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Community Development Block Grant 2015 Consolidated Annual Performance Evaluation Report (CAPER) for the 2024 Program Year

PUBLIC COMMENT PERIOD FROM: October 10 – October 24, 2025

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DATED: October 10, 2025

CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The CDBG entitlement grant was fully spent down within the 2018 Program Year (PY) 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 leverages these efforts through in-kind staff resources and local grants. Partnerships with non-profit organizations build organizational capacity and increase services to low- and moderate-income residents through Douglas County Cares (DC Cares) and the Douglas County Housing Partnership (DCHP). The grants awarded from funding sources such as RTD, the Denver Regional Council of Governments (DCCOG), the Philip S. Miller Trust (PSM), Developmental Disability Mill Levy (DDML) and Community Services Block Grant (CSBG) helped to leverage these partnerships and are estimated to be more than \$3,400,000. In addition, over the last several years the County received over \$130,000,000 in federal funds through the CARES Act, American Rescue Fund Act and the Emergency Rent Assistance grants, which were primarily directed to businesses, non-profits and for individuals in need of rent or utility assistance.

Douglas County opted out of the CDBG program in 2016, suspending specific progress toward the goals identified in the 2014-2018 Consolidated Plan and Strategic Plan. Table 1 on the following page compares the estimates in the Strategic Plan with actual numbers from subgrantee reports, and measures program accomplishments over the five-year span of the Consolidated Plan. The “Expected Strategic Plan” illustrates the original estimates from the Consolidated Plan and the “Actual Strategic Plan” is the cumulative total of accomplishments with limited CDBG funding. As the Consolidated Plan expired in 2018, a new Strategic Plan with goals, spending estimates and expectations will be set if the County rejoins the CDBG program in the future.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Accessible Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units constructed	Household Housing Unit	10	0	0.00%			
Accessible Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	5	0	0.00%			
Accessible Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	2	8.00%	5	2	40.00%
Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units constructed	Household Housing Unit	200	5	2.50%	0	5	
Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	5	0	0.00%			

Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	7		0	7	
Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	7	28.00%	0	7	
Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	150	0	0.00%			
Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		7	0	0.00%
Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	1		0	0	
Affordable Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	5	0	0.00%			
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	5	0	0.00%			

Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%			
Emergency Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3500	1306	37.31%	801	426	53.18%
Emergency Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	1600	0	0.00%			
Employment Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	625	0	0.00%			
Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2250	2759	122.62%	3874	2759	71.22%
Permanent Supportive Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	40	0	0.00%			

Permanent Supportive Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Housing for Homeless added	Household Housing Unit	5	0	0.00%			
Public Facilities and Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	22367	89.47%	20162	8068	40.02%
Supportive Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	4734	946.80%	411	201	48.91%
Supportive Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	25	0	0.00%			
Supportive Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	100	0	0.00%			
Transportation Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than	Persons Assisted	50000	627	1.25%	345	367	106.38%

	Non-Housing Community Development		Low/Moderate Income Housing Benefit							
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

Two of the highest priority needs identified in the 2014-2018 Consolidated Plan were housing and transportation. Even without CDBG funds, Douglas County continues to work closely with community partners to address CDBG priorities, goals and objectives. Affordable, accessible and community-supportive housing remain high priorities. The DCHP purchased three community-supportive housing units for the DC Cares program. The DCHP expended \$228,952 of their 2015 grant to purchase one of the units. Each family in the program is limited in the time they are allowed to live in the transitional units, which increased the number of households assisted with supportive housing to 10 during the 2023 PY.

The DCHP has partnered with developers on affordable housing projects to foster affordable housing in the county:

- Apex Meridian is a 156-unit property that opened in 2014 in unincorporated Douglas County with rents for families at 60 percent of AMI.
- Auburn Ridge Senior Living Apartments in Castle Rock has 80 affordable units for seniors with incomes from 30 to 60 percent of AMI. The DCHP assisted with the Low-Income Housing Tax Credit application for this project and secured \$616,000 from the State Division of Housing, Douglas County, and the Town of Castle Rock. These apartments also opened at the end of 2014.
- The DCHP is a special limited partner in the Lincoln Pointe Lofts (221 units) and Castle Highlands (200 units) apartments, both of which offer rents at 50 and 60 percent of the AMI.
- The DCHP plans to construct 101 new units for RidgeGate senior apartments in Lone Tree, Colorado, which shall be 100% affordable with incomes averaging at or below 60% of the median income and age restricted to residents 55 years of age or older.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	0
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	0
Hispanic	0
Not Hispanic	0

