

## CR-05 - Goals and Outcomes

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

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

In 2017, the City of Westminster received a Community Development Block Grant (CDBG) allocation of \$609,636. These funds were budgeted as follows:

- CDBG Program Administration - \$121,927
- Bradburn Decorative Lighting Phase II - \$397,709
- Emergency and Essential Home Repair Program - \$90,000

This report provides detailed information on how these expenditures met the goals set up in the City's Annual Action Plan and how City activities leveraged other resources and have resulted in benefits to our low-and moderate-income residents.

The activities and projects described in this report that directly benefitted neighborhoods were carried out in the qualified census tracts of the City, referred to throughout this report as the "target area." Low- and moderate-income residents throughout the City have access to the CDBG-funded Emergency and Essential Home Repair Program.

The 2017 Annual Action Plan identified two main goals: ***Activities Pertaining to Housing*** and ***Neighborhood Improvements in Target Area***.

In both 2016 and 2017 there were delays in the delivery of the receipt of CDBG funds allocated and as a result, program funds from each of the calendar years have overlapped. The 2017 CDBG fund allocation was received by the City of Westminster on October 23, 2017. The City continued funding emergency and essential home repairs through the year utilizing 2016 CDBG funding through the remainder of 2017.

Under the goal of Activities Pertaining to Housing, the City goal outcome indicator was 18 homeowner housing units rehabilitated through the Emergency and Essential Home Repair Program. To date, the City has completed home repairs to 18 Westminster homes; 17 utilizing 2016 program dollars and 1 (one) additional with 2017 funds.

The City's second stated program goal in 2017 was to provide neighborhood improvements in the target area. The City addressed this goal

through continued work on a streetscape improvement project in the City's qualified census tracts all of which are located in the southern side of the city. The work was furthered in 2017 through the implementation of the Bradburn Decorative Lighting Phase II.

The Bradburn Decorative Lighting project continued the installation of energy efficient LED street lighting in the target census area, and included the undergrounding of electric wires and the installation of decorative lamp-posts on residential and commercial streets. The project was selected by and designed with area residents in 2015-2016 program years. The Phase II work is 65% complete and is expected to be completed in late October, of 2018.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Activities Pertaining to Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME Funds: \$ / Volunteer Labor: \$ / Xcel Energy Utility Undergrounding Fund: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	17990	17990	100.00%			

Activities Pertaining to Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME Funds: \$ / Volunteer Labor: \$ / Xcel Energy Utility Undergrounding Fund: \$	Rental units constructed	Household Housing Unit	48	0	0.00%			
Activities Pertaining to Housing	Affordable Housing Non-Homeless Special Needs	CDBG: \$ / HOME Funds: \$ / Volunteer Labor: \$ / Xcel Energy Utility Undergrounding Fund: \$	Homeowner Housing Rehabilitated	Household Housing Unit	92	44	47.83%	18	18	100.00%
Neighborhood Improvements in Target Area	Non-Housing Community Development	CDBG: \$ / Volunteer Labor: \$ / Xcel Energy Utility Undergrounding Fund: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	17990	17900	99.50%	6140	7685	125.16%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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

The 2017 Action Plan reflected goals identified in the 2015-2019 Consolidated Plan. These goals focus on continuing neighborhood revitalization

efforts in the target area, activities pertaining to housing including the quantity and quality of affordable housing, and economic development activities that stimulate business and job creation. These goals primarily focus on helping residents maintain and improve their quality of life.

The City's past CDBG funded projects have focused on identified community needs including aging housing and infrastructure, neighborhood improvements, continued cultivation of emerging arts related activities in the target area, as well as other public improvements. CDBG funded projects to address these needs have generally been well received by the community. The activities and projects undertaken in the 2017 Action Plan and the goals for the five year planning period continue to promote the most efficient and effective use of CDBG funds.

The City's CDBG program history coupled with input gathered through the citizen participation process guided the development of the priorities, goals, objectives, and outcomes for the 2017 Action Plan.

Specific outcomes based in highest priorities:

The City met the stated goal for the ***Emergency and Essential Home Repair (EEHR) Program***, utilizing a blend of funds from both the 2016 CDBG allocation and the 2017 CDBG allocation. This allowed for additional funding to be applied to this program and demonstrated need in 2017, and carryover funds to be applied in 2018. The EEHR program is very well received by all of the citizens who have participated in our community outreach processes and who have provided input. And, given the aging housing stock in which many of our target population live - the program demonstrates exceptional benefits. The program allows low-income seniors and handicapped individuals age in place and remain in their already 'affordable' housing.

The EEHR is administered on behalf of the City of Westminster by the Jefferson County Housing Authority (JCHA) Rehabilitation program. Staff created and posted a new Spanish-language program brochure this year and has taken efforts to increase the program visibility on the City and County's web-sites.

***The Bradburn Decorative Lighting Phase II*** project is 65% complete and will complete a three-year initiative to provide streetscape improvements that provides aesthetic benefits for the targeted area and propel added investments. Phase I of the project was begun in early 2017 with the utility undergrounding, extensive tree planting and the preparation of wider sidewalks. Phase II completes the lighting installation for an additional 6 blocks of street frontage between 77th Avenue and Turnpike Drive. (Budget note: the \$1,200,000 listed in the Neighborhood Improvements in Target Area budget chart was expended on the front end of the project. This is the total application of undergrounding credit

received from Xcel Energy to underground the electric wires for the entire streetscape project.)

The combined powerline undergrounding and the decorative lamp posts have generated neighborhood pride for long-time residents. Additionally, the lights are high-efficiency LED and contribute to the City's goal to be a leading sustainable city. The complete streetscape improvement has leveraged added investments and spurred new development proposals from other small businesses. The City will compound this community improvement work with completion of work to remediate and place two blighted properties into service as affordable housing. These projects are undergoing remediation and will be ready for development in 2019.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	15
Black or African American	3
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>18</b>
Hispanic	3
Not Hispanic	15

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

### Narrative

The table above provides the racial and ethnic composition of those households benefitting from the Emergency and Essential Home Repair program in 2017.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	609,636	99,370
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other	1,200,000	

**Table 3 - Resources Made Available**

**Narrative**

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide	35		Funding for Activities Pertaining to Housing
South Westminster	65		Funding for the Neighborhood Improvement activities

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The investment allocation speaks to only funding used for specific projects; not including the administration expense.

## Leveraging

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

The City of Westminster's CDBG allocation is complemented by several additional resources. The primary resources are: 1) the City's Capital Improvement Program, which is used for major capital projects in the target area; 2) HOME funds, allocated through the Adams County Consortium; 3). Private Activity Bonds, which provides roughly \$5.9 million/year to Westminster for housing activities; 4). Competitive 9% LIHTC; 5). Competitive 4% LIHTC; Non-Competitive 4% LIHTC.

In September of 2011 the City utilized \$1.5 million of a Section 108 loan to finance site acquisition activities. In 2012, the City purchased three properties in the southwest corner of 73rd Avenue and Lowell Boulevard using approximately \$720,000 of the Section 108 loan for the purpose of redeveloping the site. Another two properties were purchased in December 2014 for approximately \$450,000. The City spent an estimated \$130,000 on the relocation of several businesses and residents. The Westminster Housing Authority funded the demolition of the properties in 2015 and will fund the demolition. Currently the city is remediating the properties to prepare the sites for the development of affordable housing.

The City's Economic Development staff has been working closely with the area residents to assure they are engaged in setting the vision and support the City's proposed investments and outcomes. In June, the City held a three-day "Imagine Westminster" festival on the streets of the small business district adjacent to the residential neighborhood. Over 1000 people attended the weekend festivities, of which approximately 65% of the attendees were local residents and local business owners.

The completion of sidewalk connections on Oakwood Drive and at Fireman's Park occurred on public right-of-way. The Bradburn Decorative Lighting Project also was installed in public right of way and includes engineering and mobilization investments by the City.



## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	18	18
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>18</b>	<b>18</b>

Table 6 – Number of Households Supported

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

Under the goal of Activities Pertaining to Housing, the City's goal outcome indicator was 18 homeowner housing units rehabilitated through the Emergency and Essential Home Repair Program. To date (9/10/18), the City has completed emergency and essential home repairs to 18 homes and have 2 projects in process and 5 applications in review.

**Discuss how these outcomes will impact future annual action plans.**

The Emergency and Essential Home Repair program is very successful and well regarded in the community. The City may consider expanding the funding available to serve more qualifying residents.

In 2019, the City will update the Housing Needs Assessment and provide a significant opportunity for the community to provide input on the City's CDBG investments during the implementation of the 2020-2024 Consolidated Action Planning process. This input may re-shape the coming years annual action plans.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	10	0
Low-income	6	0
Moderate-income	2	0
<b>Total</b>	<b>18</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The City continues to contract with Jefferson County Housing Authority to administer its Emergency and Essential Home Repair Program. The program provides grant awards of up to \$5,000 to assist owner-occupied, low- to moderate-income households in making repairs deemed essential to preserving the health, safety, and welfare of the home's occupants. The program also serves to promote homeownership, stabilize and enhance neighborhoods, and aid in the prevention and elimination of slum and blight.

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The City of Westminster participates in the Metro Denver Homeless Initiative (MDHI) which coordinates and supports the Metro Denver Continuum of Care (CoC), a multi-agency collaboration focused on reducing homelessness in the seven-county Denver metropolitan area including Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson counties. Westminster spans both Adams and Jefferson counties. 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 homeless or at risk of becoming homeless.

In 2016, a representative from the City of Westminster began attending the monthly MDHI Coordinating Committee meetings. This same representative regularly attended meetings with the Adams County Coalition for the Homeless and Jefferson County's Heading Home. Both are groups comprised of non-profit homeless service providers, governments, faith-based organizations, business owners, housing authorities, school districts and formerly homeless individuals. The goal of each is to prevent and end homelessness in their respective counties.

