



CITY OF WESTMINSTER

Amended 2022 Annual Action Plan

Economic Development Department
April 2023



WESTMINSTER
COLORADO

This AAP was amended during the 2022 Program Year to add one new project, accept redistributed 2022 CDBG funds, and reset the project list to align with amendments to the 2020-2024 Con Plan.

Executive Summary

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

1. Introduction

2022 Substantial Amendments: The City amended the 2020-2024 Consolidated Plan to allow for new projects, including:

1. investment of CDBG funds in support of strategic services and transitional housing for unhoused residents in need of supportive services.
2. Programmed use of CDBG property in qualified low- and moderate- income area (LMA) for use by residents and community groups for open-air marketplace and community events.

This AAP has been amended to establish new projects in support of new goals and assign redistributed 2022 CDBG funding in the amount of \$24,692.00. These funds will be applied to the planning and implementation of the open-air market and community event space.

Each year the City of Westminster (City) is eligible to receive approximately \$600,000 in federal Community Development Block Grant (CDBG) funds and a share of HOME Investment Partnership Program (HOME) consortium funds to support local housing and community development activities. As an entitlement jurisdiction designated by the U.S. Department of Housing and Urban Development (HUD), the City receives an annual direct allocation of CDBG funds from the federal government, in addition to HOME funds allocated through the Adams County Consortium.

In 2022, the City is eligible to receive \$585,031 in CDBG funds and will be allocated \$225,622 in HOME funds through the Adams County HOME Investments Consortium.

In addition, as part of the Coronavirus Aid, Relief, and Economic Security (CARES) Act to address local needs related to the COVID-19 pandemic, Westminster received a combined total of \$873,207 of CDBG-CV funds in two tranches in 2020. The allocation of these emergency funds is addressed in a separate process of substantial amendments to the 2019 Annual Action Plan. Staff continued to work to expend CDBG-CV funds through 2022.

To receive CDBG funds, the City must complete a Consolidated Plan every five years. The purpose of the Consolidated Plan is to identify the City's housing and community development needs, priorities, and goals and determine how funds will be allocated to housing and community development activities. The current Consolidated Plan covers the 2020-2024 planning period.

The City is also required to complete an Annual Action Plan (AAP) every year, which specifies how the City proposes to allocate funds to specific projects for each program year in support of the Consolidated Plan goals. Its companion document, the Consolidated Annual Performance and Evaluation Report (CAPER), is produced on an annual basis and identifies the City's CDBG related accomplishments for the previous program year.

2. Summarize the objectives and outcomes identified in the Plan

The City's goals for the 2020-2024 period focus on continuing neighborhood revitalization efforts, promoting housing stability, and supporting affordability through both new construction projects and preservation of existing affordable housing. The City will continue to build on successful projects and programs, such as the Emergency and Essential Home Repair Program, which targets critical home improvement needs of low- and moderate-income residents. The City will also implement a new program that provides 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. Finally, the City will provide funding to support a regional Housing Navigation Center that is in-development in Arvada, Colorado and will serve unhoused residents of Westminster seeking programming and transitional housing opportunities.

Annual funding priorities are programmed through the AAP to achieve the goals and objectives identified in the Consolidated Plan for the 2020-2024 program years. The 2022 AAP will focus on the implementation of projects identified in the 2020-2024 Consolidated Plan. Staff's attention required to successfully program and deploy the CDBG-CV pandemic response funds delayed work on the 2020 AAP projects into 2021, on which staff will continue to focus through the 2022 program year.

3. Evaluation of past performance

The City's past CDBG-funded projects have focused on community needs that continue to exist, such as the limited availability of affordable housing, aging affordable housing and outdated infrastructure. Past CDBG projects also included development of a local senior center, streetscape improvements, and supplementing efforts to cultivate a historic arts district in a low- and moderate-income neighborhood. CDBG funded projects to address community and housing needs have generally been well received by residents and partner organizations. The activities and projects proposed for the 2022 AAP and the goals for the five-year planning period continue to promote the most efficient and effective use of CDBG funds, while also investing in neighborhood improvements along with preserving and expanding the supply of affordable housing.

The City's CDBG program history and past investments, coupled with input gathered through the citizen participation process, informed the development of the priorities, goals, objectives, and outcomes for the 2020-2024 Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

Citizen participation in development of the 2020 - 2024 Consolidated Plan was primarily achieved through completion of a resident survey and attendance at community meetings. Westminster residents had an opportunity to share their experiences with housing options and community resources through a resident survey. Offered in English and Spanish and in an Americans with Disabilities Act (ADA) 508-compliant format, the survey was available online and, in a postage, -paid mail version. A total of 297 Westminster residents participated in the survey. Residents who commonly face disproportionate housing needs were well-represented by respondents, including:

- 101 households with children;
- Fifty-one seniors, age 65 and older;
- Eighty-four had a household member with a disability;
- Eighty-one renters;
- Fifty-seven residents who were precariously housed (living in their cars, shelters, or temporarily staying with family or friends);
- Seventy-six households with an annual income of less than \$25,000; and
- Another forty-eight households with an annual income of between \$25,000 and \$50,000.

The survey instrument included questions about residents' current housing and financial situations, housing and transportation challenges, knowledge of and access to community resources, and experience with housing discrimination.

The 2022 AAP citizen participation included a social media campaign to engage residents in the draft AAP review process, a 30-day community review and comment period for the proposed AAP allocation, one community meeting on June 22, 2022, and a public hearing with the Westminster City Council on July 25, 2022. The City's community service partners supported additional communications and outreach via client email and newsletters.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Between June 20 and July 26, the City received input through email, two community meetings and public testimony during the City Council public hearing on the proposed 2022 AAP. A complete list of the

email and comments received during the 30-day public review of the proposed 2022 AAP is included in the Citizen Participation appendix.

On June 20, City Council and the CDBG staff received a proposal for a proposed Change of Use for city-owned property located at West 73rd Avenue and Lowell Boulevard that had been assembled using CDBG funds in the past decade. Area residents submitted a proposal to create a community event space to add a seasonal gathering space for area residents that focuses on arts and entertainment. The City will convene a community workgroup and perform an evaluation and review of the proposal and the site with area residents to determine if there is support for this use. This community process will be completed in early 2023.

During the City Council Public Hearing on the proposed 2022 CDBG AAP and grant acceptance nine people spoke. Of these, three offered enthusiastic support for the AAP as drafted. Some of the speakers emphasized that the City remains in need of additional affordable housing options and expressed the hope that Council would support more investments for housing in the future. Two speakers provided additional thoughts regarding how CDBG funds might also be programmed, and others requested that City Council direct staff to work with residents to evaluate the West 73rd and Lowell proposal.

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

The City accepts and considers all comments received during the citizen participation process.

7. Summary

N/A

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	WESTMINSTER	Economic Development

Table 1 – Responsible Agencies

Narrative

The City of Westminster is the lead agency for a supplemental Consolidated Plan that covers the City’s five-year planning period and the consequent AAP's that detail the allocation of annual CDBG funding. The City is also a member of the Adams County HOME Consortium. Adams County is the lead agency and is responsible for administering the HOME program for the City of Westminster, as well as other incorporated cities and unincorporated areas of the county.

Consolidated Plan Public Contact Information

City of Westminster Economic Development Department

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Voice message: 303-658-2414

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

1. Introduction

This section details the stakeholder consultation undertaken to inform the City's 2022 AAP.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Front Range Community College | A Precious Child | The Action Center | Almost Home |

In addition to the funding available through the annual Human Services Board funding process, the City dedicates funds to housing and temporary shelter operators through partner agencies.

The City supported 14 local non-profit organizations in pursuit of ESG funding to address their work with the regions unhoused population between 2020 and 2022.

The City also utilized its Private Activity Bond (PAB) allocation to support the development of affordable housing and homebuyer assistance programs (low-interest mortgage and down payment assistance) to serve Westminster residents.

Members of City Council and Staff hold positions in regional governmental agencies including the Denver Regional Council of Governments (DRCOG), which houses the regional Area Agency on Aging, and the Metro Denver Homelessness Initiative. Additionally, there are several staff dedicated to housing and food security, including a homeless navigator, as well as first responders and staff in Parks, Recreation and Libraries who can offer immediate assistance and provide referrals to service providers to community members in need of support.

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

A City staff member who coordinates the City's homelessness service response is a voting member of the Metro Denver Homeless Initiative (MDHI) Continuum of Care (CoC) Coordinating Committee as well as a member of the Point in Time Regional Planning Committee and the Notice of Funding Opportunity (NOFO) review committee for all federal funds made available to the CoC. That same staff member is also a member of the Growing Home Board of Directors, a non-profit serving both Adams and Jefferson Counties with a housing stability program aimed at preventing households with children from becoming homeless.

In April 2021, members of City Council signed a pledge to support the Built for Zero (BfZ) initiative of the CoC to achieve functional zero for veteran homelessness. A BfZ coalition was formed by MDHI including both Adams County and Jefferson County committees in which the City's Homeless Navigator participates. The work is ongoing and as of May 2022 the Mayor recommitted the City's support for BfZ.

In June 2022 the City expanded the Homeless Navigator staff to two full time staff who both work to meet people where they are experiencing literal homelessness. This staff uses Coordinated Entry (CE) as well as diversion, prevention and assists with housing navigation and voucher distribution with partner agencies throughout the CoC.

