

2022 Annual Action Plan and CDBG Acceptance: Community Input

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Email to community partners

Social Media Posts

Westminster Window ad posting

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Community Meeting | June 22

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Neighborhood Navigation Institute Leadership | July 20

Correspondence Received:

73rd and Lowell Event Space Proposal

Growing Home Letter

Email Received

Public Testimony:

Completed after July 25

2022 Annual Action Plan and CDBG Acceptance: Community Input

Cover Note to the Appendix:

A proposal was submitted by a group of Harris Park neighborhood residents during the 30-day Annual Action Plan review requesting City support for the development of a community event center space on the city-owned property located on the southwest corner of West 73rd Avenue and Lowell Boulevard. The City acquired the subject property using federal funding in 2004. At the present time, it is booked as a CDBG funded asset, and is therefore subject to federal requirements and must adhere to compliance set by the U.S. Department of Housing and Urban Development (HUD).

Staff is eager to work with the area residents on their proposal. It is, however, important to note that there are multiple milestones that need to be met in order to comply with and receive HUD's approval:

1. The City's current Consolidated Plan does not have a goal or project identified that supports this type of investment. Staff has reached out to HUD representatives to see how we can accomplish this community request. HUD representative have stated that in order to meet HUD requirements, a fully vetted ownership and operations plan for the proposal will be needed in order to amend the 2020-2024 Consolidated Plan.
2. A neighborhood park could be a permitted use by HUD and CDBG if the park provides benefit for residents of a qualified low- and -moderate income area (LMA). Staff will need to provide evidence to HUD as a condition of amending the Consolidated Plan.
3. The environmental record for the site has use restrictions that could preclude some aspects of the proposed event space. Staff needs to develop a full-profile of the proposed use to test the envisioned activities against the existing filed environmental record. Once staff and a neighborhood work group have landed on a community-supported plan that meets the neighborhood's defined interests and that has a broad level of community support, staff will work with HUD to determine if the proposed park-use complies with HUD and NEPA regulations.

These HUD requirements cannot be met as a condition of the required 2022 AAP acceptance, as there is simply no way to accomplish this by the required submittal date of August 15.

However, Staff is committed to define a process with residents to review, evaluate, and if possible support a reprogrammed use for the site. Staff has sent detailed emails to residents explaining that the reprogramming of the property requires a separate 30-day public review after the project has been fully developed. Once there is a vetted operations plan, Staff is able to submit an administrative filing with HUD to amend the City's current Consolidated Plan. In further support and commitment, Staff has identified \$50,000 of existing funds that can be used to conduct a project planning process. Staff recommends this action to avoid federalizing the plan.

With City Council's direction Staff will continue to evaluate the proposal to program the site for a community event space, collaborate with the area residents, and convene a workgroup to assess the potential for the project. Staff has scheduled a study session to present updates and options for this property for City Council on September 19.

2022 Annual Action Plan and CDBG Acceptance: Community Input

Notification and Outreach

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Social Media Posts

Westminster Window article and ad posting

See attached documentation

From: [Tayer, Molly](#)
To: [Westminster CDBG](#)
Subject: 2022 Community Development Block Grant Action Plan Review & Community Meeting
Date: Monday, June 6, 2022 6:19:00 PM
Attachments: [image001.png](#)
[image003.png](#)

Public Notice of June 22 Community Meeting on 2022 Community Development Block Grant Annual Action Plan

The City has been awarded \$585,031 in Community Development Block Grant (CDBG) funding for the 2022 program year, which begins on October 1, 2022. A proposed draft of the 2022 Annual Action Plan (AAP) will be posted on June 20 and will be open for review and comment through July 25, 2022.

There are two upcoming opportunities to learn more about the proposed plan and provide comment:

1. **June 20th City Council Study Session:** Staff will preview the proposed draft during a City Council Study Session at 6:30 p.m. on Monday, June 20, 2022. Residents are welcome to attend or watch the Study Session live on the City's YouTube channel at: <https://www.youtube.com/user/WestminsterCO>. No comments are taken during a study session, but you are welcome to forward questions and comments to staff at CDBG@cityofwestminster.us, or via voicemail at (303) 658-2414.
2. **June 22nd Community Meeting:** Residents are invited to join staff during a community meeting to learn more about the City's CDBG investments and the proposed use of funding for this grant cycle. The community meeting will be held at 6:30 p.m. on June 22, 2022 in the City Council Chambers at 4800 West 92nd Avenue. All Westminster residents are welcome and anyone requiring Spanish and/or ASL interpretation should contact the City in advance.

En español:

Aviso público de la reunión comunitaria del 22 de junio sobre el Plan de acción anual de subvenciones en bloque para el desarrollo comunitario de 2022

La Ciudad ha recibido \$585,031 en fondos de Subvención en Bloque para el Desarrollo Comunitario (CDBG) para el año del programa 2022, que comienza el 1 de octubre de 2022. Un borrador propuesto del Plan de Acción Anual (AAP) de 2022 se publicará el 20 de junio y se abrirá para revisión y comentarios hasta el 25 de julio de 2022.

Hay dos próximas oportunidades para obtener más información sobre el plan propuesto y proporcionar comentarios:

1. Sesión de estudio del Concejo Municipal del 20 de junio: el personal presentará una vista previa del borrador propuesto durante una sesión de estudio del Concejo

Comunitario (CDBG) para el año del programa 2022, que comienza el 1 de octubre de 2022. Un borrador propuesto del Plan de Acción Anual (AAP) de 2022 se publicará el 20 de junio y se abrirá para revisión y comentarios hasta el 25 de julio de 2022.

Hay dos próximas oportunidades para obtener más información sobre el plan propuesto y proporcionar comentarios:

1. Sesión de estudio del Concejo Municipal del 20 de junio: el personal presentará una vista previa del borrador propuesto durante una sesión de estudio del Concejo Municipal a las 6:30 p.m. el lunes, 20 de junio de 2022. Los residentes pueden asistir o ver la sesión de estudio en vivo en el canal de YouTube de la ciudad en: <https://www.youtube.com/user/WestminsterCO> No se toman comentarios durante una sesión de estudio, pero usted pueden enviar preguntas y comentarios al personal a CDBG@cityofwestminster.us, o por correo de voz al (303) 658-2414
2. Reunión comunitaria del 22 de junio: se invita a los residentes a unirse al personal durante una reunión comunitaria para obtener más información sobre las inversiones de CDBG de la ciudad y el uso propuesto de los fondos para este ciclo de subvenciones. La reunión comunitaria se llevará a cabo a las 6:30 p.m. el 22 de junio de 2022 en las Cámaras del Concejo Municipal en 4800 West 92nd Avenue. Todos los residentes de Westminster son bienvenidos y cualquier persona que requiera interpretación en español o ASL debe comunicarse con el personal con anticipación en CDBG@cityofwestminster.us.

CDBG Program Staff

City of Westminster | Economic Development

CDBG@cityofwestminster.us | 303.658.2414

4800 West 92nd Avenue, Westminster, CO 80031

City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.

www.westminstereconomicdevelopment.org



From: [Westminster CDBG](#)
To: [Westminster CDBG](#)
Subject: Reminder: 2022 Community Development Block Grant Action Plan Review & Community Meeting [Información en español a continuación]
Date: Thursday, June 16, 2022 9:29:21 AM
Attachments: [image001.png](#)
[image002.png](#)

Quick Reminder: The community review of the City's 2022 Community Development Block Grant Annual Action Plan begins next week!

You are invited to participate and share your thoughts.

Por favor vea abajo para información en español

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La Ciudad ha recibido \$585,031 en fondos de Subvención en Bloque para el Desarrollo

Municipal a las 6:30 p.m. el lunes, 20 de junio de 2022. Los residentes pueden asistir o ver la sesión de estudio en vivo en el canal de YouTube de la ciudad en: <https://www.youtube.com/user/WestminsterCO> No se toman comentarios durante una sesión de estudio, pero usted pueden enviar preguntas y comentarios al personal a CDBG@cityofwestminster.us, o por correo de voz al (303) 658-2414

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www.westminstereconomicdevelopment.org



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Twitter posts on ED Twitter: June 17, June 20, July 12

<https://twitter.com/westminsterbiz>

 **Westminster EcoDevo** @westminsterbiz · Jun 17

The City has been awarded \$585,031 in Community Development Block Grant (CDBG) funding for the 2022 program year. A proposed draft of the 2022 Annual Action Plan (AAP) will be posted on June 20

Learn more about the proposed plan and provide comment: ...