Westminster staff attend regional meetings regarding homelessness has met with both the Adams and Jefferson County MDHI representatives individually on at least a quarterly basis. The Westminster City Council has funded a position dedicated to homelessness since January 2017.

For the 2018 HUD-required Point-in-Time (PIT) homelessness survey, the Westminster Homelessness Coordinator hosted an Everyone Counts event at the Westminster Swim and Fitness Center where free showers, warm meals, clothing, haircuts, medical checks, and more services were offered to those living outside or in vehicles. Over 30 individuals attended, and most participated in the survey. The Westminster Homeless Coordinator also helped connect service providers with the camps known by emergency services staff in order for outreach workers to get the word out about the Everyone Counts events held in both counties. The sites were also visited on the day of the PIT in order to ensure as many life experiences were captured for a more accurate count in both Adams and Jefferson counties.

While the City of Westminster does not have a supportive services program, it continues to fund emergency shelter, transitional housing, and supportive services for homeless persons and families through its Human Services Board grant funding process. Agencies funded through the Human Services Advisory Board in 2018 that provide CoC services include The Family Tree, Growing Home, Colorado Homeless Families, Catholic Charities of Denver (North Area CARES), Brothers Redevelopment, Unison Housing Partners, Cold Weather Cares, Almost Home, and Access Housing.

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

While the City of Westminster does not have a supportive services program, it continues to fund emergency shelter, transitional housing, and supportive services for homeless persons and families through its Human Services Board funding process. Agencies funded through the Human Services Board that provide Continuum of Care services have included Access Housing, Catholic Charities of Denver (North Area CARES), Colorado Homeless Families, Family Tree, Inc., Growing Home, and Inter-Church ARMS.

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

The City provides a building to Community Reach for \$1 per year, an Adams County organization that provides supportive services to mentally ill persons. The building is located at 3031 West 76th Avenue in Westminster. Services include: outpatient services (individual, group, and family therapy for adults and children), medication services, case management, vocational services, substance abuse treatment, and adult intensive outpatient therapy groups. This subsidized facility is expected to be provided to Community Reach indefinitely. The estimated in-kind value is \$34,430.

The City also provides a free Prescription Discount Card for residents that do not have prescription drug coverage. Residents save an average of 20 percent off the regular price of prescriptions.

There are human service providers that serve special needs populations throughout the Denver Metro Area with facilities located in the City of Westminster. These facilities include:

- North Metro Community Services - provides quality services and support to citizens with developmental disabilities who live in Adams County. Two of their three facilities are located in Westminster. Their Resource Coordination Office is located at 1185 West 124th Avenue and their Westminster Day Program is located at 1001 West 124th Avenue.
- Adams County Housing Authority's Center for Career and Community Enrichment (3CE) is located in the Alto mixed-use development at 71st Avenue and Federal Boulevard. 3CE provides a "one-stop-shop" to access services and educational classes that support adults on their path to self-sufficiency. Classes include GED, ESL, job skills, parenting, building a network, anger management, and others. A small public computer lab is available for those who do not have Internet access primarily serving job seekers and those looking for housing. Staff are available to help customer's access online information and services, such as applying for Colorado PEAK benefits.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City contributed \$230,000 in HOME funding toward Growing Home's transitional housing units at 7240 Newton Street in Westminster. The development is called Westchester Apartments and contains 20 units for families; 16 affordable units and four "transformational" units. Transformational housing is uniquely designed to support parents who want to go back to school or fulfill their dreams for their family's success. Growing Home is interested in pursuing additional housing and the City will consider similar requests in the future.

The City is continually working to provide more jobs for residents of all skill levels with Westminster employers. The City can influence levels of jobs and affordable housing; however, many aspects of combating poverty are outside the City's influence.

The City provides low-income residents \$75 in financial assistance towards utility bills up to once per year and provides a free Prescription Discount Card for residents that do not have prescription drug coverage. The City also created a hardship program for those having short-term difficulty paying their water bills, and a conservation program to help residents avoid costly water bills.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

In addition to CDBG-specific investments, the City provided Economic Development Assistance to two public housing developments in 2016 and 2017 to increase the supply of affordable housing for our residents.

#### **Adams County: ALTO**

Completed in May, 2018. Provides 70 units of housing affordable to individuals between 30% AMI up to 80% AMI. The project is owned and managed by Unison Partners, formerly known as the Adams County Housing Authority. The project has both subsidized affordable units and voucher-supported units. The City of Westminster worked extensively with the developer and Adams County to coordinate infrastructure upgrades needed for the project and facilitated changes to the land-use.

The developer was able to assemble 9% LIHTC, HOME funds. The total of City of Westminster assistance: \$3,250,000 (largely through public infrastructure)

#### **Jefferson County: Hidden Lake Homes - Senior Housing**

Completed in October of 2017, Hidden Lake Homes provides 72 units of Senior Housing with units available to seniors 60 years and older with incomes between 30% and 60% AMI. The City supported the development by supporting Jefferson County Housing Authority's application for 9% LIHTC and providing over \$800,000 in fee waivers and rebates.

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

N/A

### **Actions taken to provide assistance to troubled PHAs**

N/A

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

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

The City has set a goal to be a regional leader in providing affordable and workforce housing. To that end, staff is working collaboratively with community non-profits, private developers and our local housing authorities to ensure that we are applying all resources to pursue this goal. At the end of 2017, the City Council adopted an Affordable and Workforce Housing Strategic Plan that denotes eight target strategy areas for focused effort and evaluation to determine where we can make gains in the next four years. The strategies include:

1. Finance Workforce and Affordable Housing
2. Address Regulatory and process challenges
3. Adopt preservation policies and programs
4. Donate and bank land
5. Form partnerships to address regional housing issues
6. Improve efficiencies in rental inspections
7. Allow alternative product types
8. Build and support an effective housing program within the organization

Since the end of 2017, the City hired a Housing Coordinator to implement and develop the program. Staff has been working with non-profit and private affordable housing developers to learn what resources would expedite and/or facilitate their work. The City is entering into contract with the Urban Land Conservancy to establish a community land trust on approximately 6 acres to build up to 47 townhomes that will be made available to Low-to-Moderate income home buyers. The City also is working with landlords operating affordable housing developments to preserve existing affordable housing in the community and help them keep their housing affordable by providing economic development assistance to make needed improvements and assure their asset and housing units are up to code.

The City's Planning and Community Development staff are working to update the Development Standards and Codes, while also performing an update to the City's Comprehensive Plan. The evaluation and research being performed by consultants and staff to inform these updates include alternative building types and reviews current land-use requirements that may be inhibiting the development of affordable housing. These update processes will continue through 2019.

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

The obstacles to meeting underserved needs in Westminster are:

1. The high cost of land acquisition and new construction to provide housing that is affordable to all income levels; and
1. Insufficient financial resources, both public and private, to meet the housing and supportive needs of the population.

The City's efforts to address number one above are described below in the section titled "Actions planned to foster and maintain affordable housing." The City works to address the needs of the underserved through multiple avenues. Although the City does not have a CDBG funded supportive services program, it provides funding to non-profit agencies that provide supportive services through its Human Services Board funding process. The City funds all public services grants with local general fund money in order to avoid the administrative burden on non-profits receiving small federal grants that require a great deal of compliance activity. This choice also reduces the administrative burden on City staff, freeing up staff time for substantive revitalization projects and programs. The Human Services Board makes recommendations to City Council for the allocation of funds to support the mission of providing assistance to Westminster residents through clothing, food, shelter, mental and physical health services. For 2017, the HSB recommended \$115,000 in funding to meet identified needs in the community.

The organizations funded through the HSB in 2017 that address underserved needs included:

- A Precious Child
- Access Housing
- Adams County Housing Authority (LIFE)
- Almost Home
- Arvada Community Food Bank
- Audio Information Network
- CASA of Adams County
- CASA of Jefferson County
- Catholic Charities of Denver (North Area CARES)
- Center for People with Disabilities
- Clinica Campesina Family Health Services, Inc.
- Cold Weather Care
- Colorado Homeless Families
- Community Reach Center
- Family Tree, Inc.
- FISH Inc.
- Food Bank of the Rockies
- Growing Home



- Have a Heart Project
- Jefferson Center for Mental Health
- Kids First Health Care
- Project Angel Heart
- Ralston House
- Rocky Mountain Multiple Sclerosis
- Senior Hub
- Senior Resource Center
- St. Anthony North Health Foundation
- Volunteers of America
- Westminster Public Schools Foundation
- Childrens Outreach Project
- Inter-Church ARMS

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

The City has determined that it does not have the capacity or funding resources to address the federal Lead-Based Paint Requirements. The City's Emergency and Essential Home Repair Program contractor, Jefferson County Housing Authority complies with federal Lead-Based Paint regulations when implementing the program. For the City's Emergency and Essential Home Repair Program, administered by Jefferson County Housing Authority (JCHA) no project will exceed \$5,000 in hard costs. Therefore, all projects that are not HUD exempted from LBP regulations must meet HUD's under \$5,000 threshold requirements, which are as follows:

- Notice to Homeowners
- Provision of pamphlet entitled "The Lead Safe Certified Guide to Renovate Right"
- Paint testing of surfaces to be disturbed or presumption of LBP if the area to be disturbed exceeds the minimal ("de minimus") area
- Safe work practices as part of rehabilitation for all projects that exceed the minimal ("de minimus") area
- Repair any paint that is disturbed
- Clearance after the work and before re-occupancy if exceeding the minimal ("de minimus") area

The minimal ("de minimus") area - safe work practices and clearance are not required when maintenance or hazard reduction activities do not disturb painted surfaces that total more than 20 square feet on exterior surfaces, two square feet in any one interior room or space, or ten percent of the total surface area on an interior or exterior type of component type will a small surface (e.g., window sills, baseboards, and trim). Finally, in addition to HUD's LBP regulations, JCHA must meet the Environmental Protection Agency's (EPA) Renovation, Repair and Painting Rule (RRP). Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children. To protect against this risk, on

April 22, 2008, EPA issued the RRP rule. It requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes, child care facilities, and schools be certified by EPA and that they use certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices. Individuals can become certified renovators by taking an eight-hour training course from an EPA approved training provider.