During 2020 and 2021 the City applied a portion of the CDBG-CV funds to set up a service agreement with Almost Home to provide homelessness prevention services to Westminster residents. This service agreement provides up to \$4,800 and three months of budget and employment stabilization counseling per household. The funds can be applied to rents or mortgage payments, and counseling is required for the household to access the payment assistance. Almost Home's homelessness and eviction prevention support services have been successful at stabilizing area residents through the pandemic.

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

The City's Homeless Coordinator ensured that partner agencies knew about the ESG-CV2 release of funds through the State of Colorado's Division of Housing. One of the organizations, Access Housing, applied for and received more than \$642,000 for Rapid Re-Housing because of the City's notification of this grant opportunity. Staff also served on the MDHI NOFO Committee to determine how the ESG-CV2 and ESG-CV3 funds that were made available to the CoC would be distributed. The MDHI NOFO committee established outcomes and measures to use to determine the awarding of the ESG funds.

The City's Homeless Navigator uses Homeless Management Information Service (HMIS) and Coordinated Entry (CE) to make what housing is available to people through CE accessible. Case conferencing is done at a county-level through discussion with the staff members of jurisdictions in both Adams and Jefferson Counties. Funding levels made available through the CoC for HMIS is decided upon by the NOFO committee of which the City's Homeless Coordinator is a member.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Almost Home, Inc.
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Contract for services for eviction/homelessness prevention. Executive Director and staff were asked to provide input on the development of the AAP.
2	Agency/Group/Organization	GROWING HOME, INC.
	Agency/Group/Organization Type	Services - Housing Services-Children Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Growing Home works closely with the City and CDBG staff on project implementation and community outreach. Staff and volunteers provided input on the 2022 AAP.

3	Agency/Group/Organization	BROTHERS REDEVELOPMENT INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Lead-based Paint Strategy LMI Homeowner Repairs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Brothers Redevelopment is a valued partner and supports the City's Emergency and Essential Home Repair program. BRI staff participated in review and input to the 2022 AAP and has worked on design of upcoming Multi-family Preservation Grant project.
4	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Services - Housing Services-homeless Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Adams County is our HOME Shares consortium lead. Community Development staff participated in the review and input to the City's 2022 project development process.

5	Agency/Group/Organization	Jefferson County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Families with children LMI Homeowner Repair Program
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Jefferson County Housing Authority, DBA Foothills Regional Housing Partners is a long-time partner in the City's Emergency and Essential Home Repair Program. Foothills Regional Housing staff participated in development of the Multi-family Preservation Grant program, is evaluating an upgrade to multi-family properties they own in Westminster and assists staff with housing information regarding Jefferson County resident's needs.
6	Agency/Group/Organization	Maiker Housing Partners (Adams County Housing Authority)
	Agency/Group/Organization Type	Housing PHA Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Maiker Housing Partners was invited to participate in the development of the City's 2022 AAP. Maiker provides multiple programs in support of LMI family needs in Westminster.
7	Agency/Group/Organization	The Heart of Westminster Neighborhood Organization
	Agency/Group/Organization Type	Neighborhood Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Community Engagement
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Heart of Westminster was invited to participate in the development of the 2022 AAP. Residents contributed information and asked the City to consider a proposal to utilize a CDBG-funded property for community use. Staff is working with residents to assess alternate uses for the property.
8	Agency/Group/Organization	Metro Denver Homeless Initiative
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Regional organization

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy HOPWA Strategy Continuum of Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MDHI is a recognized partner in support of the regional Continuum of Care in coordination of services for the unhoused. MDHI was invited to participate in the development of the city's 2022 AAP.
9	Agency/Group/Organization	Community Resource and Housing Development Corporation
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs CHDO
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CRHDC is a long-time partner in workforce housing for Colorado. CRHDC also partners in historic Westminster community engagement as the organization's corporate office is located in the area. CRHDC staff participated in the development of the 2022 AAP>

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

During outreach to inform the 2020-2024 Consolidated Plan, the City consulted with additional agencies working to support community response during the pandemic and also worked with two local broadband service providers. Since this time, the City has not initiated new contacts with Broadband specific and resiliency specific service providers. City staff have primarily been engaged in work with housing providers

and homeless-prevention agencies as we continue to work on efforts to respond to the impact of the Covid-19 pandemic and implement projects identified in 2020 and 2021. Once we are able to evaluate new programming, we will reach out to these agencies and continue the effort to partner.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative (MDHI)	The City works closely with MDHI throughout the year and worked with MDHI and other agencies supporting residents experiencing homelessness while developing the 2020-2024 Consolidated Plan.

Table 3 - Other local / regional / federal planning efforts

Narrative

N/A

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

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

2022 Amendment: Staff performed a thirty-day notice and outreach between November 20 and December 22, 2022 to advertise amendments to this plan. The documentation has been added to the Citizen Participation attachment. No comments were received.

A variety of community partners and residents participated in the development of the City's AAP. Staff defined a set of investments for the 2022 CDBG allocation and reviewed these recommendations with all community interests. After the City's 30-day review, the City Council supported staff's proposed allocation of the 2022 CDBG funds, and instructed staff to work with the community on a separate project that could be accomplished with CDBG carry-over and by performing a substantial amendment and change of use to employ a long-time held CDBG asset.

During the 2022 AAP community review, a group of residents came forward with a proposal to reprogram a city-owned property at West 73rd Avenue and Lowell Boulevard that was acquired with CDBG funds. This emergent interest from residents has launched a community work group process to determine a qualifying project that the neighbors will support. Staff has committed to bring a community-supported use forward to the City Council and to amend the 2020-2024 Consolidated Plan to set a goal under which the new use will qualify.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Three residents attended the public meeting held on June 22 in the City Council Conference room.	A copy of the PowerPoint slides and notes from the meeting are included in the Citizen Participation appendix.	The City accepts all comments received.	
2	Newspaper Ad	Non-targeted/broad community	Staff placed two half-page advertisements in the local newspaper for two weeks to inform the residents about the 2022 AAP review process and the proposed investments. A copy of the ad is included in the Citizen Participation appendix.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Non-profit partners meeting	Minorities Residents of Public and Assisted Housing Neighborhood Navigator program	Two agency staff participated	The meeting notes are included in the Citizen Participation appendix.	N/A	
4	City's appointed Inclusivity Board	Minorities Non-targeted/broad community Residents of Public and Assisted Housing Community Volunteers	Seven members of the Inclusivity Board met with staff to review the 2022 AAP and provide input.	The comments received are included in the Citizen Participation appendix.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Staff released notification, email updates and Twitter posts to invite residents to review the draft AAP and submit comments.	A copy of the posted information is provided in the Citizen Participation appendix.	N/A	
6	Public Hearing	Non-targeted/broad community	Nine residents attended and spoke to City Council during the public hearing to accept the 2022 CDBG funding and approve the 2022 AAP.	A summary of resident comments is provided under AP-05.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

SUBSTANTIAL AMENDMENT: The City was allocated \$24,692 from redistributed CDBG funds by HUD Region VIII during the start of the 2022 Program Year; after the AAP had been submitted. This amendment covers receipt of the additional CDBG funds. These funds will be applied to the newly created project to create a community event space in a low- and- moderate- income area.

The City has been awarded \$585,031 from the CDBG program for the 2022 program year. The City also continues to work towards programing an additional \$1,271,049 of CDBG funds that includes funding from the 2021 CDBG allocation as well as previously allocated funds. The previously unallocated funds are attributed to projects that were canceled and funds that were not fully expended on projects (i.e., projects were completed under budget). This carryover is shown under "Expected Amount Available Remainder of Con Plan," and is combined with an anticipated \$600,000 annual allocation for the final three-years of the Con Plan period to estimate the full amount of funding available. Thus, the remaining funding available to implement the 2020-2024 Con Plan is \$1,200,000 combined with \$1,271,049 to provide \$2,471,049 to invest through the final two years of the five-year planning period.

The City continues engagement to provide remaining CDBG-CV funds to partner agencies working to prepare, prevent and respond to the COVID-19 pandemic. In 2020-2021 the City allocated \$771,728 to support a Small Business Stabilization grant program in partnership with Adams County. Additional CDBG-CV funds have been allocated to address food security and homelessness prevention for Westminster residents who are still experiencing economic impacts due to the COVID-19 pandemic. In April 2022, City Council authorized the assignment of the

remaining \$44,702.83.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	609,723	0	0	609,723	2,471,049	Amendment: Additional \$24,692 provided by HUD; updated Expected Resources includes original allocation of \$585,031. CDBG funds will be utilized for program administration, continuation of the Emergency and Essential Home Repair Program, Streetscape and Pedestrian Improvements, Preservation and Upgrades to Existing Affordable Housing and Affordable Housing Site Improvements

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Westminster's CDBG allocation complements several additional resources employed to support the goal areas identified. The primary resources are: 1) the City's Capital Improvement Program, which is used for major capital projects; 2) HOME funds, allocated through the Adams County Consortium; and 3) a limited amount of departmental operating funds from the City General Fund that may be utilized for certain contract services. In addition, the City utilizes Private Activity Bond capacity, which provides roughly \$6 million per year for housing activities. Typically, the City assigns its PAB capacity to the Colorado Housing and Finance Authority (CHFA) for administration. The City also supports

applications by developers for both 4% and 9% Low Income Housing Tax Credits (LIHTC) by contributing through tax and fee rebates. These are negotiated based on specific project needs and administered through Economic Development Agreements.

