,520

**Table 284 – Monthly Rent**

Alternate Data Source Name:  
HUD 2021 FMR and HOME Rents

## HOME Rents Limits and Fair Market Rents (FMR)

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county. Douglas County is part of the Denver-Aurora-Lakewood, CO MSA.

## Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Plum Creek Academy in Highlands Ranch serves as an alternative school with special education programs. The Affective Needs program offers services for students whose educational disabilities deny them access to or progress in the general curriculum offered in their neighborhood school environment. The Dual Diagnosis program offers services for students who experience cognitive impairment with co-occurring emotional and behavioral disabilities. Both programs at Plum Creek Academy may also serve as an interim placement for students transitioning from residential treatment centers or hospital settings back to the school district. Case workers employed by the Douglas County School District as well as the McKinney-Vento coordinator assist homeless students and their families to obtain safe stable housing upon returning from an institution.

## Is there sufficient housing for households at all income levels?

High housing costs are a significant problem for many households, particularly low-income households. There is not sufficient affordable housing to provide safe and secure units across income levels. Renters need affordable housing units.

There are 14 low-income housing tax credit financed projects in Douglas County that include affordable rental units for families and the elderly, according to the Colorado Housing Finance Authority. Rents in these projects are based on income providing affordable housing to their tenants.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

In the last ten years the median home value and median rents have increased significantly, making housing less affordable for residents. It is unlikely that this trend will change given the current market trends of increased costs for development, land, and rising prices of home sales. Housing will continue to be less affordable for lower income households in the County.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The area median contract rent is \$1,565, which is between 1-bedroom and 2-bedroom for Fair Market Rent. The median rent is between 2-bedroom and 3-bedroom High HOME rent and higher than 4-bedroom Low HOME rent. This information will help the County determine priorities for development and support of affordable housing units.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The tables and maps in this section provide details on the condition of housing units throughout the region by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

- 1) a home which lacks complete or adequate kitchen facilities
- 2) a home which lacks complete or adequate plumbing facilities
- 3) a home which is overcrowded (having more than one person per room)
- 4) a household that is cost burdened (paying 30% or more of their income towards housing costs)

### Definitions

For the purposes of this plan, units are considered to be in “standard condition” when the unit is in compliance with the local building code, which is based on the International Building Code.

The definition of substandard housing is a housing unit with one or more serious code violations. For the purposes of this analysis the lack of a complete plumbing or a complete kitchen will also serve as an indicator of substandard housing.

Units are considered to be in “substandard condition but suitable for rehabilitation” when the unit is out of compliance with one or more code violations and it is both financially and structurally feasible to rehabilitate the unit.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	17,558	18%	10,449	41%
With two selected Conditions	79	0%	546	2%
With three selected Conditions	25	0%	63	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	77,682	81%	14,307	56%
<b>Total</b>	<b>95,344</b>	<b>99%</b>	<b>25,365</b>	<b>99%</b>

Table 35 - Condition of Units

Alternate Data Source Name:  
2015-2019 ACS 5-Yr Estimates

### Housing Conditions

There are relatively few households with multiple housing problems and when compared to the affordability statistics provided earlier in this section, cost burden is the only unsatisfactory housing



condition of note. The table above details the number of owner and renter households that have at least one housing condition identified by HUD that may lead to unsanitary or unsafe conditions. Eighteen percent of all owner-occupied housing units and 41% of renter-occupied units have at least one housing condition.

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	41,669	44%	12,128	48%
1980-1999	45,733	48%	11,078	44%
1950-1979	7,074	7%	1,743	7%
Before 1950	868	1%	416	2%
<b>Total</b>	<b>95,344</b>	<b>100%</b>	<b>25,365</b>	<b>101%</b>

Table 36 – Year Unit Built

Alternate Data Source Name:  
2015-2019 ACS 5-Yr Estimates

### Year Unit Built

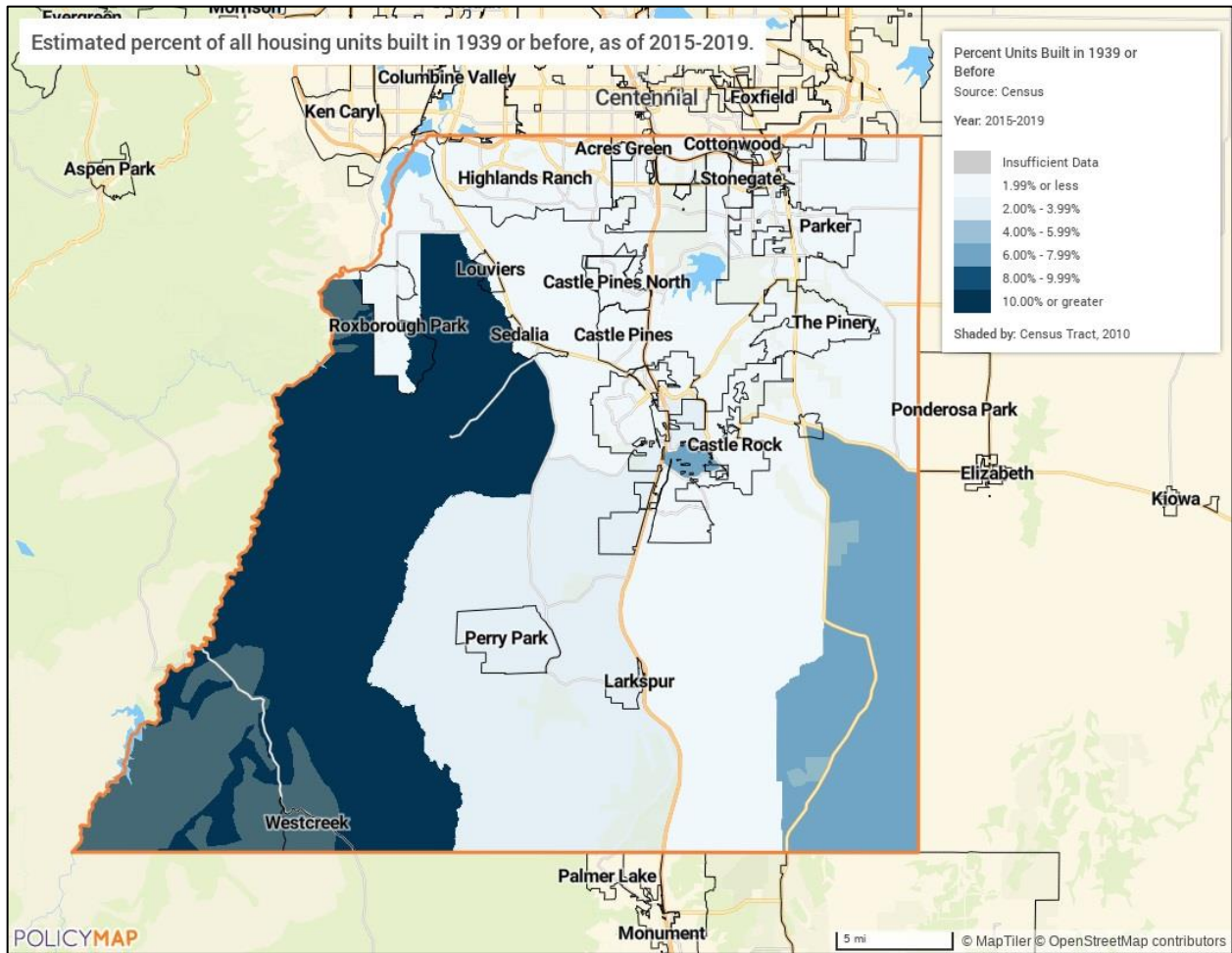
Douglas County’s housing stock was primarily built after 1980. Over 90% of both rental and owner-occupied units were built in the last 40 years. Less than 8,000 owner-occupied units and approximately 2,150 renter units were built prior to 1980 and may be at risk of lead-based paint hazard, a factor that is discussed later in this section.

Source: 2015-2019 American Community Survey 5-Year Estimates

### Age of Housing

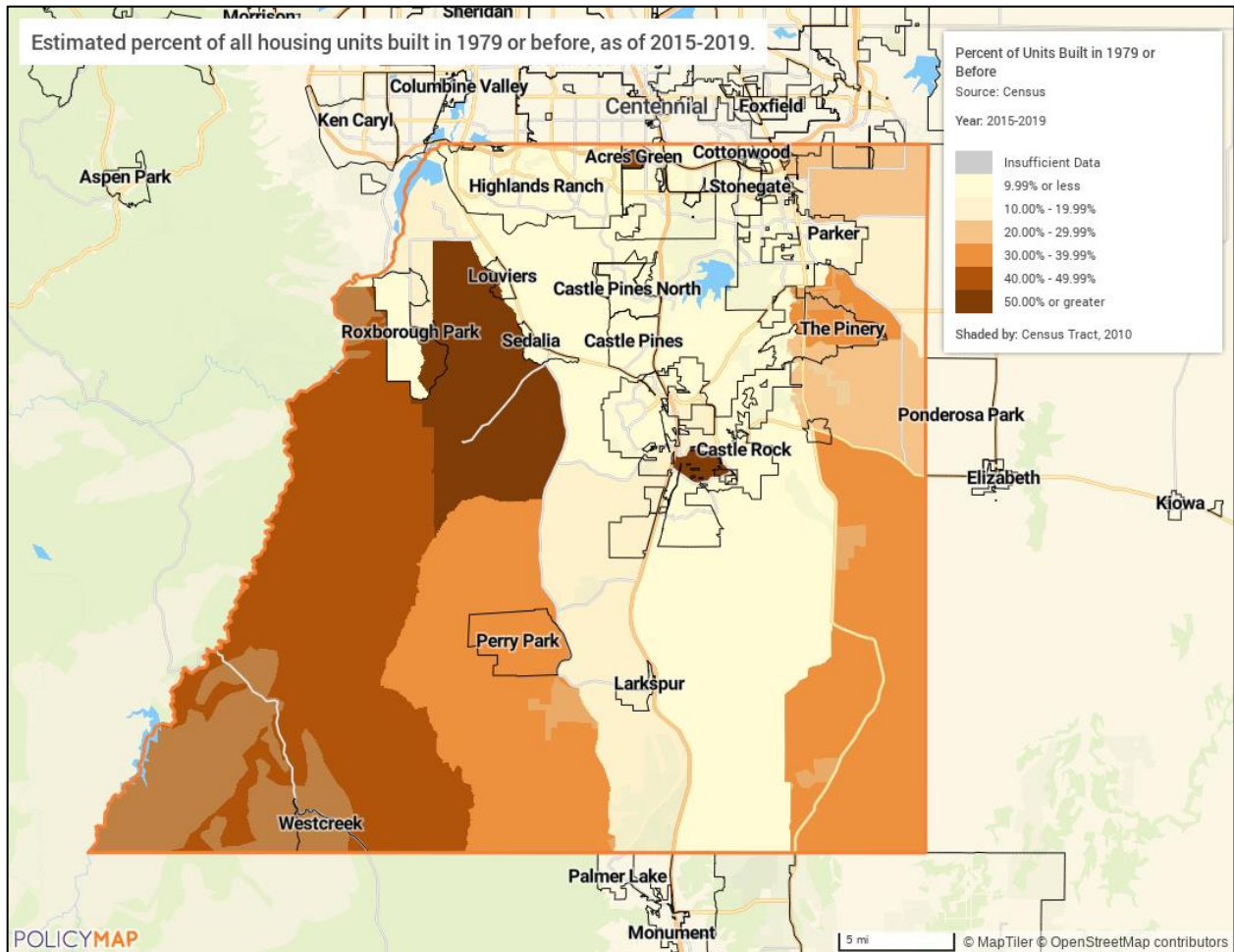
The maps below depict the prevalence of older housing units in the County. As shown in the above table, housing units built prior to 1940 are extremely uncommon in Douglas County. The following map shows that there is only one portion of the County where over 10% of the units were built prior to 1940. The large census tract covering a large portion of the western edge of the County is largely comprised of the Pike National Forest.

Source: 2015-2019 American Community Survey 5-Year Estimates



### Housing Units Built Before 1940

Units built prior to 1980 are much more common than those built prior to 1940 but are still relatively uncommon. The border areas to the southwest and east, as well as Castle Rock, report the greatest number of units built prior to 1980. In these tracts over 30% of the housing stock potentially have a lead-based paint hazard risk when the homes are renovated or removed.



**Housing Units Built Before 1980**

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,942	8%	2,159	9%
Housing Units build before 1980 with children present	0	0%	0	0%

**Table 37 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

**Lead-Based Paint Hazard**

Any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within the County there just over 11,000 housing units built before 1980. Data about the presence of children in these units was not available.

The Colorado Department of Public Health and Environment's (CDPHE) Disease Control and Environmental Epidemiology Division is responsible for overseeing lead-based paint abatement, pre-renovation notification, and the certification of lead professionals in the state of Colorado. In 2018, the CDPHE tested blood lead levels for 27,569 children ages six years and under from throughout the state. Out of the 27,569 children tested, a total of 564 had blood lead levels greater than or equal to 5 ug/dL. CDPHE also provides data specific to each county. Tests were conducted on 712 Douglas County children under six years of age in 2018. Eight cases of blood lead levels were greater than or equal to 5 ug/dL from the age group tested. The CDPHE recommends different types of follow up based on the results of their lead level. Tri-County Health Department performs home investigations on children with confirmed elevated blood lead levels.

#### **Data Source Comments:**

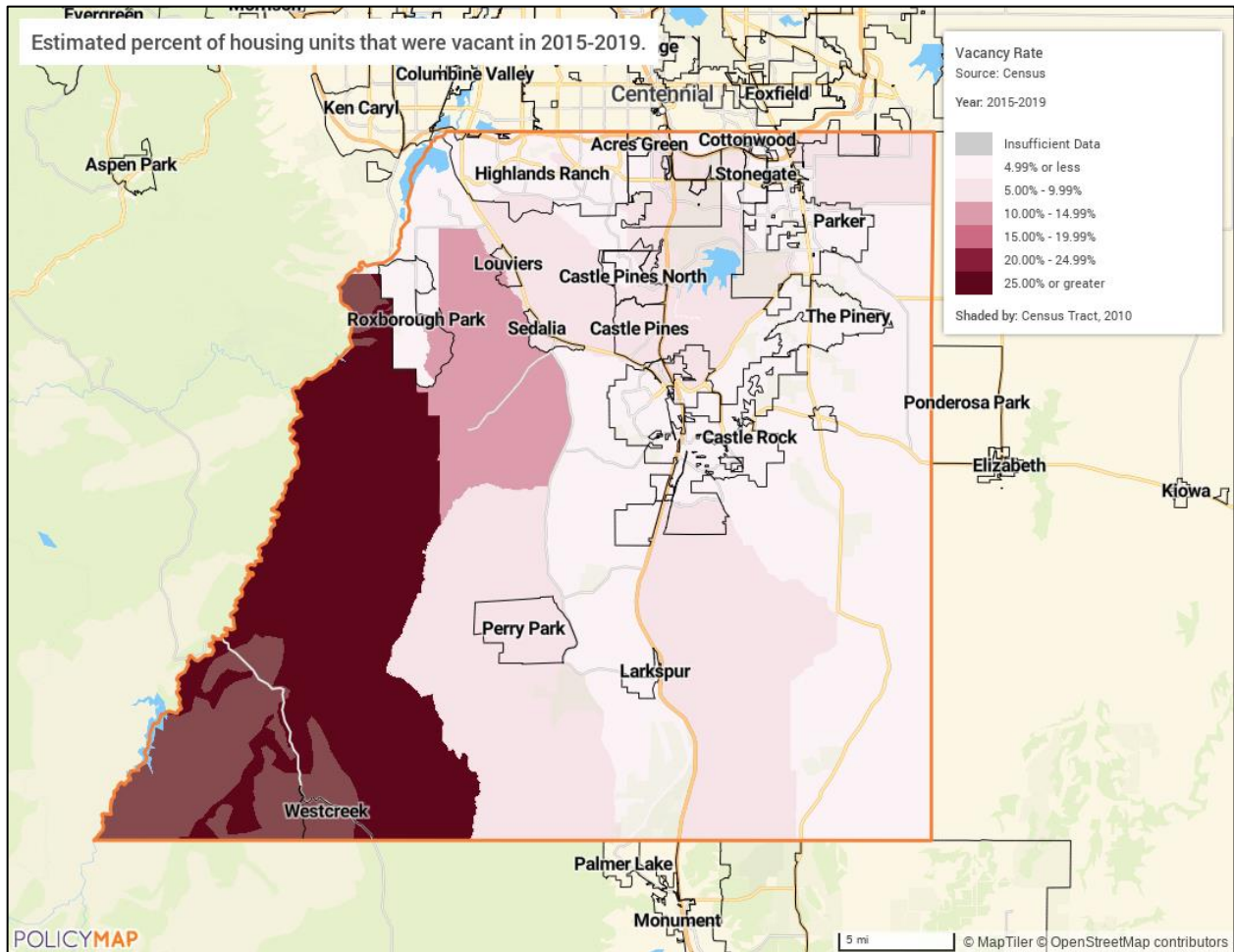
For housing units built before 1980 with children present, the most recent data available was 2015 CHAS data. The 2011-2015 ACS data was used for the total number of units built before 1980 to match the time period.

