

## COMMUNITY DEVELOPMENT BLOCK GRANT

# **2023 Annual Action Plan**

## **DRAFT**

## **City of Thornton**

Community Connections Division 9471 Dorothy Blvd Thornton, CO 80229

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## **Executive Summary**

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

### 1. Introduction

The City of Thornton is an Entitlement Jurisdiction as designated by the United States Department of Housing and Urban Development (HUD) and therefore receives an annual allocation of Community Development Block Grant (CDBG) funds. These funds must address the housing and community development needs that are primarily intended to assist low- to moderate-income (LMI) households and special needs groups in Thornton. Thornton's Parks, Recreation, and Community Programs Department is responsible for the administration of the CDBG program through their Community Connections Division. They work with other City staff to accomplish the goals of the most recent Consolidated Plan.

Each year HUD requires an Annual Action Plan (AAP) from all Entitlement Jurisdictions receiving CDBG funds. The 2023 AAP Program Year (PY) represents the City's fourth program year for the 2020-2024 Consolidated Plan and was developed in accordance with HUD guidelines 24 Code of Federal Regulations (CFR) Part 91.220. The AAP outlines the City's needs, goals, and strategies for PY 2023 and targets a wide range of issues from affordable housing creation and preservation for LMI families and individuals, to overall community quality of life issues like services to LMI residents and the homeless population. This document represents a cooperative effort between the City of Thornton, Adams County, the public, area non-profits, and housing and service providers. Thornton's 2023 AAP PY runs from October 1, 2023, through September 30, 2024.

Housing affordability remains one of the biggest issues for low- to moderate-income households. After the severe housing price increases from the previous few years, the housing market in Adams County and the City of Thornton saw a slight decrease in housing prices. Data from the Colorado Association of REALTORS indicates that from April 2022 to April 2023 the median sales price of single-family homes decreased from \$551,000 to \$520,000 in Adams County – a decrease of 5.6%. Townhouses and Condos also saw a decrease from \$400,000 to \$389,500 or -2.6% in the same period.

Average Rent costs (all sizes combined) have also been affected this past year with current rents in Thornton averaging \$1,777 as of May 2023, whereas before the pandemic rent costs averaged just under \$1,600 (Source: Yardi Matrix, May 2023). For perspective, a single person earning minimum wage brings home approximately \$23,000 which is \$1,917 a month. Fortunately, rent costs have stabilized in the past year, but they remain very high. Due to these circumstances, the City of Thornton has identified the development and preservation of affordable housing as a high-priority need, especially for LMI residents.

In PY 2023, Thornton will receive a proportionate share of HOME Investment Partnerships Program (HOME) funds and will continue to participate in the Adams County Urban Consortium to assign the funds to future affordable housing projects. Adams County is the lead jurisdiction and therefore responsible for the administration of the HOME funds, including the citizen participation requirements of the HOME grant.

## 2. Summarize the objectives and outcomes identified in the Plan

In PY 2023, the City of Thornton's CDBG allocation may be used to meet the needs of LMI individuals in three areas and address two priority needs and associated goals from the Consolidated Plan:

### **Priority Need: Affordable Housing**

Affordable Housing - This project category serves LMI homeowners through minor home repair programs. These programs include the Help for Homes, Paint-a-Thon, CodeCAP a code compliance assistance program, and GRID Alternatives a rooftop solar installation program. These programs will provide free home rehabilitation, which addresses health, safety, accessibility, and energy/water-efficiency needs.

Goal: Improve existing owner-occupied units – 68 LMI households assisted (Code Compliance Assistance Program – 25 households, Paint-a-Thon – 10 households, Help for Homes – 33 households)

### **Priority Need: Homelessness Services**

Homeless Prevention and Supportive Services fall within the Public Service project category. Thornton will provide access to basic supplies, vital documents, resources, and services to people experiencing homelessness utilizing its Homeless Outreach Team (HOT).

Goal: Provide homeless prevention and supportive services – 500 LMI/homeless persons assisted

## 3. Evaluation of past performance

Each year staff evaluates the previously funded CDBG activities to ensure the community is receiving the greatest benefit possible. This is documented in the most recently completed PY 2021 Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants. The following high-priority needs were addressed with the following achievements:

### **Priority: Affordable and Accessible Housing**

## Installation of Infrastructure for Affordable Housing Development

New Affordable Apartment Construction - The City Council distributed CDBG and HOME funds towards the development of the second stage of the 142-unit Crossing Pointe South housing development. The city again partnered with Maiker Housing Partners - Adams County's public housing authority - to complete the project. The development only serves LMI residents at 30-70% of the Area Median Income (AMI). A total of \$747,628 in HOME funds and \$200,000 in CDBG funds were used for developer fees and infrastructure needs. The project is underway and should be completed by July 2023. When Crossing Pointe South apartments began taking applications, a line started forming at 2:00 am.

## Improve Existing Owner-occupied Homes

Help for Homes - The Minor Home Repair (2019 & 2020 AAP) Program provided free home repairs to 16 LMI households during the 2021 PY. Exactly 50% of these residents had a disability, and 56% were female heads of households. The Help for Homes program saw a dramatic increase in applications. Throughout PY 2021, 82 applications were received and placed on the waiting list. At this time, the city has a two-year waiting list and has stopped taking new applications.

GRID Alternatives - Solar Panel Installation (2017 & 2018 AAPs) occurred on the roofs of 7 homeowners during the 2021 PY. The program helps offset electricity costs and increase energy efficiency to ensure homes remain affordable for LMI families.

#### **Priority: Non-Housing Community Development**

#### Neighborhood Improvements with Public Facilities

The East 100th Avenue and Riverdale Road (2020 & 2021 AAPs) environmental review, design and engineering, right-of-way acquisition process, utility coordination, and contractor acquisition are underway. The project will meet ADA compliance requirements for sidewalks and the needed sidewalk ramps. The project area consists of predominantly LMI areas including several apartment complexes and two mobile home parks.

The Poze Boulevard Sidewalk and ADA Ramp Improvement Project (2020 AAP) completed its environmental review, engineering, design, and utility coordination stages. The pre-construction meeting was held in November 2022, and construction is completed. It is located at the intersections of Poze Boulevard and Dichter Court, and Poze Boulevard and East 91st Avenue. The project met ADA compliance requirements for sidewalks and six needed sidewalk ramps. The project area consists of residential streets, surrounding LMI neighborhoods, and an elementary school.

The 120th Avenue and Madison Street sidewalk and ADA ramp improvement project (2020 AAP) completed its environmental review, engineering, design, and utility coordination stages. Construction is Completed. The project area consists of residential streets, surrounding LMI neighborhoods

The 91st Avenue and North Creek Community Park (2020 AAP) project has been withdrawn. The dramatic increase in construction costs and extreme difficulty in obtaining contractor BIDs required the city to consolidate the CDBG public facility funds on the higher-priority projects of Poze Boulevard and E. 120th and Madison Street. Should the construction cost decline the 91st and North Creek project will be reinstated.

### **Priority: Homeless Prevention and Assistance**

## **Homeless Supportive Services**

The Homeless Outreach Team (HOT) (2019 & 2021 AAPs) started its outreach pilot program in January 2020. Combined, during the 2021 and 2022 *calendar* years, CDBG paid for the HOT staff wages, a new city vehicle, two electric bikes, and other materials and supplies. The team received 2,370 calls on the HOTline, met and assisted 600 new individuals, and obtained permanent housing vouchers for 61 people. In PY 2021 alone, HOT received 1,482 calls and assisted 379 new individuals

## Assistance for Domestic Violence Survivors to Prevent Homelessness

Intervention Inc. (2020 AAP & plus CDBG-CV), a non-profit organization that provides emergency rent assistance to survivors of domestic violence, assisted 11 survivors and their families during the program year.

Brighton Housing Authority (CDBG-CV) provided 41 hotel vouchers to assist domestic violence survivors with safe, temporary, emergency shelters.

## Rent, Mortgage, and/or Utility Assistance to Prevent Homelessness

Almost Home - Emergency Rent, Mortgage, and Utility Assistance (2020 AAP & CDBG-CV) funds served 11 Thornton households. These income-eligible families were at risk of losing their homes due to issues such as unemployment, medical illness, or divorce.

## **Housing Counseling**

Brothers Redevelopment, Inc.'s - Colorado Housing Connects (2020-CV) - Housing Counseling Hotline assisted 28 residents with questions regarding eviction, home ownership, mobile home park resident rights, finding affordable housing, and more.

## **Emergency Housing Assistance for the Critically Ill**

There With Care (2020-CV) assisted 17 families with critically ill children through rent/mortgage, utility, and transportation assistance.

## **Priority: Public Services**

### <u>Public Services - CDBG-CV Meal Services</u>

Senior Hub - Meal Delivery (CDBG-CV) provided 102 seniors with weekly home-delivered meals to help alleviate the public health crisis. These "Meals on Wheels" helped reduce the risks of seniors contracting COVID-19 and to help alleviate isolation. These weekly meal deliveries also served as wellness visits.

Maiker Housing Partners: Mobile Food Program (CDBG-CV) provided 169 food and basic necessity boxes to the seniors living at *Orchard Hill Apartments* and *Crossing Pointe North*.

Growing Home, Inc.: Emergency Food Access (CDBG-CV) prevents homelessness by providing emergency food, hygiene items, and other essentials to Thornton residents. During the 2021 program year they assisted 643 people.

Shiloh House Sanctuary COVID Recovery (CDBG-CV) used up the last of its funding to assist 13 youths to recover from crises such as homelessness, abuse, and neglect during the pandemic.

### **Special Need Population Support**

Audio Information Network of Colorado (CDBG-CV) assisted 10 blind or visually impaired residents with the Bringing Print to Life program (smart-speaker equipment, installation, and/or low-cost internet), wellness checks, and access to free audio programs, news, and medical services.

Community Reach Center: Detox Treatment & Critical Services (CDBG-CV) provided in-house detox treatment including lodging, counseling, and medical assistance to help residents safely withdraw from substances. Early in the 2021 PY, this program relinquished the remainder of its funding after ending this

program. The CDBG-CV funds utilized before the end of the program paid for the treatment of 3 residents.

Mile High United Way United for Schools Program (CDBG-CV) ceased its activity in early 2021 PY, relinquishing the remainder of the funding, but not before serving 7 more students and families by helping them with housing, workforce, mental health, food, legal, transportation, and/or childcare resources.

## 4. Summary of Citizen Participation Process and consultation process

The City's CDBG staff makes a concerted effort to identify and meet the needs of the community when developing the AAP. As guided by the City's HUD-approved Citizen Participation Plan, CDBG staff routinely contact, find, and collaborate with public and assisted housing providers, public service agencies, and key internal City departments throughout the year about adequately addressing the needs of the LMI residents. Further, staff discussed ways in which CDBG can be utilized to address these needs.

Staff notified the public about the AAP and projects eligible for CDBG funding to engage residents in the process and obtain their perspectives on whether these projects would help address the needs in the community. A summary of citizen participation efforts is provided below.

**Public Input Meeting:** A public input meeting was held on **March 28, 2023, at 10:30 AM** at the Community Connections building at 9471 Dorothy Blvd., Thornton, CO, 80229. A notice for the meeting was published in the *Northglenn-Thornton Sentinel* on February 23, 2023, and officially posted at several public buildings across the City. English and Spanish postings included physically hanging posters in, posting on city webpages, and in the city calendars. Social media was also used to promote the meeting including Twitter, Facebook, Instagram, and NextDoor.

**30-Day Public Comment Period:** The proposed AAP will be made available to review for at least thirty (30) days from **June 22, 2023 to July 24, 2023,** at the Community Connections building at 9471 Dorothy Blvd., Thornton, CO, 80229 and on the City website at www.gocot.net/Connections. Written comments can be returned to the address above or emailed to <a href="mailto:cdbg@ThorntonCO.gov">cdbg@ThorntonCO.gov</a>.

**Public Hearing:** An on-site and virtual public hearing will be held on **July 25**, **at 7:00 PM**, during City Council in the Council Chambers, 9500 Civic Center Drive, Thornton, CO 80229. City Council meetings can be viewed online at <a href="https://www.thorntonco.gov/government/city-council/Pages/council-meetings.aspx">https://www.thorntonco.gov/government/city-council/Pages/council-meetings.aspx</a>. Guidance on audience participation is provided at the link above. Special needs such as an interpreter may be requested.

Both the 30-day public comment period and the Public Hearing notices were posted in the *Northglenn-Thornton Sentinel* and the Spanish newspaper *La Prensa De Colorado* starting the week of June 19, 2023. Social media was also used to promote the meeting including Twitter, Facebook, Instagram, and NextDoor. The notices were placed in the Community Connections newsletter going out to over 400 of our non-profit and resident partners.

## 5. Summary of public comments

Public Input Meeting (PIM): Seven people attended the PIM on March 28, 2023. Most attendees were seniors. The topics were centered around:

## Transportation Needs-

- Daily trips groceries, bank, food banks
- Safe access to the light rail station by the school (icy, dark, and fairly hidden pathways)
- No organized transportation options (especially in the evenings) to city council meetings, community/ward meetings, special festivals and events, farmers markets,
- Moving through the city with a walker, wheelchair, scooter is difficult and unsafe
- Public or affordable transportation to the new Trail Winds Recreation Center and the Active Adult Center on 136th is non-existent
- Eco friendly bicycles made available for those who can ride

## **Housing Needs:**

- There is a current 10 to 15 year waiting list in securing affordable seniors housing
- New affordable housing
- Down payment assistance
- Would like the homeless to move off her yard
- Need the hotel on 120<sup>th</sup> to be redone and made available to the homeless
- We need a halfway house to help those coming out of prison
- Veterans need better housing
- Wants to stay a bedroom community and not get busy/active

#### Communication and Education Needs

- Not knowing what services are available
- Fair housing and equal opportunity educational activities
- Community not working together
- Council not engaged with the community
- Art and Culture activities should all be accessible, and more activities developed for seniors

## Other Needs:

- Food deserts in south Thornton
- Trash clean up on Dorothy and Hoffman
- Services for seniors (esp. snow removal, transportation)

#### **Results of the PIM discussions**

CDBG staff contacted the Active Adult Center Manager regarding transportation and learned they already operate free transportation services to AAC events and meals. While unable to apply for a CDBG grant

this year, she will seek additional transportation funding in the 2024 city budget to increase transportation for seniors.

CDBG staff contacted GoGo Grandparent (a senior transportation service) and encouraged them to apply for CDBG funding. However, they never replied to our email or telephone calls.

## Results of the 30-day Comment Period & Public Hearing

Comments will be summarized and included here after the public comment period.

A summary of all comments will also be provided in the AP-12 Participation section.

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

All comments are welcome. All comments and views were accepted.

For details of citizen participation outreach activities see the AP-12 Participation section.

## 7. Summary

The PY 2023 AAP is the fourth (4) program year of the 2020-2024 Consolidated Plan. The City will continue to gather and be aware of the needs in the community and will collaborate with external partners, and residents to ensure CDBG funds have the most impact. The City proposes to allocate its CDBG funds toward the projects listed below. They can also be viewed in more detail in the AP-35 Projects section.

CDBG Program Administration (20% grant cap): \$166,618

Housing Improvement Programs: \$541,507

Public Service Programs (15% grant cap): \$124,963

## 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 Administration	THORNTON	Parks, Recreation, and Community Programs, Finance, Contracts, and Legal Departments
Consolidated Plan, AAP & CAPER Preparation	THORNTON	Parks, Recreation, and Community Programs Department – Community Connections Division

Table 1 - Responsible Agencies

#### **Narrative**

The Parks, Recreation, & Community Programs Department – Community Connections Division, is responsible for preparing Thornton's AAP for CDBG, administering the CDBG funds, and ensuring compliance with federal regulations. Division staff presents a draft of the AAP to the City Council each year and reports monthly, quarterly, and annually on the status of activities to address homelessness, affordable housing, community development, and activities to provide fair housing and equal opportunities to residents. Staff from the Finance, Contracts, and Legal Departments provide CDBG administration support, as necessary. City Council approves the AAP and its submittal of plans plus any substantial amendments to HUD.

Thornton CDBG staff coordinate with Adams County (County) on the assignment of Thornton's portion of HOME funds. These projects are approved by City Council each year; the County administers the funds and is responsible for conducting the citizen participation requirements of the HOME grant.

## **Consolidated Plan 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(l)

### 1. Introduction

In addition to conducting targeted outreach, Thornton has ongoing conversations with agencies throughout the year to identify the current needs of LMI residents. City staff relies on the relationships with partner agencies to get input on community needs, advertise available resources, and plan the upcoming year's actions. The recent interactions with agencies and departments are summarized below. Staff also refers to the Consolidated Plan, Housing Needs Assessment, and previous AAPs to help determine needs to be addressed.

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)).

All year it is Community Connections staff's job description and purpose to collaborate with housing, health, education, employment, food, and homelessness outreach services provided by non-profits, faith-based, quasi-public, and multiple city departments. This is especially true when compiling information for the AAP and the Consolidated Plan. The goal of the collaborations is to determine the needs in the community not being adequately addressed and ways to coordinate between entities to meet those needs.

Thornton continues to be an active participant in regional efforts with public and private housing, health, and social service agencies to keep abreast of changing demographics, new trends, patterns, or programs that impact vulnerable populations, and ideas to overcome challenges low-income people face in Thornton. Participation includes the operation of the Community Connections Division, regional planning initiatives by the Denver Regional Council of Governments, the Metro Denver Homelessness Initiative (MDHI), co-hosting resource networking organizations such as the CDBG User Group and Community Resource Network, a variety of Adams County taskforces and committees, connecting residents with businesses and nonprofit organizations, and supporting efforts that help LMI residents become safer, healthier, and more self-sufficient.

Thornton will continue to collaborate with local agencies and businesses to assist in developing a community that supports all people. Since October of 2020, Community Connections contacted and met with dozens of public service organizations to explore *new* service partnerships.

Community Connections will continue collaboration efforts with other City departments that work with partner agencies or provide services to specific populations like the Victims' Advocate Division, Thornton's Police Department's High-Density Housing Unit, Fire Department, and Code Enforcement. The Thornton IMPACT organization (formerly known as the Partnership for Multifamily Communities) returned post COVID and has been very successful in increasing communication efforts between Police, Community Connections, housing managers of apartments, and manufactured home parks.

Community Connections will continue to coordinate meetings between other city staff and affordable housing developers, nonprofits, and service providers who are looking to expand their presence in Thornton.

As the administrator of the Thornton CDBG funds, Community Connections proactively reaches out to organizations and departments that have or are considering projects intended to fill an unmet need to discuss how CDBG or other funding mechanisms might be used to assist with their activities. Staff explains the processes and requirements associated with different funding options at the city, regional, state and federal levels. This helps to increase the capacity of the local agencies to serve the LMI populations.

At the city level, Thornton provides city general funds (local taxpayer dollars) to local nonprofit organizations to serve low-income and vulnerable populations through Thornton Assistance Funds (TAF). Competitive grants are awarded to local public service agencies that provide basic needs and support the self-sufficiency of Thornton residents. The consultations and collaborations as a result of the TAF process provide the city with valuable insights into the operations of several local service providers as well as further defines the needs, eligibility criteria, and barriers to service for their clients. Staff is seeking additional city funds to expand TAF.

Community Connections offers public service providers free meeting, class, and event space to assist Thornton residents. Organizations providing free or discounted resources and services to Thornton residents are invited to utilize the Community Connections building, consisting of ten meeting rooms ranging in size from 3 to 160 attendees. The rooms, computers, internet access, virtual and hybrid facilities, tables, chairs & equipment, the reservation, set-up & clean-up services, and advertisements are provided at no cost. Examples of these partnerships are: Metro State University for English classes, CRHDC's Homebuying Workshops, Mile High Untied Ways Parent Advisory Council, Healthy Living Matters sessions, CPWD Youth Employment Programs, TOPS Weight Loss Program, Homeless Point in Time Count, Girls Scouts, Thornton's Women's Club, and ACAN's regular Board Meetings.

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.

In response to COVID-19, Thornton established the Homeless Outreach Team (HOT). This CDBG-funded initiative provides lifesaving supplies and resources, limited case management, obtains vital documents, and helps secure housing voucher for people experiencing homelessness in Thornton. The HOT team leads or contributes to several regional programs and task forces, such as the Severe Weather Activation Plan, Homeless Management Information System (HMIS) coordination, and the county coalition.

The CDBG funded HOT staff is connected daily to local homeless programs, services, and outreach efforts through their own program and the Metro Denver Homeless Initiative (MDHI), and the Continuum of Care provider for a seven-county area including Adams County. Community Connections views its role as a promoter and supporter of efforts to help people, nonprofit organizations, and private organizations connect to this system. Community Connections staff continue to be active members and participants in the Adams County Coalition for the Homeless and serve in leadership roles for the county's collaborative

efforts for the Point in Time count and many other county-wide homelessness initiatives including the county's homeless outreach resource events.

Thornton supports public and nonprofit initiatives to address homelessness. There is political support for these efforts; the Metro Mayor Caucus, of which the City of Thornton Mayor is a member, has defined homelessness as a topic to address in their communities. Community Connections developed homeless resources and housing brochures and a special section of the website is dedicated to providing basic need sources, such as food, health, housing, and transportation. Staff is also available to assist individuals in need by phone, email, or in person.

In addition, Community Connections leads Thornton's internal homelessness task force, which brings together several city departments including Police, Code Enforcement, Legal, Parks and Recreation, and Fire to share data, provide program updates, and strategize best practices for preventing and eliminating homelessness.

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

This section is not applicable because the City of Thornton does not receive ESG funds. The City will refer to the Metro Denver Homeless Initiative if there is a need for data collected through HMIS. MDHI is the lead agency for Colorado's Homeless Management Information System, which collects data about the people accessing services related to homelessness throughout Colorado. This data is used to track client and program outcomes, measure system performance, and inform 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 Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Maiker and City staff speak regularly on the Crossing Point South LMI apartment completion, allocating Private Activity Bonds (2022 & 2023), and on future affordable housing projects. In 2023, staff brought Maiker and the City's Waterwise staff together to improve Maiker's water efficiency. The City provided a \$1.9 million dollar incentive to develop Crossing Pointe affordable apartments, millions in PABs, and will continue to coordinate city programs with Maiker's multiple apartment complexes, such as the community garden water credit and the Water Assistance Program for LMI residents. Also, in 2023, staff met with Maiker apartment managers to explain and share printed resources on dozens of resources for 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 Anti-poverty Strategy Lead-based Paint Strategy Colorado Housing Connections Hotline Data, First-time Homebuyers
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City partnered and funded Brothers Redevelopment since 2021 to conduct the Help for Homes (H4H), Paint-A-Thon (PAT) minor home repair programs, and the housing hotline at Colorado Housing Connects. Staff speaks regularly with Brothers to discuss specific housing rehab projects. This year we discussed the aging housing stock and increases in plumbing, accessibility, and electrical upgrades within the H4H program. Also, the upcoming problems stemming from insurance companies are no longer covering hail damage and the massive increase in the county's tax house assessments. Staff is recommending \$270,000 in 2023 AAP funds for the H4H and PAT programs to
3	Agency/Group/Organization	help keep costs down for LMI homeowners.  Community Resources and Housing Development
	Agency/Group/Organization Type	Corporation (CRHDC)  Housing Homebuying assistance CHDO Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy

4	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?  Agency/Group/Organization  Agency/Group/Organization Type	To address affordable home ownership, Thornton hosts a monthly CRHDC Homebuyer Workshop for residents exploring homeownership and downpayment assistance options. Together we discuss ideas to increase affordable housing and relevant trends in the local affordable housing market.  Shiloh Home, Inc  Services-Children
	What section of the Plan was addressed by Consultation?	Child Welfare Agency Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City regularly refers residents to Shiloh Home for needs specific to at-risk youth. The agency has used CDBG in the past to install an access system and structurally sound doors and frames to ensure the safety and security of the youth at the facility. Shiloh House was also awarded CDBG-CV funds in the past for virtual youth programming and enhanced sanitation at their shelter in Thornton.
5	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Reach Center (CRC) 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.
6	Agency/Group/Organization	Intervention
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Intervention was contacted by phone interview. The 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. Need to coordinate on combating rising housing costs, domestic violence prevention, funding, etc.
7	Agency/Group/Organization	Almost Home Inc.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Almost Home (AH) regularly applies for CDBG funding. Often the City awards AAP funding or reallocated funds to AH. This year agency provided insight.
8	Agency/Group/Organization	The Senior Hub
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the	City spoke with Senior Hub staff on our new snow
	Agency/Group/Organization was	shoveling program Snow Busters. We funded
	consulted. What are the anticipated	them with CV funds for food distribution for
	outcomes of the consultation or areas for	seniors. Senior Hub provides Meals on Wheels and
	improved coordination?	many transportation programs for seniors in Thornton.
9	Agency/Group/Organization	City of Thornton, Colorado
	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 Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG staff are continually in contact with other City departments, such as City Council, the City Manager Office, Infrastructure, Code Enforcement, and Parks, Recreation, Active Adult Center, the Office of Emergency Management, and Community Development. The goal is to improve service awareness, data, coordination services between departments, identify resident needs, and
10	Agency/Group/Organization	investigate potential projects for CDBG funding.  Adams County, Colorado
10	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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. Partnering on projects helps both organizations have a greater impact on achieving shared goals and leveraging funds for more affordable and attainable housing.
11	Agency/Group/Organization	Mile High United Way
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
12	Agency/Group/Organization Agency/Group/Organization Type	There With Care  Services-Children  Services-Persons with Disabilities  Services-Health

		Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Non Homeless special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan. Not TAF funded in 2023.
13	Agency/Group/Organization	Growing Home, Inc.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan. They were CDBG sub-recipient and were consulted to reapply for funding.
14	Agency/Group/Organization	FAMILY TREE INC.
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan. TAF funded in 2023 and will continue to work together.
15	Agency/Group/Organization	Joyful Journeys Community Enrichment
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services-Employment

	,
on of the Plan was addressed ation?	Non-Homeless Special Needs Anti-poverty Strategy Homelessness Prevention
cribe how the oup/Organization was What are the anticipated of the consultation or areas for coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
oup/Organization	Audio Information Network of Colorado
oup/Organization Type	Services-Persons with Disabilities Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
on of the Plan was addressed ation?	Non-Homeless Special Needs
cribe how the oup/Organization was What are the anticipated of the consultation or areas for coordination?	The City has partnered with AIN 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, and small cell broadband infrastructure to Thornton residents with disabilities. Housing and transportation remain their clients' biggest needs and AIN still see individuals unsure of how to find services.
oup/Organization	Elevation Land Trust
oup/Organization Type	Home Purchasing
on of the Plan was addressed ation?	Homebuying Assistance Housing Need Assessment Anti-poverty Strategy
cribe how the oup/Organization was What are the anticipated of the consultation or areas for coordination?	Met in person to discuss their services and how we can bring them to Thornton. We are working to bring their home-buying assistance to the city.
oup/Organization	Thornton's Police Department
oup/Organization Type	Community Safety
on of the Plan was addressed ation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	cribe how the coup/Organization was What are the anticipated of the consultation or areas for coordination?  coup/Organization  coup/Organization Type  cribe how the coup/Organization was What are the anticipated of the consultation or areas for coordination?  coup/Organization Type  coup/Organization Type  con of the Plan was addressed ation?  cribe how the coup/Organization Type  con of the Plan was addressed ation?  cribe how the coup/Organization Type  cribe how the coup/Organization was What are the anticipated of the consultation or areas for coordination?  coup/Organization Type  coup/Organization Type

		<u> </u>
	Briefly describe how the Agency/Group/Organization was consulted. 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 of security issues and possible solutions, and networking. Hoarding, landscaping, crime prevention,
19	Agency/Group/Organization	Urban Land Conservancy
	Agency/Group/Organization Type	Affordable Housing Construction Economic Development Environmental Clean-up for Redevelopment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Introductory meeting to discuss future large redevelopment projects and possible partnership between ULC and the city. Continued communication on upcoming affordable housing development opportunities.
20	Agency/Group/Organization	Rocky Mountain Community Land Trust
	Agency/Group/Organization Type	Housing Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Anti-poverty Strategy Homelessness Strategy Markey Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met to discuss possible funding and coordination with HOME, CDBG, PABs, and Prop 123 in conjunction with developers. Nothing in Thornton in the near future.
21	Agency/Group/Organization	Inland Park 88 Apartments
	Agency/Group/Organization Type	Affordable Housing Apartment Complex
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met the apartment managers and they filled out a survey at the IMPACT meeting. Concerns over not knowing available resources, homeless persons on the property, and overall safety and crime prevention. Distributed bags of printed service referral materials for their residents' use.  Continue to meet throughout the year.
	Agency/Group/Organization	The Villas – Senior Housing - CS

22	A 10 10	Housing for Seniors
	Agency/Group/Organization Type	-
	What section of the Plan was addressed	Housing Need Assessment Anti-poverty Strategy
	by Consultation?	. ,
	Briefly describe how the	Virtual meet and greet with the leasing manager to
	Agency/Group/Organization was	discuss available resources for residents, funding
	consulted. What are the anticipated	for the facility, and possible units made available for LMI residents. Safety and transportation for
	outcomes of the consultation or areas for	residents were also a concern. Added to
	improved coordination?	newsletter and send numerous resources for the
		residents.
23	Agency/Group/Organization	Paint-a-Thon
	Agency/Group/Organization Type	Exterior Home Painting and Yard Cleanup for
		Seniors, Aging in Place, Home Rehabilitation
	What section of the Plan was addressed	Home Rehabilitation
	by Consultation?	Aging in Place
		Anti-poverty Strategy
	Briefly describe how the	Meet monthly with PAT. CDBG funded since 2010.
	Agency/Group/Organization was	PAT sees a huge need in aging in place assistance,
	consulted. What are the anticipated	lead based paint abatement, and dropped
	outcomes of the consultation or areas for	insurance unless the homes are painted and
	improved coordination?	cleaned up on the outside. Inflation, no contractor
		bids on small jobs, and lack of affordable housing are PAT's major concerns. Continue to work
		closely with PAT.
24	Agency/Group/Organization	Rebecca Ly
	Agency/Group/Organization Type	HOA Management
	What section of the Plan was addressed	Housing Need Assessment
	by Consultation?	Anti-poverty Strategy
	by consultation.	Home Ownership
	Briefly describe how the	Meet in person and she filled out a survey. HOA's
	Agency/Group/Organization was	issues are yard and home maintenance, senior
	consulted. What are the anticipated	services and aging in place, inflation and cost of
	outcomes of the consultation or areas for	living increases and the lack of income. Educated
	improved coordination?	her on available resources and sent her materials
		to give to her residents. Will continue to be
		available for assistance and invite her to future
		meetings.
25	Agency/Group/Organization	City of Thornton's Active Adult Center
	Agency/Group/Organization Type	Services – Seniors
	What section of the Plan was addressed	Non-Housing Special Needs
	by Consultation?	

	B to the described by	
	Briefly describe how the	To assist seniors age in place, transportation is a
	Agency/Group/Organization was	major issue. To address the transportation needs
	consulted. What are the anticipated	expressed at the Public Input Meeting in March
	outcomes of the consultation or areas for	AAC and CDBG met to discuss a 2023 application
	improved coordination?	for transportation funding. AAC could not apply
		this year but is seeking additional general city
		funds to provide afterhours transportation for
		seniors to access meetings, events, etc.
26	Agency/Group/Organization	A Precious Child
	Agency/Group/Organization Type	Human Services Non-Profit
	What section of the Plan was addressed	Services - Housing
	by Consultation?	Services-Children
		Services-Elderly Persons
		Services-Persons with Disabilities
		Services-Homeless
		Services-Education
		Services-Employment
		Services-Homelessness Prevention
	Briefly describe how the	Discussed their 11 programs for families.
	Agency/Group/Organization was	Navigators and wrap around services. Biggest
	consulted. What are the anticipated	needs are affordable housing, transportation, and
	outcomes of the consultation or areas for	mental health. Continue partnership with
	improved coordination?	referrals, building use, and financial partner (CDBG
		and TAF)
27	Agency/Group/Organization	ACCESS Housing of Adams County, Inc
	Agency/Group/Organization Type	Housing
		Services – Homeless
	What section of the Plan was addressed	Housing Needs Assessment
	by Consultation?	Homeless needs – Chronically Homeless
		Homeless needs – Families with Children
		Homeless needs – Veterans
		Homelessness Strategy
		Anti-poverty Strategy
	Briefly describe how the	The city partners with ACCESS Housing to support
	Agency/Group/Organization was	their housing programs, including TBRA and non-
	consulted. What are the anticipated	congregate shelters. The city met with ACCESS
	outcomes of the consultation or areas for	Housing via phone interview. ACCESS Housing cited
	improved coordination?	increased needs for homelessness prevention
		services and an increase in the supply of affordable
		units. The City will continue to partner with
		ACCESS Housing.
28	Agency/Group/Organization	Food Bank of the Rockies
	Agency/Group/Organization Type	Services – Health
		Food Bank

		I
	What section of the Plan was addressed	Non-Housing Community Development Strategy
	by Consultation?	Non-Homeless Special Needs
	Duiafly describe have the	The situs consulted with Food Doub, of the Doubies
	Briefly describe how the	The city consulted with Food Bank of the Rockies
	Agency/Group/Organization was	via phone interview. Greatest community needs
	consulted. What are the anticipated outcomes of the consultation or areas for	cited include hunger relief and food support in
		addition to increased affordable housing options.
	improved coordination?	The City will continue to consult with Food Bank of the Rockies and support its local Hunger Relief
		Partners in Thornton. The city will continue to
		consult with Food Bank of the Rockies.
29	Agency/Group/Organization	Crossroads Church
25	Agency/Group/Organization Type	
	Agency/Group/Organization Type	Housing Services – Children
		Services -Elderly Persons Services -Persons with Disabilities
		Services -Homeless
	What section of the Plan was addressed	Housing Needs Assessment
	by Consultation?	Homeless Needs – Chronically Homeless
	by Consultation:	Homeless needs – families with children
		Market Analysis
		Anti-poverty strategy
	Briefly describe how the	The city consulted with Crossroad Church via
	Agency/Group/Organization was	phone interview. Their Northland Campus
	consulted. What are the anticipated	community center provides essential services to
	outcomes of the consultation or areas for	the community. Crossroads said that the most
	improved coordination?	urgent needs in the community are an increase in
	protou doorumation.	affordable housing supply, mental healthcare, and
		addiction recovery services. The city will continue
		to consult with Crossroads.
30	Agency/Group/Organization	Immaculate Heart of Mary Catholic Church Food
	0 // p/ - 0:	Pantry
	Agency/Group/Organization Type	Food Pantry
	What section of the Plan was addressed	Non-Housing Community Development Strategy
	by Consultation?	Anti-Poverty Strategy
	Briefly describe how the	The city consulted with IHM Food Pantry via phone
	Agency/Group/Organization was	interview. IHM's Food Pantry is a Hunger Relief
	consulted. What are the anticipated	Partner of the Food Bank of the Rockies. Greatest
	outcomes of the consultation or areas for	community needs cited include hunger relief and
	improved coordination?	increased access to information about available
		services. The city will continue to consult with IHM
		Food Bank.
31	Agency/Group/Organization	Early Childhood Partnership of Adams County
	Agency/Group/Organization Type	Services – Children
		Child Welfare Agency

	What agetion of the Dlaw was addressed	Herealess Needs femilies with shildren
	What section of the Plan was addressed	Homeless Needs – families with children
	by Consultation?	Non-homeless special needs
		Non-housing Community Development Strategy
	Briefly describe how the	ECPAC was consulted via phone interview. They
	Agency/Group/Organization was	cited increased needs for affordable childcare,
	consulted. What are the anticipated	especially for infants and toddlers, due to the
	outcomes of the consultation or areas for	effects of the pandemic. They also have seen huge
	improved coordination?	need for an increase in affordable housing. The city
		will continue to consult with ECPAC.
32	Agency/Group/Organization	Clinica Colorado
	Agency/Group/Organization Type	Health Agency
		Services - Health
	What section of the Plan was addressed	Non-Housing Community Development Strategy
	by Consultation?	Anti-poverty Strategy
	Briefly describe how the	Clinica Colorado was consulted via phone
	Agency/Group/Organization was	interview. They cited a huge increase in need for
	consulted. What are the anticipated	affordable housing as most of their patients have
	outcomes of the consultation or areas for	difficulty finding housing that meets their needs.
	improved coordination?	14% of their patients are Thornton residents. They
		will continue to seek TAF and CDBG funding from
		the city. Mental health services are in short
		supply. Could coordinate with workforce
		development in the medical field.
33	Agency/Group/Organization	Every Child Pediatrics
	Agency/Group/Organization Type	Health Agency
		Services – Health
		Services - Children
	What section of the Plan was addressed	Non-Housing Community Development Strategy
	by Consultation?	Anti-poverty Strategy
		Homeless needs – families with children
	Briefly describe how the	Every Child Pediatrics was consulted via phone
	Agency/Group/Organization was	interview. ECP cited increases in the need for basic
	consulted. What are the anticipated	resources (food, supplies) and the need for
	outcomes of the consultation or areas for	behavioral health services for children. The city will
	improved coordination?	continue to consult with ECP.
34	Agency/Group/Organization	The Arc of Adams County
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed	Non-Homeless Special Needs
	by Consultation?	Non-housing Community Development Needs
		Anti-Poverty Strategy

	Briefly describ	be how the	The Arc was consulted via phone interview. The
	Agency/Grou	p/Organization was	Arc staff cited the overwhelming need for
	consulted. Wi	hat are the anticipated	affordable housing (particularly through rent and
	outcomes of t	the consultation or areas for	utility assistance) and increased transportation
	improved coo	ordination?	needs in the community. The city will continue to
			consult with The Arc.
3	Agency/Grou	p/Organization	Brighton Housing Authority
	Agency/Grou	p/Organization Type	Housing and Homelessness Prevention
	What section	of the Plan was addressed	Housing Need Assessment
	by Consultation	on?	Public Housing Needs
			Anti-poverty Strategy
			Homelessness Strategy
	Briefly describ	be how the	BHA was consulted via phone interview. 15.9% of
	Agency/Grou	p/Organization was	their clients are residents of Thornton. Affordable
	consulted. Wi	hat are the anticipated	housing is limited and food scarcity has increase.
	outcomes of t	the consultation or areas for	Drug addiction rehab assistance is needed for the
	improved coo	ordination?	LMI. Possible continued coordination with housing
			assistance programs, homebuying assistance
			providing support to existing food distribution by
			non-profits.

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

No organizations were intentionally excluded from the consultation process.

Community Connections regularly refers Thornton residents to the agencies, groups, organizations and others listed above. In 2022, 27,392 referrals were documented. The top three referral categories were Housing, Food, and Community Connections building's services and facilities.

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

Name of Plan	Lead	How do the goals of your Strategic Plan overlap with the
Nume of Flam	Organization	goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative (MDHI)	Similar to the City of Thornton's strategic plan, MDHI aims at reducing 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 persons who are experiencing homelessness or at risk of becoming homeless.
Comprehensive Plan	City of Thornton	In 2020 Thornton updated 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.
Website	City of Thornton	Updated daily, the website provides plans, accomplishments, programs, services, funding, budget, activities, and other educational measures within or promoted by the city. With over 1,500 employees, this is an efficient way to find and review the city's efforts.
Energy Action Plan – 2020	City of Thornton and Xcel Energy	A plan on how to lead the way in creating a more resilient community through energy efficiency improvements and the adoption of energy sources that reduce carbon emissions from municipal operations while also facilitating equitable access to energy programs and opportunities for residents and businesses.
Housing Needs Assessment & Analysis of Impediments	City of Thornton	In 2019 Thornton completed and adopted the HNA/AI toto develop a set of recommendations and goals to address the housing needs in Thornton, as well as identify any impediments to fair housing choice in the city and set appropriate goals to address these impediments.

Table 3 - Other local / regional / federal planning efforts

## **Narrative**

Thornton continues to work with and has consulted with Audio Information Network and Maiker Housing Partners to ensure broadband internet services are being met, especially in our low- to moderate-income

households. As Maiker Housing Partners works to build affordable housing units they will ensure units are equipped with hardwired cabling that is ready for residents to connect to their choice of internet, including broadband. This includes the new Crossing Pointe Apartments and the soon to be rehabilitated The Outlook at Thornton affordable housing apartment complex. Audio Information Network will continue to provide discounted mobile hot spots, cable, and small cell broadband infrastructure to Thornton residents with reading disabilities. In addition, they will provide training and education on how to connect and use the internet services.

## 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

Thornton makes a concerted effort to ensure the participation of a wide variety of individuals, in particular low- to moderate-income residents, in the development of the AAP. The City hopes to receive multiple perspectives to get a well-rounded understanding of the community's needs. A public comment period and a public hearing will be held to obtain input from residents and are summarized in the citizen participation outreach table below:

30-Day Public Comment Period: The proposed AAP will be made available to review for at least thirty (30) days from **June 22, 2023 to July 24, 2023**, at the Parks, Recreation & Community Programs Department - Community Connections Division at 9471 Dorothy Blvd., Thornton, CO, 80229 or on the City website at www.gocot.net/Connections. Notice of the comment period was advertised on all of the city's social media pages and in the Community Connections' June/July Newsletter. Written comments could be returned to the address above or emailed to cdbg@ThorntonCO.gov.

Public Hearing: A public hearing will be held on **July 25, 2023, at 7:00 PM**, during City Council in the Council Chambers, 9500 Civic Center Drive, Thornton, CO 80229. City Council meetings 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.

## **Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Hearing	Non- targeted/ broad community	A public input meeting was held on March 28, 2023 at 10:30 AM at the Parks, Recreation & Community Programs Department - Community Connections Division at 9471 Dorothy Blvd., Thornton, CO, 80229.	See the AP-05 Executive Summary, #5 for a detailed description	All comments were accepted.	www.gocot.net /Connections.
2	Public Comment Period	Non- targeted/ broad community	The proposed AAP will be made available to review for at least thirty (30) days from June 22, 2023 to July 24, 2023, at the Parks, Recreation & Community Programs Department - Community Connections Division at 9471 Dorothy Blvd., Thornton, CO, 80229 or on the City website at www.gocot.net/Connections.  Written comments could be returned to the address above or emailed to cdbg@ThorntonCO.gov.	A summary of comments will be provided after the public comment period.	All comments are accepted.	www.gocot.net /Connections.
3	Public Hearing	Non- targeted/ broad community	A public hearing will be held on July 25, 2023, at 7:00 PM, during City Council in the Council Chambers, 9500 Civic Center Drive, Thornton, CO 80229. City Council meetings can also be viewed online at https://www.thorntonco.gov/government/city-council/Pages/councilmeetings.aspx. Guidance on audience participation is provided at the link above.	A summary of comments will be provided after the public hearing.	All comments are accepted.	https://www.t horntonco.gov/ government/cit y- council/Pages/ council- meetings.aspx.

Table 4 – Citizen Participation Outreach

## **Expected Resources**

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

Thornton will receive CDBG funds from HUD that can help address the goals outlined in the Consolidated Plan. In PY 2023, the City anticipates it will receive \$833,088 in CDBG funds for its housing and community development projects. Activities to be funded will be housing rehab programs, homeless outreach services and administration of the CDBG program.

## **Anticipated Resources**

			Expec	ted Amoun	t Available Ye	ar 1	Expected	
Program	Source of Funds	Uses of Funds	Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	Narrative Description
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	833,088	0	0	833,088	833,088	PY 2023 is the fourth year of the ConPlan. The expected amount available for the remainder of the ConPlan is one (1x) more year 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

Thornton encourages sub-recipients to leverage other resources to further the impact of the funds. These subrecipients include Brothers Redevelopment, Colorado Visiting Nurses Association, and Brighton Housing Authority. Thornton has partnered with Adams County and the state to appropriately utilize multiple funding sources to support affordable housing projects in Thornton. Thornton expects the leveraging of funding and partnerships to continue as a means to provide a viable community for low-income residents.

# 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 has not identified any publicly owned land to use to address the housing needs identified in the Consolidated Plan. For the priority need of non-housing community development, Thornton will look to improve park and recreation facilities located in LMI neighborhoods. Thornton will also improve LMI neighborhoods through the Art and Culture Division's art installments, and continued improvements in ADA access throughout the city. Additional funding for land for affordable housing units is being explored through the newly passed Proposition 123 administered by the state.

#### Discussion

The City also participates in the Adams County Consortium for the receipt of HOME funds. The City does not receive HOME funds directly from HUD. Adams County is the administrator of the HOME funds and is ultimately responsible for reporting to HUD, the estimated HOME allocation is not included in the source of funds chart above.

## **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	Improve	2020	2024	Affordable		Affordable	CDBG:	Homeowner
	existing owner-			Housing		Housing	\$624,816	Housing
	occupied units							Rehabilitated: 68
								Household
								Housing Unit
2	Provide	2020	2024	Homeless		Homeless	CDBG:	Public service
	homeless					Services	\$208,272	activities other
	prevention and							than
	supportive							Low/Moderate
	service							Income Housing
								Benefit: 500
								Persons Assisted

Table 6 – Goals Summary (\* includes administration costs)

## **Goal Descriptions**

1	Goal Name	Improve existing owner-occupied units
	Goal Description	This goal will be met by improving existing owner-occupied units through minor home repair programs (Home Rehabilitation Programs – HRP) that will improve health, safety, accessibility, and energy/water efficiency improvements. HRPs will also directly assist senior and/or disabled LMI homeowners with exterior home painting, yard cleanup, accessibility improvements, reducing energy costs, and referrals to senior programs. Finally, the City will provide direct assistance to LMI residents to comply with city yard safety and appearance codes.
2	Goal Name	Provide homeless prevention and supportive service
	Goal Description	This goal will be met through a continuation of funding for Thornton's Homeless Outreach Team (HOT) which provides life-saving supplies, resource navigation, and limited case management to people experiencing homelessness in Thornton.

## AP-35 Projects - 91.420, 91.220(d)

## Introduction

In PY 2023, the City of Thornton will fund projects to address the needs for affordable housing preservation and homeless services. Up to 20% of the CDBG allocation will be used to support the administration of the program 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 low- to moderate-income community and meet the affordable housing priority need.

#	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

Thornton LMI areas are the oldest in the city. As the homes and residents age, the city continues to see a high need to improve owner-occupied homes. The city currently has 79 HRP applications for two of its five HRP activities (H4H, PAT). This equates to a two-year waiting list. To meet the active need for LMI home rehabilitation, the city is directing 65% of its funding to meet this need. As noted in the executive summary of this AAP, the housing market has experienced an incredible rise in housing prices across the country this past year, including the City of Thornton and the greater area of Adams County. Due to these circumstances, the City of Thornton has identified the preservation of affordable housing as a high-priority need, in particular for LMI residents.

The 2020-2024 Consolidated Plan included the priority need to improve public facilities, particularly in areas of south Thornton that house a disproportionate share of Thornton's LMI residents, as well as Thornton's racial and ethnic minority populations. This priority will not be addressed in PY 2023 as the City will focus on housing preservation.

Public services that improve the lives of LMI residents is also a high need in Thornton. Only 15% of the total CDBG grant allocation can be directed toward public services. With these funds, the City will continue to fund the HOT program to assist Thornton's homeless population with service referrals, necessities, transportation, severe weather emergency program, obtaining vital documents, and obtaining housing.

## **AP-38 Project Summary**

## **Project Summary Information**

1	Project Name	CDBG: Administration (20%)
	Target Area	N/A
	Goals Supported	Improve existing owner-occupied units Provide homeless prevention and supportive service
	Needs Addressed	Affordable Housing Non-Housing Community Development Homeless Services
	Funding	CDBG: \$166,618
	Description	Funds are used for the general program administration and delivery of the PY 2023 CDBG program.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	<b>Location Description</b>	Citywide
	Planned Activities	Planned activities will include: CDBG program delivery (21A)
2	Project Name	CDBG Home Rehabilitation Program
	Target Area	N/A
	Goals Supported	Improve existing owner-occupied units
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$541,507
	Description	Activities include continuing the Help for Homes and Paint-a-Thon (exterior painting) for minor home repair activities which provide grant-funded home repairs to address health, safety, accessibility, and energy/water-efficiency activities. The new Code Compliance Assistance Program for LMI households will correct exterior (yard) code violations.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 68 Household Housing Unit Please see the Planned Activities for a breakdown of households served by activity.
	Location Description	Citywide, LMI eligible.

	Planned Activities	Planned activities will include:
		Code Compliance Assistance Program
		Help residents fix exterior code violations, estimate 25 LMI households assisted (14A):
		PY 2023 funding: \$271,507
		Brother's Redevelopment, Inc., Paint-a-Thon
		Exterior painting for elderly and disabled residents estimates 10 LMI households assisted (14A):
		PY 2023 funding: \$30,000
		Brother's Redevelopment, Inc., Help for Homes
		Housing repair program, estimate 33 LMI households assisted (14A):
		PY 2023 funding: \$240,000
3	Project Name	CDBG Public Service Programs
	Target Area	N/A
	Goals Supported	Provide homeless prevention and supportive service
	Needs Addressed	Homeless Services Non-Homeless Special Needs
	Funding	CDBG: \$124,963
	Description	The City will fund public service programs that are designed to increase self-sufficiency for low- to moderate-income Thornton residents.  Thornton intends to continue the Homeless Outreach Team activities.  HOT services are citywide, but a large share of the services will be targeted to south Thornton, particularly Ward 1, where data has shown most people experiencing homelessness reside.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
	Location Description	Citywide, eligible.
	Planned Activities	Planned activities will include:
		City of Thornton Homeless Outreach Team, 500 eligible persons assisted (03T): \$124,963

## 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

While Thornton does not have any specific geographic target, areas identified in the Consolidated Plan to direct assistance, Thornton has identified the boundaries of the CDBG-eligible area which primarily encompasses neighborhoods south of 104th. This section of the city is comprised of neighborhoods that have a higher concentration of low-income individuals. Also, there is a higher concentration of Hispanic individuals in the southern section of Thornton than in other areas of the city. Some of the southern tracts consist of more than 50% Hispanic population according to American Community Survey data. As such, the areas with the largest percentage of Hispanic individuals coincide with the areas that have the highest proportion of families living at or below poverty.

When the City identifies that public facility and infrastructure improvements are needed, these activities will be directed towards low/mod areas in the City. These areas will be specific to Census block group tracts that have an LMI household population of at least 51%. The determination of these low/mod areas is discussed further below.

## **Geographic Distribution**

Target Area	Percentage of Funds
N/A	N/A

**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 live. HOT homeless services are available citywide, but a large share of the services will be targeted to south Thornton, particularly Ward 1, where data has shown most people experiencing homelessness reside.

Identified public facilities and infrastructure improvement activities will serve a community, neighborhood or "area". These activities are said to have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible census block group tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are at least 51% LMI.

To determine these Tracts the City will be utilizing HUD CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible tracts within the jurisdiction. The identified census block group tracts within the jurisdiction that are considered low-moderate income can be found on the HUD Exchange website at: <a href="https://www.hudexchange.info/programs/acs-low-mod-">https://www.hudexchange.info/programs/acs-low-mod-</a>

## summary-data/

### Discussion

In addition to the information provided by the Census, Thornton has worked on other studies and plans that provide detailed information on the needs of the community as a whole. All studies indicate the areas in the south show the most need for reinvestment; CDBG funds will likely benefit those same areas. However, the Housing Needs Assessment identified the need to disperse affordable housing throughout the City so opportunities to support projects that are in the middle and northern sections of the City will be evaluated, including affordable housing projects close to the future commuter rail stops that meet Thornton's affordable housing policy goals.

## AP-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 indicated that Thornton's policies and practices are consistent with neighboring jurisdictions and do not place undue burdens on housing developers. However, the document did identify several barriers to fair housing, including the lack of affordable housing in the northern part of Thornton and the need for more accessible housing to accommodate the growing senior population. Also, the HNA indicated that minority races and ethnicities seem to have a higher rate of housing cost burden and an insufficient understanding of lending and credit principles for home ownership. There is some resident resistance to the development of affordable housing, often referred to as NIMBYism (Not In My Backyard).

PostCOVID-19 supplies and labor availability have diminished while construction and costs have skyrocketed. Developers are struggling to meet deadlines, budgets, and demands.

Available treated water for residential use may deter future housing development. The City is currently in a legal battle to access its purchased water rights from a nearby county.

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 2023, the City will conduct the following activities aimed at preventing, removing, or ameliorating any negative effects public policies may have on affordable housing:

- The City is currently working with a consultant to assist the city in reviewing and rewriting its housing codes. Community Connections is participating in this process which should conclude in 2024. Barriers to affordable housing will be reviewed and are expected to be removed or reduced.
- 2) The City will continue the legal battle to access the water purchased from a neighboring county which will provide the water needed for future growth. The City is also funding efforts to conserve water, especially in high-density housing areas, through partnerships with Maiker Housing Partners, new development projects, and soon to be rehabilitated projects such as The Overlook at Thornton.
- 3) The City meets monthly with the Home Builders Association to identify barriers and best practices in the development of housing. These meetings are the result of recommendations from a task force on Balanced Housing that was held in 2017. The task force included representatives from the housing industry to discuss ideas to increase the amount of affordable and workforce housing in north Thornton. This effort addresses the HNA action item to promote affordable housing and successfully integrate it into the community.
- 4) The City is actively investigating funding from Proposition 123 to assist with the streamlining and funding of affordable housing.
- 5) The City holds pre-application/pre-development meetings with developers who are considering constructing affordable housing in Thornton, with a focus on promoting this development in the

- northern portion of the city.
- 6) 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. Through ongoing talks, the City hopes to hear about any policy barriers from the developers that are creating challenges for the projects to problem-solve together.
- 7) The City will continue to host free, twice-a-month homebuyer education classes, in English and Spanish, with HUD-certified agencies. These activities will continue to inform future homeowners on home buying skills, contacts, funding, budgets, and other resources. It also educates home buyers on the importance of establishing a good credit history, and a low debt-to-income ratio, which was the main reason for loan denial rates in Thornton.
- 8) 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.
- 9) To increase available affordable housing the City will continue quarterly meetings with property managers of Thornton multifamily properties and will promote housing rights and the fair housing law education and resources.
- 10) The City will continue to claim and allocate its portion of Private Activity Bonds to either provide down payment assistance for homeownership, develop new affordable housing or assist with homeowner property taxes.

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

#### Introduction

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

- 1) Keeping pace with the high level of Thornton's growth. For example, in the last 6-months of 2022, the city grew by 1,374 people, 368 single-family homes, 50 duplexes, and 74 apartments (City of Thornton Official Website, June 2023). Since 2000, the city has grown 71.2% going from 83,269 residents in 2000 to 142,610 in 2021 (biggestcities.com).
- 2) The growing need for public services as the community expands
- 3) Limited outreach on available resources within the community
- 4) Competition for federal and state funds
- 5) Availability of accessible and affordable housing
- 6) The increased cost of housing
- 7) Gaps in affordability of owner-occupied and rental housing for populations at specific income levels
- 8) Financial barriers to home purchasing
- 9) Increased staff time for CDBG compliance and the technical skills required for administering the funds (Section 3, BABA, CARES Act, etc.)

## 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:

- Actively pursue increasing the amount of new affordable housing. Historically, the City has allocated CDBG funds to affordable housing projects which leverage state, county, and/or assigned Private Activity Bond funds for new or refurbished affordable housing projects.
- 2) Provide letters of support for quality affordable housing projects being considered for Low Income Housing Tax Credits.
- 3) Participate in regional meetings to learn about changes to existing services and new programs available to residents, specifically programs to prevent homelessness.
- 4) Routinely posts resources, in English and Spanish, on the City's official website.
- 5) Continue to educate the public on available resources. In 2022, Community Connections Division staff provided 27,392 resource referrals to residents for housing, food banks, health providers, medical, mental, and substance abuse, transportation, water assistance, COVID, seniors, and employment.
- 6) Help residents use financial and product resources to reduce their overall monthly budget (Utility assistance, free food access, reduced family recreation costs, home repairs, etc.)
- 7) Continue to offer resources for residents who speak Spanish as their primary language. Over sixty percent of the staff at Community Connections are fluent in Spanish.
- 8) Continue to host free educational workshops and events throughout the year focusing on topic like energy efficiency, first-time homebuyer workshops, fair housing, ESL, youth programs, and senior services.
- 9) Continue to host/attend off-site meetings to provide resources to LMI and special needs populations (ThorntonFest, Movies on the Park, Active Adult Center Easter Eggtravaganza, etc.)
- 10) Community Connections staff co-host the Community Resource Network (CRN) organization of

Annual Action Plan 2023 public service organizations around the Colorado that meet six times a year. CRN is a networking and information-sharing organization.

- 11) Continue to seek affordable housing funding
- 12) Continue to attend grant administration training and professional grant consultant assistance

## Actions planned to foster and maintain affordable housing

Thornton will support the development and preservation of affordable housing by awarding CDBG funds, to continue home repair program activities. These activities help LMI homeowners make essential repairs, accessibility, water and energy efficiency improvements to their homes so they can remain stably housed.

Thornton will also continue to support opportunities for LMI people to become first-time homeowners to foster generational wealth. These strategies include promoting down payment and closing cost assistance programs offered by the Colorado Housing and Finance Authority and the Metro Mortgage Assistance Plus Program, and hosting multiple, monthly HUD-approved homebuyer education courses within the City in partnership with Community Resources and Housing Development Corporation and Brothers Redevelopment, Inc.

The City will direct its HOME funding to assist in the development or redevelopment of affordable housing. Thornton will continue to prevent homelessness by directing eligible LMI households toward Rent-Mortgage-Utility Assistance Programs, home repair programs, and age in place programs. These programs assist individuals and families who experience unemployment, illness, fixed incomes, disabilities, and extreme inflation. Household income can be no more than 80% of the area median income.

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

Organizations under agreement with the CDBG program coordinate the rehabilitation work with Thornton's HRPs to comply with the Environmental Protection Agency (EPA) regulations for lead-based paint. They require their contractors and subcontractors to follow for testing and abatement as necessary. Depending on the square footage or cost of the potential area of disturbance, different levels of mitigation are done. Residents are provided with EPA pamphlets in English or Spanish regarding the dangers of lead in their home.

CDBG and Community Connection 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.

The City also provides the "Protect Your Family From Lead in Your Home" informational pamphlet at Community Connections and on the City website at: <a href="https://www.thorntonco.gov/community-">https://www.thorntonco.gov/community-</a>

connections/Documents/programs-services/Lead%20Based%20Paint%20English.pdf.

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

Actions described in this AAP are intended to reduce the number of poverty-level families in Thornton.

Thornton will support agencies and initiatives aimed at reducing the number of poverty-level families by ensuring there are opportunities to increase financial knowledge before taking on home loans, and by increasing supportive services for those in poverty.

The 2021 ACS 5-year estimates indicate the rate of homeowners at or below the poverty level remained steady (3.4%) in Thornton. This means that low-income 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 loan programs by providing free teaching facilities, outreach and coordination. It also will assist with funding sources such as Private Activity Bond awards. The attendance at homebuyer education workshops have quadrupled since 2022. These courses and their corresponding down-payment assistance opportunities are key to the long-term success of the resident obtaining and maintaining homeownership.

Thornton will continue to explore different ways to reach out to small, local contractors and educate them on Section 3 requirements and the benefits of being a Section 3 contractor. For new construction-related projects expected to reach or exceed \$200,000, Thornton will provide sub-recipients and contractors with information on Section 3 and will track all Section 3 businesses funded through CDBG. These will be reported via the Section 3 report that is submitted to HUD. And lastly, the city will promote training and contracting opportunities using their Section 3 webpage: <a href="https://www.thorntonco.gov/community-connections/Pages/section-3.aspx">https://www.thorntonco.gov/community-connections/Pages/section-3.aspx</a>.

Thornton will continue to award grants through the Thornton Assistance Funds program and to aid nonprofit organizations in their efforts to help people move from relying on private or public assistance to providing for their own needs. Thornton believes if basic needs can be met and other supportive services can be provided, it can help alleviate some of the financial strain on families and by assisting with unanticipated costs such as medical visits. Unanticipated costs often make it difficult for the family to maintain a budget and pay necessary bills. These difficulties result in the loss of time worked, extreme stress, and increase the risk of homelessness. By supporting basic needs and other supportive services Thornton helps support individuals and families remain safe at home and to continue their upward movement toward self-sufficiency and financial independence.

## Actions planned to develop institutional structure

Incorporated in 1956, Thornton is a "home-rule" city, meaning that it has its own constitution. Thornton has a nine-member Council that, with the assistance of the City Manager, is responsible for setting policy, making laws, and developing goals for the City. The Council acts, by majority vote, to adopt ordinances and resolutions to guide Thornton in conducting business. The City Manager carries out the policy directions of the City Council and supervises and coordinates the work of the staff in the departments that fall under the direct control of the City Council. The Parks, Recreation, and Community Programs

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Department, which is responsible for administering the CDBG program, is one of these departments.

The City's Codes are being reviewed, revised and updated from 2023 to 2024. The intent of staff is to remove or reduce barriers to maintain and/or increase affordable housing.

No visible gaps were found in the institutional delivery system. Thornton will continue to facilitate and foster relationships with agencies to strengthen public service, work with other local jurisdictions and organizations to improve the community, and participate in regional efforts that allow for information sharing and dialogue concerning affordable housing and special needs populations including those at-risk of homelessness.

# 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) Coordinating/attend meetings with the city, neighboring cities and counties, and/or state agencies to coordinate project in Thornton. Topics may cover how the project requirements will be addressed and to identify any issues to resolve.
- 2) Communicating with agencies to determine if there are any new needs in the community.
- 3) Offering technical assistance to agencies to discuss the sources of funding available, associated timelines for applying for funds, and most impactful uses of funds.
- 4) Continuing to provide a high level of participating in regional efforts and meetings with public and private housing and social service agencies and other entitlement communities.
- 5) Surveying manufactured home parks and multifamily apartment complexes to determine the number of units, vacancy, and rental rates. The survey also requests data on the number of ADA-compliant units in each multifamily housing complex.
- 6) Continue to set up meetings with housing professionals and managers to discuss fair housing, available resources, and to identify how the city can assist their residents.
- 7) Offering pre-application meetings for potential developers and/or property owners that are considering new development or rehabilitation as described under the Development of Institutional Structure section.
- 8) Providing letters of support on behalf of affordable housing project proposals or other project proposals from agencies that are requesting funding from external sources.
- 9) Facilitating opportunities for agencies to collaborate to help the low-income population they serve.
- 10) Continue bringing free services, classes, activities, and resource events directly to the city, within LMI neighborhoods, to provide better outreach and access to our residents (Adams County Human Services, legal services, school backpack giveaways, basic homeless resources, etc.).
- 11) Community Connections staff will continue to co-host the Community Resource Network (CRN) organization of public service organizations that meet six times a year. CRN is a networking and

information-sharing organization with hundreds of members.

### Discussion

As discussed in the 2020-2024 Consolidated Plan, Community Connections uses monitoring efforts to ensure that programs funded with CDBG are compliant with federal, state, and local requirements. To achieve this goal, the city has developed a comprehensive monitoring plan for all CDBG-funded projects.

In PY 2023, staff will continue to perform desk monitoring, technical assistance, and on-site monitoring both pre- and post-award. The amount of monitoring will vary dependent on the subrecipient's previous CDBG experience, performance, and the complexity of the project. Also, the city ensures compliance during the setup, update, and closeout of activity information in IDIS. IDIS tracks drawdowns of grant funds and provides another level of monitoring to ensure program eligibility. Additionally, regularly updating IDIS helps verify that sub-recipients are on track with expenditures and outcomes. This ongoing review helps Thornton identify needs of the sub-recipient and provide additional support if necessary.

## **Program Specific Requirements**

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

Projects planned with all CDBG funds expected to be available during the program year are identified in the AP-35 Projects Table. It is anticipated that 100% of CDBG funds will be used for activities that benefit persons of low- and moderate-income. 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.

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.	o 0
3. The amount of surplus funds from urban renewal settlements	C
4. The amount of any grant funds returned to the line of credit for which the planned use has no been included in a prior statement or plan	ot C
5. The amount of income from float-funded activities	C
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. 10	0.00%