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

Land Donation for Affordable Housing

The City has contributed City-owned land for private development in furtherance of affordable housing. This practice is not an automatic contribution to a project, but rather an additional element of financial support that may be provided after a thorough review of a project proforma to determine if there is a financial gap. It also must clearly demonstrate that a public purpose is served, which is a criterion for review under the City’s charter and municipal code. Land sale for the price of \$1 (for tax recording purposes) has been approved for developments that address the City’s housing needs.

Infrastructure and Streetscape Improvements in Public Right-of-Way

During the 2020-2024 Consolidated Planning period, several programmed infrastructure activities will utilize publicly owned land. The City is in the process of making needed pedestrian safety and sidewalk improvements on a two-block length of a local street in the Westminster Station TOD neighborhood, where a majority of the current multi-family residences are owned and operated by Maiker Housing Partners. In 2018, Maiker opened a new 70-unit multi-family property that serves households between 30% and 60% of AMI. Over the coming years, Maiker intends to work through each of their properties to demolish and rebuild new affordable units that will both increase the total number of households served, as well as expand the range of income levels in the area and integrate community amenities such as incubator business spaces and day care.

The area is an evolving and redeveloping TOD neighborhood that was previously a primarily industrial area. Part of its redevelopment includes replacing and rebuilding streets and sidewalks to improve connectivity and provide walkable access to the Westminster Station commuter rail service and bus transfer station. Improving resident access to public transit and creating safe sidewalks was an identified need captured in citizen and community input during the previous Consolidated Plan and remains an essential need that the City will continue to address during

the 2020-2024 Consolidated Plan period.

Discussion

N/A

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and Expand Affordable Housing	2020	2024	Affordable Housing Non-Homeless Special Needs	City-Wide	Increase and Preserve Affordable Housing	CDBG: \$468,025	Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit Overnight/Emergency Shelter/Transitional Housing Beds added: 14 Beds
2	Infrastructure and Streetscape Improvements	2020	2024	Non-Housing Community Development	City-Wide	Infrastructure, Streetscape and Ped Improvements	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
3	Administration	2020	2024	Administration		Increase and Preserve Affordable Housing Infrastructure, Streetscape and Ped Improvements	CDBG: \$117,006	Other: 1 Other
4	LMA Benefitting Community Event Space	2022	2024	Non-Housing Community Development			CDBG: \$24,692	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve and Expand Affordable Housing
	Goal Description	<p>In 2022, an estimated eighteen low- and moderate-income Westminster homeowners will be assisted through the Emergency and Essential Home Repair Program.</p> <p>Additionally, an estimated one hundred apartments in a multi-family housing development will be assisted through the Affordable Housing Preservation program/project.</p> <p>Funding will be provided to a regional Housing Navigation Center proposed in Jefferson County that will provide supportive and transitional housing and services to unhoused residents.</p> <p>The Affordable Housing Site Prep project has been placed on hold for 2021 while the City evaluates a proposed development.</p>
2	Goal Name	Infrastructure and Streetscape Improvements
	Goal Description	<p>The identified pedestrian safety projects on identified streets in the TOD are complete. Staff has not yet identified the next street section for upgrades and has a balance of funding assigned to this activity.</p> <p>Complete the construction of pedestrian and streetscape improvements in qualified low- and -moderate income areas. Residents will benefit from improved safety and accessibility with street lighting installation and other sidewalk improvements. Environmental reviews may be commenced for additional areas, subject to the timing of development projects.</p>
3	Goal Name	Administration
	Goal Description	Activities related to the administration of the CDBG funds and programs.

4	Goal Name	LMA Benefitting Community Event Space
	Goal Description	Residents of the Harris Park neighborhood and Historic Westminster area have requested the City change the use of a property located at West 73rd Avenue and Lowell Blvd. to support community events and host open-air market use. The City reviewed alternative uses for the site with area residents during the summer and fall of 2022 and the opportunity to use the corner parcels to host community events was the consensus option selected by participant residents. City staff will work with the adjacent property owners to also employ the southern parcels to support overflow parking and event staging. This project officially changes the use of the site to meet a low- and moderate- income area national objective.

AP-35 Projects - 91.420, 91.220(d)

Introduction

2022 Substantial Amendment: The 2022 Projects have been amended to align with amended 2020-2024 Consolidated plan goals, and to accept redistributed CDBG funding.

The allocation of funds and projects selected are closely aligned with the top housing and community development needs identified in the needs assessment, market analysis, community survey, and contributed by stakeholders and citizens who participated in the development of the Consolidated Plan.

#	Project Name
1	Program Administration
2	Emergency and Essential Home Repair
3	Housing Preservation
5	Regional Housing Navigation Support
6	LMA Community Market & Event Space

Table 7 – Project Information

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

The City of Westminster is undertaking an assessment of the community needs and the resources required to sustain continued development. City leadership has asked staff to develop a robust water analysis, amend the City's Comprehensive Plan and to bring all proposed multi-family development to City Council for their consideration. This added review has paused new multi-family development and thus staff did not project use of CDBG for Affordable Housing Site prep during the coming year.

Staff will focus on supporting investments in properties in our city that currently provide affordable housing. During solicitation for community input into our CDBG planning, two non-profit affordable housing providers requested that we consider helping them make needed improvements to support the structural and environmental needs of the properties. To that end, staff will program 2022 CDBG funds and some previous allocations to support one-time grants to significantly improve two properties that house very-low income residents. This investment will protect the health, safety and welfare of the residents, give added life to aging properties and add additional use restrictions on the supported properties to keep them affordable for an additional fifteen to twenty years.

Also brought to the CDBG planning process this year is a request to participate in investments in regional housing for our unhoused residents. Jefferson County, in which about half of Westminster is located, is assembling the resources to acquire and develop a regional housing navigation center with both transitional beds and a full compendium of support services for residents in need of both social service support and housing. The City will provide an initial \$100,000 from the 2022 CDBG allocation to develop

the site.

AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG: \$11,700,600
	Description	Activities related to the administration of the CDBG programs, including salary for CDBG Technician, technical support, planning, community engagement and training.
	Target Date	10/1/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Emergency and Essential Home Repair
	Target Area	
	Goals Supported	Preserve and Expand Affordable Housing
	Needs Addressed	
	Funding	CDBG: \$160,000
	Description	Grants made to qualifying homeowners to perform emergency and essential repairs to ensure the health and safety of the property and the residents.
	Target Date	10/1/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately twenty-five households will be served during program year 2022.
	Location Description	City-wide.
	Planned Activities	
3	Project Name	Housing Preservation
	Target Area	
	Goals Supported	Preserve and Expand Affordable Housing

	Needs Addressed	
	Funding	CDBG: \$208,025
	Description	Funding to support rehabilitation and upgrades to affordable housing owned and operated by non-profit organizations.
	Target Date	10/1/2023
	Estimate the number and type of families that will benefit from the proposed activities	Investing funds assigned from 2020, 2021 and 2022 grant years an estimated one hundred households will benefit from the affordable housing preservation project.
	Location Description	
	Planned Activities	
4	Project Name	Regional Housing Navigation Support
	Target Area	
	Goals Supported	Preserve and Expand Affordable Housing
	Needs Addressed	Increase and Preserve Affordable Housing
	Funding	CDBG: \$100,000
	Description	City of Westminster contribution to the Jefferson County development of a regional housing navigation center to assist Westminster residents and area unhoused populations with supportive services and transitional housing.
	Target Date	10/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	This investment is provided on the front-end construction of a housing navigation center. The building and services may not be brought on-line during the 2022 program year. The City will support the project with additional resources as part of a regional collaboration.
	Location Description	Arvada, Colorado
	Planned Activities	Day shelter and supportive services for unhoused residents. Up to eighty-five dorm style rooms for clients.
5	Project Name	LMA Community Market & Event Space
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$24,692

Description	Programmed use of City property in qualified low- and- moderate income areas for use by residents and community groups for open-air marketplace and community events. This project has been established through change of use to meet a LMA national objective.
Target Date	8/30/2024
Estimate the number and type of families that will benefit from the proposed activities	The new community open-air market and event space will benefit residents of Historic Westminster, especially the residents and families within one mile of the property. It is estimated that each event will draw approximately 60 to 200 people; and over time will benefit four hundred or more households.
Location Description	The target area for LMA benefits includes Census Blocks: 96.04-1 and 96.06-1 The subject property is located on the south-west corner of West 73rd Avenue and Lowell Blvd.
Planned Activities	The property described above will be landscaped, fenced and managed to provide a venue for both open air-market activities for the LMA area residents and also provide opportunities for community events. The open-air market will include food trucks, grocery trucks, arts and crafts, flea market and farmers market programming. The area residents have asked that the site be designed and landscaped to also accommodate a portable stage and for arts programming, cultural and youth events.