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

Narrative

The Douglas County Housing Partnership did not provide any down payment assistance during the 2024 PY. According to the 2022 American Community Survey (one-year estimate) the County's population is 81% Caucasian and 10% identify as Hispanic or Latino. The County affirmatively furthers fair housing by promoting the services and opportunities available to female head of households, handicapped residents and those of different races and ethnicities through local partnerships. Examples include non-profits such as the Help and Hope Center which provides emergency assistance to low-income residents and Developmental Pathways, the County's Community Centered Board.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$245,240	0

Table 3 - Resources Made Available

Narrative

The 2024 PY report describes the program income spent from August 1, 2024 through July 31, 2025. Appendix A includes the IDIS reports required by HUD. The CAPER narrative elaborates on how CDBG-funded projects, as well as how other programs available in the county, assisted low- and moderate-income residents.

The County expended all grant funds distributed by HUD through the CDBG program prior to July 31, 2019. The last draw from the CDBG entitlement grant was created on July 24, 2019 for activity 163, the Sedalia Water and Sanitation District Infrastructure project.

The PR09 demonstrates the Douglas County Housing Partnership (DCHP) draws and receipts in the Revolving Loan Fund (RLF) during the 2024 program year. The RLF is an important resource which is replenished as DCHP clients pay back their loans. Those funds are returned to the program and the DCHP reinvests these funds in down payment assistance or shared equity loans. The total RLF at the end of the 2024 PY is \$245,240.38. This amount is a reflection of \$850,000 of the RLF funds being reprogrammed to program income and re-purposed to pay for land acquisition of a new affordable senior apartment community in Lone Tree, known as RidgeGate Senior. The closing for this property, when funds will be expended, is currently planned for November 2024.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A	N/A	N/A	N/A

Table 4 – Identify the geographic distribution and location of investments

Narrative

No target areas were selected. The County doesn't own any public lands that can be made available for housing or other uses.

Leveraging

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

Leveraging through Douglas County partnerships to provide housing, transportation and other essential services is estimated at \$3,400,000. Housing is the most critical need identified in the Consolidated Plan. The DCHP, in collaboration with two different private developers, is constructing two new affordable senior apartment communities with more than 350 units to be available in the near future. In addition, the DCHP is also the lead developer of an adaptive re-use project converting a hotel into 42 apartment units with 50 percent being dedicated to households with intellectual and developmental disabilities and supported by the DCHP's non-profit partner, Wellspring Community. The DCHP is also working in partnership with several other developers to provide another 600 units of income-restricted housing units over the next three years.

CDBG grants and RLF funds leverage credit counseling, first-time homeownership counseling, foreclosure mitigation counseling and reverse mortgage counseling. The DCHP has two RLFs (CDBG and HOME) used for down payment assistance, primarily for its Shared Equity program. The DCHP is under contract with the Colorado Housing and Finance Authority to provide monthly classes for first time homebuyers, serving 487 households during 2024 PY.

Community Services Block Grant (CSBG) funds are leveraged with the in-kind contribution of DC Cares partner agencies to provide case management, supportive housing and other direct services. Funds used to support the Community Data Project are leveraged with funds from the County's General Fund, ARPA Revenue Recovery, and Emergency Recovery Act funds. Douglas County supports these initiatives with in-kind staff resources. In total, CSBG funds are leveraged to provide \$2.7 million in services. This includes \$120,519 in CSBG funds received by Douglas County during the 2023 program year.

Fifty-six applications were submitted in 2024 through the Philip S. Miller (PSM) Grant. The majority of these competitive applications are from non-profit organizations providing safety net services benefiting vulnerable adults, seniors or at-risk youth. Programs facilitate self-sufficiency, suicide prevention, and address gaps in emergency assistance and medical and mental health services. The County awarded \$200,000 in Philip S. Miller Trust funds in 2024.

Just under \$970,224 in requests were received from 22 organizations serving people with disabilities in 2024. Non-profit and for-profit companies requested funds to provide transportation, recreational and leisure scholarships, or to purchase new equipment to increase services to people with intellectual or developmental disabilities (IDD).