CHAS Data is not provided in IDIS for housing units built before 1980 with children present.

#### **Vacancy Rate**

The map below shows the average housing vacancy rates throughout the County. The darker shaded areas have higher vacancy rates, while the lighter shaded areas have lower vacancy rates. In most census tracts throughout the County vacancy rates are under 10%. In the southwest portion of the County the vacancy rate is much higher, over 25%. These darker shaded areas also correlate with less populated areas of the county and include older homes built for vacationing prior to 1980.

**Source:** 2015-2019 American Community Survey 5-Year Estimates



**Vacancy Rate**

**Need for Owner and Rental Rehabilitation**

The greatest factor contributing to the need for rehabilitation is the high housing costs in the County. The housing stock is relatively young, but cost burdened households usually lack the resources to properly maintain and repair their homes without additional support. Cost burdened residents in units built prior to the year 2000 (estimated 53,797 units) have the greatest need for assistance to ensure the homes are maintained properly.

**Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards**

Housing units with a potential lead-based paint (LBP) hazards are rare in Douglas County. To estimate the number of housing units in the County by low- or moderate-income families that may contain LBP hazards, this report assumes that homes by year built are distributed evenly across income categories, as no local data exists to describe otherwise. According to CHAS, approximately 28% of all households are LMI, which means an estimated 3,025 LMI families are in units with potential LBP Hazards.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Publicly supported housing was established to provide decent and safe rental housing for eligible low-income families, elderly residents and persons with disabilities. Douglas County is served by the Douglas County Housing Partnership, which is a multi-jurisdictional housing authority formed in 2003 as a cooperative effort between businesses and local and county governments to address the lack of affordable housing for people who work in the area. According to the PIH Information Center (PIC), there are 110 units of tenant-based vouchers.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	393	0	110	0	0	0
# of accessible units	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 38 – Total Number of Units by Program Type**

Alternate Data Source Name:  
PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

N/A.

There are no public housing developments.

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

N/A.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

DCHP also operates several programs to improve the living environment of residents. They provide down-payment assistance, homebuyer education classes, foreclosure mitigation counseling, reverse mortgage counseling, and rental units.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

In Douglas County, the needs of people and families facing homelessness are found through a variety of ways such as regular communication between shelters, support housing providers, and a strong local health and service network, annual point-in-time counts and needs surveys. The Metro Denver Continuum of Care (CoC) is a regional system that coordinates services and housing for people experiencing homelessness with the seven counties in the Continuum, which includes Douglas County.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	7	8	16	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Alternate Data Source Name:**

2020 PIT Count

**Data Source Comments:** 2020 PIT Count. Data provided by the Metro Denver Homeless Initiative (MDHI) for Douglas County.



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The Crisis Center provides on-going services to victims of domestic violence at no cost. The Crisis Center has an 8-bed shelter and pivoted quickly to offer clients vouchers at a modest extended stay hotel during the pandemic. In conjunction with shelter, they offer community advocacy and therapy programs, which provide on-going, professional, trauma-informed therapy services to adults and children. The Crisis Center is expanding their shelter model to include community advocacy, which allows survivors of domestic violence to continue to live as independently as possible. Shelter and motel vouchers can prevent homelessness as well as provide a safe space to live and heal. This flexibility fills a gap in services for individuals that do not need shelter placement, but need advocacy, assistance with accessing resources and support to increase their safety and maintain stable housing.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The Winter Weather Care shelter program has shelter options in winter months. Women and children may obtain shelter through the Winter Shelter Network offered by local churches, and homeless men are provided with motel vouchers. Due to COVID the faith-based community participating in the program is unable to host families in churches. Persons experiencing homelessness can apply for hotel vouchers at one of the following agencies: Catholic Charities, Help and Hope Center, Parker Task Force, SECOR, or through the Winter Shelter Network website. To date, the program assisted 83 people and provided 2000 motel vouchers in 2020-21. Due to inclement weather and the impacts from COVID-19, the program has been extended until May 31, 2021.

The Douglas County School District McKinney-Vento program supports homeless students and their families with case management and housing resources. Unaccompanied youth who are homeless and aged out of foster care require additional support and program coordinators can help them access housing, counseling, and other important supportive services to help stabilize their situation.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

There are four primary groups with non-homeless special needs in the County. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol or drug addiction, and the mentally or physically disabled. This section will explain what their needs are and how the County is accommodating those needs.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Elderly:** The supportive housing needs for this population can vary widely depending on the health, financial situation, and overall fitness of the individuals. Disabilities become more common with aging and because of this, supportive housing should consider access to health professionals and housing modifications to assist the resident. It is important to help residents stay independent and in their own homes for as long as possible. The Aging Resources of Douglas County provides chore services, yard work, companionship, transportation, and handyman services, such as installing grab bars, for residents over 60 years of age.

**HIV/AIDS:** Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. Family and friends must be accessible and medical facilities should be nearby.

**Alcohol and/or Drug Addiction:** Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized. The Castle Rock Clubhouse provides meeting space for 12-Step Recovery programs. Memberships are available on a monthly or annual basis. An additional resource is the AllHealth Network, which provides mental health, substance abuse and crisis services.

**Mental and Physical Disabilities:** Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their situation. Often, individuals with disabilities have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing but individuals that need more support or specialized housing have fewer options. Many individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. As parents age, they worry about who will care for their adult children with disabilities who are unable to live alone. Regardless of the housing situation, a common thread is the need to offer continuous support services dependent on the level of capabilities.

## **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Douglas County Mental Health Initiative (DCMHI) brought together over 40 partners to identify and address the need to improve access to mental health services for underserved residents. The initiative resulted in the creation of two community based Rapid Response teams, Project Upstream, a middle and high school prevention program, and a High Intensity Users program that identifies alternative mental health services as opposed to the frequent use of hospital emergency rooms.

The Community Response Team is a collaborative effort, pairing a full time, especially trained law enforcement officer and a behavioral health clinician, and support from fire department. They respond to active 911 calls for service that have a primary behavioral health concern and then conduct follow up visits with the individuals to ensure a sustained intervention. The team also makes preventative contact with individuals who are determined to be high utilizers of emergency systems, such as 911 and local emergency rooms. The DCMHI has deployed Community Response Teams in Castle Rock, unincorporated Douglas County and the City of Lone Tree. These programs provide support and services to people with behavioral health concerns.

The Rocky Mountain Human Services provides behavioral health transition services in the area. Momentum is a program that supports the transition of children and adults from inpatient institutes, hospitals, and other care to community living. The Transition Specialist Program (TSP) supports children and adults who are transitioning from behavioral health and substance treatment settings into community living.

## **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The County has identified special needs groups as the elderly, persons with a disability, persons experiencing substance abuse and addiction and victims of domestic violence. The County has established two goals that will help assist these groups:

- 1a. Supportive Services
- 1b. Emergency Assistance

Supportive Services can be any activity that will improve the quality of life for residents with special needs and includes mental and physical health services, food programs, elderly independent living service, financial literacy, job training or readiness and self-sufficiency assistance.

Emergency Assistance programming will assist families at risk of homelessness with housing, utilities, and the opportunity to access case management services.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Douglas County has streamlined the land development review process through the Subdivision Ordinances, minimizing the time and cost affecting affordable housing development under the County's control. The costs of land, water and building materials are market driven forces outside of the County's control, and increase the investments needed to build affordable housing. The County maintains communication with Homeowner Associations regarding land development, which is meant to engender trust through transparency in government. However, the notifications can foster NIMBY-ism when neighbors fear affordable housing will lower property values.

DCHP partners with developers building apartments and has successfully negotiated the inclusion of below market rate units. Affordable rental units for people with 30% AMI are extremely limited due to market forces. Affordable housing construction for these income groups is unlikely without the financing available through Private Activity Bonds, LIHTC and additional funding such as HOME. DCHP works with developers to ensure they receive Private Activity Bonds and tax credits, both of which are critical financing components of affordable projects. The 9% tax credits are highly competitive and typically requires applicants to reapply repeatedly to receive approval. Auburn Ridge, Oakwood and Southwest Village at Lone Tree are affordable projects financed at 9% LIHTC. All other LIHTC units were built with 4% tax credit units, which typically only include 60% AMI units.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The following section addresses assets in Douglas County that are outside of the housing market. This includes economic activity, unemployment, and education. The current situation in the County is discussed, as well as future needs.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,516	434	1	0	-1
Arts, Entertainment, Accommodations	14,838	15,672	8	12	4
Construction	10,275	9,233	6	7	1
Education and Health Care Services	32,716	23,934	19	18	-1
Finance, Insurance, and Real Estate	20,859	14,627	12	11	-1
Information	9,038	6,907	5	5	0
Manufacturing	10,864	2,167	6	2	-4
Other Services	7,244	4,307	4	3	-1
Professional, Scientific, Management Services	30,535	23,397	17	18	1
Public Administration	7,443	3,532	4	3	-1
Retail Trade	19,042	18,927	11	15	4
Transportation and Warehousing	6,399	1,970	4	2	-2
Wholesale Trade	4,806	4,865	3	4	1
Total	176,575	129,972	--	--	--

**Table 40 - Business Activity**

**Alternate Data Source Name:**

2014-2018 ACS (Workers), 2018 LEHD (Jobs)

**Data Source** The most recent LEHD data is 2018. For comparison, the 2014-2018 ACS data was utilized to match the same time

**Comments:** period.

#### Share of Workers to Jobs

In the table above the prevalence of both workers and jobs by sector is presented. In the County, there are approximately 46,600 more workers than jobs. This means that there are not enough jobs for 27% of workers.

## Labor Force

Total Population in the Civilian Labor Force	187,660
Civilian Employed Population 16 years and over	182,234
Unemployment Rate	4.60
Unemployment Rate for Ages 16-24	7.10
Unemployment Rate for Ages 25-65	2.30

**Table 291 - Labor Force**

**Alternate Data Source Name:**

2015-2019 ACS 5-Yr Estimates

**Data Source Comments:**

Unemployment data is from the BLS, November 2020. All other data from the Labor Force table is from the 2015-2019 ACS including unemployment by age.

## Unemployment

There are two primary sources used to analyze the unemployment rate in the County for the Consolidated Plan. They each have pros and cons, but when taken together they can provide a clearer view of unemployment in the County.

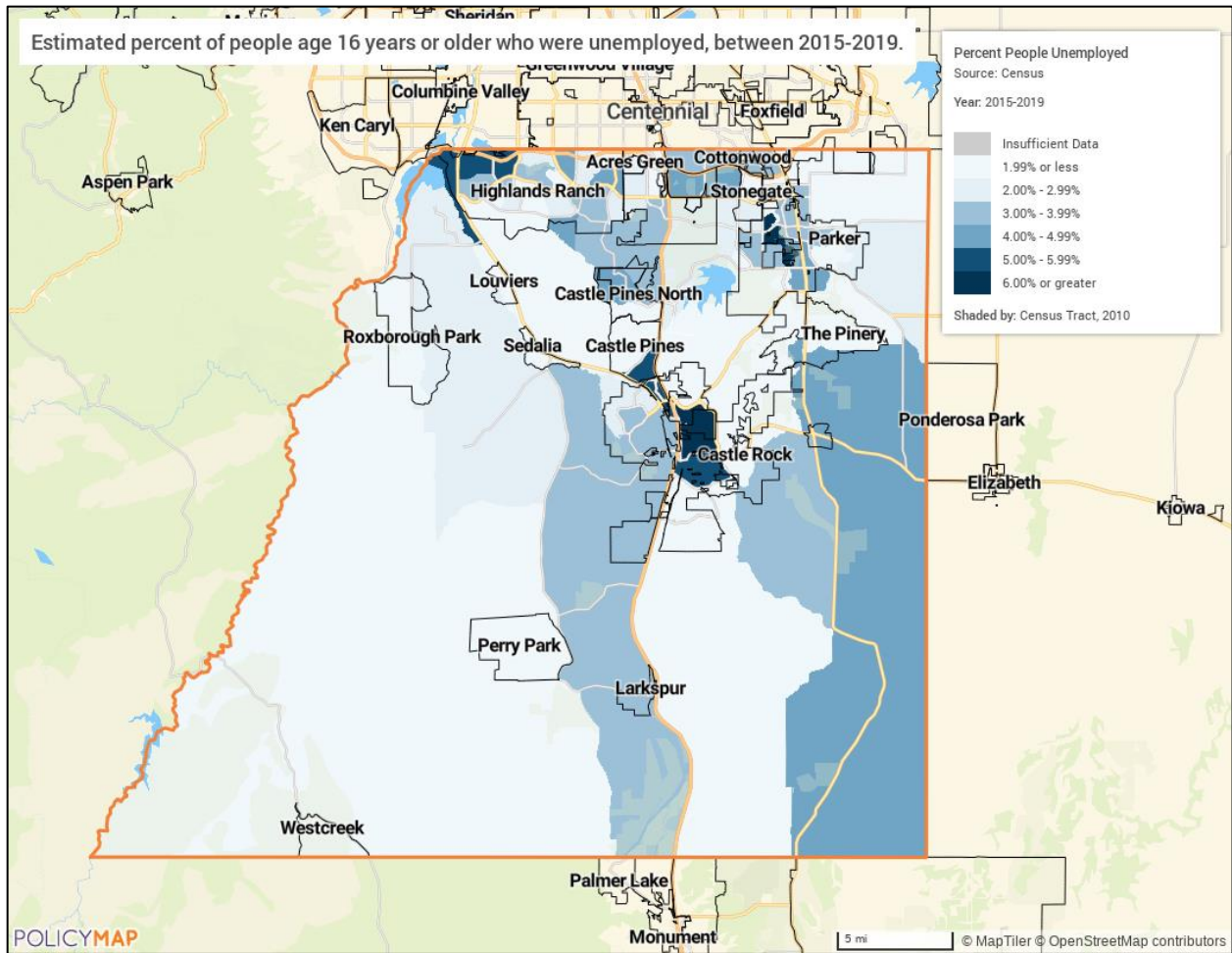
The first source is the US Census Bureau's American Community Survey 5-Estimates. The ACS unemployment data is published annually, and the most recent data is from 2019. It is also a five-year average, which does not necessarily provide an accurate view of recent employment trends due to COVID-19. However, the ACS data is available at a census tract level and can help identify any areas that have disproportionately high unemployment.

The second source is the Bureau of Labor Statistics. This measurement of unemployment is updated monthly and provides insight into any trends at the County level. It is not available at the census tract level and therefore provides a look at employment as it relates to time, while the ACS looks at employment as it relates to space.

The County enjoyed a low unemployment rate in the previous American Community Survey for 2010-2014 just under 5%. Currently, the highest unemployment rates are found in the tracts around Castle Rock and in the northwest corner of the County. In these areas the unemployment rate is over 6%, more than double the Countywide average.

**Source:**

2015-2019 American Community Survey 5-Year Estimates



## Unemployment

### Unemployment Over Time

When looking at unemployment changes over time, the County has seen its unemployment rate fall consistently year to year. The annual unemployment rate has not been determined for 2020. In reviewing the monthly breakdown, the rates rose through the summer but are now returning to pre-2020 rates.

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
7.0	6.4	6.0	5.3	4.0	3.1	2.7	2.4	2.7	2.4	5.8

Table 42 - Table: BLS Unemployment by Year

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	99,544
Farming, fisheries and forestry occupations	281
Service	22,317
Sales and office	42,132
Construction, extraction, maintenance and repair	7,698
Production, transportation and material moving	10,262

**Table 303 – Occupations by Sector**

**Alternate Data Source Name:**  
2015-2019 ACS 5-Yr Estimates

### **Occupations by Sector**

In the table above, the occupation by sector is analyzed. Instead of showing which sectors are most common in the County, this table demonstrates the types of jobs that residents are employed in. For example, this table would include a manager of a fast-food restaurant and the manager of a logging company in the same category (Management, Business, and Financial) while in the earlier table they would be in separate categories.

Within the County, the most prominent sector is the Management, Business, and Financial sector. Nearly 55% of all jobs in the County fall into this category. The Sales and Office sector is the next largest sector with fewer than half as many workers as the management sector.