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

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

The City actively looks for opportunities to improve the lives of residents by seeking opportunities to support projects in all qualified low- and moderate- income (LMI) areas in the City. During the 2015-2019 Consolidated Planning period, multiple projects were focused on identified needs in an area formerly identified as South Westminster, now referred to as Historic Westminster. Historic Westminster, as defined in the 2001 South Westminster Strategic Revitalization Plan, is in the southeastern section of the City, bordered by Zuni Street to the east, U.S. Highway 36 and 80th Avenue to the north, Sheridan Boulevard to the west, and the city boundary to the south.

In recent years, because of the creation of the Westminster Station Special Plan District and community visioning efforts in the Harris Park neighborhood, the geographic terminology has changed. As the southern area of Westminster still has several neighborhoods with LMI and minority resident concentrations, additional projects are planned for this geographic area.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Census data indicates that 51 percent or more of the households in the southern part of Westminster are considered low- and moderate-income. Additionally, aging housing stock, deteriorating infrastructure, a lack of developable land, and blighted properties and buildings all exist within the area. Citizen and supportive service agency input gathered through the consultation and citizen participation process of the Consolidated Plan confirms that this area of Westminster remains in need of investment. For purposes of geographic definition, the City intends to look for investments in low- and moderate-income neighborhoods throughout Westminster and does not expect to be singularly focused on the southern part Westminster during the 2020-2024 Consolidated Planning period. Specifically, staff works with developers evaluating building sites throughout the city that may include affordable housing.

The Emergency and Essential Home Repair Program will also likely benefit individual homeowners within the southern area of Westminster, but it is not limited to that area. The program is offered to income-qualified Westminster homeowners. Since these projects are not restricted to a specific area, Staff is

unable to determine how many target area residents may be served.

Discussion

Please see above.

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

Introduction

In 2017, the City completed a Strategic Affordable and Workforce Housing Plan. This plan was accepted by City Council in October 2017 and was used to shape affordable housing initiatives through 2019 and 2020. The plan provided a matrix of strategic interventions the City could adopt to build institutional and regulatory structure to support increased affordable housing for residents. Since the plan's adoption, over seven hundred new units of affordable multi-family and senior rental housing have been placed in service, and plans are underway to complete a new development of affordable for-sale townhomes. The City will update the Housing Needs Assessment in 2023. Inputs and experiences from the COVID-19 pandemic will be assessed and considered in developing strategies for an updated Strategic Affordable and Workforce Housing Plan as the City recalibrates how to best preserve affordable housing and implement a balanced housing strategy.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Westminster expects to finalize and adopt the 2040 Comprehensive Plan in 2022. The acceptance of the plan was delayed due to staffing and City leadership changes and added requests for additional considerations to tie impacts of growth to resource availability. The added community and staff engagement that is evidenced in the updated comprehensive plan addresses the City's pursuit of a balanced housing strategy and clarified land use definitions and code requirements to facilitate additional housing, when feasible.

Discussion

N/A

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

Introduction

Westminster has consistently demonstrated an exceptional commitment to addressing underserved needs. In addition to the projects developed to achieve the City's annual goals, the City also invests both staff resources and additional funding to support residents' needs for social services, as well as leveraging other available state and federal funds to support additional affordable housing initiatives. Much of this work is performed by County and non-profit service providers who the City supports both with funding and staff collaboration when and where needed.

Actions planned to address obstacles to meeting underserved needs

For a city of its size, Westminster demonstrates an exceptional commitment to addressing underserved needs. In addition to the projects developed to achieve the City's annual goals, the City also invests both staff resources and additional funding to support residents' needs for social services, as well as leveraging other available state and federal funds to support additional affordable housing initiatives.

As described elsewhere in this document, Westminster dedicates general funds to provide operations support to non-profits that provide supportive services to residents. The reason for this is twofold: 1) Local funding reduces the administrative burden on non-profits receiving small federal grants that require a great deal of compliance activity; and 2) Local funding reduces the administrative burden on City staff, freeing up staff time for substantive revitalization projects and programs. The Human Services Board (HSB) makes recommendations to City Council for the allocation of funds to support the mission of providing assistance to Westminster residents through clothing, food, shelter, and mental and physical health services. In the Adopted 2019-2020 Budget, City Council increased the available funds for the HSB to \$130,000 (from \$90,000 in the last Consolidated Plan) in an effort to meet some of the increased need in the community.

The City is home to the Adams County Human Services Center which provides "one stop shopping" to residents needing resources for Health First Colorado, food assistance (SNAP), Colorado Works/TANF, child care (CCCAP), utilities (LEAP), and employment/skill building.

In 2018, the City conducted a comprehensive study to identify gaps in access to City services for non-English speakers and readers and persons with disabilities. That study contained department-level recommendations for expanding language access. The City's draft Language Access Plan was completed and began implementation in 2021.

Since the last Consolidated Plan was developed, the City formed an Inclusivity Board to guide approaches to inclusivity and diversity. The Inclusivity Board has become a valuable support to the elected officials and City staff for their lens on how complex municipal governance issues impact the

City's low-income and marginalized communities.

Actions planned to foster and maintain affordable housing

The City launched two programs with the 2020 – 2024 Consolidated Plan to both foster development of affordable housing and preserve multi-family housing that is currently affordable. One program will provide grants to existing affordable multifamily housing property owners to address identified capital needs while prioritizing resident safety and energy efficiency, thereby improving resident quality of life, and preserving long-term affordability. The second program provides funds to affordable housing developers to defray costs associated with site preparation and streetscape improvements, helping to close funding gaps and increase the affordable housing stock in the City. Both programs will utilize CDBG funds.

The City has also supported the development of new affordable housing through its allocation of HOME funds from Adams County. The City has provided HOME funds to support low- to moderate-income housing for both families and for seniors. Since 2015, the City has provided \$400,000 in HOME funds to two projects that combined to construct 139 units of income-restricted housing in Westminster. Approximately \$500,000 from recent HOME allocations were applied to a Tenant Based Rental Assistance (TBRA) fund to support families experiencing economic impacts during the COVID-19 pandemic.

Private Activity Bond (PAB) allocations are issued by the State pursuant to federal regulations to support certain private activities such as residential mortgage programs, construction of affordable housing, and certain redevelopment projects. The City has used its PAB allocation for a variety of affordable housing efforts, and during the 2015-2019 Consolidated Plan assigned over \$20 million in PAB capacity to CHFA for both a low-interest mortgage program for qualifying low- to moderate-income homebuyers, and as bond capacity for two local multi-family housing developments awarded 4% LIHTC. In 2021, the City provided CHFA with PAB assignment of \$6,272,751 to apply toward low-interest mortgages for first time homebuyers and veterans. The City's 2022 PAB has been awarded to the Adams County Housing Authority to support the development of sixty-one units of affordable housing.

The City also provides its Emergency and Essential Home Repair Program, which helps qualified, low-income homeowners make repairs that improve their home safety and mobility. Through the program, up to \$5,000 in eligible essential and emergency home repairs can be made free of charge to income-qualified households.

The City has a rental housing maintenance code and inspection program that promotes decent, safe, and sanitary housing conditions for renters. More information on the program can be found here:

<https://www.cityofwestminster.us/Government/Departments/CommunityDevelopment/RentalProperty>

Inspection.

The City has also supported the development of a balanced housing strategy in the Westminster Station TOD neighborhood to encourage a spectrum of income levels and unit types close to transit. The goal in this area is to promote housing stability and provide economic opportunity for a diverse population.

City staff continues to build strong community partnerships and recruit vision-aligned affordable housing developers and funding agencies, including Maiker Housing Partners, Foothills Regional Housing, CRHDC, ULC, Habitat for Humanity, and Enterprise Community Partners, as well as a range of private developers.

Actions planned to reduce lead-based paint hazards

The City's Emergency and Essential Home Repair Program contractors, Foothills Regional Housing and Brothers Redevelopment, Inc. comply with all federal Lead-Based Paint regulations when implementing the program. Additionally, the City's proposed new program offering rehabilitation grants for existing affordable multifamily properties will comply with all lead-based paint regulations, and dependent on specific applications and identified needs, these activities may involve remediation.

Actions planned to reduce the number of poverty-level families

The City is continually working to provide more jobs for residents of all skill levels with Westminster employers through its comprehensive economic development efforts. The City can influence levels of jobs and affordable housing; however, many aspects of combating poverty are outside the City's influence. 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 or in adjacent areas. 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 planned to develop institutional structure

Efforts to develop institutional structure have focused on addressing the growing needs of persons experiencing homelessness, those with severe cost burden, and those who have special needs. Westminster maintains strong relationships with the non-profit organizations and public housing authorities that serve the City's low-income residents and most vulnerable populations. Staff participates in numerous community forums and promotes citizen engagement in City projects and services. City departments work closely to coordinate services and information about opportunities that benefit our residents, including free summer camp for Westminster families, volunteer opportunities or arts and health information forums for the community's senior residents. Information about the

programs supported by the City's CDBG investments is included in this ongoing engagement and outreach.

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

See discussion above.

Discussion

Other actions the City takes to meet the needs of underserved and vulnerable populations include:

- Administrative approval of domestic violence shelters to protect the confidentiality of the location of shelters to protect victims from further assaults. These include: Alternatives to Family Violence; The Rape Assistance and Awareness Program (RAAP); and Sexual Assault Nurse Examiners (SANE).
- Assigning two City staff to serve on regional projects to address services and options for unhoused residents.
- Providing motel vouchers on overly hot days and below freezing nights to ensure unhoused individuals and families can be indoors and have access to a safe and clean bed.