1


1


0

Impressions ⓘ

81

Engagements ⓘ

8

Detail expands ⓘ

3

New followers ⓘ

0

Profile visits ⓘ

1

 **Westminster EcoDevo** @westminsterbiz · Jun 20

The City has been awarded \$585,031 in Community Development Block Grant (CDBG) funding for the 2022 program year. Learn more about the proposed plan for the grant and provide comment at tonight's City Council Study Session. Learn more:

westminstereconomicdevelopment.org/housing/cdbg/


4


1


0

Impressions ⓘ

111

Engagements ⓘ

9

Detail expands ⓘ

3

New followers ⓘ

0

Profile visits ⓘ

0

 **Westminster EcoDevo** @westminsterbiz · Jul 12

The City has been awarded \$585,031 of CDBG funds for the 2022 program year. Staff has drafted an Annual Action Plan to detail how the City will allocate and invest these funds. Please review the proposed plan and provide input at: westminstereconomicdevelopment.org/housing/cdbg/


0


0


0

Impressions ⓘ

17

Engagements ⓘ

2

Detail expands ⓘ

2

New followers ⓘ

0

Profile visits ⓘ

0

July 14, 7pm on City Facebook: <https://www.facebook.com/cityofwestminstercolorado>

Post details

ID: 413591317477280

Post overview

This view of your post may not represent exactly how it appears on Facebook's News Feed.

...

Post performance

There may be delays in stats reporting. To see the most up-to-date stats please go to your live post.



City of Westminster, Colorado - Government

Published by [Caroline Joy](#) · 4d ·

...

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<https://www.westminstereconomicdevelopment.org/housing/cdbg/>



1,682

People reached

0% from boosted posts

1,682 organic

0 paid

67

Post engagements

12 reactions

10 on post

2 on shares

2 shares

2 on post

0 on shares

0 Comment

0 on post

0 on shares

53 clicks

3 photo clicks

40 link clicks

0 clicks to play

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Call for input: Westminster needs ideas from residents for a federal block grant



(/uploads/original/20201021-155547-7e2066fcfe

Westminster City Hall

Posted Thursday, June 23, 2022 3:10 pm

Luke Zarzecki (http://coloradocommunitymedia.com/detail.html?sub_id=d49c6bce05)
izarzecki@coloradocommunitymedia.com

Westminster city officials said they need input from residents regarding how to use more than \$500,000 in federal Community Development Block grants due to the city. City staff told the Westminster City Council at its June 20 study session that there is already a consolidated plan for how to use the grant money but it is not set in stone. They have begun the 30-day community review and input process for the 2022 annual action plan.

"It is a draft plan," said Housing Coordinator Molly Tayer. "If we learn more as we go through the coming 30 days, yes, there is wiggle room (to adjust it)."

Currently, the plan has two primary goals — preserving and expanding affordable housing, and improving infrastructure and streets improvements.

According to Tayer, the Community Development Block Grant program awards funding to local governments to find local solutions that address housing and expand opportunities for low to moderate-income persons.

Cities across the country receive funds based on the U.S. Census and poverty measures. To be used, the money must meet one of three objectives laid out by the U.S. Housing and Urban Development. It must benefit low and moderate-income persons, aid in the prevention or elimination of slums or blight and/or meet a need having urgency.

An area is considered low or moderate-income when 51% or more people living within the area earn less than 80% of the median income.

Westminster received \$585,031 in funds for the 2022 program year. Council hopes to hear from the community about how to spend it.

"We want to use this money to work with our community, not do things to our community," Tayer said.

Mayor Pro-Tem David DeMott brought some ideas to the meeting, which included helping residents with city suggestions, such as replacing a lawn with a xeriscaping. Another was to assist residents with auto repairs, such as a stolen catalytic converter. He said that came from a discussion at the beginning of the meeting regarding Councilor Obi Ezeadi said low-income people are more affected by those thefts than higher income individuals.

Ezeadi agreed with DeMott's suggestions.

"Ultimately if the goal of the funds is to impact low-income residents, that's something with a multiplier because that would allow them to get to their jobs," DeMott said curious about how we can be creative with that."

A community meeting was held June 22 to hear ideas, and a public hearing paired with a council vote is scheduled for July 25.

"I just want the community to hear that their voice will be heard, instead of 'here's the plan, and we can only talk about this,'" said Mayor Nancy McNally.


Keywords

block grant (/search_mode/keyword/browse.html?search_filter=block grant), CDBG (/search_mode/keyword/browse.html?search_filter= CDBG), Housing and Urban Development (/search_mode/keyword/browse.html?search_filter= Housing and Urban Development), Westminster (/search_mode/keyword/browse.html?search_filter= Westminster)

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- Electric school buses are in Colorado's future (/stories/electric-school-buses-are-in-colorados-future,397250)
- Median home values haven't fallen in Colorado (/stories/median-home-values-havent-fallen-in-colorado,397249)
- Primary voters reject slate of candidates who embraced election conspiracies (/stories/primary-voters-reject-slate-of-candidates-w/ election-conspiracies,397248)

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Local News







Primary voters reject slate of candidates who embraced election conspiracies (/stories/primary-voters-reject-slate-of-candidates election-conspiracies,397248)

Republican primary voters in Colorado had a choice on June 28: Elevate a slate of candidates who believe the unfounded claim that Pres was the true winner of the 2020 election or ...

(/stories/primary-voters-reject-slate-of-candidates-who-embraced-election-conspiracies,397248)



Seeking Community Input on the City of Westminster 2022 Community Development Block Grant Annual Action Plan

The City of Westminster is a U.S. Department of Housing and Urban Development (HUD) entitlement jurisdiction and receives annual Community Development Block Grant (CDBG) funding to invest in community improvements that support low- and -moderate income residents. In 2020, the City filed a five-year consolidated plan that articulated two goals: *Preserve and Expand Affordable Housing and Improve Streetscape and Infrastructure in Low-and-Moderate income Areas*. City staff uses this framework to program current CDBG project funding.

The City has been awarded \$585,031 of CDBG funds for the 2022 program year. Staff has drafted an Annual Action Plan to detail how the City will allocate and invest these funds. Please review the proposed plan at: <https://www.westminstereconomicdevelopment.org/housing/cdbg/>

You can provide input on the CDBG Annual Action Plan at CDBG@CityofWestminster.us, or by voice message at (303) 658-2414.

City Council will hold a public hearing on the 2022 Annual Action Plan and acceptance of the CDBG funding during the City Council meeting on Monday, July 25th. Learn how to participate in the public hearing at: <https://www.cityofwestminster.us/Government/CityCouncil/ParticipateinMeetings>



WESTMINSTER

2022 Annual Action Plan and CDBG Acceptance: Community Input

Public Engagement:

City Council Study Session | June 20

Staff presented the proposed 2022 Annual Action Plan (AAP) and CDBG allocation to City Council. The meeting was recorded and is available online.

City Council asked staff the following questions for follow up:

1. Can CDBG be used to help LMI households with water conservation modifications to yards? **Staff response:** The City has a separate grant-funded program for this under the Utilities division.
2. Can CDBG be used to help LMI individuals replace a stolen catalytic converter? **HUD response:** No, support for individual assets like cars is not an allowed use of funds. CDBG can only be used for individual grants in the form of housing assistance or small business support. All grants that benefit individuals are managed as a defined service provided through an established CDBG project operated by a contracted subrecipient.
3. Could a portion of CDBG funds be set aside to support community-specific requests? **HUD response:** Yes. If the proposed request addresses a HUD national objective and benefits LMI residents.
4. Could CDBG be used for speed signs at the school access street area north of West 72nd Ave and Lowell? **Staff response:** Not appropriate use of HUD funding. There are other City and Federal Transportation resources to pay for street signs.
5. Reach out to other HOAs/neighborhoods/community organizations to engage their participants. **Staff had two additional meetings with community volunteers and organizations. Comments received are provided under the meeting sub headers.**
6. Provide a summary of comments from input that is contextual and demonstrates who commented; not just a bullet list in appendix. **Staff response:** HUD requires that we submit an appendix containing information that demonstrates our outreach and input received. Staff will add more context to the assembled input.
7. Can we include a requirement to maintain a project as affordable housing for longer than five years in our agreements with non-profit affordable housing providers utilizing the new LIFT program? Has someone asked CAO? Is this allowed by HUD? **Staff response:** Yes. HUD has a minimum requirement for five years. We can require a longer period of affordability.
8. Has a link been added on our website where the public can see a summary of the public meetings that have been held? **Staff:** This input summary will be uploaded to the website by July 22.
9. Place Public Hearing notice of 7/25 CC meeting in the Westy Window. Has this been done? **Staff:** Completed.

2022 Annual Action Plan and CDBG Acceptance: Community Input

Community Meeting | June 22

6 p.m. Council Conference Room.