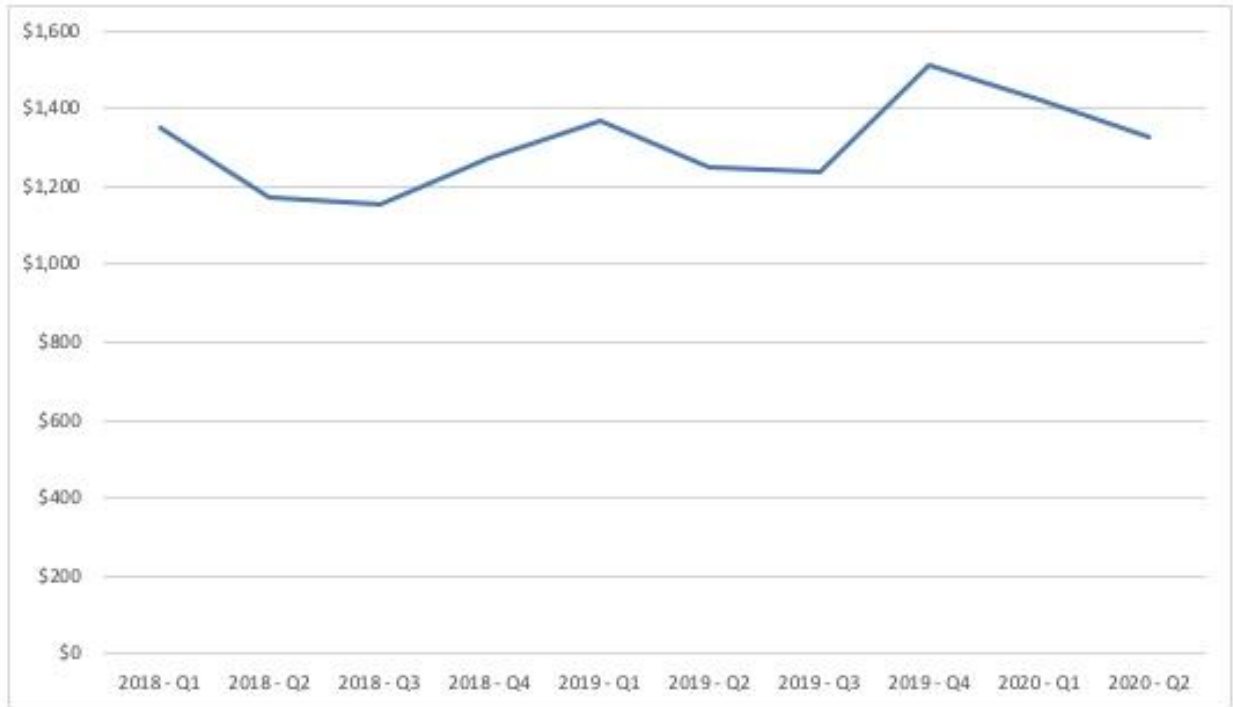
Kiewit Construction Company is locating their regional headquarters in Lone Tree, near the northern border of the County. Approximately 11,000 new jobs will be located on the campus, and most of the jobs will be in the Management, Business, and Financial sector with employees earning over \$100,000 in annual income.



**BLS Weekly Average Weekly Wage by Quarter in Douglas County**

In Douglas County, the median wage by quarter fluctuated between approximately \$1,150 to \$1,500 between 2018 and 2020. The highest wages were in Quarter 4 of 2019 and the lowest in Quarter 3 of 2018.

Source: BLS Quarterly Census of Employment and Wages (QCEW)



**BLS Quarterly Census of Employment and Wages (QCEW)**

## Wages by Industry in Douglas County

The Information Industry, Financial and Financial Activities Industry, and Professional and Business Services Industry have the highest wages in the County. These industries have an annual wage of over \$100,000. The lowest wages in the County are in Leisure and Hospitality with an annual wage of less than \$23,000.

Industry (Private, non-government)	Avg. Weekly Wage	Annual Wage
Production, good producing	\$1,291	\$67,142
Natural resources and mining	\$1,694	\$88,082
Construction	\$1,320	\$68,624
Manufacturing	\$1,057	\$54,958
Service, providing	\$1,401	\$72,845
Trade, transportation, and utilities	\$1,025	\$53,318
Information	\$2,307	\$119,953
Financial, financial activities	\$2,055	\$106,842
Professional and business services	\$2,268	\$117,925
Education and health services	\$1,028	\$53,463
Leisure and hospitality	\$437	\$22,720
Other services	\$766	\$39,822
Industry (Government, local)	Avg. Weekly Wage	Annual Wage
Public Administration	\$1,110	\$57,709
Education and health services	\$845	\$43,953

**Table 44 - Table: BLS Occupational Employment Statistics**

Source:

Quarterly Census of Employment and Wages, BLS 2019

**Data Source Comments:** Data Source Notes: Data is for annual average in 2019 for Douglas County. More information on industry descriptions is found on the BLS website: <https://www.bls.gov/cew/>

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	102,761	57%
30-59 Minutes	63,640	35%
60 or More Minutes	13,882	8%
<b>Total</b>	<b>180,283</b>	<b>100%</b>

**Table 315 - Travel Time**

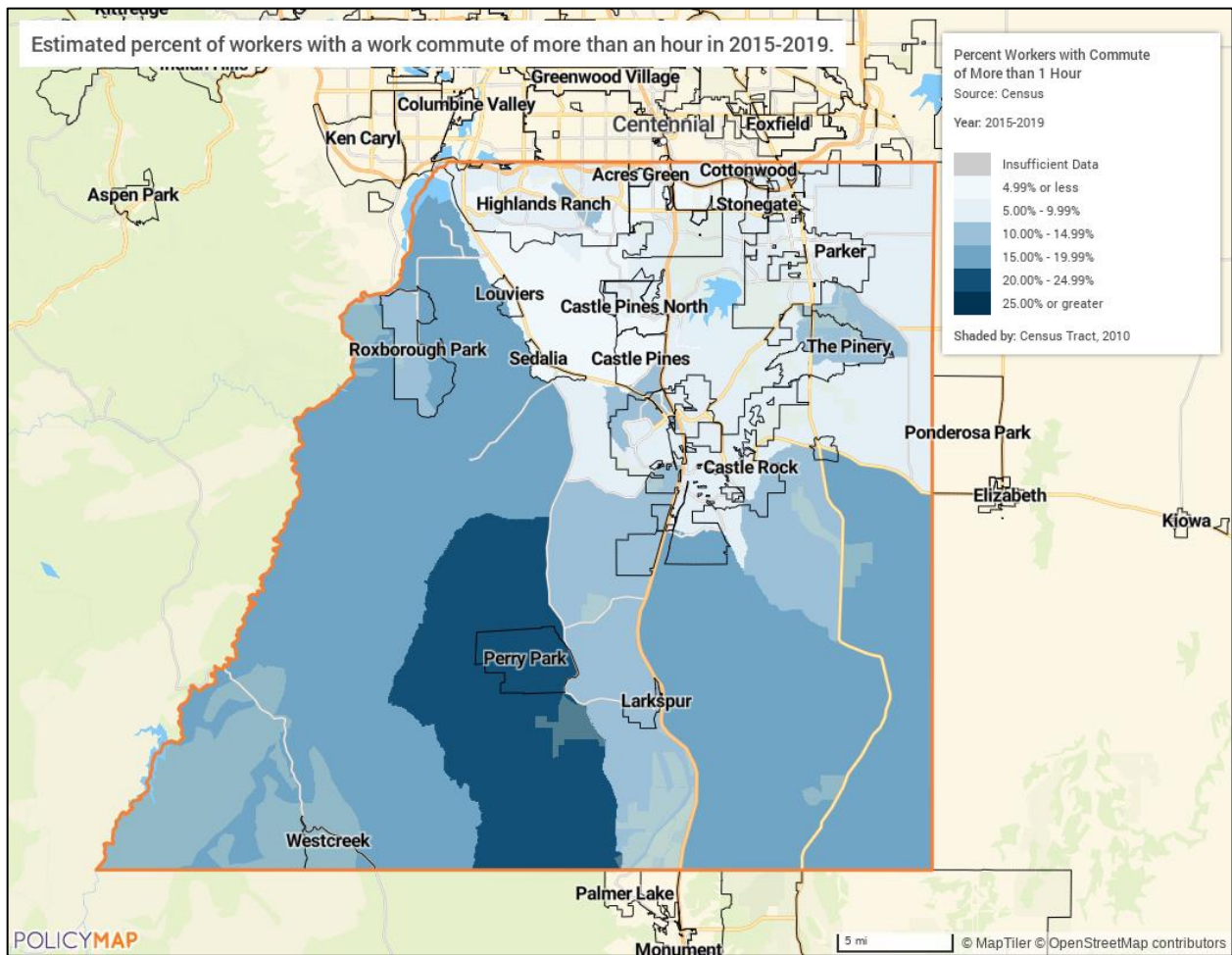
Alternate Data Source Name:  
2015-2019 ACS 5-Yr Estimates

## Commute Travel Time

People generally prefer to live and work in the same location. Relative to short commutes, long commute times are associated with lower life satisfaction, increased stress, obesity, anxiety, depression, and increased exposure to pollutants. This is particularly true when compared to commuters who use bicycles or walk to work.

In the County, long commute times are not a significant issue. Most of the population commutes less than 30 minutes and only 8% reported a commute of an hour or longer. Longer commute times were most common in the southern part of the County furthest away from the urban centers.

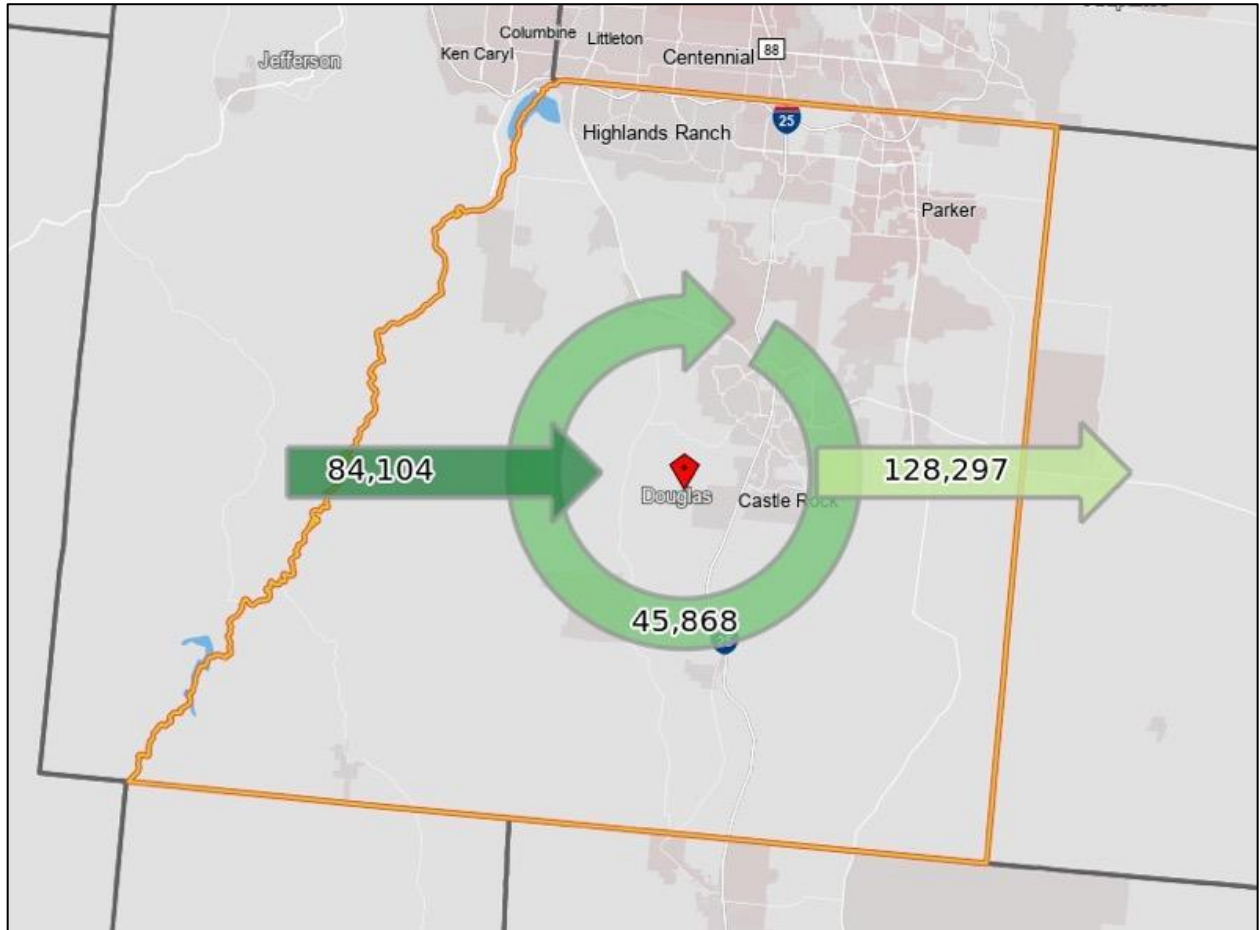
Source: 2015-2019 American Community Survey 5-Year Estimates



## Commute Travel Time Greater Than One Hour

### Inflow-Outflow of Jobs

As noted above, there are more workers in the county than jobs. An additional issue is that the jobs do not match the skillset of the workers. In Douglas County, only 35% of workers also live in the County. Nearly 130,000 workers leave the County for work and nearly 85,000 jobs are filled by workers from outside the County.



**Inflow-Outflow of Jobs in Douglas County, 2018**

<b>In-Area Labor Force Efficiency (All Jobs)</b>	<b>Count</b>	<b>Share</b>
Living in the Selection Area	174,165	100%
Living and Employed in the Selection Area	45,866	26.3%
Living in the Selection Area but Employed Outside	128,297	73.7%
<b>In-Area Employment Efficiency (All Jobs)</b>	<b>Count</b>	<b>Share</b>
Employed in the Selection Area	129,972	100%
Employed and Living in the Selection Area	45,868	35.3%
Employed in the Selection Area but Living Outside	84,104	64.7%
Data Source: 2018 LEHD OnTheMap		

**Table 46 - Inflow-Outflow of Jobs, 2018**

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	1,999	90	1,036
High school graduate (includes equivalency)	15,182	644	4,450
Some college or Associate's degree	41,714	1,177	8,343
Bachelor's degree or higher	91,895	2,398	14,825

**Table 47 - Educational Attainment by Employment Status**

Alternate Data Source Name:  
2015-2019 ACS 5-Yr Estimates

**Educational Attainment by Employment Status**

Educational attainment is one of the best indicators of economic success, both in attaining a job and receiving a higher wage. In the County, the unemployment rate for a person without a high school diploma is 4% while the rate for a resident with a bachelor’s degree or higher is approximately 3%. The labor participation rate is also higher for those with higher educational attainment. Approximately 67% of residents without a high school diploma are in the workforce, which is lower than the workforce participation rate of 86% for those with bachelor’s degrees.

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	179	83	328	561	444
9th to 12th grade, no diploma	3,140	711	523	888	620
High school graduate, GED, or alternative	7,908	5,057	4,084	10,994	6,577
Some college, no degree	8,758	7,220	8,755	19,401	8,536
Associate's degree	1,095	2,823	4,442	8,542	2,545
Bachelor's degree	3,772	14,414	20,124	36,346	11,626
Graduate or professional degree	115	6,487	12,347	19,292	8,069

**Table 48 - Educational Attainment by Age**

Alternate Data Source Name:  
2015-2019 ACS 5-Yr Estimates

## Educational Attainment by Age

In general, higher education is associated with older age but not always. The two groups least likely to have a high school diploma are residents 18 to 24 years old and 65 years old or older. The most educated age group is 35 to 44 years old. Approximately 64% of this group has a bachelor's degree or higher and 24% have a graduate degree.

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	35,159
High school graduate (includes equivalency)	42,899
Some college or associate's degree	51,584
Bachelor's degree	76,631
Graduate or professional degree	90,425

**Table 49 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:  
2015-2019 ACS 5-Yr Estimates

## Median Earnings by Educational Attainment

Educational attainment and earnings are intricately linked. In the County, residents with some college or an associate degree have median earnings approximately \$9,000 more than high school graduates. Those with bachelor's degrees earn \$34,000 more than those with associate degrees.

The annual wage difference based on education can lead to substantial wealth differences over time. A person who graduates high school and works from the age 18 to 65 will earn approximately \$2,016,253.

A person with a bachelor's degree who works from age 23 to 65 will earn \$3,218,502. Jobs that require college degrees tend to have benefits like health insurance, and the higher income levels can lead to investments, purchasing a home instead of renting, and other activities that can increase wealth substantially.

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

According to the Business Activity table the largest employment sector is Education and Health Care Services which accounts for 19% of workers and 18% of jobs. The second largest sector is Professional, Scientific, and Management Services with 17% of workers and 18% of jobs.

**Describe the workforce and infrastructure needs of the business community:**

According to Arapahoe/Douglas Works! the most difficult jobs to fill in the Douglas County are construction trades and IT jobs. Gaps in skills include financial and digital literacy. The Collaboration Campus is a community driven partnership between the economic development community and the Arapahoe Community College to address these gaps. A strategic educational option was developed to offer certificate programs in technology, health, and business industries. The Campus opened in 2019 with 600 students and currently over 1,000 students are enrolled. A career boot camp offers students the opportunity to learn about different career paths and choose one of over 60 classes offered in the fall of 2021. Students can apply for apprenticeship programs with ACC partners while earning their certification, and graduates are prepared to move into a 4-year degree program if needed.

The Quarterly Census of Employment and Wages from the Colorado Department of Labor and Employment indicated that the number of jobs located in Douglas County increased 5% from 2018 to 2019, bringing the average annual total to 130,787 jobs. The retail trade industry continues to be the county's largest employer in 2019 with 14% of jobs, followed by health care and social assistance (11%), accommodation and food services (10%), and finance and insurance (10%).

The infrastructure needs of the business community in Douglas County include providing central water and wastewater to the Highway 85 Corridor between Highlands Ranch and Sedalia. The corridor has many parcels with industrial zoning, but without central water and sewer, the owners cannot develop the parcels to their highest and best use. Development in the corridor is currently limited to low intensity uses such as outdoor storage. The County has studied this situation to find a solution. In addition to providing economic development to the corridor, new water and sewer infrastructure will be an environmental benefit to the riparian corridor parallel to Highway 85.

