



THORNTON
COMMUNITY CONNECTIONS

2026 Annual Action Plan

DRAFT

June 26, 2026

City of Thornton
Community Connections Division
and Civitas, LLC

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Thornton, Colorado, receives an annual entitlement allocation of Community Development Block Grant (CDBG) program funds from the U.S. Department of Housing and Urban Development (HUD). The federal CDBG Program distributes annual grants on a formula basis to entitlement cities and urban counties to support the development of viable communities by ensuring access to safe, decent, and affordable housing, creating suitable living environments, and expanding economic opportunities, primarily for low- and moderate-income (LMI) residents.

To receive these funds, the City is required by HUD to complete a Consolidated Plan (ConPlan) every five years with subsequent Annual Action Plans (AAP). This 2026 AAP serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a plan and guiding the use of CDBG funding based on applications to HUD. The 2026 AAP is a subset of the ConPlan's Strategic Plan addressing the overall goals of the plan for each program year of the five-year ConPlan. PY 2026 is the second year of the 2025 – 2029 ConPlan and begins on October 1, 2026, and ends on September 30, 2027.

Housing affordability and availability remains the most significant issues for LMI households in Thornton. After the severe home prices, property tax, and home insurance increases over the previous few years, the housing market in Thornton is now experiencing reductions in housing prices. The Colorado Association of REALTORS indicates from April 2025 to April 2026, the median sales price of single-family homes in Adams County decreased slightly from \$530,000 to \$520,675 - a decrease of -1.8%. This is still higher than the median sale price of single-family homes from five years ago when it was \$470,000. Thornton reported a higher 4.3% decrease in the same timeframe to \$511,736 in April of 2026, according to Redfin. Countywide Townhouses and Condos also experienced a decrease from \$395,000 to \$373,500 or -5.4% in the same period. In all cases the days on the market increased noticeably for both single-family homes, and townhouses and condos with 19.5% (from 41 to 49 days) and 18.6% (from 43 to 51 days) respectively.

Average Rent costs (all sizes combined) have decreased over the past 12-months. According to Zillow, the current median market rent for all bedrooms and all property types in Thornton is \$2,300. The year-over-year change is -\$150 rent reduction (June 2025 to June 2026) . This is still much higher than pre-pandemic costs, when rent costs averaged just under \$1,600 (Source: Yardi Matrix). For perspective, a single person earning minimum wage brings home approximately \$31,000, which is \$2,583 a month (Source: 2025 PAY CALC Order). Fortunately, rent increases have stabilized in the past year, but remain very high. Due to these high housing costs circumstances, the City identified the development and preservation of affordable housing as high-priority needs, especially for LMI residents.

Adams County HOME Consortium

The City participates in the Adams County HOME Consortium and receives HOME Investment Partnerships funds annually through an Intergovernmental Agreement between the county, City of Westminster, and City of Commerce City. The HOME program is the largest federal block grant dedicated to creating affordable housing for LMI households. Eligible activities include the construction, acquisition, and rehabilitation of affordable housing for both rental and homeownership opportunities, as well as the provision of direct rental assistance. Because the City is not a direct recipient of HOME funds from HUD, these funds are not incorporated into the City's Annual Action Plans. Instead, Adams County, as the direct HOME recipient, administers the Consortium's HOME funding. The City has prepared an abbreviated Consolidated Plan, while Adams County's Consolidated Plan fulfills the remaining requirements, including the Needs Assessment and Market Analysis applicable to Thornton.

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

The City has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the City has identified four (4) priority needs and associated goals to address these needs. Over the 5-Year plan period, the City will pursue the following outcomes, which are listed by ConPlan's Priority Needs.

Priority Need: Affordable Housing

Goal - 1A Affordable Housing Development and Rehabilitation

Provide single-family, owner-occupied housing rehabilitation activities to help preserve the housing stock of LMI households through home repairs, weatherization programs, accessibility and safety improvements, energy and water efficiency improvements, code compliance, and exterior painting of the homes. This goal also includes assisting with the public facility needs for new affordable housing construction or rehabilitation as permitted by CDBG regulations. The goal outcome estimated for PY 2026 is 41 LMI households assisted through CodeCAP and BRI's Paint-A-Thon program.

Additional affordable housing projects could utilize the funding allocation identified as "To be allocated at a later date". These projects could include downpayment assistance for home ownership, the construction of internal Accessory Dwelling Units (ADU) conversions, home rehabilitation activities, and/or to assist with the public facility needs of new affordable housing construction soft costs and other expenses permitted by CDBG and HOME regulations.

Priority Need: Public Services

Goal - 2A Provide Services for LMI & Homeless residents

Provide public services to support and improve the quality of life for LMI individuals and the homeless. Homeless needs will be addressed through Thornton's Homeless Outreach Team (HOT) and other supportive non-profit services which provide life-saving supplies, resource navigation, and limited case management to people experiencing homelessness in Thornton. Other identified priority LMI needs for public services include crime victim assistance, in-home assistance, homelessness prevention, nutrition and food access, health services, mental health services, employment, and educational support. The goal outcome estimated for PY 2026 is 1,000 homeless people assisted through the city's HOT program.

Priority Need: Public Facilities & Infrastructure

Goal - 3A Expand/Improve Public Facilities & Infrastructure

The City desires to expand and enhance public facilities and infrastructure in low- and moderate-income (LMI) areas. Improvements may include American Disabilities Act (ADA) accessibility upgrades, sidewalk and connectivity enhancements, safety measures, parks and recreation facilities, public safety buildings, stormwater and drainage systems, roads, and streetlights. Additionally, the City will support public facility improvements that enable the development of new affordable housing, in accordance with CDBG regulations. In PY 2025, there were no outcomes set for this goal as the City will focus on housing and public services.

Additional public facility and infrastructure projects could utilize the funding allocation identified as "To be allocated at a later date". These projects could include assisting with public facilities' needs for new affordable housing construction soft costs and other expenses permitted by CDBG and HOME regulations, and/or qualified sidewalk or park projects.

Priority Need: Effective Program Management

Goal - 4A Effective Program Management

Effective program management will include general administration of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of next year's AAP, an evaluation of the performance of the programs through annual reports, program planning activities needed studies and assessments, fair housing and equal opportunity promotion, and meeting citizen participation requirements.

3. Evaluation of past performance

The City builds upon previous experience and success in utilizing HUD funding for housing rehabilitation, public services, and public facility and infrastructure improvements. In addition to the Annual Action

Plans, the City must complete a Consolidated Annual Performance and Evaluation Report (CAPER) to maintain compliance with each grant received. To date, the City of Thornton has successfully completed all regulatory reporting requirements and has effectively reported on the accomplishments of previous Annual Action Plans for the planned activities and related expenditures.

2024 CAPER REPORTING

The CAPER evaluates progress toward both the five-year and one-year goals established for HUD entitlement grants, including CDBG. The City's performance is reviewed and summarized annually in the CAPER report. A summary of accomplishments organized by priority for PY 2024, is reported from the most recent CAPER below.

Affordable and Accessible Housing

Improve Existing Owner-occupied Homes

Help for Homes - The Minor Home Repair Program (#127 – 2022 AAP and #140 2023 AAP) provided free home repairs to 6 LMI households. All the homes were senior occupied, 4 were female heads of households, and one homeowner had a disability. This activity was originally funded and programmed in 2022. The City allocated and reallocated more funds towards Help for Homes which will continue health, safety, accessibility, water and energy efficiency improvements for LMI owner-occupied, single-family homes.

Paint-A-Thon - This program (#128 - 2022 AAP; #141 - 2023 AAP) served a total of 17 LMI households. All the homes were senior occupied, 11 were female heads of households, and 8 homeowners had a disability.

Code Compliance Assistance Program (CodeCAP) - (#138 - 2023 AAP; #143 - 2024 AAP) CodeCAP served 23 LMI households in the program year. Twenty-one of the homes were senior occupied, 17 were female heads of households, and 9 homeowners had a disability.

Rent, Mortgage, and/or Utility Assistance to Prevent Homelessness (Subsistence Payments)

Almost Home, Inc. - Emergency Rent, Mortgage, and Utility Assistance (#126 - 2020 AAP) upon completion in 2025, served 7 additional LMI households and spent the last of the CARES Act funding by the required HUD deadline. These income-eligible families were at risk of losing their homes due to the long-term repercussions of the COVID-19 Pandemic.

Non-Housing Community Development

Neighborhood Improvements with Public Facilities

Finished in 2025, COT McAllister Park Design project (#132 - 2021 AAP) assisted an estimated 5,525 persons living in predominantly LMI areas. In the program year, the City hired a park design consultant to facilitate public engagement with residents and to prepare conceptual designs for the new park improvements. This process included multiple rounds of public meetings and an online neighborhood survey. The team explored potential park features, such as a U-12 artificial turf soccer pitch, a 5 vs 5 soccer pitch, shade shelters or gathering areas, accessible walking loops, play areas or bouldering areas, public art installations, interactive water features, and nature discovery paths, among others. Two conceptual park designs were presented to the community. Based on the community's input, a single refined master plan has been selected and is currently under review by city stakeholders before seeking formal approval.