Attending: Debbie Teter, Jason McCullough of Brothers Redevelopment, Inc., Gary Shea, Stephanie Troller and Molly Tayer

Staff reviewed the slide show shared with City Council on June 20. Staff provided copies of the Draft AAP and updated Area Median Income charts that were released by HUD on June 15.

Topics covered in the meeting include:

1. Consolidated Plan goals and how to perform a substantial amendment to the plan.
2. Mr. Shea asked if there is carryover funding available for other projects. Staff Responded that there is.
3. Ms. Teter asked who paid for tearing up Bradburn Boulevard four times and who painted the rocks.
4. Residents expressed concern for needed business investment in the area, increased crime and the status of the whole of Historic Westminster as a food desert.
5. Jason talked about Brother Redevelopment experience working with homeowners on Emergency and Essential Home Repair and how much he values our partnership. Other neighbors asked questions regarding who qualifies and how to apply.
6. Ms. Teter offered that senior business owners also need assistance.

2022 Annual Action Plan and CDBG Acceptance: Community Input

[Subset of] Inclusivity Board Members Discussion | July 19

Attending: Bev Bishop, Jillian Hodge, Piper Perry, Michelle Zayic and Alan Farb, Kodi Erb and Molly Tayer

Meeting was recorded on Teams.

As Molly Tayer was traveling during the regularly scheduled July 13 meeting of the Inclusivity Board, a separate meeting was provided on Tuesday, July 19.

Staff reviewed the Community Development Block Grant (CDBG) program and the proposed Annual Action Plan.

Comments and input from the discussion:

Ms. Hodge asked if CDBG would consider adding air conditioning to the Emergency and Essential Home program as this is becoming a health and life safety issue for our residents.

Participants asked for more information regarding the proposed investment in the Jefferson County Housing Navigation Center and wondered who would live there, if there are services and housing for families and when it will be constructed.

Ms. Bishop asked about the Harris Park proposal for an event center at 73rd and Lowell. Participants asked if this meets a HUD objective, how it could be an allowed use given the safety concerns raised during the former housing development project, and if there are remaining environmental concerns. Ms. Bishop indicated that she would like to speak to the issue at City Council and could only see this being of value to the area if it also included an opportunity for the site to be used for farmers market and mobile grocery access.

Ms. Hodge asked why this site could not be a grocery or mixed-use development. Spoke to dense development examples from Europe.

Ms. Perry reiterated that the Inclusivity Board is focused on finding any solutions to help Historic Westminster area residents with food security issues, and asked that we consider this need in our programming.

Ms. Zayic asked if she could be provided links to easily assessable information that details what CDBG funding can be used to do, what are the boundaries for where the City can use CDBG.

Participants had a lengthy discussion about the food desert status of the area and the need for some form of emergency solution for this. Participants were happy to hear that staff was also meeting with representatives from the Neighborhood Navigators Institute.

2022 Annual Action Plan and CDBG Acceptance: Community Input

Neighborhood Navigation Institute Leadership | July 20

Attending: Whitney Leeds, Bruno Tapia Garcia and Molly Tayer

CDBG staff and the Neighborhood Navigators Institute ("Institute") partners have set up a regular check in to share information about the Institute's formation work and provide access to and input from their audience.

The Institute is a new project of Growing Home, ECPAC and also includes Maiker Housing Partners resident council. The group is setting up training in community organizing and issue identification for residents across Historic Westminster. They describe their focus as "organizing collective action to address the plight of the most vulnerable in our communities." Growing Home and Institute partners recently hosted a Renters Resource Fair and has offered to help connect CDBG staff to area residents for additional education and input.

The meeting reviewed how to reach minority neighbors and community about the proposed 2022 Annual Action Plan, and input received during the review period. The Institute representatives expressed that affordable housing should remain the top issue for CDBG consideration. They did speak to the recent experience of food insecurity and the impacts on the neighborhood.

Issues discussed:

- Attendees at the Renters Resource Fair described living in market rate apartments where landlords are not making repairs and improvements. Concern that the landlord considers that they are undocumented and will not report the conditions. City Housing Inspectors were at the Fair and are working with the residents. People were able to access information about Tenants Rights and Warrants of Habitability.
- Attendees also expressed concern for rapidly escalating rents and costs of housing. They are unable to get affordable housing and families have doubled up to rent market rate housing.
- Many attendees sought referral information for rental assistance. We spoke to the potential to use CDBG for rental assistance.
- Food desert status. This work is becoming more and more critical. They reported that Maiker is paying to bring in a mobile grocery truck.
- The Institute is researching processes to help local "mom and pop" retail businesses stock healthy food options, such as liquor stores and immigrant owned quick marts. The State recently passed legislation to provide grants to help these retail outlets procure added refrigeration and expand their service area.
- Staff stated that the food pantry has run out of dairy two times in the past week.

2022 Annual Action Plan and CDBG Acceptance: Community Input

Correspondence Received:

73rd and Lowell Event Space Proposal

Growing Home Letter

Email Received

See attached documentation

“73rd Avenue” - Community Event Space

Subject: A Community Supported Proposal for a 2022 Community Development Block Grant project.

Recommended City Council Action: Direct staff to identify the City owned property on the corner of 73rd Ave. & Lowell as an eligible CDBG project that will meet a HUD National Objective.

Summary Statement: In 2012 the city purchased several lots on the SW corner of 73rd Ave. & Lowell Blvd. for the purpose of Affordable Housing. After three unsuccessful attempts with three developers the original vision & proposal of affordable housing was abandoned due to its financial unfeasibility and lack of community support. Between 2016 and 2019, the City applied CDBG funds to repay the Section 108 loan. Currently there are no other active proposals for the property. The community desires to activate this gateway corner in the Historic Westminster Arts District as a community event space. The benefits are twofold. This project will bring the City into compliance with HUD and secondly it will energize the neighborhood by providing shared event space at a minimal cost with infinite possibilities for future programming.

Background Information:

Property History:

(Compiled from CDBG Consolidated Plans, CAPER reports, HPSA PDP 3/10/20, Q&A 2022 Town Hall)

In 2012 the City applied for and received a \$1.5 million Section 108 loan from HUD to purchase several properties on the corner of 73rd Avenue and Lowell Boulevard. Between 2012 and 2014 the City prepared at least one of the sites for affordable housing development. After two prolonged attempts with two different developers to realize the proposed vision for the site, the original proposal of affordable housing was abandoned due to its financial unfeasibility and lack of community support. Between 2016 and 2019, the City applied CDBG funds to repay the Section 108 loan. **This loan was fully repaid in December 2019 and the Section 108 restrictions no longer apply.** A Preliminary Development Plan (PDP) and rezoning was approved by the City Council in December 2020 for an affordable senior housing development containing 20 units. An associated Official Development Plan (ODP) was under review, but the application was withdrawn by the applicant in November 2021. The City understands that the applicant (CRHDC) has no intention of advancing the proposal. The second site is still being evaluated for a national objective, given its small size and site constraints. Staff has completed demolition and remediation work to prepare the first site for future development. **At this time, there are no other active proposals for the property.** Since federal money was used, any future use of the property will need to meet and receive approval from HUD that satisfies a National Objective. Currently, the City is out of compliance with HUD but has kept them apprised of all efforts to identify an eligible project for use of CDBG funds in an income-qualified area such as Harris Park. This federal concurrence is very important so the City can avoid repaying approximately \$1.7 million.

“73rd Avenue” - Community Event Space

Email String in the Community:

From: "Patrick McTavish" <patrick@daoarch.com>
To: "G SHEA" <gshea@q.com>
Cc: "Dan Orecchio" <dan@daoarch.com>, "Parrott, Taylor" <taylor@daoarch.com>, "Tyler Ellis" <tyler@daoarch.com>, "Joseph" <joseph@daoarch.com>, "Devin" <devin@daoarch.com>, "Stephanie Orecchio" <stephanie@daoarch.com>
Sent: Tuesday, May 17, 2022 9:02:53 AM
Subject: 73rd and Lowell - Concept Design Package

Good Morning Gary,

I hope you're doing well.

After your discussion with Dan a couple of weekends ago, it got us thinking about what that lot at 73rd and Lowell could be used for. We spent some time as an office putting these ideas together into the attached concept package.

In this package, we are showing the overall context of the old downtown Westminster area, and how the site at 73rd and Lowell could help draw people into the old downtown on 73rd. On the site, we are showing how shipping containers could be used to divide the space and create a venue for live music at night, and have a farmers market during the day. The intent of using the shipping containers is that we would minimize the permanent impact on the site so that when the site is fully developed it would not require a lot of demolition to "undo" the temporary conditions.

Please let us know if you would like to sit down and talk over these graphics, or if you have any questions.

Hopefully, this can help with your discussion with the city about how that site can be used in the interim so it is not just left as a dirt lot!