Program Specific Requirements

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

Introduction

The City will work closely with HUD Region 8 staff during 2022 to meet compliance for timeliness. The City experienced project interruptions during the pandemic that slowed the City's rate of expenditure. Staff anticipates being on track for timeliness by 2023.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 80.00% |

Discussion

The City does not have any projects that generate program income. All funding not applied to support program administration provides direct services to our qualifying residents.



WESTMINSTER
COLORADO

Community Engagement Documentation

2022 Substantial Amendments to
U.S. Department of Housing and Urban Development
Community Development Block Grant
2020-2024 Consolidated Plan and 2022 Annual Action Plan

CDBG Substantial Amendment Posting Plan

CDBG Plan Amendments: Post and Notification Plan:

Web post set-up: for release Monday, November 21, 2022

Post: 30 days through December 22, 2022

Email blast: November 21 – CDBG email list

Subject Line:

CDBG: Notice of Multiple Substantial Amendments to the City's Filed Plans

Please make the header look pretty on the front English version and one before the Spanish version as you paste the translated document into the email message.

Facebook post: November 21 - Use PDF of the CDBG Plan cover as artwork

Text:

The City is performing multiple amendments to currently filed Community Development Block Grant (CDBG) plans and invites all residents and funding partners to review and comment.

See the summary under “Current CDBG Program Notifications”

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

The City accepts all input to the proposed amendment process. The amended plans and programs will go into effect in 2023.

November 30 Tweet: *Use same language as above...*

December 14 Tweet:

“The Clock is Ticking: Only one more week to comment on the City's Amendments to CDBG programming! Please review the post and provide your input: at:

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

We will do one more email blast then as well. (I want to think about what to say then... 😊)

Close Public Comment: Thursday, December 22

2022 Substantial Amendments to Filed CDBG Plans

The City of Westminster is required to provide formal notice when undertaking changes to programmed use of Community Development Block Grant (CDBG) funds that either is not currently called out in the City's HUD planning documents or requires an addition or transfer of funds from currently set project budgets.

The following list of (four) amendments will be completed and associated plans will be updated to reflect the added goals and language at the close of 2022. Residents have until close of business December 22, 2022 to submit comments or input to the amendment process.

2022 Annual Action Plan: Amendment to Accept \$24,692 in Additional CDBG Funding

In August, 2022 the City received notice of availability of additional Community Development Block Grant (CDBG) funds to be redistributed to Colorado jurisdictions. The City replied and stated our interest in receiving an allocation of the redistributed funds. The City was awarded an added \$24,692 to the current 2022 CDBG grant of \$585,031, bringing the 2022 CDBG allocation up to \$609,723.

The additional \$24,692 in funding will be applied to the upcoming planning effort to program the City property located at West 73rd Avenue and Lowell Blvd. as a community event and open-air market space.

Anyone wishing to comment on this application of the additional funds can provide input at CDBG@cityofwestminster.us, or can leave a voice message at 303 658-2414.

2020-2024 CDBG Consolidated Plan: One Change of Use action and add two Additional Goals

The 2020-2024 CDBG Consolidated Plan ("Plan") provided two goals to guide CDBG investments during the five-year planning period covered by the Plan. The City is amending the Plan to add two additional goals in order to address identified community interests and needs.

Federal regulation states that "The citizen participation plan shall require the jurisdiction to consider any comments or views of citizens received in writing, or orally at public hearings, if any, in preparing the substantial amendment of the consolidated plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the substantial amendment of the consolidated plan." [91.105(c)(3)].

Two amendments detailed:

Add third goal to the Plan to allow for creation of a community event space and open-air market that will be programmed for services and events that revitalize a Low- and Moderate- Income Area (LMA)

- This goal allows for the new LMA project inside of the City's filed 2020-2024 Consolidated Plan, and allows the City to change the use of the CDBG-acquired property located at West 73rd

Avenue and Lowell Boulevard from a commitment to meet a housing national objective to a use in support of LMA residents.

- The new Consolidated Plan goal will read, “**GOAL: programmed use of City property in qualified low- and- moderate income areas for use by residents and community groups for open-air market place and community events.**”

Add a fourth goal to provide funds in response to identified critical needs of City’s unhoused population.

- The City allocated \$100,000 to support a regional housing navigation center planned for Jefferson County. The City chose to support this regional service given the strong partnership between the City’s Homeless Navigation services team and the Jefferson County Homeless Services Coalition. Staff is amending the City’s filed Consolidated plan to add a specific goal in support of this investment.
- The new goal will read, “**GOAL: investment of CDBG funds in support of strategic services and transitional housing for unhoused residents in need of supportive services.**”

2020-2024 Citizen Participation Plan: HUD has requested that all affected jurisdictions amend their CPP to cover the requirement (detailed below) to accept redistributed HUD Funds.

In this situation, citizens must be notified of the amount of CDBG funds received, including any additional funds it may receive from a reallocation of CDBG funds. The regulation at 91.220(c)(1) states in part: (1) Federal resources. The consolidated plan must provide a concise summary of the federal resources (including grant funds and program income) expected to be made available. In addition, the language at 91.220(l)(1)(i) states: A jurisdiction must describe activities planned with respect to all CDBG funds expected to be available during the program year, except that an amount generally not to exceed 10 percent of such total available CDBG funds may be excluded from the funds for which eligible activities are described if it has been identified for the contingency of cost overruns.

The receipt of additional CDBG funds will require a substantial amendment to notify citizens of the additional amount of CDBG funds received and how those funds will be used. The additional funds may be used for a new activity or added to a previously identified activity.

Grantees should consider making a substantial amendment to its CPP at the time of completing the substantial amendment for the reallocation, to ensure compliance with 91.220(c)(1) and 91.220(l)(1)(i), essentially making it clear that the availability of reallocated funds of any amount triggers a substantial amendment.

Anyone wishing to comment on the proposed amendments can provide input at CDBG@cityofwestminster.us, or can leave a voice message at 303 658-2414.

2022 Enmiendas sustanciales a los planes CDBG presentados

Se requiere que la Ciudad de Westminster proporcione un aviso formal cuando realice cambios en el uso programado de los fondos de Subvención en Bloque para el Desarrollo Comunitario (CDBG) que actualmente no se mencionan en los documentos de planificación del HUD de la Ciudad, o que requieren una adición o transferencia de fondos de los presupuestos establecidos actualmente. presupuestos de proyectos.

La siguiente lista de (cuatro) enmiendas se completará y los planes asociados se actualizarán para reflejar los objetivos y el lenguaje agregados al cierre de 2022. Los residentes tienen hasta el cierre de operaciones el 22 de diciembre de 2022 para enviar comentarios o aportes al proceso de enmienda.

Plan de acción anual 2022: Enmienda para aceptar \$24,692 en fondos adicionales de CDBG

En agosto de 2022, la Ciudad recibió un aviso de la disponibilidad de fondos adicionales de Subvención en Bloque para el Desarrollo Comunitario (CDBG) para ser redistribuidos a las jurisdicciones de Colorado. La Ciudad respondió y manifestó nuestro interés en recibir una asignación de los fondos redistribuidos. La Ciudad recibió \$24,692 adicionales a la subvención actual de CDBG de 2022 de \$585,031, lo que eleva la asignación de CDBG de 2022 a \$609,723.

Los \$24,692 adicionales en fondos se aplicarán al próximo esfuerzo de planificación para programar la propiedad de la Ciudad ubicada en West 73rd Avenue y Lowell Blvd. como evento comunitario y espacio de mercado al aire libre.

Cualquiera que desee comentar sobre esta solicitud de los fondos adicionales puede enviar sus comentarios a CDBG@cityofwestminster.us, o puede dejar un mensaje de voz al 303 658-2414.

Plan consolidado de CDBG 2020-2024: una acción de cambio de uso y agregar dos objetivos adicionales

El Plan consolidado de CDBG 2020-2024 ("Plan") proporcionó dos objetivos para guiar las inversiones de CDBG durante el período de planificación de cinco años cubierto por el Plan. La Ciudad está modificando el Plan para agregar dos objetivos adicionales a fin de abordar los intereses y necesidades identificados de la comunidad.

La regulación federal establece que "El plan de participación ciudadana requerirá que la jurisdicción considere cualquier comentario u opinión de los ciudadanos recibidos por escrito u oralmente en audiencias públicas, si las hubiere, al preparar la enmienda sustancial del plan consolidado. Un resumen de estos comentarios o puntos de vista, y un resumen de cualquier comentario o punto de vista no aceptado y las razones para ello, se adjuntará a la modificación sustancial del plan consolidado." [91.105(c)(3)].

Dos enmiendas detalladas:

Agregar un tercer objetivo al Plan para permitir la creación de un espacio para eventos comunitarios y un mercado al aire libre que se programará para servicios y eventos que revitalizan un área de ingresos bajos y moderados (LMA)

- Este objetivo permite el nuevo proyecto LMA dentro del Plan Consolidado 2020-2024 presentado por la Ciudad, y permite que la Ciudad cambie el uso de la propiedad adquirida por CDBG ubicada en West 73rd Avenue y Lowell Boulevard a partir de un compromiso de cumplir con un objetivo nacional de vivienda. objetivo de un uso en apoyo de los residentes de LMA.
- La nueva meta del Plan Consolidado dirá: "OBJETIVO: uso programado de propiedad de la Ciudad en áreas calificadas de ingresos bajos y moderados para uso de residentes y grupos comunitarios para mercados al aire libre y eventos comunitarios".