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	51	0
Number of Non-Homeless households to be provided affordable housing units	247	0
Number of Special-Needs households to be provided affordable housing units	100	0
Total	398	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	391	0
Number of households supported through The Production of New Units	101	0
Number of households supported through Rehab of Existing Units	5	0
Number of households supported through Acquisition of Existing Units	2	0
Total	499	0

Table 6 – Number of Households Supported

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

The DCHP goals for CDBG funding was to issue eight more Down Payment Assistance Loans/Investments with these funds. Unfortunately, the for-sale market in Douglas County has become almost out of reach for Low-Income Home Buyers as prices continue to rise alongside rising interest rates. The DCHP is working with Douglas County and private sector development partners to better use the CDBG RLF in 2024. The RLF will replenish over time as current loans are paid back and paid off, allowing RLF funds to be available for new down payment assistance as the housing market returns to a more normal state. Feedback from the community indicates 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. The goal was unmet due to a highly competitive housing market and a limited supply of affordable homes for income-qualified families. Down payment assistance through the revolving loan

fund (RLF) positively impacts family stability through their ability to maintain employment, attend school and engage in their community.

The County's primary means to support construction of new affordable housing units is through Private Activity Bonds (PABs), which has helped to address the goal of Rental Units Constructed (page 2) without a direct CDBG funding source. PABs can be issued to encourage private investment in housing, higher education, jobs, solid and hazardous waste treatment and water and sewer facilities. Douglas County, Castle Rock and Parker choose to use PABs for multi-family housing units, and assign their collective PABs to DCHP to issue, manage and preserve for this use.

The DCHP works with affordable housing developers on their applications for Low-Income Housing Tax Credits. In 2024 PY, DCHP issued \$30,000,000 in PABs to build a 158-unit affordable senior apartment complex in Meridian, which is located in unincorporated Douglas County. The project is currently under construction and completed in Summer 2025.

Discuss how these outcomes will impact future annual action plans.

Moving forward, goals will be estimated to account for uncertainties in the economy and the housing market based on the current pandemic. Housing options that include programs offering services with significant success rates among clients, such as DC Cares, will be considered. The participating DC Cares agencies review applications and determine which families are the best fit for the program. These families are informed of the six- to nine-month commitment required, and the expectations associated with program participation.

The revolving loan fund is an important resource administered through the Douglas County Housing Partnership. The RLF continues to build due to the limited availability of affordable homes. As down payment assistance loans are paid back by homeowners that refinance or sell their homes, those funds are made available to income-eligible residents who request assistance to purchase a home. The RLF is the primary source of funding for down payment assistance, and the County will determine how to move forward with the RLF program in the coming months.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7— Number of Households Served

Narrative Information

Douglas County has limited options for sheltering homeless families and this can become a critical issue during the winter months. Homeless families cycle between friends and family and living in their car, with an occasional stay in a motel, because there is no local shelter available.

Douglas County's Homeless Engagement, Assistance and Resource Team (HEART) works with the homeless community to connect them to the appropriate resources to help them get back on their feet.

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

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

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

Douglas County has few individuals and families that meet HUD's homeless definition. The immediate goals are to engage those at risk of homelessness by providing services appropriate to their needs and decrease the likelihood of homelessness by improving self-sufficiency. Assessment of their needs is an ongoing process through the services provided by the Douglas County Department of Human Services, Douglas County (DC) Cares, and local non-profit organizations.

In 2022, the Homeless Engagement Assistance and Resource Team (HEART) was established, based on recommendations from the DCHI, as a co-responder model that pairs a homeless navigator with law enforcement to provide street outreach to those who are experiencing homelessness. HEART takes a compassionate, direct, and proactive approach to assess needs, provide wrap-around case management, and connect those experiencing homelessness to the appropriate community services. In 2024, HEART expanded from three to five units. HEART utilizes the Homeless Management Information System (HMIS) to help access the Coordinated Entry System (CES) OneHome for local transitional housing and emergency shelter. Douglas County currently does not operate any supportive housing or rapid rehousing projects and therefore does not currently accept referrals for housing.