Have a great day.

Thanks,

-Patrick McTavish

303.881.5666

On Tue, May 17, 2022 at 5:03 PM G Shea <gshea@q.com> wrote:

Hello Patrick,

This is amazing! Thanks for all of DAO's work. This is a great jump start to activating this corner/gateway in the heart of Westminster! Your idea's are right in line with what the discussion has been for years. I'm sure there are more events and uses we haven't thought of yet. I will work on contacting and gathering a focus group of interested businesses and residents. We definitely want and need DAO involved!

You made my Day!

Gary Shea

303-619-4336

On Wed, May 18, 2022 at 8:39 AM Patrick McTavish" <patrick@daoarch.com> wrote

You're welcome, Gary! It was a great team effort from everybody in our office and was honestly a lot of fun. Thanks for the creative opportunity!

We are happy to help and glad it made your day!

Hopefully it can be a catalyst for some progress in the old downtown area.

Thanks,

-Patrick McTavish

303.881.5666

On Tue, May 30, 2022 at 6:21 PM G Shea <gshea@q.com> wrote:

Neighbors and Business Owners,

There is an exciting opportunity before us! As you are all aware the old gas station on the corner of 73rd Ave & Lowell has been demolished "finally"!

Over the last number of years there have been conversations about what would be ideal for the area to activate this corner and gateway to the arts district.

What kind of programming and creative use will bring in visitors, new and old, to experience the rich history and charm of our community? An attraction that will invite them to stroll the local businesses and discover a quaint cafe, an art gallery or two, a local deli with food for the body and soul, a festival and so much more!

At a chance meeting a few weeks back, on their regular walks, Dan Orecchio and his wife were asked "What If..."? What happened next was inspirational. The team at DAO put together ideas and graphics that lay an amazing ground work for us to present to the city leaders.

When we look at all the event possibilities, it feels like we have just scratched the surface. A few of the ideas are: A monthly farmers market, art fairs, pop up festivals, music and entertainment events, car shows, cottage industry showcase, Jazz Festival, craft fairs, health and wellness events, Taste of Historic Westminster, natural holistic foods, bees and chickens, and so much more!

Attached are the ideas and renderings created by DAO.

Our next step would be to have everyone interested meet and build on that "What If..."

We will be able to provide an update on the property's history and nuts and bolts to help the City move forward.

The next HWAD meeting is [this Thursday June 2nd](#) at the Aar River Gallery at 5:00 pm.

Please reply All if that date will work, if another meeting would be more convenient or if you would just like to email and add ideas to the presentation.

We will compile everything and plan to present it to City Council.

Gary Shea

303-619-4336

Community Comments:

Becky Silver - What great ideas! And doesn't seem like it would be real expensive. Can't wait to discuss more in [June 2](#). Thanks Dan and DAO!

Michelle Trujillo - Love it all! All of the above! And whatever can make the city MOVE forward I am in favor of.
Thank you!

Electric City - Something like that would be amazing. Much better than the jungle of weeds it's about to turn into.

Debbie Teeter - Thanks Dan for the renderings. Very exciting.

Next Steps:

- Remove construction fencing. This will end the on going rental costs and results in a cost savings.
- Grade and smooth the property to control runoff by directing it toward the normal drainage and protect the Historic Penguin building to the south.
- Spread an inexpensive sustainable recycled material ie: recycled asphalt, crushed granite and/or bark mulch. This will provide a stable surface for vehicles and pedestrians, control the weeds and mud after rain storms.
- Partner with HWAD, NMAA, THoW to schedule initial grand opening events.
- Utilize the city owned portable stage to host entertainment events.
- Build on the initial success, explore new options for event space upgrades.

Attached: Harris Park Senior Apartments PDP 03/10/20

Green Hi-Lited text page 4

Can HUD money be used to construct parking on the south side of the Penguin building?

- A parking lot on City owned land would be consider a public facility and therefore an eligible use for CDBG funds in an income-qualified area such as Harris Park.

Red Hi-Lited text page 5

Has the HUD "time clock" been extended for this property? How long do you have to complete the project?

-We are out of compliance but in cooperation with HUD staff to resolve.

The notes provided contain both questions and comments recorded during the March 10th neighborhood meeting and a set of defined acronyms and added resource link. For added information about the proposal, please contact: Project Planner Nathan Lawrence at nlawrence@cityofwestminster.us, or Housing Coordinator Molly Tayer at mtayer@cityofwestminster.us

BUILDING DETAILS

- Will there be townhomes fronting Lowell Blvd.?
 - Response: No, that frontage will have stacked flat units, but the ground floor unit will have direct access to the street in order to activate and improve safety. The appearance will be similar to townhomes.
- An elevator is needed to serve residents that are not fully mobile or may become handicapped as they age in place.
 - Response: This suggestion will be taken into consideration as the design of the building moves forward, and is subject to budget restrictions. There will be at least eight apartments at ground level, which can be prioritized for people with mobility challenges.
- Ensure that all units are fully accessible to seniors of all abilities.
 - Response: All apartments will be designed to be accessible in accordance with state and federal requirements.
- Comment - "I like the idea of stoops in the front. My family owns the Penguin Building but I live in Denver. People hang out on front porches. It adds to the sense of community."
- Comment - "Thank you for considering the Penguin Building in the design."
- Comment - "This will be a great improvement for that corner. I like that it ties into neighborhood arts spaces."
- Comment - "The design looks like traditional low-income housing."
- Comment - "Senior housing without an elevator? Seniors go through road bumps, and have hip replacements."
- Comment - "Not enough parking - seniors, especially, have cars and not providing enough parking on site will force cars onto residential streets."
- Comment - "To assume someone in a wheelchair is not active is ridiculous. Adaptive sports are filled with active seniors. Be inclusive to all."

SALE TRANSACTION/AFFORDABILITY DETAILS

- Will CRHDC own the property before the entitlement process is complete?

- Response: A Purchase and Sale Agreement (PSA) will require City Council approval, and approval of the Official Development Plan (ODP) will be a condition of closing on the real property transaction.
- If there are less than 20 apartments, will the majority still remain income qualified?
 - Response: The project is supported by multiple types of federal funding. Given the requirements of this funding, 51% of the units must be available to individuals qualifying below 80% Area Median Income (AMI). The balance of the units will be available at market-rate rents.
- Will the City sell the property? To whom? For a profit?
 - Response: The City plans to sell the property to CRHDC subject to the project having an approved ODP. A PSA has not yet been completed. Staff will negotiate the terms of the PSA and request approval from City Council at a later date.
- Comment – “Love the proposal to put affordable senior housing at this location!”

SITE DETAILS/UTILITIES

- Alley behind property – are there plans to upgrade? There are issues with the asphalt, phone boxes, etc.
 - Response: Alley condition and access issues will be examined along with staff review of the ODP.
- Concerns about electrical service to the subject property
 - Response: Electrical service will be handled in coordination with Xcel, the electricity provider. Utility boxes and overhead phone and electrical lines are property of Xcel and Comcast. The City will coordinate with these private entities to address issues identified in the field.
- Will utilities be upgraded?
 - Response: Utilities directly serving the site will be upgraded along with project construction. Distribution lines will be analyzed for condition and capacity along with ODP review and will be upgraded if impacted by the new development.
- Will utilities be undergrounded?
 - Response: The City Engineer is evaluating funding in coordination with Xcel to underground overhead electrical distribution lines located in the alley to the rear of the property. Some poles may still remain in the alley following undergrounding, as Xcel will not underground private service lines.

Harris Park Senior Apartments PDP Review 03/10/20 Questions and Comments Summarized

- Will the alley be upgraded?
 - Response: If identified by the Community Development Engineering Division during the ODP review process, the portion of the alley along the property's frontage may be required to be upgraded/repaved.
- Who maintains the landscaping on site?
 - Response: As CRHDC will be the property owner, CRHDC will be responsible for maintaining landscaping. Installation of landscaping and ongoing maintenance are budgeted into the project and operating costs.
- Will the streetscape be upgraded only along the property frontage on Lowell Blvd., or will it extend to 72nd? Will parallel parking continue down to 72nd?
 - Response: The streetscape will be required to be upgraded along both Lowell Blvd. and 73rd Avenue along the property's frontage, including the addition of parallel parking.
 - The City is looking into the potential to extend the streetscape improvements to 72nd Avenue subject to funding availability.
 - Parallel parking will not extend all the way to W. 72nd Avenue in order to preserve the turn lane.