Completed in 2025, the COT Sidewalk Improvement at 100th Ave & Riverdale Rd (#120 - 2020 AAP and #145 2024 AAP) assisted an estimated 6,100 people living in predominantly LMI areas. This activity will benefit from the new street crossing and ADA sidewalks to be installed at this intersection. The project area consists of residential streets and surrounding LMI neighborhoods. In PY 2024, the project finished the easement purchases and engineering design, then began installing sidewalks, crossing lights, and ADA ramps at the intersection of Riverdale Road and 100th Avenue. This will provide the missing pedestrian connection to the surrounding neighborhoods and make the crossing safer. The project includes crosswalks, ramps, streetlights, and the undergrounding of overhead power lines. Approximately 85% of the construction project is completed, and it should be finished by the end of 2025.

Public Services for LMI & Special Needs

Homeless Supportive Services

Homeless Outreach and Services (142 - 2024 AAP) assisted 1,283 LMI individuals in PY 2025. The Homeless Outreach Team provides personal hygiene products, sanitation supplies, first aid, and case management to offer long-term, affordable, and supportive housing solutions. See the 2024 CAPER's CR-25 for detailed reports on the Homeless Outreach Team's impressive work.

4. Summary of citizen participation process and consultation process

The City has adopted a HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the 2026 AAP. The CPP provides the requirements for public notices for the various stages of AAP development, public hearings, and public review of the proposed plans and reports. Details of the City's outreach efforts for PY 2026 are provided below:

Pine Lake Ranch Fall Resource Fair: On October 2, 2025, staff organized and hosted a resource fair at the Pine Lake Ranch Mobile Home Park – the city's largest park with 766 homes. Nine partner departments and organizations participated. Bilingual resource bags filled with information on local services, refreshments, personalized consultations for attendees, and free vaccinations were provided. Approximately 150 attendees enjoyed 18 raffle drawings and six mini-classes covering topics such as Code

Compliance 101, housing assistance programs, Active Adult Center offerings, and the Thornton Assistance Programs.

Staffed Booths at Events: Discussing the city’s housing and development needs with attendees at the Farmers Market - September 2025, Harvest Fest - October 4, 2025, , Dios de los Muertos – November 1, 2026, and Winter Fest – December 11, 2025.

Housing Choice Open House: Held on March 4, 2026, the city and Ayres and Associates consulting group organized the open house at the Active Adult Center, 11181 Colorado Blvd, Thornton 80233, a fully ADA accessible facility.

Station Area Master Plans: The City of Thornton is developing Station Area Master Plans (STAMPs) for the future N Line stations at York Street at 144th Avenue and Colorado Boulevard at Highway 7. These plans will guide future land use, transportation, infrastructure, and transit-oriented development around the stations. Early engagement focused on building public awareness through the project website, social media, mailed notices, community events, and public meetings. In April 2026, the City hosted the first of four planned community meetings in an open house format.

CDBG Public Input Meeting: A Public Input Meeting was held on April 8, 2026, at Community Connections at 9471 Dorothy Blvd., Thornton, CO, 80229. No attendees, no comments.

Fair Housing Resource Fair: On April 29, 2026, staff organized and hosted a Fair Housing Resource Fair. Fourteen housing related non-profit organizations and city divisions attended. Each offered resources, information, and answered direct questions. The event included free vaccinations, food, and swag. Approximately 18 attendees discussed fair housing, housing, safety, food and other issues one-on-one with staff members and visiting organizations.

30-day Public Comment Period: The City will hold a public comment period from June 25, 2026, to July 26, 2026. The 2026 AAP describes the recommended activities and funding. It is available online starting June 25, 2026, at <https://www.thorntonco.gov/community-culture/community-connections-resources-grants/community-development-block-grants>. Residents are welcome to provide comments on the 2026 AAP during this period. Printed copies can be viewed at Community Connections at 9471 Dorothy Blvd., Thornton, CO 80229 or can be sent upon request. Residents can send comments to cdbg@ThorntonCO.gov or call 720-977-5800 if you would like to speak with a staff member.

Public Hearing: A public hearing will be held on July 28, 2026, at 7:00 PM, during the City Council meeting in the Council Chambers, 9500 Civic Center Drive, Thornton, CO 80229. This City Council meeting can also be viewed online at <https://www.thorntonco.gov/government/city-council/Pages/council-meetings.aspx>. Guidance on audience participation is provided at the link above.

Servicios de traducción al español: Disponibles durante las reuniones del Concejo Municipal. Por favor de llamar al 303-538-7230 o mandar un correo con 24 horas de anticipación a la Oficina del Secretario de la Ciudad de Thornton a clerk@ThorntonCO.gov.

ADA Accommodations: If you have a disability and need a reasonable accommodation to attend or participate in the meeting, please notify the City's ADA Coordinator at 303-538-7245 at least eight (8) hours in advance and arrangements will be made to provide reasonable accommodation. TDD access is available through Colorado Relay at 711.

Details of citizen participation outreach for the PY 2026 AAP are also located in the AP-12.

5. Summary of public comments

1. High and increasing costs – especially taxes, insurance, food, water, and housing
2. Shortage of housing – missing middle, higher density, micro, seniors
3. Extreme need for emergency housing funds – rent, mortgage, utilities, immediate shelter
4. Need for more community education
5. Concerns over high-density development, managing traffic and parking, and preserving the existing quality of life while ensuring access to essential services and improving walkability
6. Concerns for traffic management, entertainment-district uses, “small-business” development, and services for vulnerable populations
7. Loss of state and federal funding for assistance programs
8. Need for increased homeownership with varied designs and flexibility; missing middle housing
9. Streamline the city’s development approval process for efficiency and speed
10. Engage home builders at the beginning of the process
11. Need for smaller and more affordable and efficient homes – for sale and rent
12. City staff need to understand financial and market realities for development
13. Need thoughtful and well-designed communities, with neighborhood character, parks and open spaces
14. Need for development incentives like fee reductions, financial support, land, density bonuses, and predictable application processes
15. Mobile home park infrastructure is aging and failing; management issues
16. Not enough physically accessible housing
17. Homelessness and housing made up 63% of all Community Connections direct resource referrals in 2025 - 35,417 referrals - averaging 141 per day. Housing is the top priority for residents requesting assistance.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is in the PR-15 Participation.

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

All comments or views will be accepted at the public hearing and public comment period.

7. Summary

The City maintains a commitment to facilitating effective communication channels for residents and community organizations to express their needs. The Community Connections Division functions as the principal resource for individuals seeking assistance with housing, human services, and community development. Each year, the Thornton Assistance Funds (TAF) Advisory Board, comprised entirely of city residents, solicits non-profits applications, requires formal presentations by the applicants, and then offers recommendations for funding based on need and eligibility. In 2026, approximately \$314,000 in City funds will assist nonprofit organizations support residents in housing, food, health, and human services. The City collaborates with local stakeholders, service providers, and community members to inform program priorities and funding decisions.

Over a thousand people attended Housing University events and courses in 2025. The Housing University coordinates with area governments to encourage enrollment and course diversity to help with Fair Housing and Equal Opportunity, housing stability, aging in place, safety, budgeting, homeownership, and other housing topics.

City staff routinely organize and staff resource tables at Ward meetings, outreach events, they present at public meetings and provide consultations to offer residents and stakeholders opportunities to communicate community needs to City officials. The city will continue to provide updates on the progress of HUD-funded programs and solicit public input to ensure that funding decisions reflect community priorities.

The city's main human resource outreach division – Community Connections made 56,185 direct referrals to community members in 2025. The top need identified with 18,293 referrals was regarding homelessness and in second place with 17,124 referrals was for housing services. Combined, these two housing subject matters comprised 63% of the entire year's resource referrals. See the attached *2025 Community Connection At a Glance*.

Executive Order Compliance

Thornton agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

Thornton will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	THORNTON	Parks, Recreation, and Community Programs Dept

Table 1 – Responsible Agencies

Narrative

The Parks, Recreation, & Community Programs Department - Community Connections Division leads the preparation of the PY 2026 AAP and administers the CDBG program, with support from other departments including Finance, Contracts, and Legal. Division staff present a draft AAP to City Council annually and provide bi-annual updates on activities related to homelessness, affordable housing, community development, and fair housing. The City Council approves the ConPlan, all AAP, their submission to HUD, and any substantial amendments as needed.

Thornton CDBG staff coordinate with Adams County Community & Economic Development department to allocate Thornton’s portion of HOME funds. The City Council approves Intergovernmental Agreements and staff suggest projects as needed. Adams County administers the funds and manages the citizen participation requirements for the HOME grant.