Douglas County coordinates with the Metropolitan Denver Homeless Initiative's (MDHI) Point-in-Time (PIT) Survey to identify homeless persons. The winter "Strive to Thrive" event, planned in conjunction with the PIT Survey, provides on-site services and information to residents in need. Substantial outreach ensures a more accurate representation of homelessness in the PIT Survey. The survey's purpose is to count the number of HUD-defined homeless people on one specific night. The County coordinator for the PIT Survey distributes and collects surveys through the Community of Care Network (CCN), which consists of 50 agencies that collaborate to address issues of poverty and homelessness in the county.

The winter "Strive to Thrive" event took place on January 28, 2025, at Calvary Castle Rock. The event was attended by 163 residents who received resources from 29 partner organizations. Resources included clothing, blankets, coats, diapers, food, socks, a hot meal and more.

This year's summer Strive to Thrive was held on July 29, 2025, at Cherry Hills Community Church in coordination with the Foundation for Douglas County Schools. Parents could register for their child to receive school supplies and other resources for a successful start to the school year. There were 25

partner agencies available to serve the 647 attendees and distribute 510 backpacks filled with school supplies. This year's Strive to Thrive event reflects a 33 percent increase in participation over last year and was the most attended event in the 11-year history of the Summer Strive to Thrive.

Addressing the emergency shelter and transitional housing needs of homeless persons

The annual Point-In-Time Survey of Homelessness occurred on January 27, 2025. HEART partnered with local nonprofit agencies and law enforcement to conduct the unsheltered count. The sheltered count was conducted in partnership with the Community of Care Network. These partners utilize a local data system to count sheltered individuals who received a hotel voucher or who were in transitional housing the night of the count. The results indicated 80 individuals were experiencing homelessness in Douglas County that night which met the standards for inclusion in HUD's regional PIT count.

Low survey results give the impression that homelessness is not a serious issue. Douglas County's homeless population largely consists of residents who are temporarily living with friends or family, or in a hotel or vehicle. These residents are not included in the PIT Survey. The McKinney-Vento Coordinator for the Douglas County School District identified 378 homeless students from July 1, 2024 through June 30, 2025.

Douglas County continues to work with the Crisis Center to offer domestic violence assistance. In addition, the County partnered with TESSA to increase services and options to victims of domestic violence.

In 2022, Douglas County initiated the HEART to conduct street outreach to those experiencing homelessness in the county. The HEART acts as a primary referral source to regional shelters and the participants coordinated entry. In 2024, the HEART team served 226 people and received 1,370 referrals. Additionally, the County was awarded \$50,000 in Emergency Solutions Grant funds to create a pilot program for homeless prevention. In 2023, the Douglas County Board of County Commissioners allocated \$1,125,000 in support of the development of a regional navigation campus in partnership with the City of Aurora to address the emergency shelter needs of residents. Douglas County continues to partner with community-based non-profit organizations to provide transitional housing for seven households through the Douglas County Cares program.

The DCHP has a total of four community-supportive housing units, Catholic Charities has one, and Manna Resource Center contributes two 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 obtaining and maintaining self-sufficiency.

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

In 2015, the Collaborative Program for Reintegration was created by the Douglas County Sheriff's Office Detentions Division, along with the Douglas County Department of Human Services and Douglas County Community Justice Services. This collaboration was created to address the recidivism rate of individuals with substance abuse, mental illness, temporary homelessness and lack of employment. The reintegration program has expanded the collaboration to include the 18th Judicial District Public Defenders Office, Probation, Douglas County Cares, AD Works!, and AllHealth Network. The reintegration program provides inmates with tools that will assist them in overcoming the barriers that they face upon their release from jail. Meetings are held bi-weekly to discuss the needs of these individuals, the options that are available and the best way to obtain them.

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.

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 support.

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 support.

The Community Response Team (CRT) is a collaborative effort, pairing a full-time, trained law enforcement officer and a behavioral health clinician and support from the local fire departments. 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 a total of nine CRT units deployed in the Towns

of Castle Rock and Parker, unincorporated Douglas County and the City of Lone Tree.

The Douglas County Homeless Initiative established a work group to provide input on the development of a homeless prevention pilot program. The result of that work group produced the Housing Stability Program (HSP). The HSP provides limited rent assistance to prevent homelessness while clients participate in case management, benefit enrollment, career development, and domestic violence and mental health services. Five to seven families will be served by this pilot program. The County is utilizing local nonprofit partners to provide supportive services.