ENVIRONMENTAL CLEAN-UP

- What was the historical use of the property?
 - Response: Documentation of the historic use includes a gas service station prior to 1980. The State records of underground storage tanks (UST) for petroleum do not include information about a prior cleanup or removal of an UST at this site. Since the 1980's, the site was used as an auto repair service business, and in recent years the site was provided to a local non-profit arts group for use as a community theater.
- Concern about building over polluted soils – even after clean-up, will the site be safe for people to live on? Will there be needs for ongoing monitoring?
 - Response: Once the Voluntary Cleanup Plan (VCUP) is completed, the soils will be tested and evaluated to ensure that they are cleaned to meet residential development standards. When the cleanup is closed out, the Colorado Department of Public Health and Environment (CDPHE) will issue a "No Further Action Required" (NOFA) letter. This is the State's formal notice that the site may be developed.
 - There is a separate clean-up activity on-site to mitigate and monitor the groundwater due to a plume that has spread under the site from an offsite Leaking Underground Storage Tank (LUST) spill-event at 7305 Lowell Boulevard that was discovered in the 1990's. This activity is managed by the State of Colorado Oil and Petroleum Services Division. Groundwater monitoring will continue as long as needed, though monitoring and treatment wells may be relocated to public right-of-way. It does not impact the project or ability to develop the site.
 - Any development on the site will be served by municipal water and sewer.

- Will the City be liable if health impacts occur to residents due to contaminated soils?
 - Response: The site is being cleaned to state and federal standards for residential development, and CDPHE is the responsible entity for ensuring compliance. The City does not have jurisdiction over this matter.
- Will delivery vehicles be restricted along the alley (post office, etc.)?
 - Response: There are no plans to restrict delivery vehicles, and the City views the maintenance of delivery access critical to the operation of businesses served by the alley.
- Is there an underground storage tank on site?
 - Response: The upcoming environmental cleanup will excavate in the area that appears to be a former underground storage tank (UST) location to determine if there was an UST, or if there is an abandoned UST on site. Preliminary investigation using an x-ray-based soil test and sample borings did not provide evidence of an UST. The cleanup will provide more excavation to verify the status.

OTHER

- Can HUD money be used to construct parking on the site south of the Penguin building?
 - A parking lot on City-owned land would be considered a public facility and therefore an eligible use for CDBG funds in an income-qualified area such as Harris Park. However, there are several other reasons that this use would not be acceptable. First, it does not fulfill the original purpose stated in the City's application for a Section 108 HUD loan for purchase of the properties in 2012, which was creating low-moderate income housing. Second, the City's Municipal Code does not allow parking as a primary use on a property. Finally, while the parking lot construction itself would be an eligible expense of federal funds, the maintenance would not, creating a new ongoing fiscal responsibility for the City.
- What is the vision for the property south of the Penguin building?
 - Response: The site is currently being evaluated for uses that meet a National Objective under HUD requirements.
- Why is the City pushing valuable commercial zoning to a lower value residential zoning? What will be the impact on other commercial zoning?
 - Response: While zoning can impact the value of land, demand is also a significant driver of value. Throughout the market, properties which allow for residential housing have generally seen the highest demand. As such, the City does not believe the site is being devalued as a result of the zoning change.
 - The current Comprehensive Plan designation for this area is Traditional Mixed Use Neighborhood District (TMUND), which allows for both residential and commercial uses. The requested rezoning to Planned Unit Development (PUD) is used for residential

and commercial uses. There is no anticipated impact to adjacent properties, which include both residential and commercial uses.

- When will the City's other blighted buildings come down?
 - Response: The buildings on this property will be demolished once the City's filed VCUP is accepted by CDPHE and HUD. The City anticipates having the work under contract and in process by July. The City does not currently own any other blighted buildings.
- Has the HUD "time clock" been extended for this property? How long do you have to complete the project?
 - Response: The City purchased the property with federal funds in 2012, and since then worked through two unsuccessful development proposals for the site. HUD has been kept apprised of all efforts to get the parcels developed and placed in service of a HUD National Objective and continues to work with the City as we document progress toward this end. We are out of compliance but in cooperation with HUD staff to resolve.

DEFINITIONS

Community Resources and Housing Development Corporation (CRHDC)

Preliminary Development Plan (PDP)

Official Development Plan (ODP)

Traditional Mixed Use Neighborhood District (TMUND)

Planned Unit Development (PUD)

Area Median Income (AMI)

Colorado Department of Public Health and Environment (CDPHE)

Voluntary Cleanup Plan (VCUP)

Community Development Block Grant (CDBG)

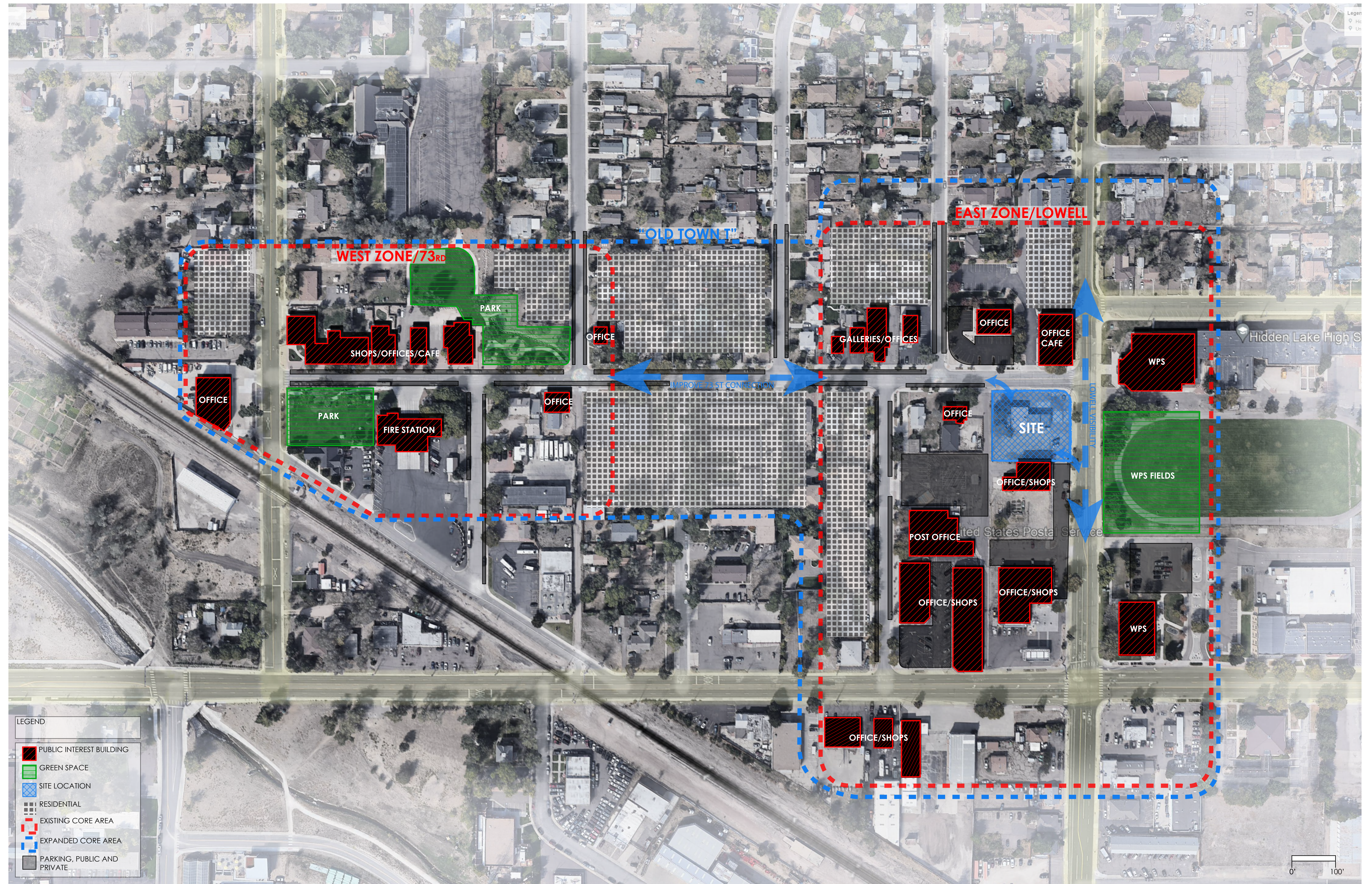
U.S. Department of Housing and Urban Development (HUD)