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

The City of Lone Tree is experiencing major growth and development that will positively impact the northern tier of the County. Sky Ridge Medical Center is a 284-bed hospital employing over 11,500 people. RTD light rail stops serve Sky Ridge Medical Center and the adjacent Lone Tree City Center. A mix of affordable and market rate units are planned at the RTD light rail stop in the City Center. Charles Schwab is building additional offices to expand their headquarters and regional campus with the potential to hire a total of 4,500 employees. The South West Village was recently platted for 1800 homes including 200 acres of open space and trails. The economic impact to Douglas County will be significant.

The Education and Health Care Services sector includes educational services and institutions, health care and social assistance. There are 32,716 workers and 23,934 jobs in that field, based on 2014-2018 ACS data. Given that the Medical Center and supporting medical services have expanded significantly since that time, more jobs in the health care industry are now available.

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

The workforce in Douglas County is relatively well educated, over 59% of the population has a bachelor's degree or higher. Residents with a higher education have lower unemployment rates and higher labor participation rates, showing that residents with a degree are successful at finding jobs or the County has attracted highly educated residents. Less than 1.5% of the residents in the workforce do not have a high school diploma or equivalent.

According to the 2015-19 American Community Survey, the County has nearly 50,000 more jobs than workers. There are only two sectors that report a shortage of workers and the shortage for both is relatively small. The Arts, Entertainment, and Accommodations sector has 834 more jobs than workers and the Wholesale Trade sector has 59 more jobs than workers. A contributing factor to this may be the lack of affordable housing in the County which leads to residents living elsewhere and commuting in.

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

Within Douglas County there are several initiatives and organizations that provide workforce training.

*Arapahoe/Douglas Works* – This organization is a member of the Colorado Department of Labor and Employment's network and provides no-cost services to job seekers and businesses. Some of the services they provide include workshops, veteran services, professional assessments, and a job search database.

*Arapahoe Community College* – ACC provides Workforce and Community Programs to support residents in the area. The programs include support for those who lost their jobs due to COVID-19, customized job training programs for different industries, and grant applications.



*Business Development Center* – A variety of resources and workshops are provided to assist small businesses in the County. Training opportunities are provided by the Chamber of Commerce by members and non-members.

These organizations provide vital partnerships for addressing the economic needs identified in the Consolidated Plan. The supportive services they provide help businesses succeed, which increases economic opportunities for workers in the County.

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

No

The County does not participate in a regional CEDS, as defined by the U.S. Department of Commerce and the Economic Development Administration. The County collaborates with regional economic development partners to achieve regional economic goals and objectives.

There are three regional entities that Douglas County partners with for economic growth:

1. The Colorado Office of Economic Development and International Trade.
2. The Metro Denver Economic Development Corporation, which acts as the regional economic development entity in the seven-county Denver metro region. This organization works to create an environment that attracts companies and jobs with support of the region’s business community. Strategic initiatives are identified by the organization’s partners, cities, counties, and the business community.
3. Denver South Economic Development Partnership, which focuses on business attraction and retention, workforce development, and local business support in Arapahoe and Douglas Counties.

These agencies work to create a positive business climate that encourages job growth through small business support, and business attraction and retention efforts. Specific objectives these agencies focus on include key industry initiatives, transportation infrastructure, and a balanced tax structure for businesses. At the local level, the County partners with municipalities, economic development councils, and others to support business development.

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

The Board of County Commissioners’ Economic Foundations Priority is aimed at making it easier to do business in the County in support of a strong, viable economy. A few program priorities are listed below:

- Support a tax and fee structure that is balanced and fair – fostering a strong economy.
- Ensure that the County regulatory process is timely, efficient, effective, and responsive.

- Provide a collaborative environment so that business, community organizations, taxpayers and citizens see Douglas County Government as an effective partner in creating a strong economy.

Douglas County's business-friendly approach includes incentives for businesses moving into the county and increasing the number of primary jobs available to residents. The Commissioners' goals were originally established in 2009 and are reviewed annually. Economic development continues to be a priority.

To be competitive and support the retention and expansion of primary jobs, the County developed a program of economic development incentives to facilitate and attract new employment opportunities. The program provides the opportunity for expanding or relocating companies to request construction fee waivers, expedited land use application processing, business personal property tax rebates, and cost sharing for certain public improvements.

The Comprehensive Master Plan (CMP) has been developed as the foundation for the county's future growth and development, and is intended to provide decision makers with guidance on how to maintain and improve identified community values. The CMP is the instrument that establishes long-range general policies in a coordinated and unified manner. Decision makers can use the Plan for guidance on resource allocation, zoning and subdivision of land, capital improvements plans, budgeting, and county programs. All of which guide and shape new growth to ensure development is well-served and that resources and amenities are preserved. The Transportation Master Plan and Parks, Trails and Open Space Master Plan also consider the impact economic growth has on outdoor amenities.

## MA-50 Needs and Market Analysis Discussion

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

HUD identifies four specific data points that constitute "housing problems": cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. Areas of concentration are census tracts that have two or more housing problems that are substantially higher than the county average. For this analysis, "substantially higher" is based on the HUD provided standards set in the Needs Assessment. A tract with a housing problem rate of 10% higher than the county average is considered substantially higher. To provide a more nuanced analysis, "cost burden" has been split into renter cost burden and homeowner cost burden.

#### Countywide Rate

- Overcrowding: 1.2%
- Lack of Complete Plumbing Facilities: 0.23%
- Lack of Complete Kitchen Facilities: 0.55%
- Renter Cost Burden: 42.44%
- Homeowner Cost Burden: 19.48%

#### Substantial Rate

- Overcrowding: 11.2%
  - No tracts that are substantially higher
- Lack of Complete Plumbing Facilities: 10.23%
  - No tracts that are substantially higher
- Lack of Complete Kitchen Facilities: 10.55%
  - No tracts that are substantially higher
- Renter Cost Burden: 52.44%
  - Tract 144.03 – 63.40%
  - Tract 146.02 – 68.57%
  - Tract 145.04 – 53.04%
  - Tract 140.13 – 63.74%
  - Tract 139.08 – 53.89%
  - Tract 139.10 – 78.76%
  - Tract 140.09 – 88.76%
  - Tract 140.08 – 79.80%
  - Tract 140.06 – 59.65%
  - Tract 140.12 – 59.40%
  - Tract 141.35 – 58.93%
  - Tract 141.30 – 70.19%
  - Tract 141.10 – 56.60%

- Tract 141.23 – 56.36%
- Homeowner Cost Burden: 29.48%
- Tract 143.00 – 35.13%
- Tract 145.03 – 36.25%
- Tract 139.09 – 32.78%

There are no tracts that have a concentration of multiple housing problems, likely due to the relatively new housing stock in the county. Several tracts with a substantially higher rate of individual housing problems are due to 42% of renters being cost burdened and 19% of homeowners being cost burdened.

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

*Race and Ethnicity*

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the countywide average.

Countywide Rate

- Black, non-Hispanic: 1.3%
- American Indian or Alaska Native, non-Hispanic: 0.3%
- Asian, non-Hispanic: 4.7%
- Native Hawaiian or Other Pacific Islander, non-Hispanic: 0.1%
- Other Racial Group, non-Hispanic: 0.3%
- Multiracial, non-Hispanic: 2.4%
- Hispanic, all races: 8.7%

Concentration Rate

- Black, non-Hispanic: 11.3%
  - No tracts with a racial concentration
- American Indian or Alaska Native, non-Hispanic: 10.3%
  - No tracts with a racial concentration
- Asian, non-Hispanic: 14.7%
  - Tract 140.07 – 21.07%
  - Tract 141.16 – 17.34%
  - Tract 141.26 – 14.79%
- Native Hawaiian or Other Pacific Islander, non-Hispanic: 10.1%
  - No tracts with a racial concentration
- Other Racial Group, non-Hispanic: 10.3%
  - No tracts with a racial concentration

- Multiracial, non-Hispanic: 12.4%
  - No tracts with a racial concentration
- Hispanic, all races: 18.7%
  - No tracts with a racial concentration

In Douglas County there are three tracts that have a concentration of Asian, non-Hispanic residents. All three are in the northern portion of the County. None of the tracts have a substantially higher rate of housing problems.

### *Low-Income Families*

For this section, a tract has a concentration of LMI families if the tract LMI is 80% or less than the county LMI. The county median family income is \$134,931 and relatively low-income is \$107,945. The areas with a concentration of low-income households overlaps significantly with the areas that have a concentration of Hispanic households.

The tracts colored light purple on the following map have a concentration of low-income families. They are located throughout the County, including the southwest, tracts along the northern edge of the County, and near the cities of Parker and Castle Rock.

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

The housing market in the tracks with low-income families is similar to the county as a whole. The median home values are slightly less than neighboring tracts, but the median rent is the same. In general, these areas have lower than average median home values, but they are still in the \$300,000-\$400,000 range. There is a larger number of multi-family units in these areas than in the county overall, which may account for some of the reduced housing costs in that area. Commercial centers tend to include better transit connections.

### **Are there any community assets in these areas or neighborhoods?**

Southwest area. The sparsely populated area along the western boundary of the county is Pike National Forest. It consists of modest single-family homes, ranches, summer camps, and exclusive communities near the southern border of the County along Highway 67.

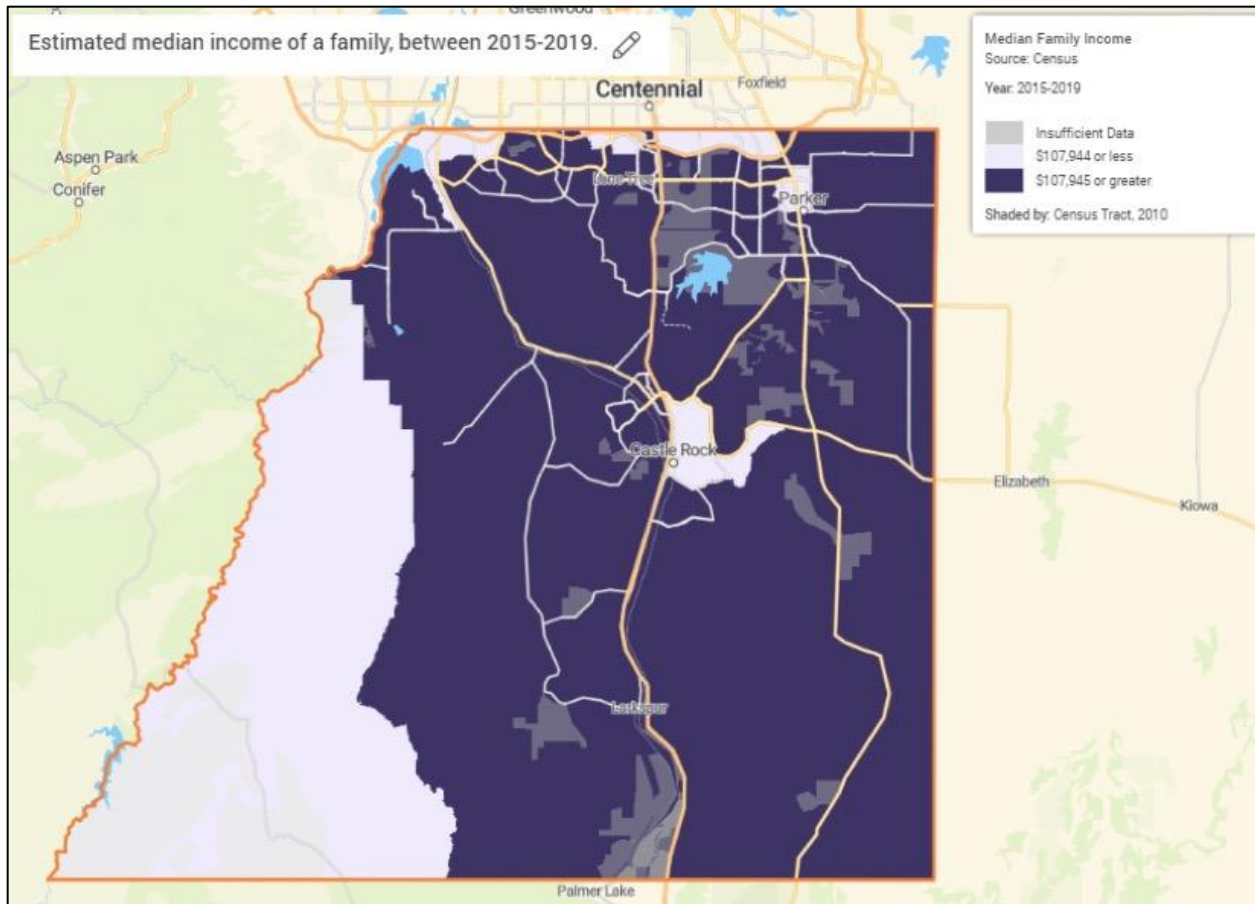
North Central area. Acres Green is a subdivision with modest homes, located west of I-25 and surrounded almost entirely by the City of Lone Tree. There is an elementary school and several parks in the neighborhood. A regional mall is located less than a mile from the subdivision.

Northeast Central area. The area east of I-25 and south of County Line Rd is primarily industrial uses and office buildings.

Northwest area. Chatfield Reservoir and the Highline Canal are recreational amenities. The commercial and industrial areas will be considered for redevelopment as buildings continue to age and market forces change.

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

Apart from the tract in the southwest corner, all areas with lower income families are near an urban center or major roadways. Strategic opportunities are to improve access to transportation in the northern tier of the County and provide economic expansion with higher wage jobs.



**LMI Concentration**

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

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

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Technically, Douglas County does not have significant gaps in broadband coverage. Most of the county has multiple options of internet providers, to include LMI areas. The average Douglas County household has four or more options for broadband-quality Internet service; however, an estimated 3% of locals still do not have access to more than one provider and may have to rely on low-grade wireless. Anecdotal information and responses from residents indicate that the more sparsely populated areas, such as the Pike National Forest, have inconsistent broadband connectivity.

The following map shows broadband access throughout the county. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows four major infrastructure options within Douglas County: cable, DSL, Fiber, and Fixed Wireless.

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

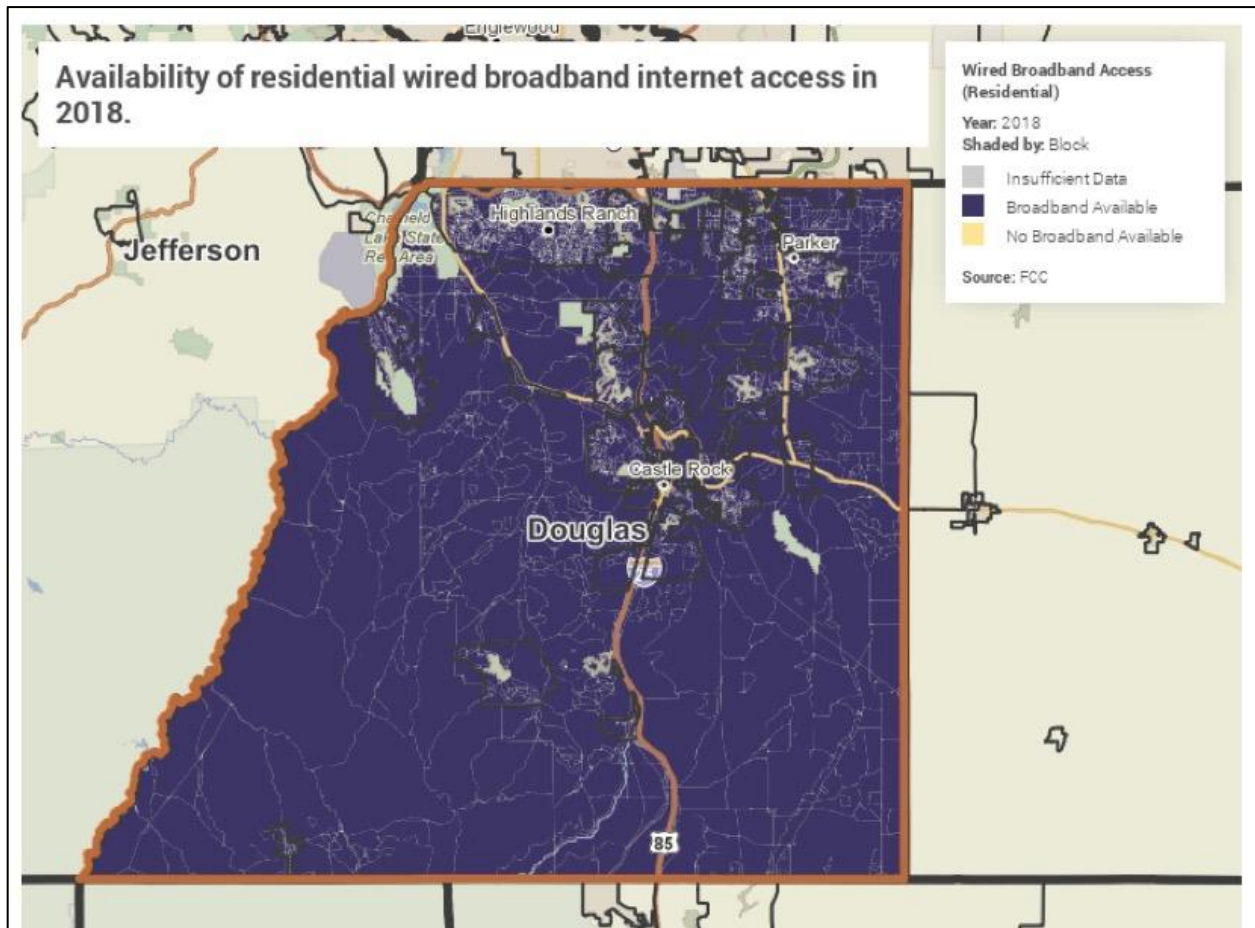
Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Douglas County has a total of nine Internet providers offering residential service (Source: Broadband Now). CenturyLink and Xfinity are the strongest providers in Douglas County so far as coverage. The average Douglas County household has four or more options for broadband-quality Internet service. These providers frequently overlap around the County:

CenturyLink (DSL and Fiber)  
Xfinity (Cable)  
Rise Broadband (Fixed Wireless)  
Kellin Communications (Fixed Wireless)

- Aerux Broadband (Fixed Wireless)
- XtreamInternet (Fixed Wireless)
- Viasat Internet (formerly Exede) (Satellite)
- HughesNet (Satellite)

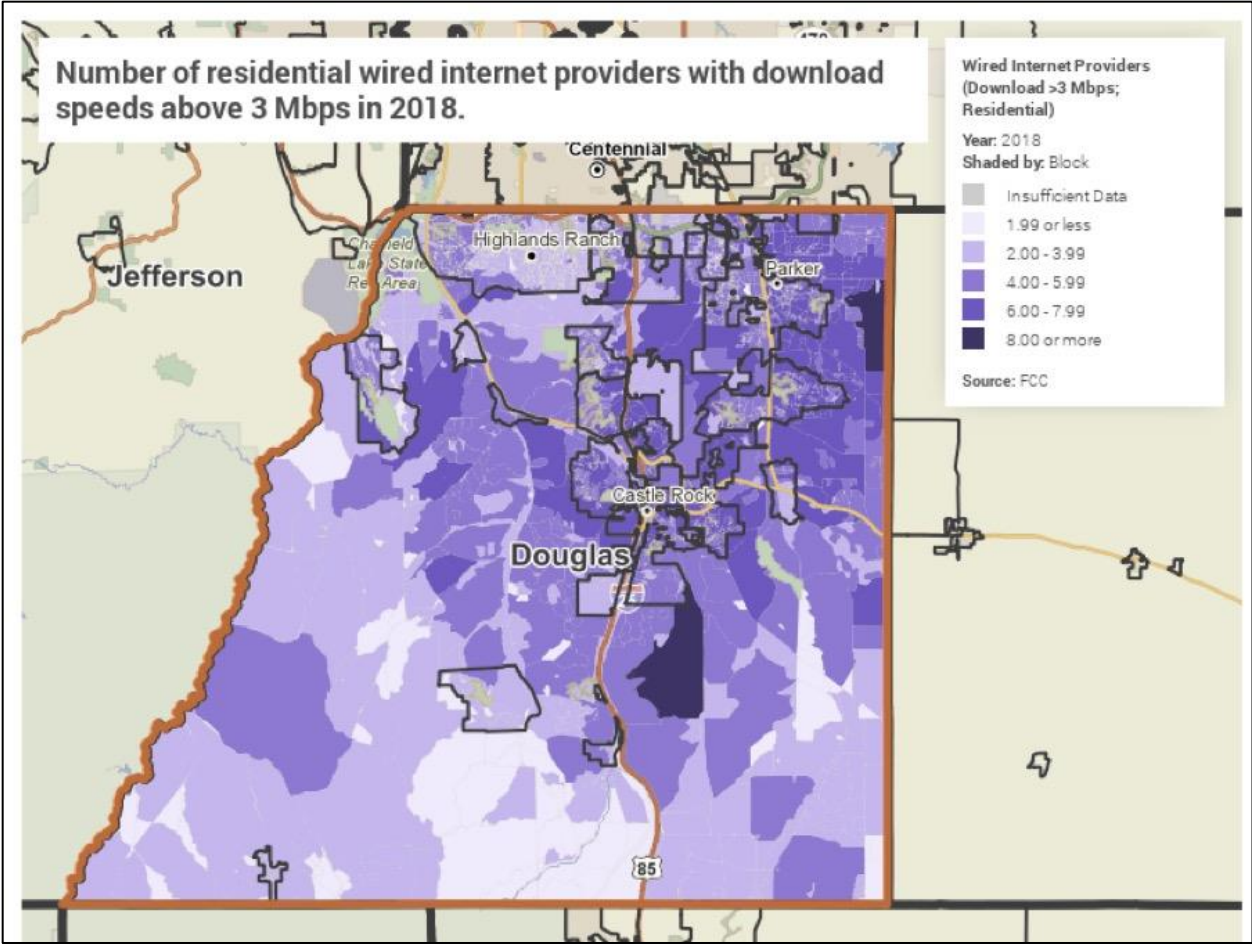
The map below shows the number of broadband service providers by census tract. Most of the county has at least four options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.

**See map: Highspeed Internet Providers**



**Broadband Access**





**Highspeed Internet Providers**

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

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

Douglas County has historically been prone to various natural hazard events. The Douglas County Local Hazard Mitigation Plan identified the following hazards as having a high likelihood of future occurrences: landslides, mud, debris flows, rockfalls, severe weather specific to extreme heat, hail, and high winds. Lightning, thunderstorms, heavy rains, winter weather, soil hazards, such as erosion, deposition and expansive soils, and wildfire also have a high likelihood of future occurrences. Of those, wildfires were the only highly likely hazard identified as high significance or potential to present a widespread impact. However, hazards that were identified as being highly likely occur once every year or up to once every five years, according to this assessment. The county will need to continue their hazard mitigation strategies to prepare for, prevent, and respond to these hazards.

The potential impacts of prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms, or droughts are often most significant for vulnerable communities. The county is located inland and does not experience coastal effects. According to the Intergovernmental Panel on Climate Change (IPCC), by the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, any increase in the ocean levels or increased storm activity may lead to people moving inland from the coast. An increase of people could move into the county which may drive up housing costs, reduce the availability of jobs, and tax resources.

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

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

Douglas County strives to inform and prepare the general public for multi-hazard mitigation. There are online venues (including the County website and social media pages, Douglas County Office of Emergency Management (OEM) website and social media pages, Volunteer Connect and the Colorado Volunteers Active in Disaster (CO VOAD) website and social media pages) that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community. Incorporated jurisdictions (including Castle Pines, Lone Tree, Castle Rock, Larkspur, and Parker) also have websites and local venues that disperse information to the general public.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The community planning and development strategies in this Strategic Plan are intended to help guide decision-making and to assure that the County's resources are coordinated in the best possible manner to meet the needs in the community. The countywide goal of community planning and development programs is to develop viable communities by providing a suitable living environment for its citizens, especially for LMI individuals and the special needs population.

The County allocates its federal community development funds to those areas of the county that qualify for CDBG funds based on income. The greatest obstacle to meeting unmet needs and underserved populations is the lack of funds to address all the needs of the community. Through a series of community engagement meetings, a community survey and input from stakeholder organizations, the County was able to determine that the priority needs of the community were:

1. Public Services for LMI & Vulnerable Population
2. Affordable Housing
3. Public Improvements

For a description of the identified priority needs, see SP-25 Priority Needs.

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

### **Geographic Area**

#### **General Allocation Priorities**

**Describe the basis for allocating investments geographically within the jurisdiction.**

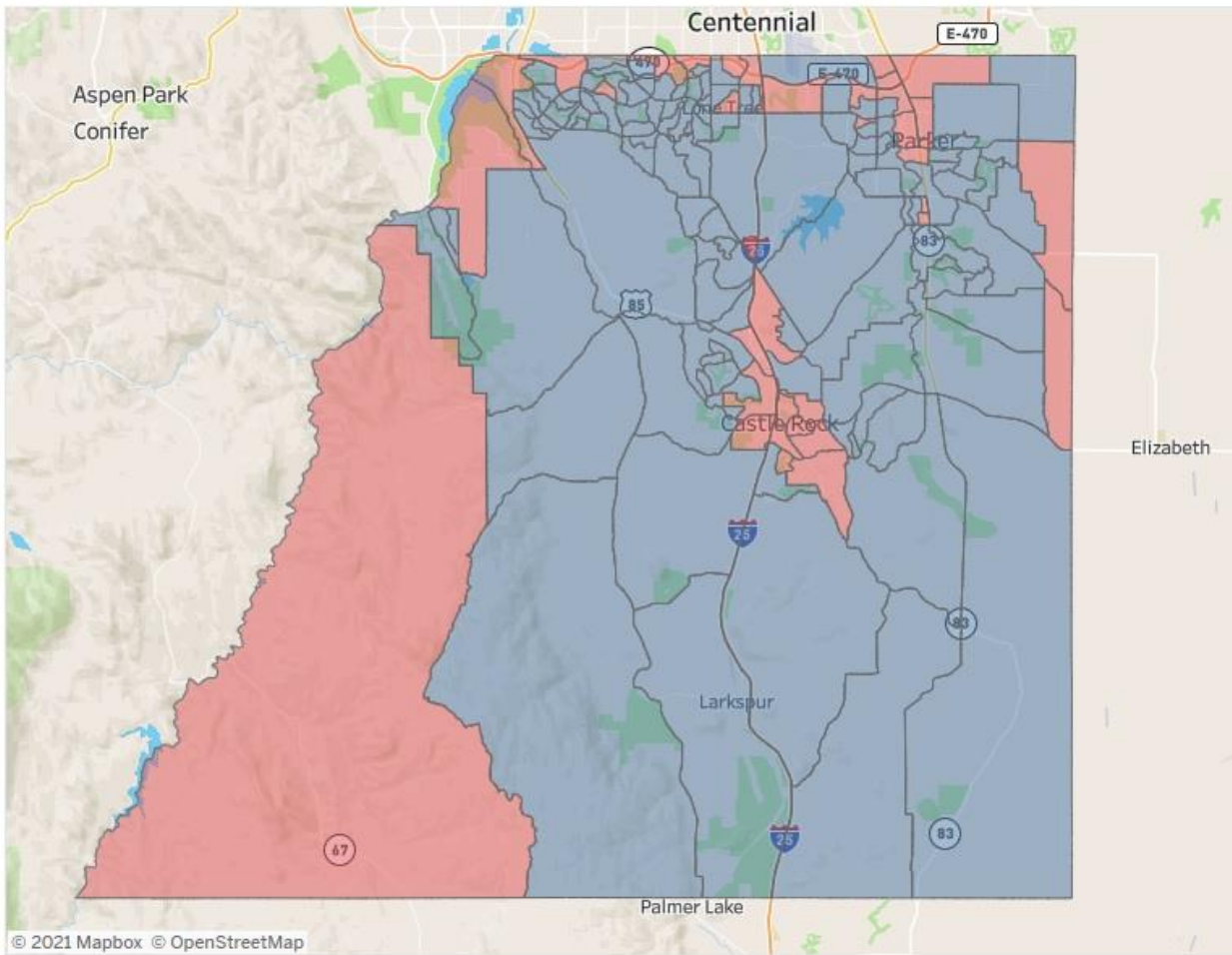
Douglas County does not allocate funding based solely on geographic requirements. When the planned activities are intended to serve individuals or households directly, those individuals or households must meet income qualifications and residency requirements, to receive assistance from the program. In these instances, county staff or one of its partner agencies shall complete an in-take and eligibility status review of the applicant individual, or household, before the activity is initiated.

Additionally, the County has identified infrastructure and public facility improvement activities which will serve a community, neighborhood or “area”. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible census block group tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are LMI.

To determine these tracts the County will be utilizing HUD CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible tracts within the jurisdiction. HUD determines Low Mod block groups tracts as those with 51% LMI population. However, Douglas County is an exception grantee with the LMI block group threshold lowered to 25.47%. The identified census block group tracts within the jurisdiction that are considered LMI can be found on the HUD Exchange website at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

A map of the Low/Mod census block group tracts is displayed below:

# Douglas County LMI Block Groups - Exception Grantee



**LMI Status**  
■ LMI Block Group  
■ Non-LMI Block Group

Source: HUD LMISD 2021

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

### Priority Needs

1	<b>Priority Need Name</b>	1. Public Services for LMI & Vulnerable Population
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	1a. Supportive Services 1b. Emergency Assistance
	<b>Description</b>	The County has identified vital public services for LMI & vulnerable populations as a priority need in the community. Supportive Services include activities that will improve the quality of life for residents such as mental and physical health services, food programs, elderly independent living services, financial literacy, job training or readiness and self-sufficiency assistance. Emergency Assistance programming will assist families at risk of homelessness with housing, utilities, and the opportunity to access case management services.
	<b>Basis for Relative Priority</b>	Douglas County Department of Community Development reviewed demographic data from the census and local data tracked by the County. The County worked with key stakeholders to obtain feedback from residents. Past successes were analyzed to forecast future public service needs. Feedback was collected through a series of meetings, surveys, interviews, and public hearings described in the public participation section of this Plan.
2	<b>Priority Need Name</b>	2. Affordable Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	2a. Down Payment Assistance 2b. Affordable Housing Preservation 2c. Affordable Housing Development
	<b>Description</b>	The County has identified affordable housing programs as a priority need in the community. Affordable housing activities include direct financial assistance to LMI households, and owner and rental housing rehabilitation for LMI households.
	<b>Basis for Relative Priority</b>	<p>Douglas County Department of Community Development reviewed demographic and housing data from the census and local data tracked by the County. Data from the NA-10 and MA-15 show that cost burden is the most significant housing issue in the County. According to the 2013-2017 ACS, 19,185 homeowners and 10,231 renters are cost burdened. High housing costs are a significant problem for many households, especially LMI households. There is not sufficient affordable housing to provide housing across all income levels. Renters in particular are in need affordable housing units.</p> <p>The County also worked with key stakeholders to obtain feedback from residents. Past successes were analyzed to forecast future affordable housing needs. Feedback was collected through a series of meetings, surveys, interviews, and public hearings described in the public participation section of this Plan.</p>
<b>3</b>	<b>Priority Need Name</b>	3. Public Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	3a. Facilities 3b. Infrastructure

<b>Description</b>	The County has identified Public Improvements as a priority need in the community. Public facilities improvements are activities that improve parks and recreation facilities, community centers, and neighborhood and non-profit facilities. Public infrastructure improvements are activities that improve streets, sidewalks, ADA improvements and water and sewer improvements. Public improvements are intended to have LMI area wide benefits.
<b>Basis for Relative Priority</b>	Douglas County Department of Community Development reviewed demographic data from the census and local data tracked by the County. The County worked with key stakeholders to obtain feedback from residents. Past successes were analyzed to forecast future public improvement needs. Feedback was collected through a series of meetings, surveys, interviews, and public hearings described in the public participation section of this Plan.

**Table 320 – Priority Needs Summary**

**Narrative**

Funding will be distributed to projects that address a priority, goal and accompanying objective identified in this Strategic Plan. The priorities were established based on the needs identified through public and stakeholder input, including the results of the community and provider surveys, and client and service provider focus groups.

All the proposed activities and projects are intended to benefit citizens of Douglas County who are income eligible for CDBG programs. HUD includes those who are presumed eligible, such as seniors, victims of domestic abuse, and residents who are homeless or disabled, as qualified individuals. High priority activities will be reviewed during the application evaluation.

Both the stakeholder and community surveys asked respondents to rank the top categories they felt should be the highest priority for the use of CDBG funds for the next five years. Their responses were used to determine the priority levels.



## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	<p>There is a need for more affordable housing units in Douglas County. According to data from the NA-10, the cost of housing continues to be the most common housing issue in the County. According to the most recent ACS data nearly 30,000 households are cost burdened. Renters are most likely to be cost burdened, nearly 44% of renters pay more than 30% of their income to housing expenses. Homeowners are less likely to be cost burdened than renters, but it is still a significant problem. Approximately 22% of homeowners with a mortgage and over 14% of homeowners without a mortgage have a cost burden. This financial burden puts significant pressure on households and increase the likelihood of less than optimal living arrangements.</p> <p>Renter-occupied households have lower incomes than owner-occupied households. Approximately 80% of households in owner-occupied units make \$75,000 or more while only 51% of renters make that amount. For more details see the MA-15 Cost of Housing section.</p>
Rehabilitation	<p>The greatest factor contributing to the need for rehabilitation is the high housing costs in the County. While the housing stock is relatively young, cost burdened households usually lack the resources to properly maintain and repair their homes without additional support. Cost burdened residents in units built prior to 2000 (estimated 53,797 units) have the greatest need for assistance in order to ensure the homes are maintained properly.</p> <p>Douglas County has a relatively low percentage of older housing units in the County that was built before 1980. This general time period is also significant as legislation was passed in 1978 to ban lead-based paint nationwide for consumer use, and therefore homes built before this time may have the potential for lead-based paint hazards. There are still over 7,900 owner-occupied and 2,100 renter-occupied housing units that were built before 1980 (Source: 2015-2019 ACS). Residents of older housing could risk exposure to lead-based paint during a home repair project.</p>
Acquisition, including preservation	See above.