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

Described in the "Actions taken to address obstacles to meeting underserved needs" section above. The City is continually working to provide more jobs for residents of all skill levels with Westminster employers. The City can influence levels of jobs and affordable housing; however, many aspects of combating poverty are outside the City's influence. The City has limited financial assistance but does provide low-income residents \$75 in financial assistance towards utility bills up to once per year and provides a free prescription discount card for residents that do not have prescription drug coverage. The City relies on available supportive services agencies and the Adams and Jefferson County Human Services Departments to assist poverty-level families.

Education is also a primary tool in combating poverty. Westminster is fortunate to have both a large community college and several university programs located within its borders. The City also has close ties with the three school districts that are continually working to increase educational achievement levels and high school graduation rates.

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

The City's Economic Development Department administers the Community Development Block Grant Program. City staff manages all CDBG-funded projects in-house to provide the greatest control over the scope, quality, and cost of each project. On an annual basis staff consult with residents and stakeholders in the Westminster community to solicit input on proposed CDBG projects as well as to gain input on the use of funds and the quality of life in the community. Staff evaluates any projects recommended by the community and assesses the feasibility of each. Based upon input from the community and staff analysis, proposed projects are prioritized and reviewed with City management before making recommendations to the City Council, for their review, input, and eventual approval. Annual Action Plans are presented to the community in at least two public meetings and are made available for public comment.

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

See Human Services Board funded projects listed above.

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

Please see the attached Appendix describing the City's actions to overcome the effects of any impediments identified in the City's Analysis of Impediments to Fair Housing Choice.

## **CR-40 - Monitoring 91.220 and 91.230**

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

Management, oversight, and monitoring of the CDBG program is performed by the Department of Economic Development. Adams County Department of Neighborhood Services Community Development manages and monitors the HOME Investment Partnership (HOME) program. The City is committed to taking all appropriate steps, as outlined by HUD, to assure compliance with applicable laws, procedures, and eligibility requirements. CDBG funds are disbursed by the City's Finance Department. City staff monitors contractor compliance by the following means:

- Construction and consultant contracts
- Environmental review of CDBG projects
- Davis-Bacon Wage determination of individual projects and applicable compliance requirements
- Davis-Bacon Semi-Annual Reports
- City and contractor draw-down requests
- Minority Business Enterprise (MBE) reports
- Program Action Plan submission
- Consolidated Annual Performance Evaluation Report (CAPER)
- Integrated Information Disbursement System (IDIS) reporting and maintenance
- Maintaining the CDBG rate of expenditure to comply with HUD spending goals
- Federal Cash Transaction Quarterly Report submissions
- City staff's program compliance calendar
- Project site visits to compare reported activity with actual accomplishments.

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

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

The City of Westminster's Citizen Participation Plan outlines that the CAPER and related performance reports shall be posted for public comment for a period of not less than 15 days before submitting the CAPER to HUD. The 2017 CAPER was posted for public comment from September 10 through September 25, 2018. A public notice in both English and Spanish was posted on the City's website at

www.westminstereconomicdevelopment.org and posted at City facilities including Irving Street Library, The MAC, the Swim and Fitness Center, College Hill Library, and City Hall. The text of the draft and final CAPER as well as the related performance report was posted on the City's website. Upon request, a text of the final CAPER is available at no cost by contacting staff.

[Insert note about comments received after review]

### **CR-45 - CDBG 91.520(c)**

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

N/A

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

No

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

**CR-45 - CDBG 91.520(c)**

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

N/A

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

No

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

**Attachment**  
**CAPER Notice**



## PUBLIC NOTICE

Inviting comment from 10 September through 25 September 2018 on the 2017 Consolidated Annual Performance Report (CAPER) for the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership Program covering the period July 1, 2017 through June 30, 2018.

The City of Westminster, Colorado has drafted its **Consolidated Annual Performance Report (CAPER)** for grant year 2017. The City of Westminster invites comments from interested citizens on the CAPER. This report covers the City's activities with the CDBG Program and the HOME Program in 2017. Budgetary and benefit information is contained in the report. The CAPER is available for review by any interested person or agency on the City's website at [www.westminstereconomicdevelopment.org](http://www.westminstereconomicdevelopment.org) or at the following location:

City of Westminster  
Department of Economic Development  
4800 West 92<sup>nd</sup> Avenue  
Westminster, CO 80031

Citizens, public agencies, and other interested parties are encouraged to submit written comments to Molly Tayer, Housing Coordinator, via email at [mtayer@cityofwestminster.us](mailto:mtayer@cityofwestminster.us) or at the address above between September 10, 2018 and September 25, 2018. For questions please contact Molly Tayer at [mtayer@cityofwestminster.us](mailto:mtayer@cityofwestminster.us) or (303) 658-2414.

The City of Westminster does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services, or activities, including the public participation process. The City of Westminster makes reasonable accommodations for disabilities that interfere with full access to any program, service, or activity, including the public participation process. You may contact Molly Tayer, Housing Coordinator at 303-658-2414 (711 for the state relay service) or write to 4800 West 92<sup>nd</sup> Avenue Westminster, CO 80031 to make a reasonable accommodation request.

## Ciudad de Westminster, Colorado NOTIFICACIÓN PÚBLICA

Buscando comentario público el 10 de septiembre de 2018 hasta el 25 de septiembre de 2018 en referencia a el reporte de *2017 Consolidated Annual Performance (CAPER)* para el programa de la Ciudad para el Desarrollo Comunitario (*Community Development Block Grant (CDBG)*) y para el Acto Asociado de Inversiones de Vivienda (*HOME Investment Partnership Program (HOME)*) cubriendo el periodo entre el primero de julio del 2017 y el 30 de junio del 2018.

La Ciudad de Westminster ha redactado su reporte de subvención 2017 (*Consolidated Annual Performance Report (CAPER)*). El Departamento del Desarrollo Económico de la Ciudad de Westminster está buscando comentario público de ciudadanos interesados en el CAPER. Este reporte cubre las actividades de la Ciudad con el programa de CDBG y el programa de HOME en el 2017. Información monetaria y beneficiaria es contenida en este reporte. El CAPER es disponible para revisión por cualquier persona o agencia interesada en el sitio de la Ciudad en [www.westminstereconomicdevelopment.org](http://www.westminstereconomicdevelopment.org) o en la siguiente dirección:

City of Westminster  
Department of Economic Development  
4800 W. 92<sup>nd</sup> Avenue  
Westminster, CO 80031



Ciudadanos, agencias públicas o partidos interesados son invitados a someter comentarios por escrito a Molly Tayer, Housing Coordinator, por email [mtayer@cityofwestminster.us](mailto:mtayer@cityofwestminster.us) o a la dirección anterior entre 10 de septiembre de 2018 hasta el 25 de septiembre de 2018. Si tiene preguntas, favor de comunicarse con Molly Tayer, [mtayer@cityofwestminster.us](mailto:mtayer@cityofwestminster.us) o al 303.658.2414.

La Ciudad de Westminster no discrimina en la base de discapacidad en la entrada, o acceso a, o operaciones de programas, servicios, o actividades, incluyendo el proceso de participación del público. La Ciudad de Westminster hace alojamientos razonables para discapacidades que afectan acceso completo a cualquier programa, servicio, o actividad, incluyendo el proceso de participación del público. Para solicitar un alojamiento razonable, favor de comunicarse con Molly Tayer, Housing Coordinator a la dirección anterior o al 303-658-2414 (711 para el número de Colorado Relay).

## 2017 AFFH Update



### 2017 Fair Housing Efforts and Affirmatively Furthering Fair Housing

The City of Westminster is strongly committed to affirmatively furthering fair housing choice and creating balanced living patterns in the community. The CDBG program provides a foundation for affirmatively furthering fair housing choice. According to HUD, impediments may directly or have the effect of (indirectly) creating barriers to fair housing choice. To address barriers, communities must “*affirmatively further fair housing choice.*” Recently, HUD has described furthering fair housing choice as creating “balanced” communities where people of all races, ethnicities, genders, age, and persons with or without disabilities can live together. Impediments to fair housing choice are defined as:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choices, or the availability of housing choices.
- Any actions, omissions, or decisions that have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

To address HUD’s requirements to affirmatively further fair housing choice, the City contracted with BBC Research and Consulting (BBC) in late 2014 and early 2015 to update the City’s Analysis of Impediments to Fair Housing Choice report (AI). The AI includes a study of the status of housing within the City. The AI identifies fair housing impediments and establishes action items for each of the impediments to improve these areas so they are no longer considered an impediment in the future.

In 2015, the City updated the Fair Housing webpage to provide fair housing information to residents, business owners, and developers. The webpage may be found at:

<https://www.cityofwestminster.us/Residents/AssistancePrograms/HousingAssistance/FairHousing>

The webpage provides fair housing information including types of housing discrimination, how to report a fair housing complaint, information regarding the Fair Housing Act, and information about the Denver Metro Fair Housing Center. A number of fair housing resources also are included such as fair housing frequently asked questions and laws and fair housing information specific to varying interests such as families, mortgage lenders, landlords, seniors, the disabled, etc. Additionally, the City’s public access television station runs Fair Housing public service announcements throughout the year.