Low-Moderate Income (LMI) = up to 80% AMI

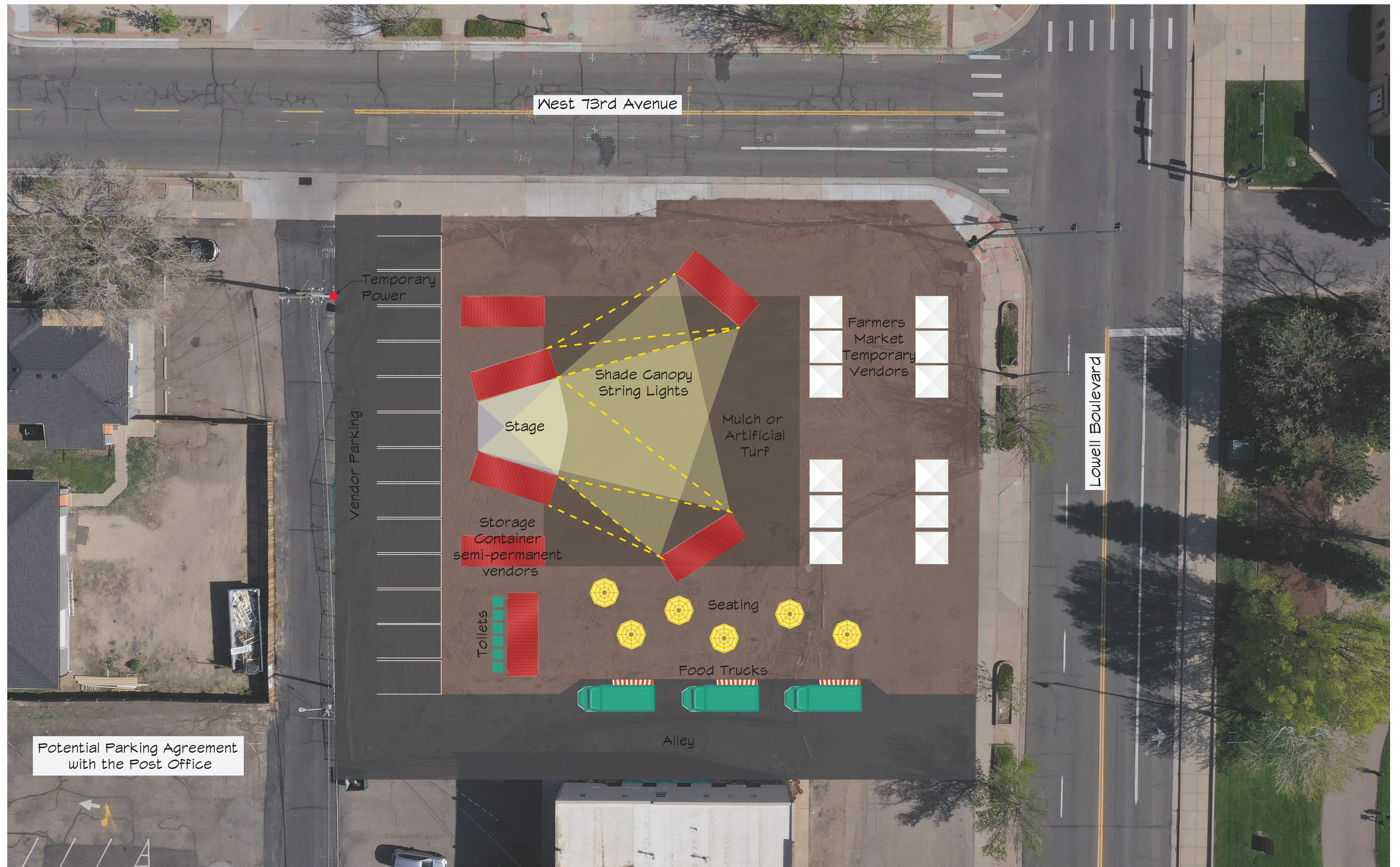
Purchase and Sale Agreement (PSA)

Additional Federal Guidance

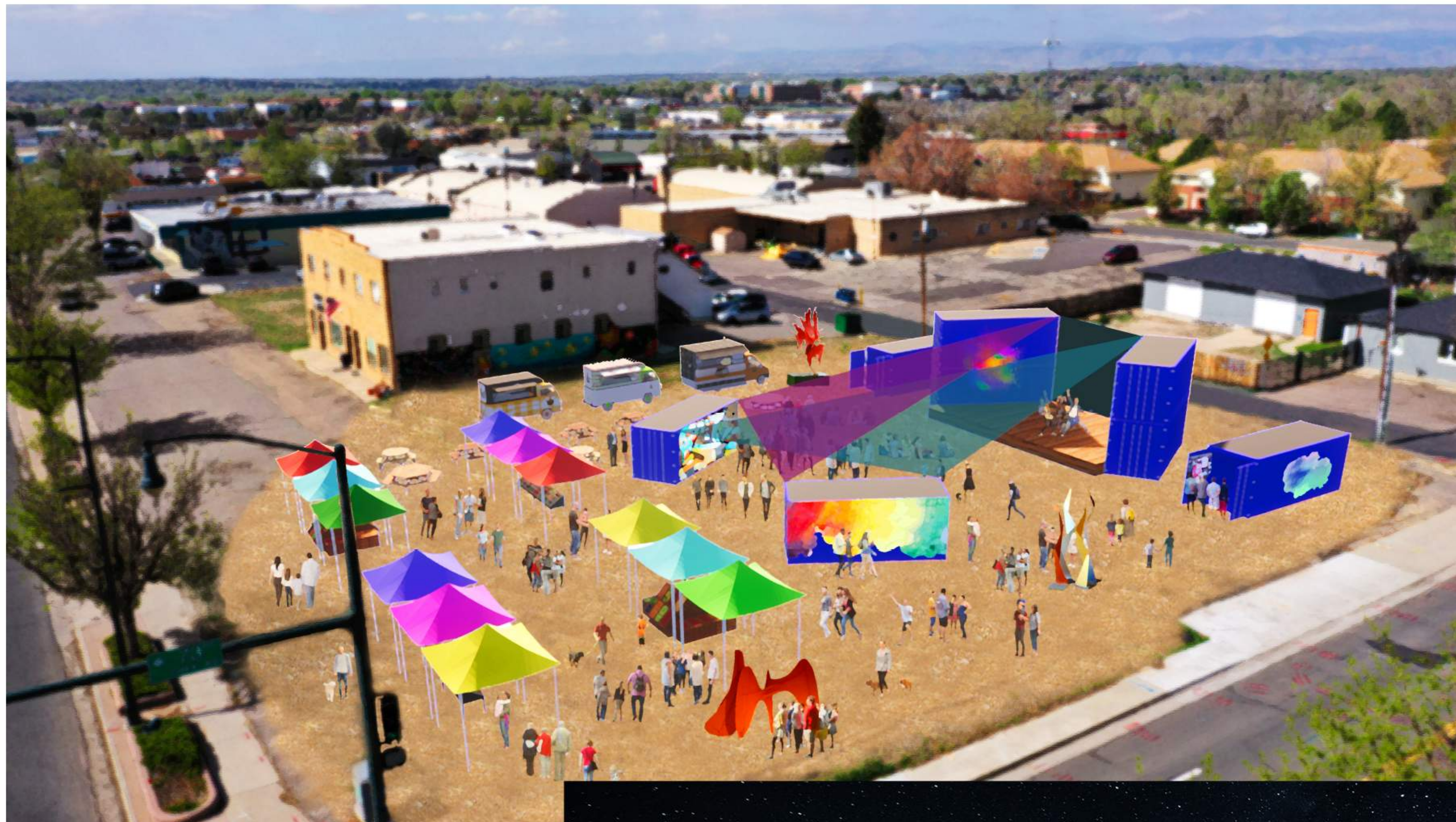
National Objectives: <https://files.hudexchange.info/resources/documents/Basically-CDBG-Chapter-3-Nat-Obj.pdf>