Agregar un cuarto objetivo para proporcionar fondos en respuesta a las necesidades críticas identificadas de la población sin vivienda de la Ciudad.

- La Ciudad asignó \$100,000 para apoyar un centro de navegación de vivienda regional planificado para el condado de Jefferson. La ciudad eligió apoyar este servicio regional dada la sólida asociación entre el equipo de servicios de navegación para personas sin hogar de la ciudad y la Coalición de servicios para personas sin hogar del condado de Jefferson. El personal está modificando el plan consolidado presentado por la ciudad para agregar un objetivo específico en apoyo de esta inversión.
- El nuevo objetivo dirá: "OBJETIVO: inversión de fondos CDBG en apoyo de servicios estratégicos y viviendas de transición para residentes sin vivienda que necesitan servicios de apoyo".

Plan de participación ciudadana 2020-2024: HUD ha solicitado que todas las jurisdicciones afectadas modifiquen su CPP para cubrir el requisito (detallado a continuación) de aceptar fondos redistribuidos de HUD.

En esta situación, los ciudadanos deben ser notificados de la cantidad de fondos CDBG recibidos, incluidos los fondos adicionales que puedan recibir de una reasignación de fondos CDBG. La regulación en 91.220(c)(1) establece en parte: (1) Recursos federales. El plan consolidado debe proporcionar un resumen conciso de los recursos federales (incluidos los fondos de subvenciones y los ingresos del programa) que se espera que estén disponibles. Además, el lenguaje en 91.220(l)(1)(i) establece: Una jurisdicción debe describir las actividades planeadas con respecto a todos los fondos CDBG que se espera que estén disponibles durante el año del programa, excepto que una cantidad que generalmente no exceda el 10 por ciento de dicho total de fondos CDBG disponibles puede excluirse de los fondos para los cuales se describen las actividades elegibles si se ha identificado para la contingencia de sobrecostos.

La recepción de fondos CDBG adicionales requerirá una enmienda sustancial para notificar a los ciudadanos sobre la cantidad adicional de fondos CDBG recibidos y cómo se utilizarán esos fondos. Los fondos adicionales pueden usarse para una nueva actividad o agregarse a una actividad previamente identificada.

Los concesionarios deben considerar hacer una enmienda sustancial a su CPP al momento de completar la enmienda sustancial para la reasignación, para asegurar el cumplimiento con 91.220(c)(1) y 91.220(l)(1)(i), esencialmente dejando en claro que la disponibilidad de fondos reasignados de cualquier monto genera una modificación sustancial.

Cualquiera que desee comentar sobre las enmiendas propuestas puede enviar sus comentarios a CDBG@cityofwestminster.us, o puede dejar un mensaje de voz al 303 658-2414.



NOTICE OF SUBSTANTIAL AMENDMENTS TO THE CITY'S FILED PLANS WITH U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

- [Read Amendments](#)
- Posting Period: November 21 through December 22, 2022
- For more information, please contact staff at CDBG@cityofwestminster.us

The City will perform two Substantial Amendments in December:

- An amendment to the 2020-2024 Consolidated Plan to add a new project in support of a community open air market at West 73rd and Lowell Boulevard, and
- An amendment to the 2022 Annual Action Plan (AAP) to accept an additional \$24,692.00 in redistributed CDBG funds from the U.S. Department of Housing and Urban Development (HUD) Region 8.

These amendments will be posted by November 15 and will be in review for 30-days before they are filed with HUD.



AVISO DE ENMIENDAS SUSTANCIALES A LOS PLANES PRESENTADOS POR LA CIUDAD CON EL DEPARTAMENTO DE VIVIENDA Y DESARROLLO URBANO DE LOS ESTADOS UNIDOS (HUD)

• [Leer enmiendas](#)

• Período de publicación: del 21 de noviembre al 22 de diciembre de 2022

• Para obtener más información, comuníquese con el personal en CDBG@cityofwestminster.us

La Ciudad realizará dos Enmiendas Sustanciales en diciembre:

• Una enmienda al Plan Consolidado 2020-2024 para agregar un nuevo proyecto en apoyo de un mercado comunitario al aire libre en West 73rd y Lowell Boulevard, y

• Una enmienda al Plan de Acción Anual (AAP) de 2022 para aceptar \$24,692.00 adicionales en fondos CDBG redistribuidos de la Región 8 del Departamento de Vivienda y Desarrollo Urbano (HUD) de EE. UU.

Estas enmiendas se publicarán antes del 15 de noviembre y estarán en revisión durante 30 días antes de que se presenten ante HUD.

From: [Molly Tayer](#)
To: '''Tayer, Molly'''@pps.reinject
Subject: [EXTERNAL] FW: CDBG: Notice of Multiple Substantial Amendments to the City's Filed Plans
Date: Wednesday, December 28, 2022 9:37:12 AM

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.

From: City of Westminster <noreply@cityofwestminster.us>
Sent: Monday, November 21, 2022 7:00 AM
To: molly@tayer.net
Subject: CDBG: Notice of Multiple Substantial Amendments to the City's Filed Plans

[CDBG Update](#)



2022 Substantial Amendments to Filed CDBG Plans

The City of Westminster is required to provide formal notice when undertaking changes to programmed use of Community Development Block Grant (CDBG) funds that either is not currently called out in the City's HUD planning documents or requires an addition or transfer of funds from currently set project budgets.

The following list of (four) amendments will be completed and associated

plans will be updated to reflect the added goals and language at the close of 2022. Residents have until close of business December 22, 2022 to submit comments or input to the amendment process.

2022 Annual Action Plan: Amendment to Accept \$24,692 in Additional CDBG Funding

In August, 2022 the City received notice of availability of additional Community Development Block Grant (CDBG) funds to be redistributed to Colorado jurisdictions. The City replied and stated our interest in receiving an allocation of the redistributed funds. The City was awarded an added \$24,692 to the current 2022 CDBG grant of \$585,031, bringing the 2022 CDBG allocation up to \$609,723.

The additional \$24,692 in funding will be applied to the upcoming planning effort to program the City property located at West 73rd Avenue and Lowell Blvd. as a community event and open-air market space.

Anyone wishing to comment on this application of the additional funds can provide input at CDBG@cityofwestminster.us, or can leave a voice message at 303 658-2414.

2020-2024 CDBG Consolidated Plan: One Change of Use action and add two Additional Goals

The 2020-2024 CDBG Consolidated Plan (“Plan”) provided two goals to guide CDBG investments during the five-year planning period covered by the Plan. The City is amending the Plan to add two additional goals in order to address identified community interests and needs.

Federal regulation states that “The citizen participation plan shall require the jurisdiction to consider any comments or views of citizens received in writing, or orally at public hearings, if any, in preparing the substantial amendment of the consolidated plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the substantial amendment of the consolidated plan.” [91.105(c)(3)].

Two amendments detailed:

Add third goal to the Plan to allow for creation of a community event space and open-air market that will be programmed for services and events that revitalize a Low- and Moderate- Income Area (LMA)

This goal allows for the new LMA project inside of the City’s filed 2020-2024 Consolidated Plan, and allows the City to change the use of the CDBG-acquired property located at West 73rd Avenue and Lowell Boulevard from a commitment to meet a housing national objective to a use in support of LMA residents.

The new Consolidated Plan goal will read, **“GOAL: programmed use of City property in qualified low- and- moderate income areas for use by residents and community groups for open-air market place and community events.”**

Add a fourth goal to provide funds in response to identified critical needs of City’s

unhoused population.

The City allocated \$100,000 to support a regional housing navigation center planned for Jefferson County. The City chose to support this regional service given the strong partnership between the City's Homeless Navigation services team and the Jefferson County Homeless Services Coalition. Staff is amending the City's filed Consolidated plan to add a specific goal in support of this investment.

The new goal will read, "**GOAL: investment of CDBG funds in support of strategic services and transitional housing for unhoused residents in need of supportive services.**"

2020-2024 Citizen Participation Plan: HUD has requested that all affected jurisdictions amend their CPP to cover the requirement (detailed below) to accept redistributed HUD Funds.

In this situation, citizens must be notified of the amount of CDBG funds received, including any additional funds it may receive from a reallocation of CDBG funds. The regulation at 91.220(c)(1) states in part: (1) Federal resources. The consolidated plan must provide a concise summary of the federal resources (including grant funds and program income) expected to be made available. In addition, the language at 91.220(l)(1)(i) states: A jurisdiction must describe activities planned with respect to all CDBG funds expected to be available during the program year, except that an amount generally not to exceed 10 percent of such total available CDBG funds may be excluded from the funds for which eligible activities are described if it has been identified for the contingency of cost overruns.

The receipt of additional CDBG funds will require a substantial amendment to notify citizens of the additional amount of CDBG funds received and how those funds will be used. The additional funds may be used for a new activity or added to a previously identified activity.