In 2015, CDBG staff also worked proactively with the Rental Property Maintenance Inspection Program staff to provide fair housing training and information. Rental Property Maintenance Inspection staff now carry fair housing informational materials in multiple languages to provide to landlords and tenants who may have fair housing questions and concerns. These materials are printed in English, Spanish, and an Asian dialect. Over the past year, the housing inspectors have been approached by three residents requesting information regarding fair housing. It has been noted that due to the current low-vacancy

rates in multi-family housing in the Metro Denver market, fewer residents have made landlord/tenant complaints and fair housing complaints to City staff presumably due to fear of losing housing.

In August 1997, Westminster City Council established the Rental Property Maintenance Code to address the deterioration of the City's aging rental housing stock. The code provides minimum standards for: basic equipment and facilities, light, ventilation and heating; safety from fire; the use and amount of space for human occupancy; and the safe and sanitary maintenance of residential rental properties.

The deteriorating condition and appearance of rental housing can increase instability in neighborhoods, negatively affect values of surrounding properties, and cause an increase in calls to police, fire, and code enforcement officers. The objective of the program is to identify and address deteriorating conditions resulting in blight and to improve the level of safety, stability and appearance of neighborhoods, as well as promote an increased pride in Westminster.

Residential rental properties are systematically inspected if they are six years old or older, they contain four or more units (multi-family rental properties, and/or contain four or more rental dwellings within any townhome or condominium community owned by a single owner. Individual townhomes and condominiums (up to three units under a single ownership within any townhome or condominium community), duplexes and single family units are inspected on a complaint only basis or can be inspected on a pro-active basis.

### **Financial Contributions to Further Fair Housing**

The City of Westminster has two administrative staff working to implement and monitor the City's Community Development Block Grant (CDBG) programs. Additionally, the City's Rental Inspection Officers have been trained in Fair Housing Practices and carry with them materials to provide residents and landlords needing more information. In performing this work, staff is diligent in assuring that the CDBG program benefits are provided to advance fair housing and assure access to housing by the intended audience. CDBG programs and efforts also produce tangible results in the provision of added affordable and accessible housing and community improvement projects that eliminate blight and improve the conditions of our target area and neighborhoods which are located in the HUD qualified census tracts.

### **Fair Housing Efforts**

- All of the activities funded in 2016 have assisted in providing improvements that contribute to our community's efforts to further fair housing. The Bradburn Boulevard Decorative Lighting and the street scape improvements to the surrounding neighborhood will provide improved accessibility and safety in this low- moderate-income area.
- The City, in partnership with Jefferson County Housing Authority (JCHA), continued its Emergency and Essential Home Repair Program. The program was promoted throughout the City on both social media and through the JCHA handyman program so that all residents would be made aware that the service and grants are available. The City and JCHA promoted the program by using the following methods: emails in the weekly City electronic newsletter, articles in the City's printed "City Edition" newspaper; brochures printed in English and Spanish at The MAC, libraries, City Hall as well as other City facilities, and networking with other providers at metro area quarterly forums such as Volunteers of America (VOA) and the Senior Hub. This program has provided grants of up to \$5,000 for invaluable health and safety repairs. Accessibility improvements such as ramps and grab bars are also provided.

The following table summarizes the 2017 Action Plan Specific Housing/Community Development objectives:

Specific Objective	Source of Funds	Total Population	Low-Mod Population	Actual Number	5-Year Number	PM*	Low-Moderate Income	Hispanic	Senior/Disabled	Female Headed Household
Emergency and Essential Home Repair Program	\$90,000 CDBG	n/a	18	18 (to-date)	110	DH-3	100%			
Bradburn Boulevard Decorative Lighting Phase II	\$397,709 (CDBG)	17,990	7,685	7,685 Low-Mod Persons	7,685 Low-Mod Persons	SL-1				

Source: 2011-2015 American Community Survey 5-Year Estimates – Estimates based on Census Tracts only (data by Block Group unavailable)

\*PM – Performance measure with Outcome/Objective Code:

	Availability/Accessibility	Affordability	Sustainability
Suitable Living Environment	SL-1	SL-2	SL-3
Decent Housing	DH-1	DH-2	DH-3
Economic Opportunity	EO-1	EO-2	EO-3

#### City of Westminster Demographic Characteristics

Total Population	White	American Indian/Alaskan Native	Asian	Black	Native Hawaiian/Pacific Islander	Hispanic	Other≥2 Races	Female Head of Household	Persons with Disability
110,140	93,462/ 85%	964/ .9%	6,446/ 6%	1,900/ 2%	80/ .1%	23,302/ 21%	7,288/ 7%	4,593/ 11%	11,355 10%

Source: 2011-2015 American Community Survey 5-Year Estimates

#### Analysis of Impediments to Fair Housing Choice

In 2015, the City of Westminster completed an updated Analysis of Impediments to Fair Housing Choice (AI). The final AI report outlined a Fair Housing Action Plan and identified a number of action items for the City to focus on over the next several years. These action items focus on what the City of Westminster can reasonably do to address the impediments and affirmatively further fair housing (AFFH) given its staff and financial capacity. The fair housing impediments identified in the AI and updated progress notes are provided below:

**High Priority Impediments:**

1. Group home definition in City code may result in different treatment of group home residents. The City’s land use regulations define group homes to include some (developmentally disabled and mentally ill), but not all, types of disabilities. These regulations may be interpreted to mean that facilities housing persons with other types of disabilities—e.g., physical disabilities, recovering substance abusers and persons with HIV/AIDS—would not qualify as a group home, may not be allowed in a residential district by right and/or may be subject to the city’s unrelated persons occupancy standard.
  - a. *UPDATE: The Group Home definition is being updated in the City’s current Code and Development Standards Update process, which will be finalized in 2019.*
  
2. Residents lack knowledge of fair housing protections and resources. Fair housing information can be hard to find. Residents participating in the focus groups for the AI described housing situations that may have constituted fair housing violations—but their lack of knowledge about their rights and uncertainty of where to look for information limited their ability to take action. A lack of knowledge of the rights and protections afforded by the Fair Housing Act may contribute to the persistence of or mask instances of public and private discriminatory practices and limit residents’ housing choice and access to opportunity.
  - a. *UPDATE: The City continues to work through direct community outreach, most frequently through our Rental Property Inspectors to inform tenants and Landlords of Fair Housing Laws and how they apply.*
  
3. Rising rents may disproportionately impact certain protected classes in Westminster. Often, lack of affordable housing is an “equal opportunity barrier” because it affects protected classes with similar economic situations the same. In Westminster’s case, however, residents with large families and Spanish-speaking residents expressed greater challenges finding affordable housing that met their needs, particularly larger sized units. These challenges are likely to increase if the rental market in the metro area remains tight. Adams County, including south Westminster, is increasingly seen as the one of the only remaining affordable areas in the region. Efforts by the City and its regional partners to develop and preserve affordable housing, particularly in the neighborhoods undergoing revitalization resulting from City investment and FasTracks implementation will be important to maintaining economic diversity.
  - a. *UPDATE: The City has created a Housing Coordinator position to work with community partners, private and non-profit developers to address the supply and preservation of affordable housing.*

**Moderate Priority Impediments**

1. Inequity may exist in the quality of and access to some community amenities. Some residents shared their perception that the quality of maintenance in south Westminster parks was subpar

when compared to other parks in the city. In addition, language can be a barrier to accessing city programs and services.

- a. UPDATE: The City invested over \$2M in streetscape improvements, an area park and the remediation of two blighted properties in south Westminster and continues to work with local property owners to build a collaborative approach to community upgrades and investments that will make the area attractive to other investors and home buyers.

The action plan is contained in the following matrix, which links the action items to the identified impediments, potential partners, timeline and outcomes.

Fair Housing Barrier	Prioritization	Fair Housing Goals/Activities	Status
1. Group home definition in City Code may result in different treatment of group home residents.	High	The City will review its zoning code to ensure that definitions and provisions do not deny access to housing based on disability (i.e. regulations that are disability neutral).	The City Attorney is reviewing the group home definition and researching current case law and the definitions used by other municipalities. The City Attorney will bring forward a recommended change. It is estimated that this will occur prior to the end of 2017.
2. Residents lack a knowledge of fair housing protections and resources. Fair housing information can be hard to find.	High	The City will provide fair housing education opportunities to frontline staff and residents.	City CDBG staff and Rental Inspection staff received fair housing training from HUD FHEO staff in 2015. Continuing opportunities to provide training for residents and staff will be sought out through the remainder of the consolidated planning period.
		The City's rental property maintenance inspectors will receive training on Fair Housing matters and will distribute Fair Housing materials to landlords and tenants, as appropriate.	The City's rental property maintenance inspectors each received four hours of training in Fair Housing matters in 2015. The inspectors carry informational materials in multiple languages from the Denver Metro Fair Housing Center to provide to landlords and tenants who express questions or concerns regarding Fair Housing issues.
		Analysis of Fair Housing inquiries received may suggest a need for further research to estimate the nature or prevalence of housing discrimination in Westminster's rental	The nature of recent inquiries regarding Fair Housing issues did not warrant testing.

		market such as testing by a qualified provider.	
		Evaluate the current Fair Housing content on the City's website and consider adding content relevant to residents and landlords. As appropriate, incorporate Fair Housing content in ongoing City public outreach and engagement.	<p>City staff created an enhanced Fair Housing webpage on the City's website providing a robust amount of Fair Housing information and contact information for both HUD and the Denver Metro Fair Housing Center. This webpage may be viewed at: <a href="https://www.cityofwestminster.us/Residents/AssistancePrograms/HousingAssistance/FairHousing">https://www.cityofwestminster.us/Residents/AssistancePrograms/HousingAssistance/FairHousing</a></p> <p>Additionally, the City runs several Fair Housing PSAs on the City's public access channel 8 television station.</p>
3. Rising rents may disproportionately impact certain protected classes in Westminster.	High	The City will implement the 2013 Comprehensive Plan Update policies related to development and preservation of affordable housing.	The City continually works to implement the policies and goals outlined in the Comprehensive Plan. The Comprehensive Plan is the official policy document of the Westminster City Council and Planning Commission. The Comprehensive Plan provides a consistent statement of the city's plans and policies for future development, and is meant to be a dynamic document that can evolve and respond to changing conditions. All parts of the Plan work together towards the realization of the city's vision for the future.
		The City should examine its ability to support more affordable mixed-income rental developments through more streamlined development processes, fee waivers, density bonuses, and making land that is appropriate for rental developments – but not zoned for multifamily easier to rezone.	One of City Council's strategic plan goals is to advance strategies to provide affordable housing and workforce housing throughout Westminster. To address this goal, staff developed a recommended affordable/workforce housing policy and strategy that when implemented, will result in development of added affordable/workforce housing units. BBC Research and Consulting was hired to conduct research related to affordable housing and to recommend policy and strategy alternatives. The study was completed and accepted by the City Council in October, 2017.