73rd and Lowell - Area Plan

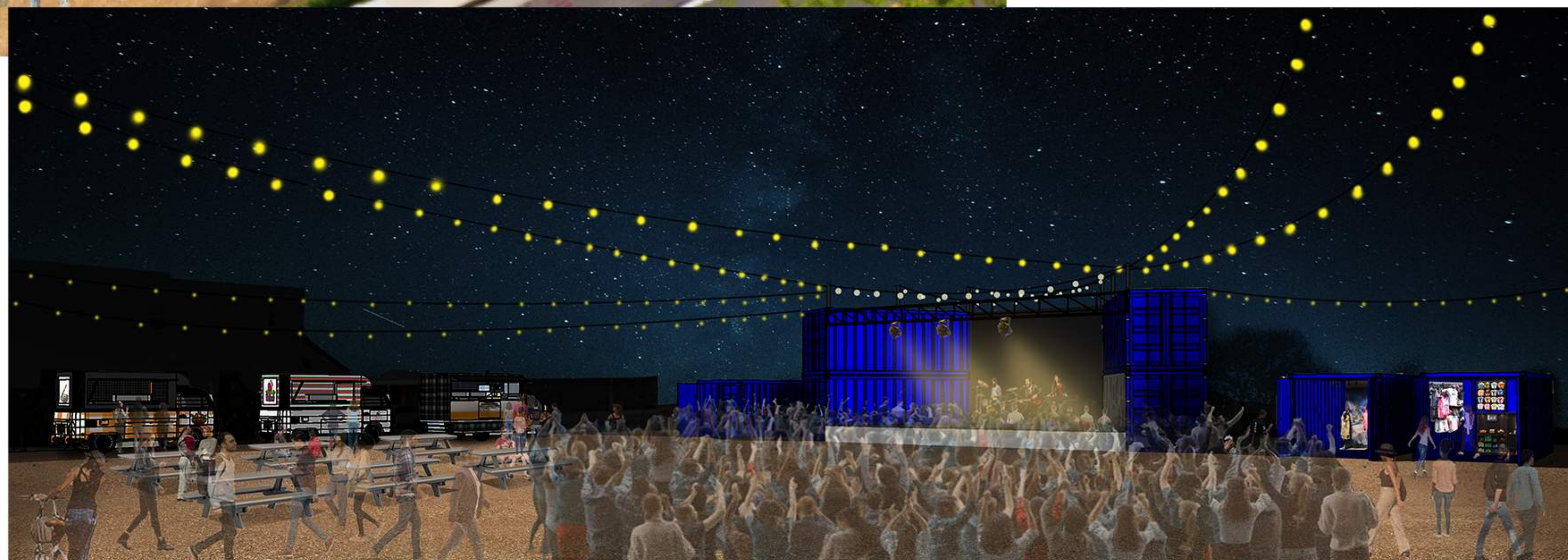


73rd and Lowell - Site Plan



Day Time Render

Night Time Render





July 20, 2022

Dear Mayor McNally, Mayor Pro Tem DeMott, and City Councillors,

Thank you for the opportunity to submit a written comment on the City of Westminster's 2022 CDBG Annual Action Plan. It is my honor to express Growing Home's strong support of this plan. I have read a draft of the plan.

As many of you know, Growing Home is a strong partner of the City of Westminster. Growing Home is a Westminster-based nonprofit organization working in partnership with the community to advance equity in food, housing, parenting education, and lifelong stability to create lasting change for the future. We are grateful to the City for your investment of CARES Act funding, Human Services Board funding, and other resources over the years to support our food access and housing programs, among others.

Over the past couple years, I have been in going conversations with City staff about the need for the City of Westminster to dedicate Community Development Block Grant dollars to directly serve low and moderate income households, as other municipalities do with these resources. In 2019 when provided the opportunity to comment on the use of CDBG funds, I wrote, "While we understand the City's choice to allocate the majority of the 2018 funding to administrative costs and debt repayment, we hope that once the debt is paid down that the City will consider allocating the funding to services that support low and moderate income residents." I was so excited to see that this feedback was taken into consideration in the creation of the existing proposed plan. I am particularly excited to see the plan include targeted grants to qualifying affordable housing properties for capital improvements that impact public health, safety, and welfare as a means of preserving affordable multi-family properties and protecting residents as well as a regional Housing Navigation Center.

At Growing Home, we see every day the need to both preserve and create more affordable housing. We hear stories daily of how hard families are working to keep food on the table and a roof over their head. The preservation of affordability in Westminster is so needed. It is essential that available affordable housing that residents currently enjoy is made better and also available for the future. This plan works towards that end.

As some of you know in addition to the wide variety of services that Growing Home offers, we own a 20 unit affordable housing apartment building in Westminster called Westchester Apartments. Growing Home purchased this building in 2005 with City HOME funds. These units are 30-60% of area median income, meeting the definition of LMI. We know that we have needs at Westchester like replacing an aging roof and upgrading some of the electrical work that would make our affordable housing better and safer for our community. We would be excited to apply for any requests for proposals put forth by the City for these funds. If received, this funding would ensure that our Westchester Apartments is serving the LMI residents with better quality affordable housing for years to come.

Thank you so much for your consideration and your ongoing partnership with Growing Home. We are honored to work with the City to create a more thriving, healthy, and equitable Westminster for all.

Sincerely,

Karen Fox Elwell
President & CEO

From: [Linda Crump](#)
To: [Westminster CDBG](#)
Subject: [EXTERNAL] Event Space
Date: Thursday, July 14, 2022 6:43:06 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please support the 73rd Ave. Community Event Space.

Thank you,

Linda Crump, Westminster resident

Sent from [Mail](#) for Windows

From: [Dino V](#)
To: [Westminster CDBG](#)
Subject: [EXTERNAL] CDBG AAP Comments
Date: Wednesday, July 13, 2022 5:18:07 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern. Here are my comments on the CDBG AAP.

1. NO MORE affordable housing south of 92nd. We are supersaturated.
2. Use funds to bring sidewalks up to current ADA codes throughout the Historic Westminster Area..
3. Use funds to underground utilities in the Historic Westminster Area.
4. Use funds to upgrade street lighting throughout the Historic Westminster Area.

Thank you,

Dino Valente

From: [Alan Farb](#)
To: [Tayer, Molly](#)
Cc: [Behan, Kate](#); [Erb, Kodi](#); babishop@msn.com; mzajic@gmail.com; [Jillian Hodge](#); sandpiper912@gmail.com; meganapeters@yahoo.com
Subject: [EXTERNAL] Re: 2022 CDBG Annual Action Plan Inclusivity Board Input
Date: Tuesday, July 19, 2022 9:31:24 PM
Attachments: [image001.png](#)
[image002.png](#)

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Tuesday, July 19, 2022

I apologize for missing this evening's Annual Action Plan with regard to the Community Development Block Grant. My calendar showed it beginning at 8 pm — obviously my error.

If I correctly read Westminster's proposed use of \$100,000 of the total 2022 HUD disbursement, it looks to be earmarked to hand the funds to JeffCo's homeless navigation team to be used for a future campus site that will allow Westminster's homeless to access services outside of Westminster, as part of a Continuum of Care. While on the surface it appears to show the City being part of a regional effort in addressing homelessness, \$100,000 seems an insubstantial sum from the City to actually address homelessness in the City of Westminster. Rather, it looks as if the City would hope to send its unhoused residents somewhere in JeffCo. I don't know where/how Adams County plays a role in this.

As the CDBG notes the following:

* "To provide decent housing; **including assisting homeless persons to obtain affordable housing ...**."

* "To expand economic opportunities: including the **creation of jobs accessible to low income persons ...**."

* "The City will emphasize the involvement of moderate, low, very low, and extremely low income residents in areas where housing and community development funds may be spent. The City will also encourage participation of persons with special needs and/or persons who are often underrepresented in the public process, **including minorities ...**."

As an advocate of Westminster's and Adams County's homeless adults — who clearly are a minority, in need of affordable housing and need jobs (as I've bolded above), I see a need for much higher CDBG of HUD's earmarked funds.

As an example: The St. Francis Safe Outdoor Space, such as the one recently vacated from Regis University, moving farther south in Denver, cost approximately \$100,000 to create a transitional space for c. 125 homeless women and men (over its one-year stay). But it cost c. \$1 million to operate over 12 months; this included a Continuum of Care including regular medical, dental and mental/emotional/addiction care, as well as job training.

The City of Westminster likely has more than 100 homeless adults (I've encountered c. 60 within the City's limits throughout the past 2 years of weekly street outreach, plus others in unincorporated Adams, just bordering the City). The City needs to commit more than the proposed \$100,000 of CDBG just for these City residents.

Thank you, Molly.

Sincerely
Alan Farb
Alternate, Inclusivity Board

On Tue, Jul 19, 2022 at 7:51 PM Tayer, Molly <mtayer@cityofwestminster.us> wrote:

Thank you all for taking an hour to talk CDBG with me and learn more about our proposed 2022 Annual Action Plan.

Here are the slides we reviewed. And you can find the proposed plan at <https://www.westminstereconomicdevelopment.org/housing/cdbg/>

From: CHRISTOPHER STIMPSON <cstimpson@verizon.net>

Sent: Thursday, July 14, 2022 2:50 PM

To: Andrews, Jody <jandrews@CityofWestminster.us>

Cc: Demott, David <ddemott@CityofWestminster.us>; Baker, Bruce <bbaker@cityofwestminster.us>; Emmons, Lindsey <llsmith@cityofwestminster.us>; Ezeadi, Obi <oezeadi@cityofwestminster.us>; McNally, Nancy <nmcnally@cityofwestminster.us>; Nurmela, Sarah <snurmela@cityofwestminster.us>; Seymour, Rich <rseymour@CityofWestminster.us>; Erb, Kodi <kerb@CityofWestminster.us>; Dorr, Larry <ldorr@CityofWestminster.us>; Opie, Barbara <BOpie@CityofWestminster.us>; Kimball, Lindsey <lkimball@cityofwestminster.us>; Troller, Stephanie <stroller@CityofWestminster.us>; Schmiechen, Paul <pschmiec@CityofWestminster.us>; Clelia McVay <cleliamcvay@gmail.com>

Subject: Re: [EXTERNAL] Community Development Block Grant proposals

Interim City Manager, Mayor, city council and staff:

For the last two years at least, the City and County of Denver have run a program in which they have given away e-bikes* to low-income essential workers returning to the workforce, thus allowing them to reach their jobs and reducing the auto emissions incurred. This program has proved so popular that this year's initial grant applications from communities and community groups have been completely allocated.