CDBG Public Contact Information

Grant & Housing Supervisor
Community Connections Division
9471 Dorothy Blvd
Thornton, CO 80229
CDBG@thorntonco.gov
Phone: 720-977-5800

AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Thornton actively solicits input from residents, municipal officials, nonprofit organizations, private and nonprofit housing developers, governmental agencies, and the Regional Continuum of Care during the development of the Consolidated Plan and Annual Action Plan. Consultation and outreach methods include stakeholder meetings, city-wide surveys, community planning, community meetings, staff meetings, special events, weekly housing education activities, local newspaper advertisements and articles, departmental newsletters, city newsletters, website announcements, social media posts, local Channel 8 television broadcasts, public notices, and public meetings with hearings to obtain feedback on draft strategic, comprehensive, transportation, park and recreation, and housing plans.

Citizen participation is prioritized throughout all phases of short- and long-range planning, implementation, and assessment. In addition to targeted outreach, the City of Thornton maintains ongoing communication with partner agencies to assess the evolving needs of low- and moderate-income (LMI) residents, provide Community Development Block Grant (CDBG) technical assistance, and solicit CDBG funding applications. City staff utilize these partnerships to gather input on community needs, promote available resources, coordinate service delivery, and develop action plans for future years. These partnership agencies include memberships and *leadership roles* with the Adams County Aging Network, Community Resource Network, CDBG User Group, Faith Based Community Alliance, Empowerment Expo, and highly focused City of Thornton housing and homelessness strategic planning (2024 – 2027).

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)).

Community Connections, which administers the City's CDBG program, plays a key role in fostering these collaborations to connect LMI residents with housing, health, mental health and numerous other agencies. The statistics for 2025 housing referrals were previously mentioned. Also shown on the 2025 annual report, Community Connections made 3,198 direct referrals to medical and mental health service providers, 5,374 direct referrals for food assistance, 2,289 for employment and education, and 1,527 for transportation. We also distribute a monthly newsletter filled with resources, events and contacts to area non-profits with a contact list of 429 organizations, residents and city staff. The city’s Active Adult Center similarly collaborates with residents and stakeholders, providing specialized services and resources to the city’s 55+ population.

Thornton participates in regular regional coordination efforts with entities such as Adams County Human Services, Maiker Housing Partners (Adams County Housing Authority), the Metro Denver Homeless Initiative (MDHI), Denver Regional Council of Governments (DRCOG), and numerous nonprofit service providers. These partnerships provide training, resources and a comprehensive approach to affordable

housing, homelessness prevention, and supportive services. The City also works with developers, modular housing contractors, and state organizations to implement CDBG connected housing programs.

We connect and coordinate with area agencies by offering funding through our Thornton Assistance Fund, Private Activity Bonds, HOME funds, Colorado's Proposition 123 funds and of course CDBG funds. Offering this annual funding helps staff connect to new and interesting programs as well as the long-term programs.

Thornton is also engaged in emergency preparedness, climate resilience, and hazard mitigation planning in partnership with the Adams County Office of Emergency Management and Thornton's Office of Emergency Management. The City collaborates with Adams County to update its Hazard Mitigation Plan, which includes strategies to reduce risks of flood, drought, fires, tornados, earthquakes, extreme weather impacts, and infrastructure vulnerabilities. The City's Energy Action Plan is guiding energy efficiency efforts. Thornton works to mitigate urban heat impacts by expanding tree canopy coverage and promoting sustainable building practices in public and private developments.

The Community Connections Division continues to collaborate with all city departments, including the Victims' Advocate Division, Thornton Police Department's High-Density Housing Unit, Thornton Fire Department, Infrastructure, Long-Range Planning, and Code Enforcement. The Thornton IMPACT organization (formerly the Partnership for Multifamily Communities) strengthens communication between the city and housing managers, HOAs, and manufactured home park operators. Thornton's Community Connections staff also proactively work with affordable housing developers (currently 11 active projects), nonprofit organizations, conservancies, land trusts, affordable modular home builders, and service providers looking to expand their presence in Thornton.

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

The City of Thornton is committed to addressing the needs of individuals and families experiencing homelessness, as well as those at risk of homelessness, through regional collaboration, direct outreach, and resource coordination. Thornton actively participates in the MDHI, which serves as the lead agency for the Metro Denver Continuum of Care (CoC), overseeing homelessness services across a seven-county region, including Adams County. The City also works closely with Adams County Human Services, nonprofit organizations, and regional coalitions to ensure that those in need have access to shelter, supportive services, and long-term housing solutions.

Thornton established the HOT in response to the COVID-19 pandemic, and due to its success, the program continues to receive CDBG funding while also pursuing additional resources to sustain and expand its efforts. HOT provides lifesaving supplies, resource navigation, case management, assistance obtaining vital documents, and support in securing housing vouchers for people experiencing homelessness in

Thornton. The team maintains daily connections with local homeless service providers, the County, MDHI, and the regional CoC to ensure coordination and maximize available resources.

Thornton participates in key regional homelessness initiatives, including the Severe Weather Activation Program (SWAP), which provides hotel/motel vouchers for homeless individuals during extreme weather events. The HOT team also contributes to CoC-led efforts such as the Homeless Management Information System (HMIS) coordination, the Adams County Coalition for the Homeless, and Point-in-Time (PIT) count leadership. These partnerships strengthen the regional response to homelessness by improving data collection, streamlining service delivery, and enhancing collaboration among government agencies and service providers.

The Community Connections Division serves as a critical point of contact for individuals, nonprofit organizations, and private entities seeking to connect with homeless assistance resources. The City has developed homeless resource and housing brochures and maintains a dedicated section on its website to provide information on essential needs, such as food, health care, housing, and transportation. Community Connections staff also provide direct support via phone, email, and in-person consultations to assist individuals in crisis.

Thornton's efforts to address homelessness receive strong political and community support, including engagement from the Metro Mayor Caucus, where the Thornton Mayor and other regional leaders have prioritized homelessness as a critical issue. The City also leads an internal homelessness task force, bringing together multiple city departments, including Police, Code Enforcement, Legal, Parks, Recreation & Community Programming, and others, to share data, provide program updates, and develop strategies for preventing and reducing homelessness.

Thornton remains committed to enhancing collaboration with public and nonprofit agencies, participating in regional planning efforts, and leveraging all available resources to provide housing stability and essential services to individuals experiencing homelessness. Through continued coordination with the CoC, local and regional partners, and internal city departments, the City aims to strengthen its homelessness response system and work toward long-term solutions for those in need.

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

HOT staff will attend CoC provided HMIS training on data collection requirements and stay current with any revised standards. The data collected through HMIS will be reported to the Division of Housing (DOH) quarterly. HMIS collects data about people accessing services related to homelessness throughout Colorado. This data will track client and program outcomes, measures system performance, and informs regional and local efforts to end homelessness.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Maiker Housing Partners (Adams County Housing Authority)
	Agency/Group/Organization Type	PHA Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MHP and City staff speak regularly about allocating Private Activity Bonds, HOME funds, Prop 123 funds to assist with affordable housing projects. MHP was awarded 2024 PAB funds and 2025 TAF funds. Staff applied for \$2.1 million on Prop 123 land banking funds on behalf of MHP’s 72-unit <i>JuneGrass</i> senior development. MHP attended our Fair Housing Resource Fair in 2026. We support their residents with the city’s Tax Rebates Program Staff also meets with Maiker apartment managers to explain and share printed resources on dozens of programs to support their LMI residents.
2	Agency/Group/Organization	Brothers Redevelopment Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Anti-poverty Strategy Colorado Housing Connections Hotline Data First-time Homebuyers Housing Education

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The city has partnered and funded Brothers Redevelopment (BRI) since 2010 to conduct the H4H and PAT minor home repair programs and fund the housing hotline at Colorado Housing Connects. TAF awarded this organization with 2025 funding for rent, mortgage, utilities, security deposits, and application fees. City CDBG staff hold monthly meetings and training courses regarding the operation of the HRP to ensure continued compliance. The city collaborated with BRI on programs on the priority needs identified in the Consolidated Plan. BRI also participate monthly in Community Connections’ housing education program through first time homeowner courses – hosted by the city.</p>
3	<p>Agency/Group/Organization</p>	<p>Community Resources and Housing Development Corp</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Homebuying Assistance, CHDO Community Development Financial Institution</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Anti-poverty Strategy</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>To address affordable home ownership, Thornton hosts a monthly CRHDC Homebuyer Workshop for residents exploring homeownership and down-payment assistance options. Since January 2025, 1,094 people have attended these six-hour seminars. Together we educate residents on home buying, housing assistance programs, and housing in the local housing market.</p>
4	<p>Agency/Group/Organization</p>	<p>Intervention, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Victims of Domestic Violence</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy Homelessness Prevention</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Intervention used CDBG funds to provide emergency rent, mortgage and utility assistance to victims of domestic violence. Thornton also partners with Intervention to provide domestic violence reduction workshops. The City will continue partnership with the agency through hosting outreach events, referrals, and outreach material sharing.
5	Agency/Group/Organization	Projects Angel Heart
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Homelessness Prevention
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Project Angel Heart has a meal delivery program for people that are critically ill. They attended the city's Fair Housing Resource Fair in 2026. TAF awarded Project Angel Heart with 2026 funding. The City will continue partnership with the agency through hosting outreach events, referrals, and outreach material sharing.
6	Agency/Group/Organization	City of Thornton
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Housing – Rehab Economic Development Anti-poverty Strategy Homelessness Prevention, Affordable Housing Development, Aging in Place, Security and Safety