<p>4. Inequity may exist in the quality of and access to some community amenities and programs; this is amplified by language barriers.</p>	<p>Medium</p>	<p>The City will determine the extent to which perceived inequities in quality of access to public amenities or programming in South Westminster accurately represent residents' experiences and staff's experiences in the maintenance and provision of these amenities and programs.</p>	<p>A City-Wide Language Access Plan was developed and is in the process of implementation.</p> <p>A number of large investments have been made in South Westminster including the completion of the Westminster Station light rail station and Little Dry Creek. Over \$76 million is being spent on public improvements on these two projects. The 40 acre site that encompasses Little Dry Creek is being transformed into an exciting park and open space area, recently named Westminster Station Park. The site is being sculpted to stabilize the Little Dry Creek channel and create a 2.3-acre flood control pond. The creek is being relocated into the middle of the park, away from existing residential properties. A new road (Creekside Drive) will form the southern boundary of the park.</p> <p>Staff will continue to examine the programming and amenities that are made available throughout the City.</p>
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# EEHR Flier SPANISH

## PROGRAMA DE REPARACIONES DE EMERGENCIA Y ESENCIALES DEL HOGAR

Para más información:

Aquellos propietarios de bajos ingresos que viven en casas ubicadas dentro de los límites de la ciudad de Westminster (tanto el Condado de Adams como el Condado de Jefferson) pueden ser elegibles. Comuníquese con la Jefferson County Housing Authority al 303-403-5423 para más información o visite su sitio web en [www.jcha.org](http://www.jcha.org).



La ciudad de Westminster no discrimina sobre la base de la raza o etnicidad en la admisión.



## Programa De Reparaciones De Emergencia Y Esenciales Del Hogar



El programa de reparaciones de emergencia y esenciales del hogar de la ciudad de Westminster ayuda a los propietarios de bajos ingresos que califiquen a hacer reparaciones esenciales a su hogar para mejorar su seguridad y movilidad.

Hasta \$5.000 en elegibles y/o esenciales del pueden hacer gratuitamente por calificado por ingreso ubicado dentro de los límites de la ciudad de Westminster.



emergencias reparaciones hogar se

hogar ubicado dentro de los límites de la ciudad de Westminster.

- de sistemas de calefacción
- Construcción de rampas para sillas de ruedas
- Instalación de barras de agarre de ducha, pasamanos, y otras reformas relacionadas con la accesibilidad
- Otros trabajos similares

El programa de la ciudad es administrado por la autoridad de vivienda del Condado de Jefferson. JCHA supervisa una amplia variedad de reparaciones que han sido aprobadas bajo el programa, incluyendo mejoras diseñadas para facilitar la movilidad para las personas mayores y los propietarios de viviendas con una discapacidad. Los fondos son limitados y las solicitudes sólo son aceptadas mientras hayan fondos disponibles.



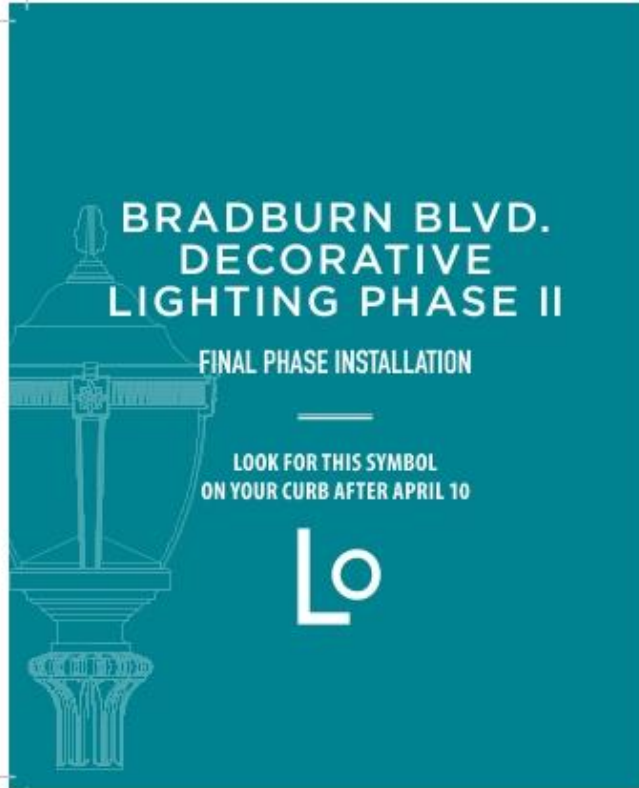
**Reparaciones para abordar cuestiones de salud y seguridad:**

- Fontanería y reparaciones eléctricas
- Calentador de agua caliente y reemplazo





# BBDL-Public Meeting Announcement



4800 W. 92nd Avenue  
Westminster, CO 80031


[www.westminstereconomicdevelopment.org](http://www.westminstereconomicdevelopment.org)

## BRADBURN BLVD. DECORATIVE LIGHTING PHASE II

City of Westminster staff are preparing for the installation of the planned decorative lighting on both sides of Bradburn Boulevard, from 77th Avenue to Turnpike Drive starting in May.

The Process to Completion:

**STEP 1: APRIL 10 PROPOSED SITES MARKED**

Engineers will mark the proposed light pole locations with this mark  in white paint after April 10.

**STEP 2: CALL WITH QUESTIONS OR INPUT**

If you see a locate-marker near your house and you want more information, City Traffic Engineering staff will be happy to discuss the proposed siting with you.

Contact Mike Normandin at: [mnormand@cityofwestminster.us](mailto:mnormand@cityofwestminster.us) | 303-658-2143  
or Greg Olson at: [golson@cityofwestminster.us](mailto:golson@cityofwestminster.us) | 303-658-2145

**STEP 3: JOIN US FOR A MEETING!**

If you still have questions, join City staff staff and the lighting design engineer at a neighborhood meeting to learn more about the installation plan:

**WEDNESDAY, APRIL 25, 2018, 6:30 – 8:00 P.M.**

**ST. MARTHA'S EPISCOPAL CHURCH, 4001 WEST 76TH AVENUE**

*(NW corner of Bradburn and 76th Avenue)*

For more information about the April 25 meeting, please contact Molly Tayer at **303-658-2414** or by email at [mtayer@cityofwestminster.us](mailto:mtayer@cityofwestminster.us)



# 2017 CAPER Reports



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
CDBG Activity Summary Report (GPR) for Program Year 2017  
WESTMINSTER

**PGM Year:** 2013  
**Project:** 0003 - Braddum Boulevard Realignment Phase II  
**IDIS Activity:** 1214 - Braddum Boulevard Realignment Phase I

**Status:** Open  
**Location:** 7225 Braddum Blvd Westminster, CO 80030-5223

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Street Improvements (03K)

National Obj

**Initial Funding Date:** 09/10/2013

**Description:**  
2010 and 2011 CDBG funds were spent of Phase I for preliminary design plans and right-of-way acquisition. Phase I includes demolition and clearance of the structures at 7225 Braddum Boulevard and acquisition of parts of 7215 and 7331 Braddum Boulevard property for realignment.  
**Financing**

Fund Type	Grant Year	Grant	Funded Amount	Drawn in Program Year	Drawn
CDBG	Pre-2015		\$183,540.00	\$0.00	
	2012	812MCC030010		\$0.00	\$0.00
	2013	813MCC030010		\$0.00	\$0.00
<b>Total</b>	2014	814MCC030010		\$0.00	\$0.00
<b>Total</b>			<b>\$183,540.00</b>		<b>\$0.00</b>

**Proposed Accomplishments**

Total Population in Service Area: 7,875  
Census Tract Percent Low / Mod: 62.70

**Annual Accomplishments**  
**Years**      **Accomplishment Narrative**

2013      8/18/13 - DRAW Planning and Design services for preliminary design package for development along 72nd and Raleigh Street in conjunction with the Braddum Boulevard Realignment, Water, Electric and Gas for 7225 Braddum Boulevard.  
1/22/13 - DRAW - Water, Gas and Electric, Aesthetics Survey, continuation of Planning and Design Services in conjunction with the Braddum Boulevard Realignment.  
2/28/14 DRAW - Utility services, LA Park Master Plan Document, Project Management and Landscape Architect.  
6/24/14 - DRAW - Utility services.  
1/22/14 - Draw - Right of Way Services for 7215 and 7331 Braddum Blvd., Utility billing for 7225 Braddum Blvd.  
2/25/15 - DRAW - Utilities.  
6/29/15 - DRAW - Utilities.  
3/28/16 Negotiations for right-of-way acquisitions are pending, still awaiting completion of the bridge.