For later this year and into next year, CC Denver and the Colorado Energy Office have two programs in preparation: one is a continuation of the bike giveaways, likely to be publicized in about October, the other a state-level e-bike rebate program for individuals, already passed by the Statehouse and likely to begin in January.

Both these programs would be worthwhile pursuing, either with a grant application from the City of Westminster or simply by publicizing the rebates to townspeople. I believe Economic Development may be current with these programs. Besides being environmentally advantageous, they could make the difference between a low-income Westminster resident being able to return to work or not.

My interest in this issue was piqued by knowing that Westminster is trying to determine allocation of an FCD grant amount exceeding \$500,000. In the cases cited above - rebates to individuals or grant applications - use of these funds would not be appropriate (although they could be used to 'sweeten the pot' for residents). However, I have heard that the town of Vail used some of its own money to implement its own version of the CC Denver program, which might be worth emulating. I will present a better-informed version of this proposal at the July 25th meeting.

Chris Stimpson

*bicycles with rechargeable batteries which can be pedaled or powered for a range of about 25 miles; advertised costs +\$1000.

On Jul 14, 2022, at 11:30 AM, Andrews, Jody <jandrews@CityofWestminster.us> wrote:

Mayor Pro Tem and Mr. Stimpson,

The community has until noon on July 25th. All comments will be provided to City Council during the public hearing on the same date. Community members have the choice of submitting comments via email or leaving a voicemail. See below for contact information. Staff is working with the Harris Park neighborhood to schedule a meeting, with the date and location to be determined. The community is also welcome to attend, and the City will share details once they have been developed. Please let Staff know if you are interested so they can share meeting information, once set.

Email: CDBG@CityofWestminster.us

Voice message: (303) 658-2414

I trust this information is helpful.

Jody Andrews
Interim City Manager
City of Westminster
303-658-2003

<image001.jpg>

From: [Lorraine Sherry](#)
To: [Westminster CDBG](#)
Subject: [EXTERNAL] Annual Action Plan - my feedback
Date: Thursday, July 21, 2022 12:38:31 PM

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Housing: you talk about (a) rentals and (b) refurbishing/preserving existing homes. But rentals do not build equity for their residents, thus leading to an imbalance of overall wealth. I do not see condos or townhomes on your list of priorities. Enough with the big rental developments and infill!! They may be Westminster's City Council and Engineering Department dreams, but not The American Dream of home ownership as a way to acquire/transfer wealth by families, especially young families seeking their first home, thus leading to an ever-increasing economic divide between the haves and the have nots.

Lorraine Sherry
10180-A Green Court, Westminster 80031

From: [Jason McCullough](#)
To: [Westminster CDBG](#)
Subject: [EXTERNAL] Letter in support of CDBG funds for the Westminster Emergency and Essential Home Repair Program
Date: Thursday, July 21, 2022 5:06:48 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

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Hello All,

My name is Jason McCullough, I am the Director of Home Repair and Modification Programs for Brothers Redevelopment Inc. As a long time provider for home assistance programs in the Denver Metro and surrounding areas, I have seen personally the impact and benefits of efforts like the Westminster Emergency and Essential Home Repair Program. This funding, allocated for neighborhood stabilization, home safety, accessibility modification and preservation of existing housing stock allow organizations and advocates like BRI to work directly with low income, senior and disabled residents to address longstanding and urgent needs within their homes that will allow them to stay housed longer, with more safety and access, and most importantly, independence. I strongly recommend and support the continuation of funding for this program. It will directly benefit residents of the city and will provide economic development through contractor partnerships with local small businesses who offer specialized trade services. This is not only an investment in current housing stock, but in the future of available, accessible and affordable housing in historic neighborhoods within Westminster.

Sincerely,

Jason McCullough
Director
Home Modification and Repair
Brothers Redevelopment, Inc.
Phone: 303-726-9331
jasonm@brothersredevelopment.org
www.brothersredevelopment.org
www.coloradohousingconnects.org



follow us!



DISCLAIMER: Brothers Redevelopment is a nonprofit organization that provides housing and a variety of housing-related services for Colorado's low-income, elderly, and disabled residents. This email and any attachments are confidential and intended solely for the use of the intended recipient. The information contained herein may be proprietary or subject to copyright or trademark protection or may constitute material, non-public information, subject to protection under federal or state law or regulations. If you are not the intended recipient, be aware that any use, copying or distribution of this information is prohibited and may subject you to criminal or civil penalties. If you received this email in error, please notify the sender immediately by email reply and delete this email from your computer — the only Brothers Redevelopment email extension is @brothersredevelopment.org. Please report any suspicious email correspondence. Thank you for your cooperation. BROTHERS REDEVELOPMENT, INC. [info@brothersredevelopment.org]

2022 CDBG ANNUAL ACTION PLAN COMMUNITY MEETING

An opening conversation with
community members and CDBG
partners

OVERVIEW

- HUD and the CDBG Program
- Consolidated Plan Framework
- Annual Action Plans
- Proposed Allocation of CDBG Funds for the 2022 Annual Action Plan
- Community Engagement and Review Process
- City Council Final Review and Acceptance

HUD AND THE CDBG PROGRAM

- The U.S. Department of Housing and Urban Development (HUD) administers the Community Development Block Grant Program (CDBG)
- CDBG is a formulaic, entitlement grant provided to local governments for the purpose of finding local solutions to addressing housing and living environments, and to expand economic opportunities for low- to moderate-income persons
- Each local activity funded must meet one of the three HUD national objectives:
 1. Benefit low- and moderate-income (LMI) persons
 2. Aid in the prevention or elimination of slums or blight
 3. Meet a need having a particular urgency (urgent need)



CONSOLIDATED PLAN FRAMEWORK



- HUD requires the completion of a Consolidated Plan every five years
- City of Westminster is operating under the 2020 – 2024 Consolidated Plan
- Plan identifies the City's housing and community development needs and priorities, and is guided by two primary goals:
 - Preserve and Expand Affordable Housing
 - Infrastructure and Street Improvements
- Goals are consistent with the HUD National Objectives

CONSOLIDATED PLAN GOALS & PROJECTS

Preserve and Expand Affordable Housing

- Emergency and Essential Home Repair
- Preservation of Affordable Housing
- Regional Shelter Support



Infrastructure and Street Improvements

- Pedestrian Access and Safety Improvements in qualified low-to-moderate income areas



ANNUAL ACTION PLANS

- Grounded in the Consolidated Plan
- Developed annually for each year of the five-year Consolidated Plan period
- Requires a public process and City Council approval
- Contains information on the projects and related funding amounts for each year



2022 CDBG PROPOSED ALLOCATION

Categories	Allocation	Totals
Administration	\$117,006	
<i>Total Administration</i>		\$117,006
Projects		
Emergency and Essential Home Repair	\$160,000	
Affordable Housing Preservation	\$208,025	
Support for Regional Housing Navigation Center in Arvada, CO	\$100,000	
<i>Total Projects</i>		\$468,025
Total 2021 CDBG Proposed Allocation		\$585,031

COMMUNITY INPUT PROCESS

Proposed Outreach for 2022 CDBG AAP

June 20-July 25, 2022: Draft AAP published on the CDBG website for 30-day public comment. Notice of the opportunity to comment announced City-wide via social media (Twitter and Facebook) and sent to non-profit partners to share with their clients and residents in English and Spanish

June 22, 2022: Community Meeting to review the plan and take input

June-July: Meet with and share information with residents and community stakeholders upon request

July 10, 2022: Notice of Public Hearing published via email, on the City webpage and announced City-wide via social media (Twitter and Facebook).

July 19, 2022: Additional notification of the upcoming Public Hearing sent out via email and social media

SCHEDULE TO CITY COUNCIL ADOPTION AND SUBMITTAL

July 25: City Council Public Hearing and Acceptance of 2022 CDBG AAP and allocation

August 8: Second Reading for CDBG allocation Ordinance

August 16: Submit final 2022 AAP to HUD

ADDED QUESTIONS?