**Table 331 – Influence of Market Conditions**

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

### Introduction

Douglas County is an entitlement community, eligible for federal funding from the US Department of Housing and Urban Development (HUD). This section outlines CDBG funding the County anticipates receiving on an annual basis for the 2021-2025 5-Year period covered by this Consolidated Plan. Activities must benefit LMI residents and meet a priority, goal, and objective identified in the Consolidated Plan.

The County anticipates an annual allocation for CDBG funds of approximately \$701,104 for each year of the 5-Year Consolidated Plan period.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	701,104	0	0	701,104	2,804,416	Expected amount available for the remainder of the ConPlan is 4x more years of the annual allocation.

Table 342 - Anticipated Resources

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

The CDBG program does not require a dollar-for-dollar match as some grants do. Douglas County CDBG staff leads an annual application workshop for new and previously funded applicants. During this workshop, applicants are encouraged to heavily leverage CDBG project funds and informed that the application process is highly competitive. Applications are scored using a set of weighted criteria including leveraging. Applicants typically leverage CDBG funds with in-kind services, donations, and other local, state and federal grants they receive.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

N/A

## SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DOUGLAS COUNTY	Government	Ownership Rental Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Douglas County Housing Partnership	PHA	Ownership Rental	Jurisdiction
Crisis Center	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Manna Resources	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Tall Tales Ranch	Other	Planning neighborhood improvements	Jurisdiction
Sedalia Water and Sanitation District	Departments and agencies	Planning neighborhood improvements public facilities	Jurisdiction
Tri-County Health Department	Departments and agencies	Non-homeless special needs public services	Other
Town of Castle Rock	Government	Non-homeless special needs public facilities	Jurisdiction
Metro Denver Health Initiative	Continuum of Care	Homelessness Non-homeless special needs public services	Region

**Table 53 - Institutional Delivery Structure**

### Assess Strengths and Gaps in the Institutional Delivery System

One of the County’s strengths lies in its close coordination with non-profit organizations. The Douglas County Community of Care Network (CCN) is a prime example of this coordination. This group consists of representatives from local non-profit organizations, faith-based organizations, county staff, the school

district, health department and members of the business community. This group meets monthly to discuss ideas and work on collaborative solutions regarding the issue of homelessness in the county.

The CCN has developed a strategic plan to address homelessness, and steps to prevent lower-income individuals and families from becoming homeless. The group implemented the plan and continued to raise awareness around the issue of homeless prevention through the Point-in-Time survey. CCN takes a proactive approach to address service gaps and homelessness in Douglas County. They have strategically planned to create outcomes that lead residents toward self-sufficiency. The group has held several successful events to benefit vulnerable residents.

Douglas County Transit Solutions (DCTS) is another example of a coordinated effort to address a gap in services. The focus of DCTS is to implement cohesive transit services for the vulnerable population, including elderly, handicapped and low-income residents of the county. While DCTS has been making progress, economic conditions forced local governments to make difficult decisions about transit options in the county including cuts to services.

The County has increased its efforts to help vulnerable residents by ensuring staff is in place to coordinate and provide technical assistance to organizations providing direct support to clients. These organizations partner with the County to utilize Federal Transit Administration (FTA), Community Services Block Grant (CSBG) and the Denver Regional Council of Governments (DRCOG) grants to expand existing services. Even with these additional resources there is still a significant gap in funding to meet community needs. Partnering organizations make every effort to coordinate services and combine resources to address gaps in the delivery system.

Several organizations serve and support persons speaking Spanish. Nueva Vita is a church with primarily Spanish speaking parents. This is a valuable resource for residents who only speak Spanish or just feel more comfortable speaking Spanish than English. Other organizations such as ARC and Developmental Pathways have staff fluent in Spanish and other languages to provide services to people who are disabled. Organizations such as the Colorado Women's Chamber of Commerce, Asian Chamber of Commerce, Colorado Black Chamber of Commerce provides services available to all county residents and businesses. Requests for construction project proposals are advertised through these organizations to reach out to minority groups and begin to build partnerships with these organizations.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
Other			

**Table 54 - Homeless Prevention Services Summary**

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

The majority of organizations that provide the general services listed above do so by collaborating to ensure that all homeless persons, regardless of age, race, or ethnicity, have access to the services available. Due to the low number of HIV residents in the County, it has not yet been determined to provide services specifically for this population, however HIV and homeless persons will be provided the same services.

Most of the organizations participate in the CCN or DCTS to gain knowledge about other services available for client referrals, and opportunities for partnerships. Details regarding services mentioned above are included in the PR-10 Consultation and AP-35 Projects.

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

Although there are strengths in terms of service delivery for the special needs population, there are also gaps. Major gaps include the need to increase services available to this population, particularly for housing and transportation.

One of the greatest strengths in service delivery is Douglas County Cares (DC Cares). The group is comprised of agencies and programs that serve vulnerable Douglas County residents who are motivated to overcome multiple and complex barriers.

DC Cares is a collaborative multi-agency program funded through the CSBG that provides opportunities for vulnerable residents in Douglas County to achieve self-sufficiency through employment using a caring and supportive process. Agencies engage participants in a process that identifies the current conditions faced by the family or individual, assists them in meeting their self-sufficiency goals and takes a team approach toward overcoming participant's barriers.

Typically, participants enrolled in DC Cares work with a facilitator for 9-12 months. During this time, a framework of care and support is provided by a facilitator. A variety of assistance, services, and tools are made available to participants as they work to overcome barriers to achieving stability, capacity, capability and opportunity. Success is measured by participants who successfully obtain and maintain self-sufficiency, employment, and housing. Participants must be residents of Douglas County and other eligibilities apply.

Residents interested in applying for DC Cares can complete an online application or contact one of the County's partner agencies. After submission of the application, residents who meet initial screening standards will complete an intake assessment and screening with one of our partner agencies.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Technical assistance to local organizations will be provided to assist them in increasing their capacity and their ability to serve unmet needs. Douglas County will continue to provide opportunities for collaboration among organizations. Collaboration is necessary for the institutional structure and service delivery system to work effectively and efficiently in meeting the community's needs. The County will continue to build relationships with new organizations to expand the service delivery system and address gaps. The County will also take advantage of the strengths in service delivery from the DC Cares program. Organizations involved in the DC Cares program plan to help create conditions whereby low-income, Douglas County residents achieve self-sufficiency. The DC Cares program can access a wide variety of assistance, services, and tools help to overcome the gaps in service delivery in the County.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1a. Supportive Services	2021	2025	Non-Housing Community Development		1. Public Services for LMI & Vulnerable Population	CDBG: \$362,659	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
2	1b. Emergency Assistance	2021	2025	Non-Housing Community Development		1. Public Services for LMI & Vulnerable Population	CDBG: \$362,658	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
3	2a. Down Payment Assistance	2021	2025	Affordable Housing		2. Affordable Housing	CDBG: \$200,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
4	2b. Affordable Housing Preservation	2021	2025	Affordable Housing		2. Affordable Housing	CDBG: \$656,411	Renter Units Rehabilitated: 335 Households Housing Unit
5	2c. Affordable Housing Development	2021	2025	Affordable Housing		2. Affordable Housing	CDBG: \$1,112,823	Homeowner Housing Added: 9 Households Housing Unit
6	3a. Facilities	2021	2025	Non-Housing Community Development		3. Public Improvements	CDBG: \$202,741	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	3b. Infrastructure	2021	2025	Non-Housing Community Development		3. Public Improvements	CDBG: \$608,227	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	1a. Supportive Services
	<b>Goal Description</b>	The County will provide funding for supportive services that improves the quality of life for LMI households and special needs groups in the County. Supportive service activities include independent living services, financial literacy, job training or readiness, transportation and self-sufficiency assistance etc.
2	<b>Goal Name</b>	1b. Emergency Assistance
	<b>Goal Description</b>	The County will provide funding for Emergency Assistance programming that will assist families at risk of homelessness with housing, utilities, and the opportunity to access case management services.
3	<b>Goal Name</b>	2a. Down Payment Assistance
	<b>Goal Description</b>	The County will support affordable housing opportunities through direct financial assistance in the Down Payment Assistance Program. This is available for eligible LMI households seeking homeownership.
4	<b>Goal Name</b>	2b. Affordable Housing Preservation
	<b>Goal Description</b>	The County will provide funding to support affordable housing preservation in the County for LMI households. Affordable housing preservation include rental and owner-occupied housing rehab activities.
5	<b>Goal Name</b>	2c. Affordable Housing Development
	<b>Goal Description</b>	The County will provide funding to support affordable housing development in the County for LMI households.

<b>6</b>	<b>Goal Name</b>	3a. Facilities
	<b>Goal Description</b>	The County will provide funding to support public facility improvements. Public facilities improvements are activities that improve parks and recreation facilities, community centers and neighborhood or non-profit facilities. Public improvements are intended to have LMI area wide benefits.
<b>7</b>	<b>Goal Name</b>	3b. Infrastructure
	<b>Goal Description</b>	The County will provide funding to support public infrastructure improvements. These are activities that improve streets, sidewalks, ADA improvements and water and sewer improvements. Public improvements are intended to have LMI area wide benefits.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The County estimates it will work to provide affordable housing to LMI households over the 5-Year Plan:

Direct Financial Assistance to Homebuyers: 10 Households Assisted

Homeowner Housing Rehabilitated: 335 Household Housing Units

Homeowner Housing Added: 9 Household Housing Unit

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Douglas County is served by the Douglas County Housing Partnership (DCHP), which is a multi-jurisdictional housing authority that was formed as a cooperative effort between businesses, and local and county governments to address the lack of affordable housing for people who work in the area. While the DCHP helps LMI households in the area with affordable housing programs, there are no public housing developments.

### **Activities to Increase Resident Involvements**

N/A. There are no public housing developments.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A. There are no public housing developments.

### **Plan to remove the ‘troubled’ designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Douglas County has streamlined the land development review process through the Subdivision Ordinances, minimizing the time and cost affecting affordable housing development under the County's control. The costs of land, water and building materials are market driven forces outside of the County's control, and increase the investments needed to build affordable housing. The County maintains communication with Homeowner Associations regarding land development, which is meant to engender trust through transparency in government. However, the notifications can foster NIMBY-ism when neighbors fear affordable housing will lower property values.

DCHP partners with developers building apartments and has successfully negotiated the inclusion of below market rate units. Affordable rental units for people with 30% AMI are extremely limited due to market forces. Affordable housing construction for these income groups is unlikely without the financing available through Private Activity Bonds, LIHTC and additional funding such as HOME. DCHP works with developers to ensure they receive Private Activity Bonds and tax credits, both of which are critical resources for affordable projects. The 9% tax credits are highly competitive and typically requires applicants to reapply repeatedly to receive approval. Auburn Ridge, Oakwood and RidgeGate are affordable projects financed at 9% LIHTC. All other LIHTC units were built with 4% tax credit units, which typically only include 60% AMI units.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The County has developed several strategies to reduce barriers to affordable housing. Douglas County has integrated affordable units into an entire development, instead of clustering all the units together. This scattered site technique has helped to offset the stigma of affordable units and does not appear to detract from the ability to draw in buyers for a variety of price ranges. The County has also developed flexible standards through the Planned Development and rezoning process to simplify and streamline new housing developments. This flexibility is meant to hold down costs and enable the rezoning process to proceed quickly.

Douglas County plans to work closely with the DCHP, other jurisdictions, and developers to leverage funding sources such as CDBG dollars, tax credits, PABs, and other grant opportunities, to increase the number of affordable housing units available in the county. This may include the development of permanent supportive housing to assist residents who require additional support to overcome more complex barriers to housing and self-sufficiency.

The Douglas County Department of Community Development continues to improve its planning process. The development review process is not considered to be a hindrance or barrier to developing affordable housing in the county. Development fees charged by the County for planning, engineering, and building services are low or comparable to the fees charged by other jurisdictions. The County has greatly reduced the processing time for development review through a combination of regulatory streamlining, shortened

process timelines, and departmental coordination. Faster development review saves developers and businesses time and money when development is linked to affordable housing.

The County has been affirmatively furthering fair housing by providing fair housing education, hosting special events and creating a fair housing webpage. CDBG staff members are designated to receive calls regarding housing discrimination, and staff takes every opportunity to educate callers about fair housing. The County intends to continue to provide education by preparing materials for special events and expanding the web page.

CDBG staff promotes fair housing in a variety of ways to ensure residents have information available if they feel they have been discriminated against. Douglas County has a web page devoted entirely to fair housing including information about fair housing laws, types of discrimination, resources, and contacts.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Douglas County's Community of Care Navigator reaches out to homeless people throughout the county about six times per year. During outreach to the homeless, the Navigator provides people with food and resources and offers assistance when appropriate. Douglas County's homeless population looks very different from other areas in the Denver metro region where shelters are available. Many people do not consider themselves to be homeless because they are living with family or friends, therefore it is often difficult to find and identify them.

Twice a year the CCN holds "Strive to Thrive" events for homeless persons and vulnerable residents. The event is a collaboration of 27 different agencies and gives an opportunity for residents to access information through a Resource and Service Fair. A hot meal is provided along with bags of food for attendees to take with them. Participants receive assistance in completing forms for various human services programs and could enroll in the school district's lunch program. Staff members from the various organizations are available to answer questions and direct attendees to the appropriate resources. In past events, attendees left with haircuts, school supplies and even bicycles.

DCSD has a homeless staff liaison that works to identify homeless students and offer them tools and resources so homeless students can have the same opportunities as students who are not homeless.

Homeless persons who request services through a local agency such as the Help and Hope Center, can receive services and referrals to other agencies. Someone in need mental health assistance would receive a referral to AllHealth. A person with special needs might be referred to Developmental Pathways or The Arc of Arapahoe and Douglas Counties. A senior might be referred to Oakwood Senior Apartments for an affordable housing unit.

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

The Crisis Center, Douglas County's domestic violence emergency shelter, continues to provide a safe environment for clients through motel vouchers or rent assistance. They maintain a seven-bed shelter for residents who are in imminent danger of domestic violence.

The DCHP purchased three community-supportive housing units that offer transitional housing for families participating in the DC Cares program. Each housing unit can be rented up to a year, depending on the family's specific circumstances. Additional resources are provided to assist families achieving self-sufficiency.

**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.**

DC Cares is comprised of agencies working in partnership for the benefit of homeless and vulnerable residents. This program involves case management as well as other supportive services to increase the client's chances of obtaining and maintaining self-sufficiency.

Families interested in participating in the program will be required to meet several eligibility requirements. Local agencies that participate in the Community of Care Network may refer any eligible resident for program consideration. The organizations which form DC Cares will assess all referrals and select residents to participate in the program.

Typically, participants enrolled in DC Cares work with a facilitator for 9-12 months. During this time, a framework of care and support is provided by a facilitator. A variety of assistance, services, and tools are made available to participants as they work to overcome barriers to achieving stability, capacity, capability and opportunity. Success is measured by participants who successfully obtain and maintain self-sufficiency, employment, and housing. Participants must be residents of Douglas County and other eligibilities apply.

Residents interested in applying for Douglas County Cares can complete an online application or contact one of the County's partner agencies. After submission of the application, residents who meet initial screening standards will complete an intake assessment and screening with one of our partner agencies.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The County coordinates with existing partners and is in the process of building new relationships to better serve people who have been discharged from institutions or systems of care.

As mentioned above, the Douglas County Cares program exists to help low-income individuals and families avoid becoming homeless, especially those who are exiting systems of care. A variety of assistance, services, and tools are made available to participants as they work to overcome barriers to achieving stability, capacity, capability and opportunity. Success is measured by participants who become self-sufficient, and find employment and stable housing. Other services and programs include:

Residents leaving an institution or system of care might be able to access the State's Housing Voucher Program or the Colorado Second Chance Housing and Rehabilitation Program. Residents can only be assisted if they are found to be eligible and if program funding is still available.

The WrapAround Program exists under the umbrella of the Douglas County Youth Initiative. Typically, clients who become a part of the program are referred from other agencies, such as the Douglas County School District or the Juvenile Assessment Center. The WrapAround Program does not offer funding for housing, but the family facilitator can connect families with agencies that provide rent assistance.

Individuals or families can also access rent assistance or motel vouchers if funding is available. A variety of agencies such as the Task Forces and local churches can provide a limited amount of assistance.

Residents with an intellectual or developmental disability who are being released from an institution can contact Developmental Pathways, which is Douglas County's local Community Centered Board (CCB). CCBs manage access to Medicaid-funded waiver programs which may be able to support these individuals with community-based supports.



## **SP-65 Lead based paint Hazards – 91.215(i)**

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

Douglas County has a low percentage of housing units in Douglas County which have the potential for lead-based paint. The majority of Douglas County's housing was built after 1978, when lead-based paint was banned nationwide for consumer use. There are however still over 7,900 owner-occupied and 2,100 renter-occupied housing units that were built before 1978 (Source: 2015-2019 ACS). Residents of these homes could risk exposure to lead-based paint during a home repair project.