City of Westminster, CO Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 CDBG Activity Summary Report (GPR) for Program Year 2017  
 WESTMINSTER

PGM Year: 2014  
 Project: 0003 - Bradburn Boulevard Decorative Lighting Installation  
 IDIS Activity: 1218 - Bradburn Blvd Stump Removal and Tree Planting  
 Status: Completed 8/30/2017 12:00:00 AM Expected Outcome: Create suitable living environments  
 Location: 7200 Bradburn Blvd Westminster, CO 80030 5224 Matrix Code: Tree Planting (03N) National Obj

Initial Funding Date: 09/25/2014

Description:

Stump removal and tree replacement in the public right-of-way along Bradburn Boulevard (72nd Avenue to 80th Avenue) and 72nd Avenue to 73rd Avenue along

Fund Type	Grant Year	Grant	Funded Amount	Drawn in Program Year	Drawn
CDBG	EN	3-3MCC080010	\$25,000.00	\$0.00	\$0.00
		5-4MCC080010			\$14,331.00
<b>Total</b>	<b>Total</b>		<b>\$25,000.00</b>		<b>\$14,331.00</b>

Proposed Accomplishments

Total Population in Service Area: 5,848  
 Census Tract Percent Low / Mod: 60.30

Annual Accomplishments

Years	Accomplishment Narrative
2014	12/22/14 - DRAW - Tree stump removal and grading. 9/29/15 - DRAW - Revised schematic tree planting plan to incorporate field observations, prepared preliminary notes and detail sheets for parking, streetscape improvements and tree planting. Revised schematic to incorporate City comments, added addresses in the plan, added raised brick planters in lieu of tree stakes. Issued a 50% CD review set of plans an specifications, and issued a 50% CD cost estimate. 12/15 DRAW - Additional services recalculate irrigation system & maintain requirements, relocate the irrigation tap and controller to south side of 70th Ave., revise cost estimates, revise tree planting and irrigation plans to stop work on the south side of 70th Ave, and provide additional base map information including addresses per City request. 8/30/17 DRAW - 58 trees planted



U.S. Department of Housing and Urban Development  
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CDBG Activity Summary Report (GPR) for Program Year 2017  
WESTMINSTER

PGM Year: 2014

Project: 0003 - Bradburn Boulevard Decorative Lighting Installation

IDIS Activity: 1220 - Bradburn Boulevard Decorative Lighting Installation

Status: Completed 8/30/2017 12:00:00 AM

Location: 7294 Bradburn 3 rd Westminster, CO 80030-5224

Objective: Create suitable living environments

Outcome: Sustainability

Matrix Code: Street Improvements (33K)

National Obj:

Initial Funding Date: 09/25/2014

Description:

Decorative lighting along Bradburn Boulevard in the general tree block area of 73th to 76th Avenues, depending on the costs.

Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn in Program Year	Drawn
CDBG	Pre-2015				50.00
	2013	B12MCO090010	\$186,562.23		50.00
	2014	B14MCO090010			\$23,394.43
<b>Total</b>	<b>Total</b>		<b>\$186,562.23</b>		<b>\$23,394.43</b>

Proposed Accomplishments

Total Population in Service Area: 9,848

Census Tract Percent Low / Mid: 61.00

Annual Accomplishments



U.S. Department of Housing and Urban Development  
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Years	Accomplishment Narrative
2014	<p>8/29/15 - DRAW: 73rd &amp; Bradburn Parking and Pedestrian Improvement Design, Landscape Architecture and Engineering Design Services for Bradburn Blvd, Streetscape and Tree Planting for 4/15 - 5/20/15</p> <p>8/29/15 - DRAW/Revised Schematic tree planting plan, added street address to plan, revised parking and pedestrian improvements design at 73rd to add raised brick planters in lieu of tree grates, preliminary detail sheets to incorporate the raised planter details Architecture and Engineering Design Services and Engineering 8/15 - 8/15.</p> <p>12/3/15 - DRAW - Research Boring cost to evaluate the most effective method of installing the irrigation lines, met with city staff discuss method for streetlights improvements at 73rd Ave, revise 50% CD cost estimate to reflect requested VE change to the pedestrian streetscape design</p> <p>2-29-16 DRAW - Reviewed CD cost estimate to reflect 95% completed construction documents, received comments from PR&amp;L on 50% complete construction documents. Incorporated City staff comments into 95% complete set of construction documents and specifications.</p> <p>12-1-16 DRAW Lighting Design Services, analysis and future recommendations, walk site with electrician, Xos and City, revised lighting distribution, revise budget estimates and revise locations.</p> <p>2/28/17 DRAW revisions to bid documents, revised plants and specifications, deleted curved planters, and plantings, revised with trees in tree grates and revised layout plan and details accordingly, updated the cost estimate, prepared a bid schedule, issued the revised plans and specifications for bidding.</p> <p>4/27/17 - DRAW Lighting, design services through 3/31/17. Construction services to 4/20/17, landscape architecture and Engineering design services through 1/31/2017.</p> <p>8/28/17 - site visit with contractor and City Staff to review construction drawings.</p> <p>8/30/17 - DRAW Lighting Design Services, Construction services, concrete light bases, Trenchball tunnel.</p>



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
CDBG Activity Summary Report (GPR) for Program Year 2017  
WESTMINSTER

**PGM Year:** 2015  
**Project:** 3002 - Bradbum Boulevard Street Enhancement Project  
**IDIS Activity:** 1226 - Bradbum Boulevard Street Enhancement Project  
**Status:** Open  
**Location:** 7330 Bradburn Blvd Westminster, CO 80030-4867  
**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Street Improvements (03K) **National Obj:**

**Initial Funding Date:** 02/26/2015

**Description:**

**Financing**

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn	
						Pre 2015
CDBG	EN	B18M/C080010	\$312,91	\$0.00	\$0.00	
		2015	B15M/C080010	\$376,741.38	\$224,978.50	
<b>Total</b>	<b>Total</b>		<b>\$376,054.29</b>		<b>\$224,978.50</b>	

**Proposed Accomplishments**

Total Population in Service Area: 6,955  
Census Tract Percent Low / Mod: 55.00

**Annual Accomplishments**

**Years** **Accomplishment Narrative**

2015 The City expects progress to be made on this project in the second quarter of 2015. The City is waiting for Xcel Energy to underground its overhead utility lines in the project area so that lamp posts may be installed and trees may be planted without disruption. Staff has been working with Xcel Energy to develop a project timetable and has received a tentative start date for undergrounding to occur in the second quarter.  
6/26/16 - DRAW Site preparation, Paving and Concrete, Mobilization and Traffic Control.  
8/30/17 - DRAW Concrete Pavers, aggregate base, colored concrete, concrete paving, sidewalk chase drain, reset historical plaque, tree grates, Repair private encroaps,concrete light bases, junction boxes, lighting control centers, equipment pads, traffic control mobilization and traffic control.  
11/28/17 - DRAW - Retainage Release - TCJ  
3/8/18 DRAW - Street Lighting, Or board lighting, underground wires, pole wire, mobilization, and Traffic Control  
6/28/18 - DRAW Provide Existing Electrical and 500 LF 1" Conduit Burial



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PGM Year: 2016  
 Project: 0003 - Oakwood Drive Pedestrian Improvements  
 IDIS Activity: 1234 - Oakwood Drive Pedestrian Improvements

Status: Completed 4/25/2018 12:00:00 AM  
 Location: 8130 Auburn Ln Westminster, CO 80031-3944

Objective: Create suitable living environments  
 Outcome: Sustainability  
 Matrix Code: Sidewalks (03L)

National Code

Initial Funding Date: 11/08/2018

Description:  
 Observatory Heights residents requested the installation of a missing sidewalk connection on south side of Oakwood Drive between Auburn Lane and Landscape Court

Financing		Fund Type	Grant Year	Grant	Funded Amount	Drawn in Program Year	Drawn Total
CD90	EN		2018	51BMCDB0010	\$97,442.87	\$14,088.21	
Total		Total			\$97,442.87	\$14,088.21	

Proposed Accomplishments

Public Facilities : 2.250  
 Total Population In Service Area: 3,990  
 Census Tract Percent Low / Mod: 56.82

Annual Accomplishments

Years	Accomplishment Narrative
2016	6/26/17 - DRAW -Clearing and Grubbing, removal of concrete sidewalk, embankment material, erosion control, native seeding, aggregate base course, reconditioning, 6-inch concrete sidewalk, mobilization, construction traffic control, Dedication Plaque, concrete stem wall, and Import topsoil. 4/25/18 - DRAW -Curb and Gutter 3/4" and 6" curb and gate all retaining



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PGM Year: 2016

Project: 0006 - Firrman's Park Pedestrian Improvements

IDIS Activity: 1236 - Firrman's Park Pedestrian Improvements

Status: Completed 11/28/2017 12:00:00 AM

Location: 7290 Braddock Blvd Westminster, CO 80030-5224

Objective: Create sustainable living environments  
Outcome: Availability/accessibility  
Matrix Code: Sidewalks (09L)

National Obj

Initial Funding Date: 11/09/2016

Description:

Currently no sidewalk exists along the south side of 73rd Avenue, east of Braddock Boulevard abutting Firrman's Park. This project will construct a detached eight-foot wide sidewalk from Braddock Boulevard to Fire Stations One's access drive along the south side of 73rd Avenue. This project will also include widening of the four-foot wide sidewalk on the east side of Braddock Boulevard abutting Firrman's Park to an eight-foot wide canopy. The eight-foot wide sidewalk that continues along the balance of Braddock Boulevard moving north.