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>CDBG staff are continually in contact with other city departments and divisions, including City Council, the City Manager Office, Infrastructure, IT, Code Enforcement, Parks & Recreation, Legal, Finance, Active Adult Center, the Office of Emergency Management, WaterWise, Economic Development, Fire, Police, and City Development. The goal is service awareness, activity coordination between departments, identify resident needs, optimize funding and resources, and investigate potential projects for CDBG funding.</p>
7	<p>Agency/Group/Organization</p>	<p>Adams County</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - County Grantee Department</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Anti-poverty Strategy Aging in Place</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>As members of the Adams County HOME Consortium, the City and County have ongoing communication to discuss the status of projects and identify collaborative opportunities. Monthly, AdCo staff utilizes city facilities to meet 1 on 1 with residents to assist them in obtaining resources. Partnering on projects helps both organizations have a greater impact on achieving shared goals and leveraging funds for more affordable and attainable housing. The City will continue partnership with the County through outreach events, referrals, and outreach material sharing.</p>
8	<p>Agency/Group/Organization</p>	<p>Growing Home, Inc.</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-homeless</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city funded Growing Home with 2026 TAF funds. They were past CDBG subrecipients and have reapplied for funding. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
9	Agency/Group/Organization	AfterSight
	Agency/Group/Organization Type	Services-Persons with Disabilities Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The city has a relationship with AfterSight (previously named Audio Information Network) since 2016 and regularly keeps in contact about the needs in the community. The agency was funded with CDBG-CV to continue providing discounted mobile hot spots, cable TV, and cell broadband infrastructure to Thornton residents with disabilities. They provide the audio version of the Thornton City Voice newspaper and other city resources. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
10	Agency/Group/Organization	Thornton Police Department
	Agency/Group/Organization Type	Agency - Emergency Management Community Safety, Housing Safety
	What section of the Plan was addressed by Consultation?	Housing Homeless Needs - Chronically homeless Anti-poverty Strategy Homelessness, Multi-family Community Safety

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Re-established the PD-Community Connection joint IMPACT meetings of the managers of Apartment Complexes, Mobile Home Parks, HOA, and other high-density housing areas. Education on available services, sharing security issues and possible solutions, and networking are a part of the meetings. Hoarding, landscaping, crime prevention, domestic violence are also discussed. PD regularly invites staff to present at meetings and events. Almost weekly PD utilizes HOT, and vice versa, to assist the homeless in the city.
11	Agency/Group/Organization	Adams 12 School District
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Food Access and Other Necessities
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with the agency on priority needs identified in the Consolidated Plan. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
12	Agency/Group/Organization	Community Reach Center, Inc.
	Agency/Group/Organization Type	Services-Health Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Reach Center has assumed the substance abuse services in Adams County after Arapahoe House closed in December 2017. CRC is a past CDBG & CDBG-CV sub-recipient. CRC opened a 12-bed youth emergency shelter in Thornton in 2024. TAF awarded this organization with 2026 funding. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.

13	Agency/Group/Organization	Almost Hone Inc.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Almost Home (AH) applies for CDBG funding. They recently completed their CDBG-CV award for emergency rent, mortgage, and utility assistance. The City heavily relies on AH services and their leadership of the Severe Weather Assistance Program for the homeless. AH was funded in 2026 by TAF. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
14	Agency/Group/Organization	There With Care (TWC)
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	TWC was awarded TAF funds in 2026. The City collaborates with the agency on priority needs identified in the Consolidated Plan. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
15	Agency/Group/Organization	Sunshine Home Share
	Agency/Group/Organization Type	Housing Needs Assessment Aging in Place Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Housing Anti-Poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with the agency on priority needs identified in the Consolidated Plan and HNA. They attended our Fair Housing Resource Fair in 2026. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
16	Agency/Group/Organization	Family Tree
	Agency/Group/Organization Type	Services-Children Services-Families Services-Domestic Abuse Services-Child Abuse Homelessness Prevention
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with the Family Tree on priority needs identified in the Consolidated Plan and HNA. The City and HOTA will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
17	Agency/Group/Organization	CASA of Adams and Broomfield Counties
	Agency/Group/Organization Type	Services-Foster Children Services-At-risk Youth Services-Mental Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with the Family Tree on priority needs identified in the Consolidated Plan and HNA. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
18	Agency/Group/Organization	Denver Metro Fair Housing Center
	Agency/Group/Organization Type	Services-Families Services-Fair Housing Compliance Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with the agency on priority needs identified in the Consolidated Plan and HNA. They spoke and manned a booth at our Fair Housing Resource Fair in 2026. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
19	Agency/Group/Organization	Colorado Legal Services
	Agency/Group/Organization Type	Services-Eviction Prevention Services-Fair Housing Regional Legal Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homelessness Prevention Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with the agency on priority needs identified in the Consolidated Plan and HNA. They attended our Fair Housing Resource Fair in 2026. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
20	Agency/Group/Organization	Colorado Poverty Law Legal Services
	Agency/Group/Organization Type	Services-Eviction Prevention Services-Fair Housing Regional Legal Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homelessness Prevention Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with the agency on priority needs identified in the Consolidated Plan and HNA. They hold classes and office hours for the city’s Housing University. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
21	Agency/Group/Organization	Colorado Visiting Nurses – CAPABLE Program
	Agency/Group/Organization Type	Services-Elderly Persons Aging in Place Housing – Rehab Services – Health and Mental Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homelessness Strategy Housing Needs Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with the agency on priority needs identified in the Consolidated Plan and HNA. They attended our Fair Housing Resource Fair and held classes and office hours for the city’s Housing University. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
22	Agency/Group/Organization	Community Economic Defense Projects
	Agency/Group/Organization Type	Services-Eviction Prevention Services-Fair Housing Housing Regional Legal Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homelessness Prevention Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with the agency on priority needs identified in the Consolidated Plan and HNA. They hold classes and office hours for the city’s Housing University. They assist the city’s Mobile Home Park residents with legal matters. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.
23	Agency/Group/Organization	Newsed
	Agency/Group/Organization Type	Services-Eviction Prevention Services-Fair Housing Housing Home ownership Regional Legal Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homelessness Prevention Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with the agency on priority needs identified in the Consolidated Plan and HNA. They hold regular classes and office hours for the city’s Housing University. The City will continue partnership with the agency through outreach events, referrals, and outreach material sharing.

24	Agency/Group/Organization	Department of Local Affairs – Colorado Emergency Rental Assistance
	Agency/Group/Organization Type	Services-Eviction Prevention Services-Fair Housing Housing State Government
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homelessness Prevention Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City collaborates with DOLA on priority needs identified in the Consolidated Plan and HNA. Staff attend DOLA trainings throughout the year. The City will continue partnership with the agency through training, referrals, and outreach material sharing.