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

The Care Compact is a Douglas County Mental Health Initiative project that links service providers through a streamlined network to serve vulnerable individuals with complex mental health and substance use disorders, and intellectual and developmental disability needs. Connecting care coordination services reduces duplication, improves transitions between levels of care and ensures fewer gaps in treatment while producing better outcomes for those in need. A care compact navigator coordinates case management and care through a network of providers.

DC Cares is comprised of partner agencies, which work in partnership for the benefit of homeless and vulnerable residents. This program involves case management and supportive services to increase the client's chances of obtaining and maintaining self-sufficiency. Local agencies that participate in the Community of Care Network may refer any eligible resident for program consideration. Interested families must meet several eligibility requirements. The organizations which form DC Cares assess all referrals and select residents to participate in the program.

DC Cares' participants work with a facilitator for 9-12 months creating a framework of care and receiving support from a facilitator. A variety of assistance, services, and tools are made available as participants work to overcome barriers to achieving stability, capacity, capability and opportunity. Success is measured by participants who successfully achieve self-sufficiency, employment, and housing.

Douglas County awards Philip S. Miller grant funds to local non-profits who assist vulnerable residents to prevent homelessness and help stabilize families. One example is Bridge of Hope that works with single mothers facing homelessness.

Homeless families struggle to find property managers who accept Section 8 vouchers. The DCHP plans to develop relationships with property managers to increase the number of properties that accept these vouchers. Residents with poor credit history are often not considered viable candidates for rental units.

Efforts to address the needs of extremely low-income persons in the county are demonstrated through partnership in the Generational Opportunities to Achieve Long-term Success (GOALS) program through Family Tree. The GOALS program helps stabilize families experiencing homelessness by focusing on services and opportunities that address the needs of all family members using a 2Gen approach. Through the County's \$1,250,000 investment and working collaboration with the GOALS program, the hope is to provide families with safe, temporary shelter for four to nine months and one year of follow-up support. Families work to increase their overall health and well-being, improve employment situations and build economic assets. These efforts have proven to better position children for academic success, enhance connections for families within their community, and allows families exiting the GOALS program to move into stable, long-term housing.

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

Douglas County does not have any public housing.

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

N/A

Actions taken to provide assistance to troubled PHAs

N/A

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

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

The County has developed flexible standards through the Planned Development and Rezoning processes 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 works closely with the Douglas County Housing Partnership (DCHP), other jurisdictions, and developers to leverage funding sources such as tax credits, Private Activity Bonds (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 processes. 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 when contacted by residents asking about discrimination and creating a fair housing webpage. Staff members are designated to receive calls regarding fair housing and staff takes every opportunity to educate callers about fair housing.

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

Operating funds support on-demand transportation trips for older adults, individuals with disabilities, and those with limited access to transportation.

Federal, State, and local grant funds enable older adults to stay safely in their homes. Common challenges like vision impairment, hearing impairment and struggles with mobility make driving and living independently difficult. For the 2024-2025 period, Douglas County received \$910,591 in grants for older adult services. The funding was used for transportation, chore, homemaker, personal care, and reassurance calls. Additionally, through DRCOG, Douglas County secured \$300,887 in 5310 Federal

Transit Authority funds, which provided 6,386 trips. Some funds were used to augment services provided by the Link On Demand, a free shuttle service operating in the City of Lone Tree and Meridian areas of Douglas County. The Link On Demand provided an additional 3,693 rides through this funding. Funds were also used to support First Call, the County's resource and information line.

The County is one of the Philip S. Miller Trust Fund recipients. Douglas County and the Douglas County Community Foundation signed a Memorandum of Understanding, effective August 23, 2022, in which the Douglas County Community Foundation is responsible for overseeing the application process and providing the Board of County Commissioners with funding recommendations from that date through 2025.

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

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 2024, lead testing rate in children below the age of six years old was 8.99 percent in the state of Colorado and 3.10 percent in Douglas County. Results indicated that the state had 2.87 percent with elevated blood lead levels greater than 3.5 ug/dL, while Douglas County had zero.

Federal rules require providers to test 100 percent of Medicaid-eligible children for lead at 12 and 24 months of age and between the ages of three to six, if they had not previously been tested. In 2024, Douglas County tested 26.99 percent of Medicaid-eligible children for lead who were one years old and 12.36 percent of children who were two years old. In 2024, 7.77 percent of Douglas County children under the age of six who were Medicaid-eligible were tested.