Grantees should consider making a substantial amendment to its CPP at the time of completing the substantial amendment for the reallocation, to ensure compliance with 91.220(c)(1) and 91.220(l)(1)(i), essentially making it clear that the availability of reallocated funds of any amount triggers a substantial amendment.

Anyone wishing to comment on the proposed amendments can provide input at CDBG@cityofwestminster.us, or can leave a voice message at 303 658-2414.

2022 Enmiendas sustanciales a los planes CDBG presentados

Se requiere que la Ciudad de Westminster proporcione un aviso formal cuando realice cambios en el uso programado de los fondos de Subvención en Bloque para el Desarrollo Comunitario (CDBG) que actualmente no se mencionan en los documentos de planificación del HUD de la Ciudad, o que

requieren una adición o transferencia de fondos de los presupuestos establecidos actualmente. presupuestos de proyectos.

La siguiente lista de (cuatro) enmiendas se completará y los planes asociados se actualizarán para reflejar los objetivos y el lenguaje agregados al cierre de 2022. Los residentes tienen hasta el cierre de operaciones el 22 de diciembre de 2022 para enviar comentarios o aportes al proceso de enmienda.

Plan de acción anual 2022: Enmienda para aceptar \$24,692 en fondos adicionales de CDBG

En agosto de 2022, la Ciudad recibió un aviso de la disponibilidad de fondos adicionales de Subvención en Bloque para el Desarrollo Comunitario (CDBG) para ser redistribuidos a las jurisdicciones de Colorado. La Ciudad respondió y manifestó nuestro interés en recibir una asignación de los fondos redistribuidos. La Ciudad recibió \$24,692 adicionales a la subvención actual de CDBG de 2022 de \$585,031, lo que eleva la asignación de CDBG de 2022 a \$609,723.

Los \$24,692 adicionales en fondos se aplicarán al próximo esfuerzo de planificación para programar la propiedad de la Ciudad ubicada en West 73rd Avenue y Lowell Blvd. como evento comunitario y espacio de mercado al aire libre.

Cualquiera que desee comentar sobre esta solicitud de los fondos adicionales puede enviar sus comentarios a CDBG@cityofwestminster.us, o puede dejar un mensaje de voz al 303 658-2414.

Plan consolidado de CDBG 2020-2024: una acción de cambio de uso y agregar dos objetivos adicionales

El Plan consolidado de CDBG 2020-2024 ("Plan") proporcionó dos objetivos para guiar las inversiones de CDBG durante el período de planificación de cinco años cubierto por el Plan. La Ciudad está modificando el Plan para agregar dos objetivos adicionales a fin de abordar los intereses y necesidades identificados de la comunidad.

La regulación federal establece que "El plan de participación ciudadana requerirá que la jurisdicción considere cualquier comentario u opinión de los ciudadanos recibidos por escrito u oralmente en audiencias públicas, si las hubiere, al preparar la enmienda sustancial del plan consolidado. Un resumen de estos comentarios o puntos de vista, y un resumen de cualquier comentario o punto de vista no aceptado y las razones para ello, se adjuntará a la modificación sustancial del plan consolidado." [91.105(c)(3)].

Dos enmiendas detalladas:

Agregar un tercer objetivo al Plan para permitir la creación de un espacio para eventos comunitarios y un mercado al aire libre que se programará para servicios y eventos que revitalizan un área de ingresos bajos y moderados (LMA)

- Este objetivo permite el nuevo proyecto LMA dentro del Plan Consolidado 2020-2024 presentado por la Ciudad, y permite que la Ciudad cambie el uso de la propiedad adquirida por CDBG ubicada en West 73rd Avenue y Lowell Boulevard a

partir de un compromiso de cumplir con un objetivo nacional de vivienda. objetivo de un uso en apoyo de los residentes de LMA.

- La nueva meta del Plan Consolidado dirá: "OBJETIVO: uso programado de propiedad de la Ciudad en áreas calificadas de ingresos bajos y moderados para uso de residentes y grupos comunitarios para mercados al aire libre y eventos comunitarios".

Agregar un cuarto objetivo para proporcionar fondos en respuesta a las necesidades críticas identificadas de la población sin vivienda de la Ciudad.

- La Ciudad asignó \$100,000 para apoyar un centro de navegación de vivienda regional planificado para el condado de Jefferson. La ciudad eligió apoyar este servicio regional dada la sólida asociación entre el equipo de servicios de navegación para personas sin hogar de la ciudad y la Coalición de servicios para personas sin hogar del condado de Jefferson. El personal está modificando el plan consolidado presentado por la ciudad para agregar un objetivo específico en apoyo de esta inversión.
- El nuevo objetivo dirá: "OBJETIVO: inversión de fondos CDBG en apoyo de servicios estratégicos y viviendas de transición para residentes sin vivienda que necesitan servicios de apoyo".

Plan de participación ciudadana 2020-2024: HUD ha solicitado que todas las jurisdicciones afectadas modifiquen su CPP para cubrir el requisito (detallado a continuación) de aceptar fondos redistribuidos de HUD.

En esta situación, los ciudadanos deben ser notificados de la cantidad de fondos CDBG recibidos, incluidos los fondos adicionales que puedan recibir de una reasignación de fondos CDBG. La regulación en 91.220(c)(1) establece en parte: (1) Recursos federales. El plan consolidado debe proporcionar un resumen conciso de los recursos federales (incluidos los fondos de subvenciones y los ingresos del programa) que se espera que estén disponibles. Además, el lenguaje en 91.220(l)(1)(i) establece: Una jurisdicción debe describir las actividades planeadas con respecto a todos los fondos CDBG que se espera que estén disponibles durante el año del programa, excepto que una cantidad que generalmente no exceda el 10 por ciento de dicho total de fondos CDBG disponibles puede excluirse de los fondos para los cuales se describen las actividades elegibles si se ha identificado para la contingencia de sobrecostos.

La recepción de fondos CDBG adicionales requerirá una enmienda sustancial para notificar a los ciudadanos sobre la cantidad adicional de fondos CDBG recibidos y cómo se utilizarán esos fondos. Los fondos adicionales pueden usarse para una nueva actividad o agregarse a una actividad previamente identificada.

Los concesionarios deben considerar hacer una enmienda sustancial a su CPP al momento de completar la enmienda sustancial para la reasignación, para asegurar el cumplimiento con 91.220(c)(1) y 91.220(l)(1)(i), esencialmente dejando en claro que la disponibilidad de fondos reasignados de cualquier monto genera una modificación sustancial.

Cualquiera que desee comentar sobre las enmiendas propuestas puede enviar sus

comentarios a CDBG@cityofwestminster.us, o puede dejar un mensaje de voz al 303 658-2414.



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City of Westminster, Colorado - Government

Published by Sprout Social · November 21, 2022 ·

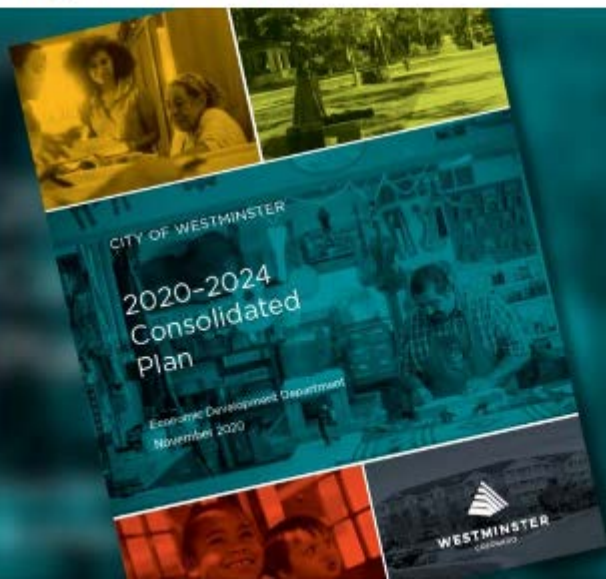


The City is performing multiple amendments to currently filed Community Development Block Grant (CDBG) plans and invites all residents and funding partners to review and comment.

See the summary under "Current CDBG Program Notifications"

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

The City accepts all input to the proposed amendment process. The amended plans and programs will go into effect in 2023.





City of Westminster

@westminsterco



The City is performing multiple amendments to currently filed Community Development Block Grant (CDBG) plans and invites all residents and funding partners to review and comment. See the summary under "Current CDBG Program Notifications" at: bit.ly/3EnjeZJ



6:42 PM · Nov 21, 2022

2022 Annual Action Plan and CDBG Acceptance: Community Input

Cover Note to the Appendix:

Notification and Outreach:

Email to community partners

Social Media Posts

Westminster Window ad posting

Public Engagement:

City Council Study Session | June 20

Community Meeting | June 22

Inclusivity Board Members Discussion | July 19

Neighborhood Navigation Institute Leadership | July 20

Correspondence Received:

73rd and Lowell Event Space Proposal

Growing Home Letter

Email Received

Public Testimony:

See narrative under AP-05 in AAP

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

Email to community partners

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

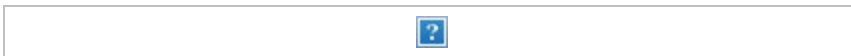
City of Westminster | Economic Development

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

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

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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

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 necesite interpretación en español o ASL debe comunicarse con la ciudad con anticipación.