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

No organizations were intentionally left out of the public participation process. All comments and views were and will be welcomed and accepted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative	Like the City of Thornton's strategic plan, MDHI aims to reduce homelessness in the seven-county Denver metropolitan area. The CoC brings together public and private stakeholder organizations to provide a comprehensive array of homelessness prevention activities, housing placement assistance, and related supportive services for people who are experiencing homelessness or at risk of becoming homeless.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2025 – 2029 Strategic Plan	City of Thornton	<p>Affordable housing development, rehabilitation and preservation through the following SP goals:</p> <ul style="list-style-type: none"> • Identify priority areas using criteria (ex: density, transit, innovation) for attainable housing and engage the community to partner on buy-in. • Develop an education campaign for the community on the needs and benefits of diverse housing choices. • Develop a targeted residential development review Rapid Response Team including both internal and external partners.
2025-6 Homeless Point in Time Report	Metro Denver Homeless Initiative	<p>Similar to the City of Thornton's strategic plan, MDHI aims to reduce homelessness in the seven-county Denver metropolitan area. The CoC gathers data annually to provide benchmark data and to help determine funding needs.</p>
2024 Analysis of Impediments to Fair Housing (AI)	City of Thornton	<p>Our AAP will help address the five goals within the AI – provide housing education and awareness, assist underrepresented minority groups, expand housing choices, improve housing accessibility, and advance housing equity.</p>
Comprehensive Plan	City of Thornton	<p>In 2024 Thornton amended its Comprehensive Plan. The plan overlaps with the Consolidated Plan by establishing major strategies and key policies for Thornton's neighborhoods, future jobs, and potential amenities for residents. It also serves as an advisory document for development in the city. This Plan gives a broad overview of how the city will grow, and where future development or redevelopment will occur.</p>
2024 Housing Needs Assessment	City of Thornton	<p>The HNA identifies key housing challenges, demographic trends, market conditions, and community input to provide a foundation for developing targeted strategies to address these issues. Through the HNA, the City developed a set of recommendations and goals to address the housing needs in Thornton. These recommendations helped to inform us of the housing goals in the Strategic Plan.</p>
2025-2029	Denver Regional Council of Governments' (DRCOG)	<p>The DRCOG Denver Area Regional Housing Needs Assessment (RHNA) defines the housing needs for the region. We base our plans on helping to meet these needs.</p>
Establishing a city-wide Housing Policy	City of Thornton	<p>Starting in May 2026, staff and consultants will develop a housing policy for the city. This will include affordable housing and possible financial tools.</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Affordable Housing Team	City of Thornton – City Development	Passed by Council in May of 2026, the 90-day affordable housing review process is to help expedite affordable housing developments to reduce their costs and reduce their planning to completion timeline. The Affordable Housing Team is currently being assembled and will be starting in July of 2026.

Table 3 - Other local / regional / federal planning efforts

Narrative

The City of Thornton works closely with local, regional, and state partners, including MHP, Denver Metro Fair Housing District, Community Resources and Housing Development Corporation (CRHDC), Almost Home, the MDHI, DOH, and Office of Economic Development and International Trade (OEDIT), to implement programs to solicit partnerships and funding for the priorities outlined in the Consolidated Plan and AAPs. Through the CDBG and HOME programs city staff seek to coordinate and cooperate with the County, City of Westminster and the City of Commerce City. As a member of CDBG User Group planning staff, the city helps plan for educational and information sharing quarterly meetings for the entire District 8 HUD region.

Thornton is an active participant in regional housing efforts and collaborates frequently with affordable housing developers to develop, rehabilitate and preserve affordable and accessible housing within the city. Newer rehabilitation projects - The Outlook at Thornton apartment rehabilitation, the Dawson Square apartment rehabilitation project, and applying for Land Banking, Homeless, and Planning funds through the state’s Proposition 123 program, are solid examples of the city collaborating with developers to bring and retain affordable housing within its borders. Staff is currently working with 11 affordable housing developers.

The Community Connections Division plays a central role in fostering collaboration with other governments and public service providers by offering free access to meeting and event space to organizations that support Thornton residents. The Community Connections building consists of ten meeting rooms with a capacity ranging from 3 to 160 attendees and provides free internet access, virtual and hybrid meeting capabilities, off-street parking, tables, chairs, and audio/visual equipment. Public service organizations and area governments utilize these spaces for free, receive set-up and clean-up services, as well as promotional support to enhance their outreach efforts for their event, class, or workshop for city and area residents.

Community Connections has a diverse network of nonprofits, government agencies, educational organizations, faith-based organizations, community garden groups, and community service providers to deliver multiple programs, resources, and support to Thornton residents. Key partners included ACAN, Adams County Health Department, Adams County Human Services, ARC of Adams County, Brothers

Redevelopment, the Center for People with Disabilities, the Colorado Center for the Blind, the Colorado Department of Education, Community Reach Center, Community Resource Network, CRHDC, ECPAC, Expert Vocational Insights, Faith-Based Church Alliance, Growing Home, Mile High United Way, Community of Hope Garden at Intersession Church, Summit of Peace Community Garden, Garden of Hope, Community Garden at Good Shepherd United Methodist Church, and St. John's Garden of Hope.

These partnerships enhanced access to education, employment support, disability resources, behavioral health services, family services, housing stability programs, public health initiatives, food access, community gardening opportunities, and community engagement activities. Programs and events offered through these partnerships included homebuyer education classes, employment and workforce development services, resource navigation, public health programming, community gardens, Homeless Point-in-Time Count events, and community collaboration meetings. These partnerships strengthen and expand the City's ability to connect residents with critical resources while ensuring that public service organizations have the support needed to effectively serve the community.

Through ongoing coordination, Thornton remains committed to integrating community input, enhancing service accessibility, and leveraging strategic partnerships to achieve the goals outlined in the Consolidated Plan. These efforts help ensure that LMI residents have access to affordable housing and essential public services that promote self-sufficiency and long-term community resilience.

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

The City of Thornton has adopted its U.S. Department of Housing and Urban Development (HUD) approved Citizen Participation Plan (CPP) in accordance with 24 CFR 91.105. This plan establishes the City's policies and procedures for citizen participation in the development of the 2026 AAP. Updated and amended in 2024, the CPP outlines public notice requirements for all meetings, stages of Consolidated Plan, AAP and report development, plus public hearings, accommodations for individuals with disabilities, and procedures for public review of draft documents. In alignment with the CPP, the City conducted a public input meeting, numerous outreach events, a public comment period and a public hearing. Details regarding these outreach efforts are presented in the table below. All meetings are accessible in compliance with the Americans with Disabilities Act (ADA) and offer live Spanish translation. Additional accommodations are available upon request.

Prior to the development of the current Consolidated Plan, the City of Thornton completed and accepted a state-mandated Housing Needs Assessment (HNA) in December 2024, which included an extensive public engagement campaign. Many of these activities fulfilled or surpassed federal requirements for citizen participation. The feedback and data collected through the HNA informed the development of both the Consolidated Plan and the 2026 AAP.

Citizen Participation Outreach

	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted & Reasons
1	Public Events	Residents	Staffed 4 booths at the city's largest public events between October and December 2025 to engage attendees in community development needs and available resources – Hundreds of visitors	Housing shortages, high cost of living, cost burdened, educational needs, loss of assistance programs	All comments accepted
2	Resource Fair	Mobile Home Park Residents	City held a Fall Resource Fair on October 2, 2025, at Pine Lakes Ranch Mobile Home Park and Community Connections – 150 attendees	Unpredictable fees and rate hikes, expensive home repair needs, need for assistance resources, limited MHP services, aging infrastructure	All comments accepted
3	Public Meeting	Station Area Master Plans (STAMPs)	Thornton is developing two (STAMPs) for the future N Line stations at York Street at 144th Avenue <i>and</i> Colorado Boulevard at Highway 7. 100 people in attendance	<p>York St. - High-density development, managing traffic and parking, and preserving the existing quality of life while ensuring access to essential services and improving walkability.</p> <p>Hwy 7 - Housing preferences favor transit-oriented, moderate-density, and "missing middle" options tied to attainable housing and trail connectivity through Big Dry Creek open space. Residents prioritized pedestrian safety, traffic management, entertainment-district uses, "small-business" development, and services for vulnerable populations.</p>	
4	Public Meeting	Non-targeted/broad community	A Public Input Meeting was held on April 8, 2026, at Community Connections Division to engage attendees in community development needs and available resources	No attendees	No attendees

	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted & Reasons
5	Public Event	Non-targeted/broad community	The city organized Fair Housing Resource Fair, with 14 non-profit/governmental organizations on April 29, 2026. Approximately 18 attendees discussed issues one on one with staff members and visiting organizations.	High cost of utilities, rent, homes, taxes, food and health care. Facing homelessness and finding a place to live. Accessible homes for seniors.	All comments accepted
6	Meeting	Housing Developers	Hosted a meeting with 14 attendees who discussed housing needs from the perspective of developers, on March 26, 2026	Need a consistent and streamlined application process, financial incentives, density bonuses, small-scale homes, more use-by-right zoning, flexibility	All comments accepted
7	Public Comment Period	Non-targeted/broad community	The proposed 2026 AAP was made available to review for at least thirty (30) days from June 25, 2026, to July 26, 2026, at Community Connections and on the city website at www.gocot.net/cdbg . Written comments could be returned to the address above or emailed to cdbg@ThorntonCO.gov .	A summary of comments will be provided after the comment period.	All comments will be accepted.
8	Public Hearing	Non-targeted/broad community	A public hearing will be held on July 28, 2026, at 7:00 PM, during the City Council meeting in the Council Chambers, 9500 Civic Center Drive, Thornton, CO 80229. City Council meetings could also be viewed online at https://www.thorntonco.gov/government/city-council/Pages/council-meetings.aspx . Guidance on audience participation is provided at the link above.	A summary of comments will be provided after the public hearing.	All comments will be accepted.

Table 4 – Citizen Participation Outreach

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Thornton is designated as an “Entitlement Community” by the United States Department of Housing and Urban Development (HUD) and receives Community Development Block Grant (CDBG) funding based on an annual formula. For PY 2026, the City was awarded \$766,847 in CDBG funds for its housing and community development projects to address the goals outlined in the Consolidated Plan. Activities to be funded will be housing rehabilitation programs, homeless outreach services, and the administration of the CDBG program.