Exposure to lead hazards can lead to lower intelligence, learning disabilities, and behavioral issues. Adults exposed to lead hazards can suffer from high blood pressure, headaches, and memory loss. In addition, populations living below the poverty level are more likely to have other factors that increase their risk of lead poisoning. Risk factors include poor nutrition and sub-standard housing.

Actions taken to reduce lead-based paint hazards included:

- Ensuring safe lead-based paint work practices meet HUD and EPA requirements for any residential units that received funding through the CDBG program.

Screening all residential units built prior to 1978 for lead-based paint hazards when those homes received rehabilitation services through CDBG-funded activities.

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

Douglas County invests resources to reduce the number of poverty-level families through the DC Cares program. Participating families are assigned a facilitator from the agency best suited to meet their needs based on their assessment. Case managers work closely with families in acquiring stable housing and increasing employment opportunities. The program also addresses other barriers such as unreliable childcare, health problems, and lack of transportation. Participants include DCHP, AllHealth Network, Catholic Charities of Central Colorado, Manna Resource Center, Crisis Center, and the Church of the Rock. Each agency contributes their own unique set of skills, along with leveraged funds, enabling the program to serve additional clients. Families benefit from the coordination between all partner agencies.

Temporary Assistance for Needy Families (TANF), RTD, and Developmental Disability Mill Levy (DDML) funds also assist in reducing poverty. TANF-eligible residents must demonstrate that they have a job, are searching for a job, or are receiving education that provides job skills. The County awards TANF funds to non-profit organizations already serving income-eligible families to minimize trips to the Department of Human Services.

The Douglas County Sheriff's Office supports alternative placement for sentencing through its Work Release Program. Incarcerated individuals are afforded the opportunity to continue working while serving their sentence. This allows them to maintain their current job, provide for their family, and reduces the possibility of them falling into poverty. This approach eliminates the need to secure a new job or housing after being released from jail.

The following actions also facilitate reduction in the number of poverty-level families:

- Awarded non-CDBG funds to transit agencies to provide work-related rides to low-income residents.
- Awarded non-CDBG funds to organizations serving residents with intellectual and developmental disabilities (I/DD) to increase services available locally.
- Encouraged subgrantees to apply for additional grant opportunities.
- Provided technical assistance to subgrantees, as needed.
- Promoted grant opportunities, network events, and training sessions to local organizations.

Encouraged organizations to collaborate, share resources and leverage funds to serve additional clients.

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

Technical assistance to local organizations is 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 help create conditions where low-income Douglas County residents achieve self-sufficiency. The DC Cares program can access a wide variety of assistance, services, and tools to help overcome the gaps in service delivery in the county.

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.

The police departments in all Douglas County jurisdictions and the Douglas County Sheriff's Office are committed to equitable and fair policing practices. Law enforcement has championed a progressive set of policies and practices, including their Body-Worn Camera policy, endorsed by the American Civil Liberties Union, for being fair and equitable in protecting civil rights and privacy. Local law enforcement affirmatively further fair housing by working to safeguard the civil rights when they interact with residents.

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

In partnership with the Douglas County Health Department and the Douglas County Mental Health Initiative, the "Let's Talk" campaign is intended to reduce the stigma around mental illness so that individuals who need treatment are more likely to seek it. It is designed to help start the conversation about mental health and offers tips for talking to residents who may be experiencing mental illness.

Additional actions taken 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.
- Offering referrals to new organizations that would benefit from the leadership, programs, services or collaboration with other organizations.
- Participating in the Denver Regional Council of Governments.

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

The 2011 Analysis of Impediments to Fair Housing Choice (AI) identified four fair housing barriers in the county. Progress was made in addressing Impediments 1, 2 and 3 during the 2021 PY. Impediment 4 was addressed during the 2014-2018 Consolidated Plan time period as the Douglas County zoning regulations were thoroughly reviewed, and County staff found no barriers to fair housing.