The eight-foot wide sidewalk will benefit disabled individuals utilizing wheelchairs as it provides better maneuverability.

Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn
CD3G	EN	2016	B18MCO80010	\$36,705.49	\$36,234.00
Total	Total			\$36,705.49	\$36,234.00

Proposed Accomplishments

Public Facilities : 3,890

Total Population in Service Area: 6,385

Census Tract Percent Low / Mod: 55.85

Annual Accomplishments

Years	Accomplishment Narrative
2016	4/24/17 DRAW - Irrigation supplies. 11/29/17 -DRAW - Cleaning, Grubbing, removal of concrete sidewalk, erosion control, sod, reconditioning, 8" concrete sidewalk, mobilization, traffic control, curb head, brick @ island set only and retaining.



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**PGM Year:** 2016  
**Project:** 0004 - Emergency and Essential Home Repair Program  
**IDIS Activity:** 1237 - 2016 Emergency and Essential Home Repair Program  
**Status:** Completed 4/25/2016 12:00:00 AM  
**Location:** Address Suppressed  
**Objective:** Provide decent affordable housing  
**Outcome:** Sustainability  
**Matrix Code:** Rehab, Single-Family Residences (14N)  
**National Obj:**

**Initial Funding Date:** 11/30/2016

**Description:**  
 Assist approximately 12 low-moderate income Westminster owner-occupied households for badly needed repairs and addresses any health and safety concerns.

**Financing**

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn
CDBG	EN	2015 B15MCOB001D	\$30,000.00	\$15,417.00	0
		2016 B16MCOB001D	\$50,000.00	\$34,829.48	0
<b>Total</b>	<b>Total</b>		<b>\$80,000.00</b>	<b>\$50,247.08</b>	<b>0</b>

**Proposed Accomplishments**  
 - Housing Units: 12

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	14	3	0	0	14	3	0	0
Black/African American:	3	0	0	0	3	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>17</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>3</b>	<b>0</b>	<b>0</b>

Female-headed Households:

Count: UNRECORDED



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Income Category:	Owner	Renter	Total	Person
Extremely Low	9	0	9	0
Low/Mid	6	0	6	0
Moderate	2	0	2	0
Non-Low/Moderate	0	0	0	0
Total	17	0	17	0
Percent Low/Mod	100.0%		100.0%	

#### Annual Accomplishments

Years	Accomplishment Narrative
2016	<p>2/28/16 - DRAW 7457 Knox Court - Upgrade electrical system, provide and installed Smoke/CO detectors, provide and install pedestrian door to garage and replaced 2 non-function windows. 880 W. 132nd Avenue #49, remove and disposal of old non-working/legged furnace and installed new furnace, new flue, flue extension, C/O detector and thermostat. 7639 Hellen Way - Supplied and installed new jamb leg for rear door. Replaced deadbolt hardware with security hardware that included strike plates, lock throw with sleep head, screws, security plates connected into framing beyond the jamb, hardware replacement for front and garage pedestrian door, 6281 W. 90th Place - replace non-functioning furnace and air unit. 9018 Dover Street - Emergency furnace repair.</p> <p>4/24/17 - DRAW 8801 Zuni St #191 Remove and replace 30 gallon non working water heater, supply lines and sloo, 1161 W. 112th Ave, Unit A, Furnace repair, replacing gas valve, cleaning flame sensor and crack for proper operation.</p> <p>6/26/17 - DRAW 7567 Stuart Street - Electrical Upgrades, replaces gutters, and 3 broken windows, 9018 Dover Street - Furnace not working unsafe electrical, Electrical and plumbing repairs and assessment. Egness Way, 8/30/17 - DRAW 7275 Winona Court supplied and installed 7 new windows. installed hidden hanger gutters, rufing front and back storm doors, weather stripped exterior doors and supplied and installed 2 g-rab bars in the bathroom, 7450 Knox Court Electrical upgrade to compliance, GFI's, new meter, &amp; mask, smoke/CO detectors supplied, installed grab bars in the bathroom.</p> <p>11/28/17 - DRAW 7450 Knox Court - Electrical upgrade to compliance, GFI's new meter &amp; mask, smoke/CO detectors and replaced leaking garbage disposal. 2883 West 119th Avenue, #103, repair broken counter top, replace leaking faucets in bathrooms and replaced leaking garbage disposal. 9255 Ulica Court - Replaces non functioning furnace. 3158 West 101st Avenue - Repair Non-functioning furnace.</p> <p>3/8/18 DRAW - 5588 Deerwood Way, #205 - Replaced two toilets, two sinks and tub faucets and caulked around tubs, 9188 W. 107th Ave. - furnace check, 7639 Hellen Way - Supplied and installed new sink faucet with sprayer, shower cartridge and smoke/CO detector. 8770 Everest Court - Electrical upgrades, replaced tub enclosure and slide repair, 8072 Julian Street - Drywall repair, new water heater and rear step adjustment and handrail. 7762 Meade Street - Replaces Ceiling fan and switch, provide and install 2 storm doors, weather strip rear entry door, re-glaze two broken windows and rebate and install new handrail for back door and install handrail. 9435 Decadea Street - Replaced bathroom door smoke/CO detectors added. Installed handrail, remove and replace entry door, replace care dressed door.</p> <p>4/26/18 DRAW 12155 Barnock Street # A - Walker heater, variety supplies for owner, grab bars, and tarping.</p>





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PGM Year: 2017  
 Project: 0001 - Program Administration  
 IDIS Activity: 1241 - Program Administration 2017  
 Status: Open  
 Location:   
 Objective:   
 Outcome:   
 Matrix Code: General Program Administration (21A) National Office  
 Initial Funding Date: 1/12/2017

Description: 1.5 Salaries and Program Administration Costs, including general management and over-site coordinator. Fair Housing Activities and monitoring program activities. It is expected that significant amount of program administration costs will be utilized to comply with new Affirmatively Furthering Fair Housing rules.

CDBG Total	Fund Type	Grant Year	Grant	Funder Amount	Drawn In Program Year	Drawn
	Total			\$121,927.00		\$77,255.51

Proposed Accomplishments  
 Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0	0	0
Black/African American:					0	0	0	0
Asian:					0	0	0	0
American Indian/Alaskan Native:					0	0	0	0
Native Hawaiian/Other Pacific Islander:					0	0	0	0
American Indian/Alaskan Native & White:					0	0	0	0
Asian White:					0	0	0	0
Black/African American & White:					0	0	0	0
American Indian/Alaskan Native & Black/African American:					0	0	0	0
Other multi-racial:					0	0	0	0
Asian/Pacific Islander:					0	0	0	0
Hispanic:					0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:



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Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			2	
Non Low/Moderate			0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Percent Low/Mod				

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.



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 CDBG Activity Summary Report (GPR) for Program Year 2017  
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PGM Year: 2017  
 Project: 0002 - Emergency and Essential Home Repair Program  
 DIS Activity: 1242 - Emergency and Essential Home Repair 2017  
 Status: Open  
 Location: 4800 W 92nd Ave Westminster, CO 80031-6387

Objective: Create suitable living environments  
 Outcome: Sustainability  
 Matrix Code: Rehab: Single-Unit Residential (144)

National Object

Initial Funding Date: 02/25/2012

Description: The Emergency and Essential Home Repair Program helps income qualified, low-to-moderate homeowners make badly needed repairs to that will improve their health and mobility.  
 Financing

CDBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn To
	EN	2017	8176C080010	\$80,000.00	\$5,700.00	
<b>Total</b>	<b>Total</b>			<b>\$90,000.00</b>	<b>\$5,700.00</b>	

Proposed Accomplishments

Housing Units: 14

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian white:	0	0	0	0	0	0	0	0
Black/African American & white:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>

Female-headed Households:

Part: WFCSTMINSTFR

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Income Category:	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low/Mid	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mid	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative
2017	6/28/19 - 3420 W. 95th Avenue, Remove existing rear deck, basement toilet flange install wireless smoke/CO detectors, 12" x 55 Bannock Street, #A - replace water heater, repair window, install venting, replace toilets and install ceiling



City of Westminster Planning and Development  
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**PGM Year:** 2017  
**Project:** 0003 - Bradburn Boulevard Decorative Lighting Phase II  
**IDIS Activity:** 1243 - Bradburn Boulevard Decorative Lighting Phase II  
**Status:** Open  
**Location:** 7700 Bradburn Blvd Westminster CO 80030-4526

**Objective:** Create suitable living environments  
**Outcome:** Sustainability  
**Matrix Code:** Street Improvements (03K)

**Nations:** Other

**Initial Funding Date:** 02/21/2016

**Description:**

2017 funding will provide the remaining balance to complete Decorative Lighting with the installation streetlights along Bradburn Boulevard to Turpike Drive, approximately in Turpike Drive  
Bradburn Streetscape was previously funded in 2014, and 2015.

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru
COBG	EN	2017	347MCI080010	\$397,709.00	\$16,414.00
<b>Total</b>	<b>Total</b>			<b>\$397,709.00</b>	<b>\$16,414.00</b>

**Proposed Accomplishments**

People (General) : 7,685

Total Population in Service Area: 7,685

Census Tract Percent Low / Mid: 56.40

**Annual Accomplishments**

Years	Accomplishment Narrative
2017	3/8/18 DRAW - Lighting Design and Engineering Consultant - Lighting and CAD Design and Construction Documents 4/25/18 DRAW - Engineering Technical CAD/D for Design of construction documents and expenses. 6/20/18 - DRAW - Site visits and Lighting Design Services during construction.