The following actions undertaken by the County's CDBG program will reduce the potential for lead-based paint hazards:

- When CDBG Subrecipients conduct housing rehabilitation on homes built prior to 1978, a program policy states that areas to be renovated must be tested for lead-based paint. If evidence of lead is found, best practices for lead remediation must be observed.
- Provide handouts on lead-based paint at outreach events.
- Educate attendees at fair housing training events on lead-based paint.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Due to the low percentage of Douglas County homes with the potential of lead-based paint, the likelihood of encountering lead-based paint during a repair project or the purchase of a home is low. Even with a low probability of occurrence, the County is committed to distributing educational materials whenever possible to alert residents to the changes of lead-based paint. The CDBG program will also take all steps necessary to ensure safe work practices are followed if lead-based paint is found.

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

All housing projects that involve repairs or renovation must meet the local building codes and HUDs Housing Quality Standards. Educational materials regarding lead-based paint are offered at all public meetings and fair housing trainings conducted by Douglas County. The County's policies and procedures outline the handout materials to use when working with clients who are about to purchase their first home or applying for home repair services. Client's sign a document that confirms they have received the handouts. Any home built in 1978 or before is tested for lead-based paint in the areas where repairs are scheduled. Should lead-based paint be discovered, the contractor is required to use lead-safe best practices to remediate the potential hazard. Language reinforcing these actions will be written into all contracts when CDBG projects are implemented.

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

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

Douglas County is committed to reducing the number of poverty-level households by supporting programs that reduce barriers to affordable housing, decrease the number of homeless families, and improve self-sufficiency. Poverty is a complex problem that is best addressed with a multi-faceted approach.

The established goals and activities in this plan will work directly to reduce the number of poverty level families in the County. The CDBG program and the projects that receive funding from the grant support these Board goals, which are a key component of the Anti-Poverty Strategy. In addition to CDBG, the Department of Community Development administers numerous grants that fund programs supporting self-sufficiency, homelessness prevention, transportation and other critical needs that address poverty. The overarching goal is to reduce the number of individuals and families struggling at the poverty level and help them achieve self-sufficiency.

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

The goals of the CDBG program support the Board of County Commissioners' goals. Programs funded over the next five years will meet all national objectives and local preferences, priorities and objectives. These goals are integral to reducing poverty in Douglas County. The grants managed by the Department of Community Development address and ameliorate poverty on various levels by funding or supporting housing, emergency assistance, transportation, support services and facility improvement projects. The goals of reducing poverty and creating affordable housing are indistinguishable in their importance toward creating a stable thriving community.

## **SP-80 Monitoring – 91.230**

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

Monitoring begins when a subgrantee is allocated funds and continues until the subgrantee has met the full obligations of the CDBG regulations. County staff provides technical assistance throughout the program year to new Subrecipients to assist them in understanding the federal regulations, requirements, and the reporting process.

Technical assistance and informal monitoring are provided on a regular basis to ensure all Subrecipients successfully complete their projects. Informal monitoring in the form of phone calls, emails, reviewing draw down requests, progress reports, and site visits occur on an ongoing basis. Through the annual risk assessment tool, staff conducts a desk audit and monitors all active programs at the end of each program year.

If a project involves construction, staff meets with Subrecipients before their contracts are finalized to review the regulations related to their specific project. Staff is involved throughout the procurement process as specific information is required to be included in the request for bids and construction contracts. Training is provided at the pre-bid and pre-construction meetings so that Subrecipients and their contractors understand how to comply with federal regulations such as Section 3 and Davis-Bacon. Site visits are conducted throughout the construction project to monitor for compliance of all applicable regulations.

The annual risk assessment tool is modeled after HUD's annual assessment of CDBG entitlement communities. CDBG staff designed this tool to expedite the annual monitoring of active projects while ensuring that staff consistently assesses the strengths and weaknesses of each subgrantee. This tool is reviewed on a regular basis and revised as needed to ensure its effectiveness.

The risk assessment tool includes pre-determined criteria used to evaluate the subgrantee, specific rating considerations, and point assignments. The assessment tool evaluates timeliness of reports, staff turnover, percentage of funds remaining, completeness of the project and previous findings or concerns. It also includes a scoring system intended to help identify a subgrantee that may require additional technical assistance and the type of assistance needed. It provides staff with an equitable tool to assess risk and determine who should receive an on-site monitoring visit. Subrecipients are ranked as a high, medium or low risk based on their assessment score. Staff usually conducts an on-site monitoring visit of organizations having high risk scores. Exceptions to an on-site monitoring is considered on a case-by-case basis.

During the site visit, each subgrantee responds to a questionnaire designed to evaluate the agency's practices regarding eligibility, financial documentation, compliance with federal regulations and County policies, and reporting accomplishments. Subrecipients are asked to provide access to project files and financial information.

CDBG staff completes a monitoring form summarizing the visit and sends it to the subgrantee to document the monitoring and confirm any requests made by staff or the subgrantee. Under some circumstances, Douglas County will ask the subgrantee to submit a workout plan to ensure the Subrecipients are on track to spend down funds and complete their projects within an agreed upon timeframe. A workout plan may also be required if a concern or monitoring finding is identified. In this case Subrecipients will be asked to provide the process and timeline they will follow to correct the issues identified.

## Expected Resources

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

#### Introduction

Douglas County is an entitlement community, eligible for federal funding from the US Department of Housing and Urban Development (HUD). This section outlines CDBG funding the County anticipates receiving on an annual basis for the 2021-2025 5-Year period covered by this Consolidated Plan. Projects must benefit LMI residents and meet a priority, goal, and objective identified in the Consolidated Plan.

The County anticipates an annual allocation for CDBG funds of approximately \$701,104 for each year of the 5-Year Consolidated Plan period.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	701,104	0	0	701,104	2,804,416	Expected amount available for the remainder of the ConPlan is 4x more years of the annual allocation.

**Table 56 - Expected Resources – Priority Table**

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

**matching requirements will be satisfied**

The CDBG program does not require a dollar-for-dollar match as some grants do. Douglas County CDBG staff leads an annual application workshop for new and previously funded applicants. During this workshop, applicants are encouraged to heavily leverage CDBG project funds and informed that the application process is highly competitive. Applications are scored using a set of weighted criteria including leveraging. Applicants typically leverage CDBG funds with in-kind services, donations, and other local, state and federal grants they receive.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

N/A

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1a. Supportive Services	2021	2025	Non-Housing Community Development		1. Public Services for LMI & Vulnerable Population	CDBG: \$58,045	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
2	1b. Emergency Assistance	2021	2025	Non-Housing Community Development		1. Public Services for LMI & Vulnerable Population	CDBG: \$103,044	Public service activities other than Low/Moderate Income Housing Benefit: 249 Persons Assisted
4	2b. Affordable Housing Preservation	2021	2025	Affordable Housing		2. Affordable Housing	CDBG: \$361,796	Rental units rehabilitated: 67 Household Housing Unit
5	3a. Facilities	2021	2025	Non-Housing Community Development		3. Public Improvements	CDBG: \$56,044	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 330 Persons Assisted
6	3b. Infrastructure	2021	2025	Non-Housing Community Development		3. Public Improvements	CDBG: \$122,175	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 126 Persons Assisted

**Table 57 – Goals Summary**

Note: \$70,100 out of the County’s 20% Planning and Administration Cap will be allocated to use for a non-profit’s planning activity.

## Goal Descriptions

1	<b>Goal Name</b>	1a. Supportive Services
	<b>Goal Description</b>	The County will provide funding for supportive services that improve the quality of life for LMI households and special needs groups in the County. Supportive service activities include independent living services, financial literacy, job training or readiness, transportation and self-sufficiency assistance etc.
2	<b>Goal Name</b>	1b. Emergency Assistance
	<b>Goal Description</b>	The County will provide funding for Emergency Assistance programming that will assist families at risk of homelessness with housing, utilities, and the opportunity to access case management services.
4	<b>Goal Name</b>	2b. Affordable Housing Preservation
	<b>Goal Description</b>	The County will provide funding to support affordable housing preservation in the County for LMI households. Affordable housing preservation include rental and owner-occupied housing rehab activities.
5	<b>Goal Name</b>	3a. Facilities
	<b>Goal Description</b>	The County will provide funding to support public facility improvements. Public facilities improvements are activities that improve parks and recreation facilities, community centers and neighborhood and non-profit facilities. Public improvements are intended to have LMI area wide benefits.
6	<b>Goal Name</b>	3b. Infrastructure
	<b>Goal Description</b>	The County will provide funding to support public infrastructure improvements. These are activities that improve streets, sidewalks, ADA improvements and water and sewer improvements. Public improvements are intended to have LMI area wide benefits.



# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The following projects are proposed for PY 2021 and each address one of the priority needs identified by the County. 10% of the CDBG admin will be used to oversee the activities outlined in each of the projects listed in the table below.

The Public Service project consists of Supportive Services Program that will help LMI persons meet short term self-sufficiency goals and provide tools, including financial literacy, transportation and job readiness as well as an Emergency Response program that will assist families at risk of homelessness with housing, utilities, and the opportunity to access case management services. These services will be delivered by local nonprofit Manna Resource Center.

The Housing Activities project will fund the Douglas County Housing Partnership to rehabilitate the Lincoln Pointe Lofts. This activity will replace 67 hot water and heater units for LMI residents, reduce costly repairs and provide energy savings for the residents.

Public Facilities & Infrastructure Activities will assist with updating a geothermal heating system where shelter, therapy and administrative services for adults and children impacted by domestic violence are provided as well as water systems improvements in the County.

### Projects

#	Project Name
1	CDBG: Administration & Planning (2021)
2	CDBG: Public Services (2021)
3	CDBG: Housing Activities (2021)
4	CDBG: Public Facilities & Infrastructure Activities (2021)

Table 58– Project Information

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

CDBG funds must address one of the priority needs identified in the 2021-2025 Consolidated Plan, as well as an associated goal to address the need. A variety of factors are taken into consideration in determining how funds are allocated. Funding levels are highly dependent upon the number of applications received, organizations applying, and types of projects submitted through the application process. The County also worked with key stakeholders and obtained feedback from residents to determine the how funds were

allocated. It was determined through all these factors that the priority needs were:

1. Public Services for LMI & Vulnerable Population
2. Affordable Housing
3. Public Improvements

For PY 2021, the County will address all priority needs.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG: Administration & Planning (2021)
	<b>Target Area</b>	
	<b>Goals Supported</b>	1a. Supportive Services 1b. Emergency Assistance 2b. Affordable Housing Preservation 3a. Facilities 3b. Infrastructure
	<b>Needs Addressed</b>	1. Public Services for LMI & Vulnerable Population 2. Affordable Housing 3. Public Improvements
	<b>Funding</b>	CDBG: \$140,221
	<b>Description</b>	CDBG Program administration in PY 2021.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Douglas County CDBG Grant Administration  Planning for Tall Tales Ranch - Construction drawings are needed to move forward plans to build 28 units of paired housing for people with intellectual or developmental disabilities.
	2	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		1a. Supportive Services 1b. Emergency Assistance
<b>Needs Addressed</b>		1. Public Services for LMI & Vulnerable Population
<b>Funding</b>		CDBG: \$105,000
<b>Description</b>		The County will provide CDBG funds for public service to LMI individuals and families in the County. The activities consist of vital supportive services and emergency response programs.
<b>Target Date</b>		9/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than LMI housing Benefit: 349 Persons Assisted
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Manna Resources - Supportive Services Program will help clients meet short term self-sufficiency goals and provide tools, including financial literacy and job readiness: \$30,000  Manna Resources - Emergency Response programming will assist families at risk of homelessness with housing, utilities, and the opportunity to access case management services: \$75,000
<b>3</b>	<b>Project Name</b>	CDBG: Housing Activities (2021)
	<b>Target Area</b>	
	<b>Goals Supported</b>	2b. Affordable Housing Preservation
	<b>Needs Addressed</b>	2. Affordable Housing
	<b>Funding</b>	CDBG: \$333,752
	<b>Description</b>	The County will provide CDBG funds for the rehab of multi-family rental development for LMI residents in the County.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units rehabilitated: 67 Household Housing Unit
	<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Douglas County Housing Partnership – Lincoln Pointe Lofts Rehab, replace 67 heat and hot water units for income-eligible Lincoln Pointe Lofts residents and reduce costly repairs. \$333,752	
<b>4</b>	<b>Project Name</b>	CDBG: Public Facilities & Infrastructure Activities (2021)
	<b>Target Area</b>	
	<b>Goals Supported</b>	3a. Facilities 3b. Infrastructure
	<b>Needs Addressed</b>	3. Public Improvements
	<b>Funding</b>	CDBG: \$122,131

<b>Description</b>	The County will provide CDBG funds for public improvements to LMI areas in the County.
<b>Target Date</b>	9/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 456 Persons Assisted
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	<p>Crisis Center Facility - Update Geothermal System, this activity will upgrade the shelter's geothermal heating system where therapy and administrative services for adults and children impacted by domestic violence are provided: \$28,000</p> <p>Sedalia Water System Improvements - Improvements to the water system through installation of electronic water meters will reduce weather-related maintenance costs: \$94,131</p>

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Individuals or households must meet income qualifications to receive direct assistance from activities and services in the CDBG program. For eligible activities to public facilities & infrastructure improvements as well as economic development opportunities the County will be targeting low- to moderate-income identified census block group tract areas in need. See below on how the County will determine these areas.

### **Rationale for the priorities for allocating investments geographically**

Douglas County does not allocate funding based solely on geographic requirements. When the project or planned activities are intended to serve individuals or households directly, those individuals or households must meet income qualifications, as well as residency requirements to receive assistance from the program. In these instances, County staff or one of its partner agencies shall complete an in-take and eligibility status review of the applicant individual, or household, before the project/activity is initiated.

Additionally, the County has identified infrastructure and public facility improvement activities. In which case, the planned activities will serve a community, neighborhood or “area”. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible census block group tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are LMI.

To determine these Tracts the County will be utilizing HUD CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible tracts within the jurisdiction. HUD determines Low Mod block groups tracts as those with 51% LMI population, however Douglas County is an exception grantee with the LMI block group threshold lowered to 25.47%. The identified census block group tracts within the jurisdiction that are considered LMI can be found on the HUD Exchange website at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

A map of the Low/Mod census block group tracts is displayed in SP-10 Geographic Priorities.

## Affordable Housing

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

#### Introduction

In PY 2021, Douglas County will fund a rehab project for residential rental housing. The housing project funded will be the Douglas County Housing Partnership Lincoln Pointe Lofts. This activity will replace 67 hot water units for LMI residents and reduce costly repairs.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	67
Special-Needs	0
Total	67

**Table 59 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	67
Acquisition of Existing Units	0
Total	67

**Table 60 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Rental units rehabilitated (Lincoln Pointe Lofts): 67 Household Housing Unit

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

### **Introduction**

Douglas County is served by the Douglas County Housing Partnership (DCHP), which is a multi-jurisdictional housing authority that was formed as a cooperative effort between businesses, and local and county governments to address the lack of affordable housing for people who work in the area. While the DCHP helps LMI households in the area with affordable housing programs, there are no public housing developments.

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

N/A, there are no public housing developments.

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

N/A, there are no public housing developments.

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

N/A



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

### **Introduction**

Homeless prevention resources are available in Douglas County and throughout the Denver Metro Area, however available services fall short of providing adequate services to meet the growing needs of both the emerging homeless population and residents who are at risk of becoming homeless.

The County has a small homeless population compared to other areas in the Denver Metro region. Still, establishing resources and collaborating with other entities working to assist the homeless and at-risk population will be necessary to address the community's needs. The County will work to ensure that housing options and services are available to all.

The following activities and services describe the resources available to persons experiencing homelessness in the County.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

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

During outreach to the homeless, the Navigator provides people with food and resources and offers assistance when appropriate. Douglas County's homeless population looks very different from other areas in the Denver metro region where shelters are available. Many people do not consider themselves to be homeless because they are living with family or friends, therefore it is often difficult to find and identify them.

Twice a year the CCN holds "Strive to Thrive" events for homeless persons and vulnerable residents. The event is a collaboration of 27 different agencies and gives an opportunity for residents to access information through a Resource and Service Fair. A hot meal is provided along with bags of food for attendees to take with them. Participants receive assistance in completing forms for various human services programs and could enroll in the school district's lunch program. Staff members from the various organizations are available to answer questions and direct attendees to the appropriate resources. In past events, attendees received haircuts, school supplies and even bicycles.

DCSD has a homeless staff liaison that works to identify homeless students and offer them tools and resources so homeless students can have the same opportunities as students who are not homeless.

Homeless persons who request services through a local agency such as the Help and Hope Center, can receive services and referrals to other agencies. For example, a person that may need mental health assistance would receive a referral to AllHealth Network. A person with special needs might be referred

to Developmental Pathways or The Arc of Arapahoe and Douglas Counties. A senior might be referred to Oakwood Senior Apartments for an affordable housing unit.

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

The Crisis Center, Douglas County's domestic violence emergency shelter, continues to provide a safe environment for clients through motel vouchers or rent assistance. They maintain a seven-bed shelter for residents who are in imminent danger of domestic violence.

The DCHP purchased three community-supportive housing units that offer transitional housing for families participating in the DC Cares program. Each housing unit can be rented up to a year, depending on the family's specific circumstances. Additional resources are provided to assist families in achieving self-sufficiency.