Impediment No. 1. There is a shortage of transit opportunities for persons with disabilities, seniors, and low-income residents. Douglas County's dedicated Mobility Program Coordinator works with local transit agencies on an ongoing basis. The County applied for funds through the Federal Transit Administration, the Regional Transportation District (RTD), and DRCOG to provide door-to-door transportation for transit dependent residents. Grant accomplishments are tracked, and the number of clients served are reported. A portion of the Developmental Disabilities Mill Levy competitive grant awards are used for transportation-related requests to ensure organizations can build the infrastructure needed to provide rides or increase services within existing programs. In 2023, two organizations were awarded DDML funds for transportation to purchase new vehicles.

Impediment No. 2. The County could be more diverse and balanced. Of the 9.32% of the Douglas County population identifying as Hispanic, 60% indicate Mexican origin, 15% "Other Hispanic or Latino", 8% Central American, 7% Puerto Rican, and smaller subsets of Cuban and Dominican decent. There are approximately 5,853 Spanish speaking households in the County, about 5% of which describe themselves as limited English speaking. It is becoming more common for community organizations to publish invitations to community events in Spanish and have Spanish speaking volunteers and staff. The Youth Initiative organized La Liga, a soccer league for Spanish-speaking youth. The Douglas County branch of the Colorado University Extension Office is organizing individuals interested in establishing a community garden project for Spanish speakers. Efforts such as these, can lead to more diversity when non-English speakers see themselves as welcomed into and have a place in the community.

Impediment No. 3. There is a lack of understanding of fair housing issues among residents in Douglas County. Douglas County reduced Impediment No. 3 through ongoing informal fair housing discussions with providers and residents. Staff continues to discuss and assess HUD's Affirmatively Furthering Fair Housing requirements and monitors the Federal Register for new AFFH regulations. Douglas County's fair housing web page provides information and resources. An "I Speak" card and a minority population map are included in the appendix of Douglas County's Language Assistance Plan (LAP). Staff uses the "I Speak" card to allow clients to point to their spoken language so an interpreter can be contacted to translate when needed.

The DCHP RLF was the only active program in the 2024 program year. The DCHP requires attendance in a First-Time Homebuyer class prior to receiving down payment assistance or a shared equity loan. The class includes a fair housing module to help attendees identify discrimination during the home buying process, increasing their understanding of fair housing issues.

CR-40 - Monitoring 91.220 and 91.230

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

When Douglas County has active subgrantees, staff completes an informal monitoring in the form of phone calls, emails, reviewing draw requests, site visits and progress. An annual risk assessment tool is used as the formal mechanism to conduct a desk audit and monitor all active programs. Currently, the only active subgrantee is DCHP and the organization is receiving income through the revolving loan fund and reusing funds to assist additional homebuyers with shared equity loans during previous program years.

Minority business outreach in Douglas County can be challenging as County staff has no access to information identifying which businesses are minority owned, nor has a minority business applied for CDBG funding. Instead, the County informs minority-owned construction businesses of infrastructure projects funded by CDBG through the metro area Chambers of Commerce for several minority groups, assisting the County in meeting fair housing obligations, increasing awareness of potential bidding opportunities. If the County rejoins the CDBG program in the future, staff will review the objectives for reducing homelessness through minority business outreach during the Consolidated Plan process.

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

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The CAPER public outreach process complied with the Citizen Participation Plan approved during the recent Consolidated Plan process, which includes procedures that support people with challenges and different language abilities. Once the CAPER was drafted, the following steps were implemented to include public participation:

- A public notice was printed in the Douglas County News Press on October 9, 2025 and October 16, 2025, informing citizens about the public comment period from October 10, 2025 through October 24, 2025 (Appendix B). Contact information was included so residents could provide input and request accommodations for special needs. It also stated that the document could be translated, and an interpreter could be present to discuss comments or questions.
- The CAPER and information from the public notice were posted on the Douglas County CDBG web page to provide easy access to residents with internet services.
- A hard copy of the document was available at the Douglas County Philip S. Miller receptionist desk on the first floor.

CR-45 - CDBG 91.520(c)

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

The County's objectives did not change. Douglas County continues to closely monitor programs and services provided by future subgrantees and will ensure adjustments are made in accordance with federal requirements and local priorities and needs. The County intends to use many of the policies and procedures established previously as they have been proven effective.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

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

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other.	0				

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

N/A

Attachments will be added to the final report and are not available as part of the draft.

PR26 - CDBG Financial Summary Report

English Public Notice Affidavit