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Total Funded Amount:	\$1,594,940.68
Total Drawn Thru Program Year:	\$917,349.71
Total Drawn In Program Year:	\$522,642.81

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DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PD06 Summary of Consolidated Plan Projects for Report  
Year:

Plan DIS Year	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year
2017-1	Program Administration	ODBG	\$12,927,000	\$121,927.00	\$77,255.51
2	Emergency and Essential Home Repair Program	ODBG	\$90,000.00	\$90,000.00	\$5,700.00

In 2017-20 portion of the City's ODBG allocation will be utilized to fund program administration and planning activities. This includes general management and oversight coordination, Fair Housing activities, and monitoring program activities. It is expected that significant program administration duties will need to be utilized to comply with new Affirmatively Fair Housing rules moving forward.

The Emergency and Essential Home Repair Program helps qualified, low-income households make safety-related repairs to their homes that will improve their in-home safety and mobility. Through the program, up to \$5,000 in eligible minor and emergency home repair can be made free of charge to income-qualified households across the city.

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DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
2008 - Summary of Consolidated Plan Projects for Report  
Year

Plan IDIS Year	IDIS Project Title and Description	Program	Amount Drawn in Report Year
2017-1	Program Administration	CDHCS	\$7,255.51
2	Emergency and Essential Home Repair Program	CDHCS	\$5,700.00

In 2017, 20 percent of the CRY's CDHCS allocation will be utilized to fund program administration and planning activities. This includes general management and oversight coordination, Fair Housing activities, and monitoring program activities. Its expanded tenant care program administrator dollars will need to be utilized to comply with new Affordable Housing rules moving forward.

The Emergency and Essential Home Repair Program helps qualified, low-income households make basic-needed repairs to their homes that will improve their health, safety and mobility. Through the program, up to \$5,000 in eligible minor and emergency home repairs can be requested for charge to income-qualified households located within Metropolitan



U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PC06 - Summary of Consolidated Plan Projects for Report  
Year

Plan IDIS Year	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year
2017-3	<p>Bradburn Boulevard Decorative Lighting Phase II. In both 2014 and 2015, City Council approved three separate CDBG awards related to streetscape improvements along Bradburn Boulevard. These collective projects included the installation of decorative street lighting, tree planting and the installation of decorative street signs at the northeast corner of West 73rd Avenue and Bradburn Boulevard. The completion of the streetscape improvements however, were delayed due to the difficulties in receiving commitments from Xcel Energy to underground overhead utilities. Undergrounding was completed in 2016 and construction on the streetscape improvements began in 2017. The combined 2014 and 2015 project budgets for the streetscaping improvements provided enough funding to install lighting up to West 77th Avenue along Bradburn Boulevard. The 2017 Bradburn Boulevard Lighting Phase II project will provide enough funding to complete the installation of streetlights along the balance of Bradburn Boulevard to Turnpike Drive. The original investment in the program corridor is critical to further realization of the community. The installation of lighting the length of Bradburn Boulevard will enhance public safety for area residents and the traveling public.</p>	CDBG	\$397,709.00	\$387,709.00	\$16,414.20

U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
HCRI - Summary of Consolidated Plan Projects for Report  
Year

ID#	Project Title and Description	Program	Amount Drawn in Report Year
2017-3	<p>Bradburn Boulevard: Decorative Lighting Phase II in both 2014 and 2015. City Council approved three separate CDBG projects related to streetscape improvements along Bradburn Boulevard. These collective projects include the installation of decorative street lighting, tree planting, and the installation of decorative street signs at the northeast corner of West 73rd Avenue and Bradburn Boulevard.</p> <p>The completion of the streetscape improvements however, were delayed due to the difficulties in receiving commitments from Xcel Energy to underground overhead utilities. Undergrounding was completed in 2015 and construction on the streetscape improvements began in 2017. The calendar 2014 and 2015 project budgets for the streetscaping improvements provided enough funding to install lighting up to West 77th Avenue along Bradburn Boulevard. The 2017 Bradburn Boulevard Lighting Phase II project will provide enough funding to complete the installation of streetlights along the balance of Bradburn Boulevard to Turpin Drive. The continued investment in the Bradburn corridor is critical to further revitalization of the community. The installation of lighting the length of Bradburn Boulevard will enhance public safety for area residents and the traveling public.</p>	CDBG	\$16,474.00



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 CDBG Summary of Accomplishments  
 Program Year: 2017

WESTMINSTER

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program
Housing	Renov: Single-Unit residential (14A)	1	\$5,700.00	1	\$50,247.06	
	<b>Total Housing</b>	<b>1</b>	<b>\$5,700.00</b>	<b>1</b>	<b>\$50,247.06</b>	
Public Facilities and Improvements	Street Improvements (03K)	3	\$301,392.60	1	\$23,394.43	
	Sidewalks (03L)	0	\$0.00	2	\$50,322.21	
	Tree Planting (03N)	0	\$0.00	1	\$14,331.00	
	<b>Total Public Facilities and Improvements</b>	<b>3</b>	<b>\$301,392.60</b>	<b>4</b>	<b>\$88,047.64</b>	
General Administration and Planning	General Program Administration (21A)	1	\$77,255.51	0	\$0.00	
	<b>Total General Administration and Planning</b>	<b>1</b>	<b>\$77,255.51</b>	<b>0</b>	<b>\$0.00</b>	
<b>Grand Total</b>		<b>5</b>	<b>\$384,348.11</b>	<b>5</b>	<b>\$138,294.70</b>	



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 CDBG Summary of Accomplishments  
 Program Year: 2017

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**CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type**

Activity Group	Matrix Code	Accomplishment Type	Open Count Complete
Housing	Repair; Single-Unit Residential (14A)	Housing Units	1
	<b>Total Housing</b>		<b>1</b>
Public Facilities and Improvements	Street Improvements (03K)	Persons	22,515
	Sidewalks (03L)	Public Facilities	0
	Tree Planting (03N)	Public Facilities	0
	<b>Total Public Facilities and Improvements</b>		<b>22,515</b>
<b>Grand Total</b>			<b>22,516</b>



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 CDBG Summary of Accomplishments  
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**CDBG Beneficiaries by Racial / Ethnic Category**

Housing-Non Housing	Race	Total Persons		Total Hispanic Persons	
		Total Housing	Total Non Housing	Total Housing	Total Non Housing
Housing	White	0	0	0	0
	Black/African American	0	0	0	0
	<b>Total Housing</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	White	0	0	0	0
Grand Total	Black/African American	0	0	0	0
	<b>Total Grand Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>





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 PR26 - CDBG Financial Summary Report  
 Program Year 2017  
 WESTMINSTER, CO

DATE: 07-11-18  
 TIME: 15:27  
 PAGE: 1

**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	650,071.39
02 ENTITLEMENT GRANT	609,636.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR S1 TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,259,707.39

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	445,387.30
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	445,387.30
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	77,255.51
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	522,642.81
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	737,064.58

**PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-FAMILY HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	445,387.30
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	445,387.30
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2017 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 + LINE 29 + LINE 30)	0.00
32 ENTITLEMENT GRANT	609,636.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	609,636.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	77,255.51
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00



**LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17**

Report returned no data.

**LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18**

Report returned no data.

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	3	1220	6075233	Bradburn Boulevard Decorative Lighting Installation	03K	LMA	\$23,391.43
2015	2	1226	6075233	Bradburn Boulevard Street Enhancement Project	03K	LMA	\$157,559.44
2015	2	1226	6099285	Bradburn Boulevard Street Enhancement Project	03K	LMA	\$5,936.15
2015	2	1226	6131054	Bradburn Boulevard Street Enhancement Project	03K	LMA	\$130,355.66
2015	2	1226	6167575	Bradburn Boulevard Street Enhancement Project	03K	LMA	\$11,127.35
2017	3	1243	6131054	Bradburn Boulevard Decorative Lighting Phase II	03K	LMA	\$1,260.00
2017	3	1243	6147386	Bradburn Boulevard Decorative Lighting Phase II	03K	LMA	\$8,524.68
2017	3	1243	6167575	Bradburn Boulevard Decorative Lighting Phase II	03K	LMA	\$5,625.32
					<b>03K</b>	<b>Matrix Code</b>	<b>\$324,787.03</b>
2016	3	1234	6147386	Oakwood Drive Pedestrian Improvements	03L	LMA	\$14,088.21
2016	6	1236	6099285	Freeman's Park Pedestrian Improvements	03L	LMA	\$35,234.00
					<b>03L</b>	<b>Matrix Code</b>	<b>\$50,322.21</b>
2014	3	1218	6075233	Bradburn Blvd. Stump Removal and Tree Planting	03N	LMA	\$14,331.00
					<b>03N</b>	<b>Matrix Code</b>	<b>\$14,331.00</b>
2016	4	1237	6075233	2016 Emergency and Essential Home Repair Program	14A	LMH	\$10,680.00
2016	4	1237	6099285	2016 Emergency and Essential Home Repair Program	14A	LMH	\$12,577.72
2016	4	1237	6131054	2016 Emergency and Essential Home Repair Program	14A	LMH	\$20,440.20
2016	4	1237	6147386	2016 Emergency and Essential Home Repair Program	14A	LMH	\$5,149.14
2017	2	1242	6167575	Emergency and Essential Home Repair 2017	14A	LMH	\$5,700.00
					<b>14A</b>	<b>Matrix Code</b>	<b>\$55,947.06</b>
<b>Total</b>							<b>\$445,387.30</b>

**LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27**

Report returned no data.

**LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	1	1241	6099285	Program Administration 2017	21A		\$34,099.28
2017	1	1241	6131054	Program Administration 2017	21A		\$24,448.43
2017	1	1241	6147386	Program Administration 2017	21A		\$9,335.40
2017	1	1241	6167575	Program Administration 2017	21A		\$8,855.40
					<b>21A</b>	<b>Matrix Code</b>	<b>\$77,255.51</b>
<b>Total</b>							<b>\$77,255.51</b>