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

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 ·  

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:
<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

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



(/uploads/original/20201021-155547-7e2066f6cf)

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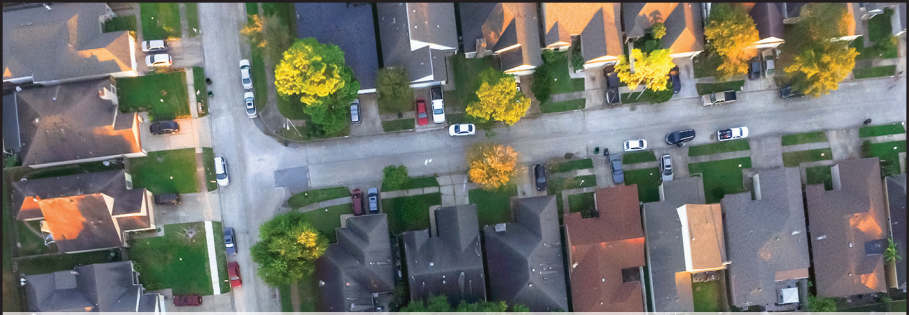
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Republican primary voters in Colorado had a choice on June 28: Elevate a slate of candidates who believe the unfounded claim that Pres was the true winner of the 2020 election or ...

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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 assessible 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](tel: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](tel: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.

- 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)

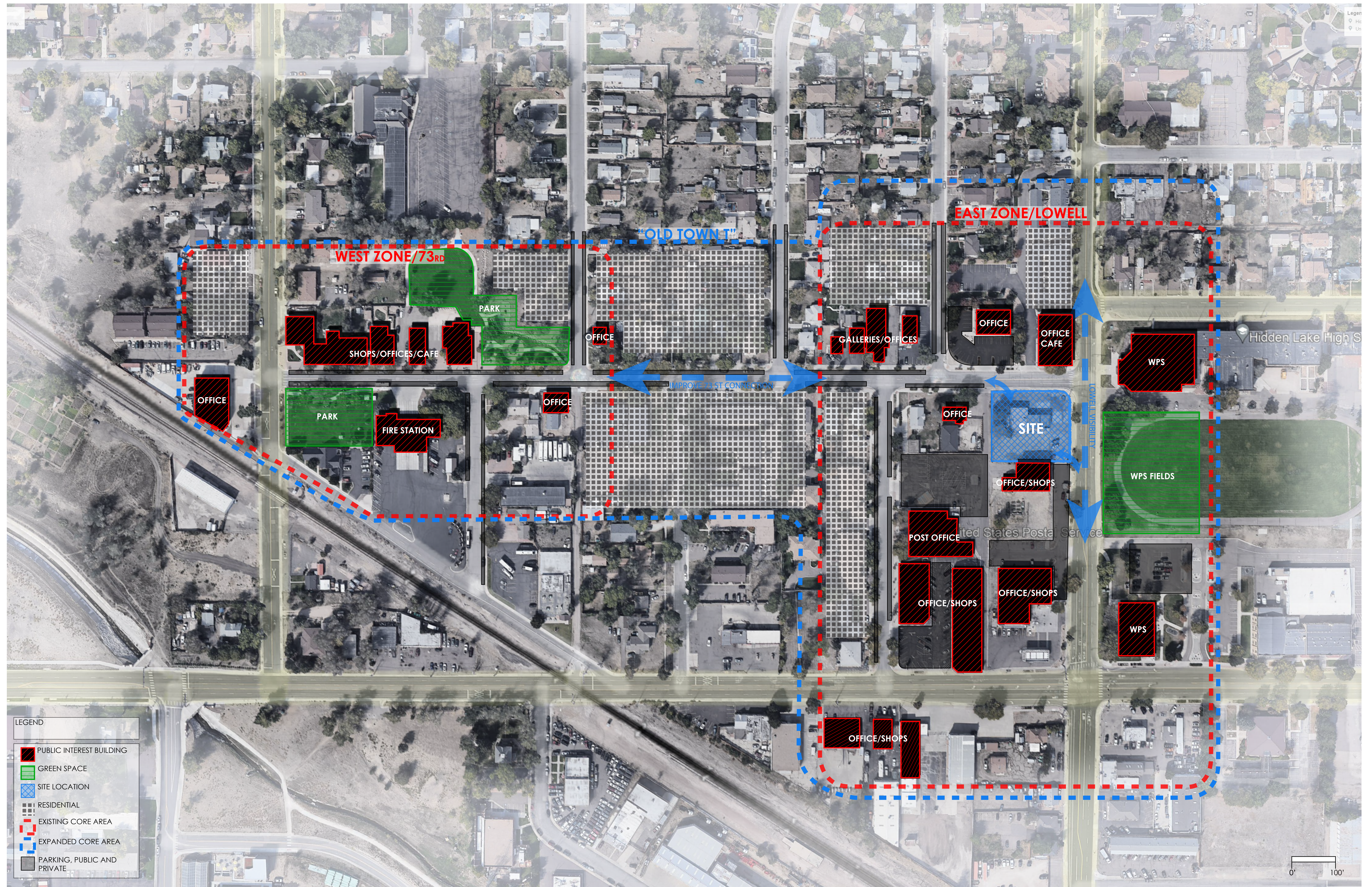
U.S. Department of Housing and Urban Development (HUD)

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

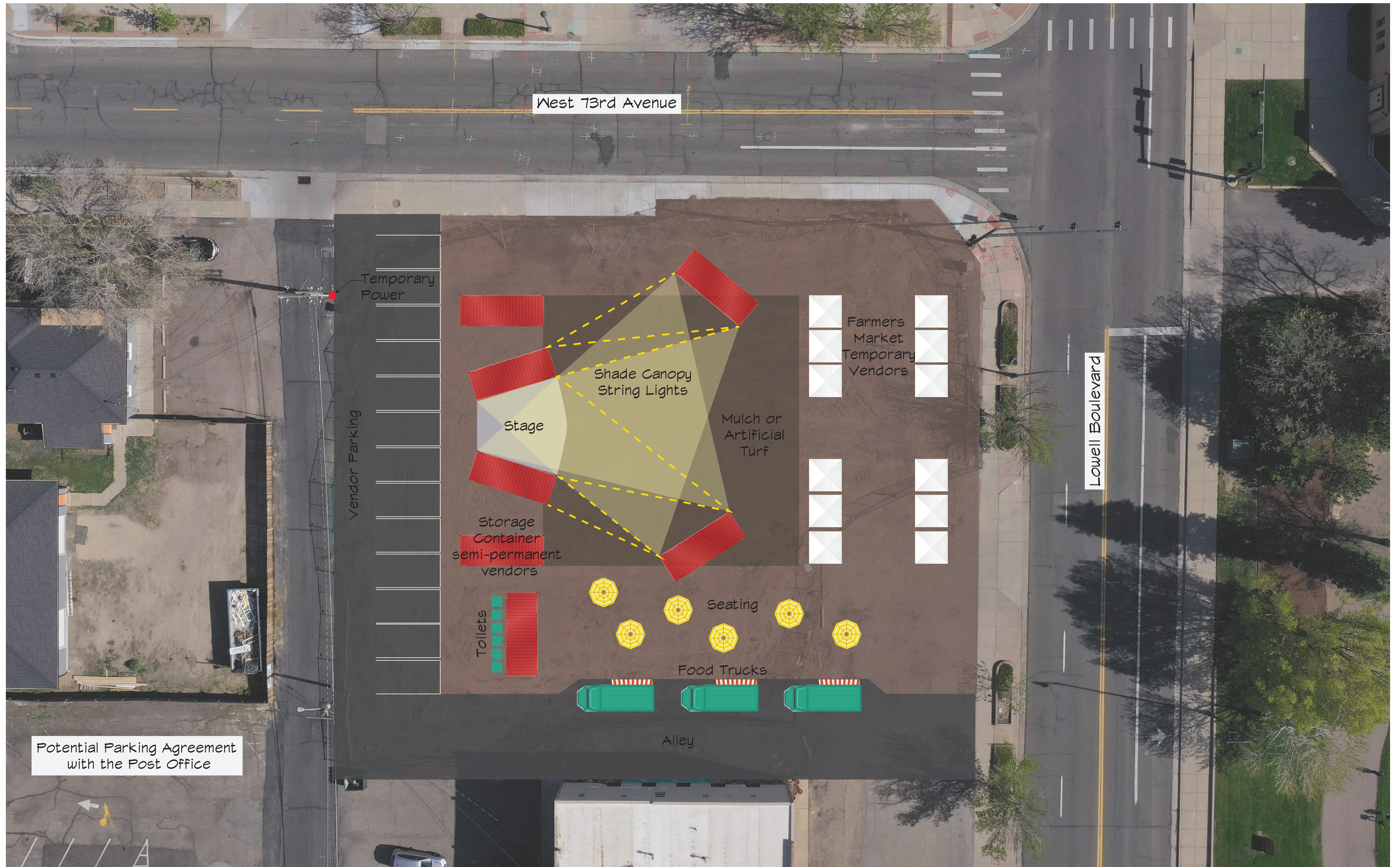
Purchase and Sale Agreement (PSA)

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



73rd and Lowell



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

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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!



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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 Westminister 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?