This year, \$47,750 in funding remains available for later allocation. Several housing-related initiatives are anticipated within the City, and these funds may be needed to support those efforts. Potential housing activities that could be funded include down payment assistance programs and/or assistance with internal accessory dwelling unit (ADU) development.

Potential public facilities activities may include funding for parks and sidewalks located in LMI areas or infrastructure improvement projects. Should none of the activities described for housing or public facility projects be available in a timely manner the unallocated funding would go to an existing housing rehabilitation program such as Help for Homes or CodeCAP.

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	766,847	0	0	766,847	2,300,541	PY 2025 is the second program year of the ConPlan. The expected amount available remainder of the ConPlan is three (3x) more years of the annual allocation.

Table 5 - 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

Although matching funds are not required for Community Development Block Grant (CDBG) funding, the City of Thornton encourages subrecipients to leverage awarded CDBG funds with additional local resources to maximize their impact. For example, Home Repair Program (HRP) activities benefit from such leveraging. Brothers Redevelopment, Inc. (BRI) frequently secures additional funding from other state and county funding. BRI's Paint-A-Thon (PAT) program utilizes community to provide free volunteer labor for all projects. Code Compliance Assistance Program (CodeCAP) consistently seeks and obtains volunteers, donations, and discounted materials and labor to support its activities.

The city pursued other leverage resources through the state. Approved by voters in 2022, Colorado's Proposition 123 - State Affordable Housing Fund (Prop 123) was set in motion. As the Prop 123 programs were designed and rolled out by the state the city closely followed the training and release dates. So far, the city has received two Prop 123 grants, one for homelessness services and another to streamline the affordable housing development/redevelopment approval process down to 90 days. Additional funding for a MHP partnership for a land banking grant for 72 affordable senior housing units was applied for in 2025 but not awarded. The city will submit future Prop 123 grant applications at the next opportunity.

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

At this time, Thornton is aggressively identifying priority areas including any publicly owned land to address the housing needs identified in the ConPlan. This is based off of the city's Housing Strategic Plan goals.

Discussion

The City is a member of the Adams County HOME Consortium and receives HOME Investment Partnerships funds through the HOME Consortium. HOME funds have a 25% matching requirement, and each HOME dollar spent is matched with 25% of general funds for projects within the program year. HOME funds are not entered in the table above as a resource as the HOME Consortium is the direct recipient of those funds and Adams County is ultimately responsible for the planning and reporting of HOME funds for the Consortium.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Affordable Housing	2025	2029	Affordable Housing	Citywide LMI Eligible	Affordable Housing	CDBG: \$498,451	Homeowner Housing Rehabilitated: 41 Household Housing Unit
2	2A Provide Services for LMI & the Homeless	2025	2029	Non-Housing Community Development	Citywide LMI Eligible	Public Services	CDBG: \$115,027	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	4A Effective Program Management & Planning	2025	2029	Non-Housing Community Development	Citywide LMI Eligible	Effective Program Management	CDBG: \$153,369	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	1A Affordable Housing
	Goal Description	Provide single-family, owner-occupied housing rehabilitation activities to help preserve the housing stock of LMI households through home repairs, weatherization programs, accessibility improvements, energy and water efficiency improvements, code compliance, internal accessible dwelling unit (ADU) conversions, and exterior painting of the homes. Assist with the public facility needs of new affordable housing construction soft costs and other expenses permitted by CDBG and HOME regulations.
2	Goal Name	2A Provide Services for LMI & the Homeless
	Goal Description	Provide public services to support and improve the quality of life for LMI individuals and the homeless. Homeless needs will be addressed through Thornton's Homeless Outreach Team (HOT) and other supportive non-profit services which provide life-saving supplies, resource navigation, and limited case management to people experiencing homelessness in Thornton. Other identified priority LMI needs for public services include crime victim assistance, in-home assistance, nutrition and food access, mental health services, employment and educational support.
3	Goal Name	4A Effective Program Management & Planning
	Goal Description	Effective program management will include general administration and planning of the CDBG grant program, monitoring subrecipients, reporting and managing grant financials. Planning involves the development of AAPs, annual reports, and meeting citizen participation requirements.

AP-35 Projects - 91.420, 91.220(d)

Introduction

In PY 2026, the City of Thornton will fund projects addressing affordable housing, homeless services, and CDBG administration. Up to 20% of the CDBG allocation will support the CDBG administration, and up to 15% will be used for public services (homeless services). The remainder of the grant will fund affordable housing projects that benefit the LMI community.

#	Project Name
1	CDBG: Administration (20%)
2	CDBG: Home Rehabilitation Program
3	CDBG: Public Service Programs

Table 7 – Project Information

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

All three projects in the 2026 AAP will address an identified priority need in the 2025-2029 Consolidated Plan. Eligible individuals or households must be LMI, and activities will focus on providing services for individual households and residents that are unhoused.

The preservation of affordable housing was identified as a priority in Thornton. The City will address this need with our HRP through two separate activities: Code Compliance Assistance Program (CodeCAP), and Paint-a-Thon (PAT). Each HRP must improve at least one of the following categories: health, safety, accessibility, and/or water and energy efficiency. HRP obstacles include increased costs per home because of the radon abatement ranging up to \$5,000, repair materials and services' costs keep rising; capacity of the subrecipients and city staff to move rapidly through the waiting list HRP applications; and finding SAM certified contractors – especially for radon abatement.

The 2026 public services allocation will go to Thornton's HOT program, which assists people experiencing homelessness with service referrals, necessities, transportation, a severe weather emergency program, opioid assistance, obtaining vital documents, and housing. Only 15% of the total CDBG grant allocation can be directed toward this public service.

To preserve and develop affordable housing is a top priority needs identified in the ConPlan. The city will seek to directly allocate the unallocated \$47,750 in 2026 funding to address those needs, possibly through internal ADU rehabilitation or down payment assistance. The obstacles to utilizing the funds for these activities involve finding suitable partners, making sure they are CDBG eligible, developing the needed program and policies, and outreach to educate the community on the new housing choices.

The major obstacles for public services include the general lack of funds to help fund HOT’s overhead expenses, the rising levels of addiction, the lack of temporary and transitional housing, and the loss of area nonprofits that assisted the homeless. The city will continue to explore additional funding opportunities to leverage the resources it currently has. While the City recognizes this high priority needs, the city may choose to not use CDBG funds for HOT every year of the 5-year Consolidated Plan’s planning period.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration (20%)
	Target Area	Citywide LMI Eligible
	Goals Supported	4A Effective Program Management & Planning
	Needs Addressed	Effective Program Management
	Funding	CDBG: \$153,369
	Description	Funds are used for the general program administration and program planning activities for PY 2026.
	Target Date	12/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide, eligible.
	Planned Activities	Matrix Code 21A CDBG Program Delivery; and possibly others such as 20 Planning, 21C Public Information, 21D Fair Housing Activities, and 21E Submission of Applications for Federal Programs.
2	Project Name	CDBG: Home Rehabilitation Program
	Target Area	Citywide LMI Eligible
	Goals Supported	1A Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$498,451
	Description	Home rehabilitation to address health, safety, accessibility, and energy/water-efficiency activities. In PY 2026 this includes CodeCAP & PAT activities. Funding may include an unallocated balance of \$47,751

	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 41 Household Housing Unit Please see the Planned Activities below.
	Location Description	Citywide, LMI eligible.
	Planned Activities	<p><u>Code Compliance Assistance Program</u> Help residents fix exterior code violations, estimate 30 single-family, owner-occupied LMI households assisted (14A & 14H)</p> <p><u>Brother's Redevelopment, Inc., Paint-a-Thon</u> Housing repair program, estimate 11 single-family, owner-occupied LMI senior households assisted (14A & 14H)</p> <p>The city will seek to directly allocate the unallocated \$47,750 of FY 2026 funding to address housing or public facility needs, likely through internal ADU development to existing housing units (14A) or down payment assistance for eligible homebuyers (13B). The City is still finding suitable partners, developing the needed program and policies, and outreach to educate the community on the new housing choices.</p>
3	Project Name	CDBG: Public Service Programs
	Target Area	Citywide LMI Eligible
	Goals Supported	2A Provide Services for LMI & the Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$115,027
	Description	Homeless Outreach Team (HOT) outreach materials, supplies and staff wages and benefits will be funded.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted
	Location Description	Citywide, LMI eligible.
	Planned Activities	City of Thornton Homeless Outreach Team, (03T)

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Thornton does not have a specified geographic target area identified in the Consolidated Plan for direct assistance. Thornton has identified the boundaries of the CDBG low/mod income eligible areas (LMA), primarily encompassing neighborhoods south of 104th. This section of the City comprises older neighborhoods with a higher concentration of older homes, older residents, and LMI households. There is a higher concentration of Hispanic individuals in the southern section of Thornton than in other areas of the City. According to 2020-2024 American Community Survey (ACS) data, the majority of southern census tracts below East 107th Ave consist of more than 50% Hispanic population. These tracts also coincide with the areas that have the highest proportion of LMI families.

See the “Discussion” below on specific tracts with race/ethnicity and LMI income concentrations.

When the city identifies that public facility and infrastructure improvements are needed with CDBG funding, these activities are directed to LMA areas. These areas will be specific to census block group tracts that have an LMI household population of at least 51%. The determination of these LMA is discussed further below.

Geographic Distribution

Target Area	Percentage of Funds
Citywide LMI Eligible	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Thornton has concentrated efforts to target resources to areas of south Thornton, which have a disproportionate share of LMI residents and where the largest share of the City's racial and ethnic minorities lives. The HRP and HOT homeless services are available citywide, but the largest share of the services will be targeted at south Thornton.

Direct service activities such as public services, target individual clientele (LMC) and HRP activities for LMI households and eligibility are based on individual household income rather than area benefits. For these activities, city staff and/or one of its subrecipients review all submitted application materials and determine activity eligibility. If eligible and funding remains, the activity will be placed in the queue.

Discussion

Low-Income Households Concentration

A “low-income concentration” is any census tract where the median household income (MHI) is 80% or less than the MHI for the City of Thornton. According to the 2020-2024 ACS 5-Year Estimates, the MHI in Thornton is \$103,088. A census tract is considered to have a low-income concentration if the MHI is \$82,470 or less. There are eight (8) tracts with a concentration of low-income households. Three tracts are located centrally on the western side of the City: 85.08, 85.54 and 85.55. Five tracts are scattered in the southern areas of the City: 91.03, 92.03, 93.04, 93.16, and 93.18.

Race/Ethnic Minority Concentration

A “racial or ethnic concentration” is any census tract where a racial or ethnic minority group makes up 10% or more of that group’s citywide percentage. Data was taken from the 2020-2024 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups that make up at least 1% of the City’s population were analyzed.

Black or African American, non-Hispanic: This group makes up 2.0% of the citywide population, and a census tract is considered a concentration if 12.0% of the population is part of this racial group. There is one census tract with this level of concentration. This tract, 85.54, is located on the corner of East 124th Ave and Colorado Blvd.

Income data indicates the economic imbalances are present within the city, with Black or African American households earning significantly less than their White and Asian counterparts. This underscores the need to continue economic and housing activities that address both poverty reduction and income imbalances across all racial and ethnic groups in the city.

The city successfully avoided the formation of Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs), indicating an absence of extreme concentrated poverty coinciding with high concentrations of racial or ethnic minorities. While income imbalances persist among different racial and ethnic groups, the lack of R/ECAPs suggests that the city prevented the most severe forms of economic disparities, highlighting the importance of ongoing efforts to promote accessible economic opportunities and more housing options for all residents.

Asian, non-Hispanic: Approximately 5.2% of the City population identifies as Asian. A census tract is considered a concentration if 15.2% of the population is part of this racial group. There are no census tracts with a high concentration.

Hispanic: Hispanics make up 37.7% of the city's population, and a census tract is considered a concentration if 47.7% of the population is part of this racial group. There are nine (9) tracts with a

concentration, all in the southern part of the city: 91.01, 91.03, 91.04, 92.02, 92.03, 92.07, 93.16, 93.18 and 93.22. Several of these tracts also have a concentration of LMI households.

P-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The city's 2019 Housing Needs Assessment (HNA) and Analysis of Impediments to Fair Housing Choice (AI) report found that Thornton's policies and practices align with those of neighboring jurisdictions and do not impose undue burdens on housing developers. Nevertheless, the report identified several barriers to fair housing, such as a shortage of affordable housing in northern Thornton and a need for more accessible housing to support the growing senior population. Additionally, the HNA found that minority racial and ethnic groups experience higher rates of housing cost burden and possess limited understanding of lending and credit principles related to home ownership. The report also noted resident opposition to affordable housing development, commonly referred to as NIMBYism (Not In My Backyard).

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 city is taking a proactive approach to reducing barriers to residents attaining affordable housing. In PY 2026, the city will conduct the following activities aimed at preventing, removing, or ameliorating any negative effects public policies may have on affordable housing:

1. The city completed a rewrite of its housing codes in 2025. Barriers to affordable housing were reviewed and greatly reduced. For example, higher density housing, accessory dwelling units, micro housing, were added and the dismissal of setbacks and other requirements were removed from the code.
2. As the city has secured needed water and is constructing the new distribution line. The city now has the ability to provide enough water for several decades of growth.
3. The city works closely with Maiker Housing Partners, the Adams County Housing Authority, on the development of additional affordable multi-family units.
4. The city continues to apply for funding from Proposition 123 to assist with the streamlining and funding of affordable housing and to assist the homeless.
5. The city established a 90-day review timeline for development plans, construction drawing, and building permit applications process to streamline affordable housing developments
6. The city has recommended to Council the formation of a Dedicated Affordable Housing team to provide rapid responses and support for developers looking to develop affordable projects.
7. City staff will continue to write letters of support for affordable projects when the developers apply for Low-Income Housing Tax Credits and other public funding.

8. The city will continue to provide Housing University classes to support its residents in home related needs and improvements. These activities will be held in English and Spanish as requested.
9. To alleviate the lack of ADA requirements and to ensure people with disabilities can make accessibility improvements to older housing, the city offers home repair programs to provide Thornton homeowners with free repairs to make minor health, safety, accessibility, and energy/water-efficiency improvements to their homes.
10. To support available affordable housing, the city will continue regular meetings with property managers, HOAs and mobile home park managers to promote housing rights and fair housing law education and resources.
11. The city will continue to claim and allocate its portion of Private Activity Bonds, HOME funds, and other grants to help finance homeownership, development, or redevelopment of new affordable housing.

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

Introduction

There are a variety of housing obstacles to meeting underserved needs in Thornton. These include:

1. Keeping pace with the high level of Thornton's growth (16% from 2014 to 2024%).
2. The corresponding growing need for public services as the community expands
3. Cost-burdened homeowners (27%)
4. Cost burdened renters (59%)
5. Limited outreach on available resources within the community
6. Competition for federal, state, and city funds
7. Low availability of accessible and affordable housing
8. The median home value more than doubling from 2014 to 2024 (146% to \$517,500)
9. Median gross rent increasing by 71% to \$1,895 (2014 to 2024)
10. The median sales price of a single-family home was \$520,675 in April 2026. That is a 53% increase from ten years ago at \$340,000 (Colorado Association of REALTORS, Local Market Update)
11. Property taxes went up (17% in 2024), pad rental costs up 25% (now ranging between \$920 to \$1,179 per month), plus soaring land prices (average list price for 8.8 acres is \$2.9 million), HOA fees, home insurance costs, and annual utility increases
12. Gaps in affordability of owner-occupied and rental housing for populations at specific income levels
13. Shortage of affordable specialized housing for people with disabilities
14. Shortage of affordable senior housing ranging from assisted living to full care, with the senior population rate increasing annually
15. Decrease in public funding for nonprofit organizations specializing in housing and homelessness prevention
16. No formal city housing team to facilitate affordable housing currently in development
17. Financial barriers to home purchasing (interest rate 6.6% for a 30-year fixed loan from RentUpdate), low vacancy rates (2-4%)
18. Increased staff time for CDBG compliance and training for the ever-changing technical knowledge required for administering the funds (Section 3, BABA, CARES Act, Radon, PROWRA, HOTMMA, Section 3, Davis-Bacon, income updates, Lead Safe Housing updates, VAWA, Floodplain, etc.)

Data sources for the indicators are listed above. All remaining data is from the 2020-2024 ACS.

Actions planned to address obstacles to meeting underserved needs

The City of Thornton will take the following actions to meet the needs of underserved populations:

1. Actively pursue increasing the number of affordable housing units. Use CDBG funds, HOME funds, and/or assigned Private Activity Bond funds for new or refurbished affordable housing projects.
2. Continue to apply for grant funding to increase affordable housing (applied four times for Prop 123 funding, twice the city was successful)
3. Increase courses available from 2 to 4 classes promoted through the city's Housing University. These classes include topics on home buying, prevention, home maintenance, budgeting, code compliance, available housing resources, financial fitness, fair housing, mobile home park rights and responsibilities, home sharing, etc.
4. Sit on the rapid response team to expedite affordable housing
5. Participate in the city's housing policy development
6. Actively pursue partnerships with affordable housing developers (11 developers currently)
7. Provide letters of support for quality affordable housing projects being considered for Low Income Housing Tax Credits (as requested)
8. Participate in regional meetings to learn about changes to existing services and new programs available to residents, specifically programs to prevent homelessness (ongoing)
9. Formation of a Housing Resource Booklet for city residents completed in May and now in production
10. Routinely posts housing resources, in English and Spanish, on-line and in print
11. Continue to educate the public on available resources. In 2025, Community Connections Division staff provided 56,185 resource referrals to residents for housing, homelessness, food banks, health providers, medical, mental, and substance abuse, transportation, water assistance, COVID, seniors, and employment. The top need identified with 18,293 referrals was regarding homelessness and in second place with 17,124 referrals was for housing services. Combined, these two housing subject matters comprised 63% of the entire year's resource referrals
12. Provide lower income residents with free resources to reduce their monthly overall costs (Water assistance, food access, tax rebates, reduced family recreation costs, and HRP programs)
13. Continue to offer resources for residents who speak Spanish as their primary language. 90% percent of the staff at Community Connections are fluent in Spanish
14. Continue to host/attend off-site events and meetings to provide resources to all residents, especially LMI and special needs populations - for example ThorntonFest, Movies on the Park, Active Adult Center Easter Extravaganza, Fall Fest, and Pride Day.
15. Community Connections staff continue to co-host the Community Resource Network (CRN) organization meetings of public service organizations that meet six times a year. CRN is a networking and information-sharing organization
16. Continue to attend grant administration training and seek professional grant consultant assistance
17. Partner and fund organizations that help Thornton LMI residents with homelessness and housing.

Actions planned to foster and maintain affordable housing

Thornton will aggressively support desirable affordable housing development, redevelopment, and preservation. CDBG funds will continue funding HRP activities - enabling LMI homeowners to make

essential health, safety, accessibility, water, or energy efficiency repairs, allowing them to remain in their homes and age in place. The city will also strengthen partnerships with housing organizations and developers, encourage and seek funding for Accessory Dwelling Units (ADUs), and address previously identified barriers.

Thornton will continue Housing University courses to help residents learn about numerous aspects of housing, home budgeting, and aging in place. Resident education on housing needs and facts is currently part of the implementation of the city's Strategic Plan. This education program to reduce NIMBYism started in 2026 and with the help of professional marketers will continue for several years.

As a member of the Adams County HOME Consortium, the city will use HOME funds to support affordable housing development and redevelopment. Thornton will help prevent homelessness by connecting eligible LMI households to assistance programs, including rent, mortgage, and utility support, home repair initiatives, utility assistance, and aging-in-place services. These programs assist individuals and families facing unemployment, illness, fixed incomes, disabilities, or extreme inflation. Households must have incomes at or below 80% of the area median income to qualify.

Actions planned to reduce lead-based paint hazards

Organizations partnering with the CDBG program coordinate rehabilitation efforts with Thornton's HRP activities to ensure compliance with lead-based paint regulations. Contractors and subcontractors must follow required testing and abatement procedures. The level of mitigation depends on the size, occupancy, or cost of the affected area. Residents receive an Environmental Protection Agency (EPA) booklet in English or Spanish outlining the dangers of lead in their homes.

CDBG and Community Connections staff will review the actions taken for these projects and ensure supporting documentation is in place to comply with the Lead-Safe Housing Rule requirements (LSHR), as identified in 24 Code of Federal Regulations Part 35. Invoices from subrecipients for the LSHRs are reviewed on a home-by-home basis and during regular monitoring.

Thornton also provides the Protect Your Family From Lead in Your Home informational pamphlet in English and Spanish at Community Connections and staff refer to the website: <https://www.epa.gov/lead/protect-your-family-lead-your-home-english>

Actions planned to reduce the number of poverty-level families

All activities outlined in the 2026 AAP are designed to reduce the number of families living at the poverty level in Thornton. Households participating in one or more Housing Rehabilitation Program (HRP) activities contribute to the maintenance and preservation of affordable housing. Public services provide assistance to individuals experiencing homelessness by offering resources to support the transition to self-sufficiency, while additional services aim to stabilize LMI residents facing hardship. The City of Thornton will continue to support public service agencies and expand Housing University courses, which are intended to reduce poverty by increasing financial literacy for prospective and current homeowners and by enhancing supportive services for individuals living in poverty.

As reported in the 2020-2024 ACS (S1702), the rate of homeowners at or below the poverty level decreased from 3.3% in 2023 to 3.0% in 2024 in Thornton showing that the overall community is resilient. However not everybody is on a level field as LMI homeowners still need assistance with increasing their net worth and avoiding debt. For this reason, Thornton will continue to support down payment assistance and first-time homebuyer programs by providing free courses, teaching facilities, resource outreach, education, and affordable housing coordination. It will also assist with funding sources such as Private Activity Bond and state grant awards. The attendance at the Housing University courses has quadrupled since 2022. These courses and their corresponding housing education opportunities are key to the long-term success of the resident obtaining, retaining, and maintaining a home.

The City will continue to seek local, small and disadvantaged businesses to bid for HRP activities as described in SP-70 of the ConPlan. This has been *highly successful* through the CodeCAP program and won the Denver Regional Council of Governments 2024 Vision Award.

Thornton will continue to award grants through TAF to assist nonprofit organizations in helping individuals transition from relying on private or public aid to meeting their own needs.

Actions planned to develop institutional structure

Incorporated in 1956, Thornton is a "home-rule" city, meaning it has its own constitution. The city is governed by a nine-member Council, which, along with the City Manager, is responsible for establishing policy, creating laws, and setting goals for the community. The Council adopts ordinances and resolutions by majority vote to guide Thornton in its operations. The City Manager implements the policy directions set by the City Council and oversees the work of staff in departments under the Council's authority. One such department is the Parks, Recreation, and Community Programs Department, which administers the CDBG program within the Community Connections division.

Thornton will continue to build and maintain relationships within the city departments to enhance city services, especially for LMI residents. An example of this is the affordable housing team initiated in 2026. The city will also collaborate with other local jurisdictions and organizations to improve the community and engage in regional efforts that promote information sharing and dialogue on affordable housing, as well as supporting special needs populations, including those who are homeless or are at risk of homelessness. We will continue to co-lead/host the Community Resource Network (CRN is a networking and information-sharing organization with hundreds of members), Adams County Aging Network, and Faith-Based Leadership Council here at Community Connections to foster ideas, collaborations and

actions. We will continue to provide a monthly newsletter to over 400 organizational partners sharing resources and events.

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

Thornton will work with public and private housing and social service agencies to enhance coordination in the implementation of the Consolidated Plan. Some of the actions the city will take include:

1. Utilize our new 90-day Affordable Housing development city approval process to comply with Proposition 123 requirements.
2. Produce a city-based Developers Tool Kit to facilitate affordable housing development within the city – 2027?
3. Coordinate/attend meetings within the city, neighboring cities and counties, and/or state agencies to coordinate projects in Thornton and the region. Topics cover housing, public services, economic development and public facility issues, ideas, goals and coordinated actions.
4. Communicating with organizations serving Thornton to determine if there are any new needs or services in the community.
5. Offering technical assistance to agencies to discuss the sources of funding available, associated timelines for applying for funds, and most impactful uses of funds.
6. Continue to set up meetings with housing professionals and managers to discuss fair housing, available resources, safety, and to identify how the city can assist its residents.
7. Offering pre-application meetings for potential developers and/or property owners that are considering new development or rehabilitation
8. Providing support for desirable affordable housing project proposals
9. Facilitating opportunities for agencies to collaborate in assisting the low-income population they serve.
10. Continue bringing free services, classes, activities, and resource events directly to the city, especially within LMI neighborhoods, to provide education, outreach and access to our residents (Adams County Human Services, legal services, school backpack giveaways, homelessness resources, Housing University, etc.).
11. Continuing to provide a high level of participation in regional efforts and meetings with public and private housing and social service agencies and other entitlement communities.

Discussion

As outlined in the 2025-2029 Consolidated Plan, Community Connections utilizes monitoring efforts to ensure programs funded by CDBG comply with federal, state, and local regulations. To accomplish this, the City has created a monitoring plan for all CDBG-funded projects.

In PY 2026, staff will follow their policies as described in section SP-80 of the Consolidated Plan. The extent of monitoring will vary based on the subrecipient's prior experience with CDBG, their performance, and

the complexity of the project. Additionally, the city ensures compliance during the setup, updates, and closeout of activity information in the Integrated Disbursement and Information System (IDIS). This system tracks grant fund drawdowns, providing an extra layer of monitoring to confirm program eligibility. Regular updates to IDIS also help verify that subrecipients are meeting their expenditure and outcome goals. This ongoing review enables Thornton to identify the needs of subrecipients and offer further support if necessary.

Program Specific Requirements

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

Introduction

It is anticipated that 100% of CDBG funds will be used for activities benefiting LMI people. The City does not generate any program income through its CDBG programs.

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
Total Program Income:	0

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%