**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**

DC Cares is comprised of partner agencies, which work in partnership for the benefit of homeless and vulnerable residents. This program involves case management as well as other supportive services to increase the client's chances of obtaining and maintaining self-sufficiency.

Families interested in participating in the program will be required to meet several eligibility requirements. Local agencies that participate in the Community of Care Network may refer any eligible resident for program consideration. The organizations which form DC Cares will assess all referrals and select residents to participate in the program.

Typically, participants enrolled in DC Cares work with a facilitator for 9-12 months. During this time, a framework of care and support is provided by a facilitator. A variety of assistance, services, and tools are made available to participants as they work to overcome barriers to achieving stability, capacity, capability and opportunity. Success is measured by participants who successfully achieve self-sufficiency, employment, and housing.

Residents interested in applying for Douglas County Cares can complete an online application or contact one of the County's partner agencies. After submission of the application, residents who meet initial screening standards will complete an intake assessment and screening with one of our partner agencies.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded**

**institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The County coordinates with existing partners and is in the process of building new relationships to better serve people who have been discharged from institutions or systems of care.

The DC Cares program exists to help low-income individuals and families avoid becoming homeless, especially those who are exiting systems of care. A variety of assistance, services, and tools are made available to participants as they work to overcome barriers to achieving stability, capacity, capability and opportunity. Success is measured by participants who successfully obtain and maintain self-sufficiency, employment, and housing. Participants must be residents of Douglas County and other eligibilities apply.

Other services and programs include:

AllHealth Network utilizes case managers and housing program coordinators to provide referrals to outside resources and connections to help prevent homelessness. Residents leaving an institution or system of care might be able to access the State's Housing Voucher Program or the Colorado Second Chance Housing and Rehabilitation Program.

The WrapAround Program exists under the umbrella of the Douglas County Youth Initiative. Typically, clients who become a part of the program are referred from other agencies, such as the Douglas County School District or the Juvenile Assessment Center. The WrapAround Program does not offer funding for housing, but the family facilitator can connect families with agencies that provide rent assistance.

Individuals or families can also access rent assistance or motel vouchers if funding is available. A variety of agencies such as the Task Forces and local churches can provide a limited amount of assistance.

Residents with an intellectual or developmental disability who are being released from an institution can contact Developmental Pathways, which is Douglas County's local Community Centered Board (CCB). CCBs manage access to Medicaid-funded waiver programs which may be able to support these individuals with community-based supports.

The Colorado Choice Transitions program is a demonstration program designed to facilitate the transition of Medicaid clients from nursing or other long-term care facilities to the community using home and community-based services and supports.

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

### **Introduction:**

Douglas County has streamlined the land development review process through the Subdivision Ordinance, minimizing the time and cost affecting affordable housing development under the County's control. The costs of land, water and building materials are market driven forces outside of the County's control, and increase the investments needed to build affordable housing. The County maintains communication with Homeowner Associations regarding land development, which is meant to engender trust through transparency in government. However, the notifications can foster NIMBY-ism when neighbors fear affordable housing will lower property values.

DCHP partners with developers building apartments and has successfully negotiated the inclusion of below market rate units. Affordable rental units for people with 30% AMI are extremely limited due to market forces. Affordable housing construction for these income groups is unlikely without the financing available through Private Activity Bonds, LIHTC and additional funding such as HOME. DCHP works with developers to ensure they receive Private Activity Bonds and tax credits, both of which are critical resources for affordable projects. The 9% tax credits are highly competitive and typically requires applicants to reapply repeatedly to receive approval. Auburn Ridge, Oakwood and RidgeGate are affordable projects financed at 9% LIHTC. All other LIHTC units were built with 4% tax credit units, which typically only include 60% AMI units.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The County has developed several strategies to reduce barriers to affordable housing. Douglas County has integrated affordable units into an entire development, instead of clustering all the units together. This scattered site technique has helped to offset the stigma of affordable units and does not appear to detract from the ability to draw in buyers for a variety of price ranges. The County has also developed flexible standards through the Planned Development and rezoning process to simplify and streamline new housing developments. This flexibility is meant to hold down costs and enable the rezoning process to proceed quickly.

Douglas County plans to work closely with the DCHP, other jurisdictions, and developers to leverage funding sources such as CDBG dollars, tax credits, PABs, and other grant opportunities, to increase the number of affordable housing units available in the county. This may include the development of permanent supportive housing to assist residents who require additional support to overcome more complex barriers to housing and self-sufficiency.

The Douglas County Department of Community Development continues to improve its planning process. The development review process is not considered to be a hindrance or barrier to developing affordable

housing in the county. Development fees charged by the County for planning, engineering, and building services are low or comparable to the fees charged by other jurisdictions. The County has greatly reduced the processing time for development review through a combination of regulatory streamlining, shortened process timelines, and departmental coordination. Faster development review saves developers and businesses time and money when development is linked to affordable housing.

The County has been affirmatively furthering fair housing by providing fair housing education, hosting special events and creating a fair housing webpage. CDBG staff members are designated to receive calls regarding housing discrimination, and staff takes every opportunity to educate callers about fair housing. The County intends to continue to provide education by preparing materials for special events and expanding the web page.

CDBG staff promotes fair housing in a variety of ways to ensure residents have information available if they feel they have been discriminated against. Douglas County has a web page devoted entirely to fair housing including information about fair housing laws, types of discrimination, resources, and contacts.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section outlines the other actions Douglas County will take to assist LMI households and the special needs community.

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

The County plans to continue with two grants from DRCOG, which help to benefit seniors by allowing them to remain safely in their homes. Many seniors have the vitality to live independently but cannot feasibly handle all the work associated with owning a home. Vision challenges and hearing loss are common issues for seniors, making it difficult to drive or maintain a home.

The County will also continue with seeking funding from the Regional Transportation District (RTD). Most of the funding allocation is used to provide trips for LMI residents accessing employment and critical services, and a portion of the funds is used to support First Call, the county's resource and information line.

The County will also continue with activities through the Colorado Department of Transportation (CDOT) funding through the mobility management in FTA funds. Capital operating funds will provide on-demand transportation trips for older adults and adults with disabilities. Mobility management funds pay the salary for Douglas County's mobility manager who oversees the County's transportation programs. The goal is to help Douglas County residents' access medical and local priority trips.

Aging Resources for Douglas County (ARDC) is a one-stop center for giving and receiving information surrounding aging issues. Volunteer service programs provide support for transportation, help at home, and companionship. Rural outreach programs, community education and senior resource navigation help connect just over 500 registered clients to resources for older people and information that promotes aging with independence and dignity. Eight out of ten clients have a low income, live in a rural area, are frail, or have a disability. Forty-two percent live alone with little or no family support. The organization pivoted from providing transportation to delivering groceries and prescriptions to 300 low-income households each month. Volunteers have provided thousands of phone calls to isolated older adults staying-at-home during the pandemic. ARDC has given zoom lessons and FaceTime classes to the older community and is exploring funding opportunities to provide video devices to older residents to have in their homes and maintain connections to family, friends and ARDC volunteers.

The County is the recipient of funds from the Philip S. Miller Trust and established the distribution of competitive grants through an application process. The County affirmatively furthers fair housing by funding programs such as a summer camp for transgendered youth.

The County provides 94.5% of the Developmental Disabilities Mill Levy (DDML) to Developmental Pathways. The remaining 5.5% is set aside for a competitive grant program. Organizations are awarded

funds for respite, therapeutic recreation, and activities that build socialization skills for people with I/DD. The County affirmatively furthers fair housing by funding programs for residents with I/DD and other disabilities.

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

Douglas County will continue to provide CDBG funds toward eligible projects that maintain and increase affordable housing units. Rehabilitation projects have been funded in previous years to assist seniors and disabled homeowners in maintaining and improving personal mobility in their homes. The DCHP also works to maintain and increase the affordable housing inventory by applying for CDBG funds. These funds make it possible for the DCHP to participate in affordable housing developments and also to offer programs that help people afford to purchase their first home.

In the program year, the County will directly fund Douglas County Housing Partnership's Lincoln Pointe Lofts for housing rehab activities that will benefit LMI households. Rehab activities will include replacement of 67 hot water units for income-eligible residents and reduce costly repairs.

### **Actions planned to reduce lead-based paint hazards**

Douglas County has a low percentage of housing units in Douglas County which have the potential for lead-based paint. The majority of Douglas County's housing was built after 1978, when lead-based paint was banned nationwide for consumer use. There are however still over 7,900 owner-occupied and 2,100 renter-occupied housing units that were built before 1978 (Source: 2015-2019 ACS). Residents of these homes could risk exposure to lead-based paint during a home repair project.

The following actions undertaken by the County's CDBG program will reduce the potential for lead-based paint hazards:

- When CDBG Subrecipients conduct housing rehabilitation on homes built prior to 1978, a program policy states that areas to be renovated must be tested for lead-based paint. If evidence of lead is found, best practices for lead remediation must be observed.
- Provide handouts on lead-based paint at outreach events.
- Educate attendees at fair housing training events on lead-based paint.

Due to the low percentage of Douglas County homes with the potential of lead-based paint, the likelihood of encountering lead-based paint during a repair project or the purchase of a home is low. Even with a low probability of occurrence, the County is committed to distributing educational materials whenever possible to alert residents to the changes of lead-based paint. The CDBG program will also take all steps necessary to ensure safe work practices are followed if lead-based paint is found.

All housing projects that involve repairs or renovation must meet the local building codes and HUDs Housing Quality Standards. Educational materials regarding lead-based paint are offered at all public

meetings and fair housing trainings conducted by Douglas County. The County's policies and procedures outline the handout materials to use when working with clients who are about to purchase their first home or applying for home repair services. Client's sign a document that confirms they have received the handouts. Any home built in 1978 or before is tested for lead-based paint in the areas where repairs are scheduled. Should lead-based paint be discovered, the contractor is required to use lead-safe best practices to remediate the potential hazard. Language reinforcing these actions will be written into all contracts when CDBG projects are implemented.

### **Actions planned to reduce the number of poverty-level families**

Douglas County is committed to reducing the number of poverty-level households by supporting programs that reduce barriers to affordable housing, decrease the number of homeless families, and improve self-sufficiency. Poverty is a complex problem that is best addressed with a multi-faceted approach.

The established goals and activities in this plan will work directly to reduce the number of poverty level families in the County. The CDBG program and the projects that receive funding from the grant support these Board goals, which are a key component of the Anti-Poverty Strategy. In addition to CDBG, the Department of Community Development administers numerous grants that fund programs supporting self-sufficiency, homelessness prevention, transportation and other critical needs that address poverty. The overarching goal is to reduce the number of individuals and families struggling at the poverty level and help them obtain and maintain self-sufficiency.

Douglas County also directs CSBG, DRCOG and FTA funds to projects that meet the goals and objectives identified in the Consolidated Plan. Combining funding sources, partnering with multiple organizations, expanding programs and services, and filling gaps in services will help to reduce the number of families in poverty.

### **Actions planned to develop institutional structure**

Douglas County has a capacity-building approach to working with local non-profits to improve organizational self-sufficiency. CDBG staff provides technical assistance and encourages organizations to search for additional grant opportunities. Staff informs the CDBG contact list about other grants available and networking events. Ongoing technical assistance is provided to ensure the success of Subrecipients. Organizations are encouraged to contact Douglas County staff prior to applying for funds. Eligibility criteria relative to their proposal is discussed. Organizations are encouraged to collaborate, share resources, and leverage funds. As organizations expand their capacity, additional clients in need of emergency assistance or self-sufficiency programs can receive services.

The Community Data Project is a community initiative that coordinates services between multiple agencies that leverage resources to serve vulnerable populations. Since the initial utilization of the data system during the 2017 Data Pilot Project the total number of agencies using the system has grown to 19. This project is considered a community infrastructure project which seeks to expand the ability of



community-based agencies to provide integrated services through the utilization of the data systems. Outcomes will include the increased number of agencies utilizing the system and increased coordination of County transportation and adult programs.

Title II of the Americans with Disabilities Act (ADA) requires public entities with more than 50 employees to designate at least one employee to coordinate responses to complaints alleging non-compliance with ADA regulations. Douglas County has appointed an ADA coordinator to act as the central point of contact and revised the County's grievance procedures to allow for prompt and equitable resolution to complaints. An email address has been established to offer an alternative means of lodging an official complaint in addition to the mail service.

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

Coordination between providers is essential to improve the conditions and address gaps in services for Douglas County residents. Actions planned to enhance coordination between public and private housing and social service agencies include:

- Ongoing discussions with developers regarding the possibility of issuing Private Activity Bonds for new affordable housing options.
- Informing potential non-profit and for-profit partners about the benefits of participating in the Community of Care Network.
- Providing opportunities for housing and social service agencies to network and build capacity. For example, the joint grant providers monthly meeting allows for discussion of process questions and includes technical assistance, best practices, coordination of services, and grant updates.
- Offering referrals to new organizations that would benefit from the leadership, programs, services or collaboration with other organizations.

The County also participates in DRCOG. Coordination within the DRCOG helps to broaden the County's ability to reach and inform about the LMI and special needs communities and their unique needs.

## Program Specific Requirements

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

**Introduction:**

This section describes the program specific requirements of the CDBG program. In PY 2021, the County anticipates it will receive a CDBG allocation of \$701,104. There is additional program income for the program year.

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> 2006-2010 ACS, 2015-2019 ACS
	<b>List the name of the organization or individual who originated the data set.</b> US Census Bureau
	<b>Provide a brief summary of the data set.</b> The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.
	<b>What was the purpose for developing this data set?</b> Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Douglas County, CO
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2006-2010 ACS, 2015-2019 ACS 5-Year Estimates
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
	2
<b>Data Source Name</b> 2013-2017 CHAS	
<b>List the name of the organization or individual who originated the data set.</b> US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)	
<b>Provide a brief summary of the data set.</b> Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.	
<b>What was the purpose for developing this data set?</b> The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.	

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Douglas County, CO</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2013-2017 CHAS</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>2015-2019 ACS 5-Yr Estimates</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Douglas County, CO</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2015-2019 ACS 5-Year Estimates</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>4</b>	<p><b>Data Source Name</b></p> <p>2014-2018 ACS (Workers), 2018 LEHD (Jobs)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>2014-2018 ACS and 2018 Longitudinal Employee-Household Dynamics: United States Census Bureau</p>

	<p><b>Provide a brief summary of the data set.</b></p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Douglas County, CO</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2014-2018 ACS (Workers), 2018 LEHD (Jobs)</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
5	<p><b>Data Source Name</b></p> <p>HUD 2020 FMR and HOME Rents</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Department of Housing and Urban Development (HUD)</p> <p><b>Provide a brief summary of the data set.</b></p> <p>Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.</p> <p>HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Douglas County, CO</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2020</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
6	<p><b>Data Source Name</b></p> <p>PIC (PIH Information Center)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>IMS/PIC PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users help housing authorities and local government agencies to determine the needs of the users and identify gaps in the system of service delivery.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Douglas County, CO</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2020</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
7	<p><b>Data Source Name</b></p> <p>2019 Housing Inventory Count</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Department of Housing and Urban Development (HUD)</p>

	<p><b>Provide a brief summary of the data set.</b></p> <p>The Housing Inventory Count Reports provide a snapshot of a CoC’s HIC, an inventory of housing conducted annually during the last ten days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>HIC provides the inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>COC</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2019</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>8</b>	<p><b>Data Source Name</b></p> <p>2020 PIT Count</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Metropolitan Denver Homeless Initiative (MDHI)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>With the help of volunteers, service providers, staff, and outreach workers, the Metropolitan Denver Homeless Initiative (MDHI) conducting a Point-in-Time (PIT) Study of people experiencing homelessness in the seven county Denver metropolitan area. A Point-in-Time count provides a snapshot of homelessness by counting those who are homeless at a particular time. Data used is specific to Douglas County. Those who completed the survey were asked where they stayed on the night of January 27, 2020.</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>The PIT Count data is a snapshot of the homeless population in the area on any given night. This data will help services providers to identify the needs of the homeless population in the area.</p> <p>Designing, implementing and maintaining a Continuum of Care homeless service delivery system requires the on-going collection and analysis of data on the number, location and demographic characteristics of persons experiencing homelessness who need access to emergency shelter, supportive housing, permanent housing and specialized services. The U.S. Department of Housing and Urban Development (HUD), the primary source of federal funding for housing support for homeless populations, requires that each Continuum of Care across the country conduct a “Point-In-Time” survey every two years during the month of January. HUD, MDHI, local governments and service providers use the information collected by the point-in-time survey to assess, project and plan strategies and services to eliminate homelessness.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Data is specific for Douglas County, CO.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2020</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
9	<p><b>Data Source Name</b></p> <p>Bureau of Labor Statistics</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Bureau of Labor Statistics (BLS)</p> <p><b>Provide a brief summary of the data set.</b></p> <p>BLS unemployment rates are from the BLS Local Area Unemployment Statistics (LAUS). This program produces monthly and annual employment, unemployment, and labor force data for Census regions and divisions, States, counties, metropolitan areas, and many cities, by place of residence.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to support public and private decision making.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Douglas County, CO</p>



	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2020
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete