



WESTMINSTER

Notice of Proposed Substantial Amendment to the City of Westminster's Community Development Block Grant 2019 Annual Action Plan and Change of Use for the 7225 Bradburn Boulevard Site Improvement for Affordable Housing Project

Solicita una versión en español del aviso publico sobre la propuesta Cambio de Uso y Cancelación del Proyecto para 7225 Bradburn Boulevard a CDBG@cityofwestminster.us.

As a participating jurisdiction in the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program, the City of Westminster receives annual funding to support programming based on goals and projects established in the City's filed five-year Consolidated Plan and Annual Action Plans (AAP). From time to time, the City is required to amend these plans when established projects are changed or cancelled. A substantial amendment is defined in the City's Citizen Participation Plan (CPP) as changes to the current plan and/or program budget of \$50,000 or more. The City is performing a substantial amendment to the City's 2019 Annual Action Plan to detail the repayment of funds for a cancelled project.

In addition to the project cancellation, the City is performing a Change of Use for the 7225 Bradburn Boulevard property acquired with CDBG funds. HUD regulations require a separate set of actions to support a Change of Use involving real estate, including an independent appraisal of the property's current value and that the property owner "provide affected citizens with reasonable notice of, and opportunity to comment on, any proposed change in the use of the property."

Project Cancellation, Change of Use and Repayment of Expended Community Development Block Grant Funds (CDBG) for Proposed Affordable Housing Development at 7225 Bradburn Boulevard

The City acquired the property located at 7225 Bradburn Boulevard using CDBG funds in 2011 for use in a proposed road realignment project. Given the use of CDBG funding, the proposed project was required to meet a HUD national objective for Low-to Moderate Income Area Benefit. Between the initial property acquisition and 2015, challenges to procure additional funding, the inability to acquire adjacent properties needed to realign the road, a subsequent analysis that determined the intersection can safely remain in its current condition, and a change in the City's prioritization of the project rendered the project infeasible. In 2016, City staff began the process to cancel the road realignment project.

In December 2017, City Council cancelled the project and approved a Change of Use for the property at 7225 Bradburn Boulevard to a project that would meet the HUD national objective

for Low-to Moderate Income Housing. The City then set up a new CDBG project to prepare the site for the development of affordable housing. Since that time, the City completed the appropriate environmental reviews, demolition of structures, and site clearance activities, including soil remediation. No application for a development project of affordable housing has been made to date.

The City is now proposing to cancel the affordable housing project based on other identified community needs and priorities, including the efforts of the City's Parks, Recreation and Libraries Department (PRL) to provide greater bicycle, pedestrian and vehicular access and parking for the adjacent community garden. Incorporating the 7225 Bradburn Boulevard property will also provide better visual access from the street and improve the overall safety of the site.

It is proposed that PRL will reimburse the City's CDBG account for \$449,105 to repay federal funds invested to acquire and develop the property. The proposed City funds are restricted for use in acquiring property for parks and open space. The payment to the CDBG account will remove the current obligation that the property meet a HUD national objective and will allow the property to be used for a parks-specific activity.

In addition to repaying the \$449,105 to HUD that was previously spent to acquire and develop the property, the City will need to reallocate \$182,240 of CDBG funds within the City's CDBG program that were previously budgeted for the affordable housing site improvement work. Both steps are necessary in order to cancel the affordable housing project in full. In Fall 2020, the City will present the proposed 2020-2024 CDBG Consolidated Plan, which includes recommended projects for support during the upcoming five-year program period. Through that process, the repaid funds of \$449,105 and reallocated funds of \$182,240 for the 7225 Bradburn Boulevard affordable housing project will be redirected.

The City will apply the \$631,345 of repaid and reassigned CDBG funds to support one or more of three proposed project categories at alternative locations to be determined:

- Affordable Housing Site Improvements
- Affordable Housing Preservation – Multi Family Rehabilitation
- Neighborhood Streetscape and Infrastructure Improvements

All Consolidated Plan projects and the proposed allocation of CDBG funding to 2020 projects will be posted for public review and input in September 2020.

Public Comment and Public Hearing Opportunity

The City will accept comments and input on the proposed project cancellation and Change of Use from Tuesday, August 18, 2020, through Thursday, September 17, 2020.

Please submit your comments to:

CDBG@cityofwestminster.us
or by leaving a voice message at 303-658-2414

A public hearing on the proposed action(s) will be held during the Westminster City Council meeting on Monday, September 28, 2020.

As City Council meetings are currently being conducted virtually, public comment and testimony for any public hearing scheduled can be done by emailing testimony to PublicComment@cityofwestminster.us, leaving a recorded message at (303) 706-3111 to be played live during the virtual meeting, or by signing up with the City Clerk's office to testify during the live virtual meeting. Public hearing comments and/or testimony are requested to be submitted to the respective email addresses or phone numbers noted above and within each public hearing agenda memorandum.

If you have questions or concerns, please contact the City Clerk's Office at 303-658-2162 or cityclerk@cityofwestminster.us.

We appreciate your patience during these challenging times.