



City of Commerce City,
Colorado

Community Development Block Grant

Amended 2016 Annual Action Plan

June 8, 2017

Expected Resources

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

Introduction

Entitlement grant resources totaling \$386,340 are anticipated for the 2016 program year to provide decent housing, suitable living environments, and expanded economic opportunities. Commerce City seeks to use its CDBG Program funds to serve the needs of low- to moderate-income persons and households in partnership with capable agencies to include public and private partners, developers, financial lending institutions, and nonprofits. Below is a description of the anticipated funding for the CDBG Programs based on the allocation for the current program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	386,340	0	0	386,340	1,545,360

Table 1 - 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

Projects selected for funding by Commerce City will leverage additional community resources, including public and private agency funds. Monies dedicated to infrastructure improvements capitalize on ongoing City revitalization and capital improvement efforts. Public service funds are granted to agencies with additional public and/or private funding streams that provide a variety of services in addition to those supported by CDBG funds.

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

Commerce City has a publicly owned small business center located in the Derby area. This center can help address the economic development and anti-poverty needs addressed in this plan. The City also has a public detention pond at the dog track site that may be used in connection with planned drainage improvements in the area.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Sidewalk Construction and Repair	2016	2020	Non-Housing Community Development	Core City	Neighborhood Revitalization	CDBG: \$279,072	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 650 Persons Assisted
2	Local Bus Stop Improvements	2016	2020	Non-Housing Community Development	Core City	Neighborhood Revitalization	CDBG: \$30,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Administration and Planning	2016	2020	Non-Housing Community Development	Citywide	Program Administration and Planning	CDBG: \$77,268	Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Sidewalk Construction and Repair
	Goal Description	Construction of new sidewalks and repair of existing sidewalks to facilitate pedestrian connections and counter blight conditions.
2	Goal Name	Local Bus Stop Improvements
	Goal Description	Installation of trash receptacles, concrete pads, and bus benches at bus stops along local routes to reduce litter and counter blight conditions.
3	Goal Name	Administration and Planning
	Goal Description	Administration and planning functions associated with the CDBG grant.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the 2016 program year are identified below. Additional details are provided in Section AP-38.

Projects

#	Project Name
1	CDBG Administration
2	Sidewalk Construction and Repair - Core City
3	Local Bus Stop Improvements

Table 3 - Project Information

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

Year 1 allocation priorities were developed based on input received from the community, including citizens and representatives from nonprofit agencies, housing providers, homeless housing and service providers, fair housing advocates, community development organizations, and others. Data regarding housing needs, homeless needs, needs of non-homeless special populations, and non-housing community development needs also informed allocation priorities. Finally, this project list was developed to complement ongoing revitalization efforts and plans, and to ensure that adequate administration capacity is available for each identified project. The City of Commerce City does not anticipate obstacles to successfully completing the above-listed projects.

AP-38 Project Summary

Project Summary Information 1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Administration and Planning
	Needs Addressed	Program Administration and Planning
	Funding	CDBG: \$77,268
	Description	The management and oversight of the CDBG Programs by the City of Commerce City Community Development Department
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable.
	Location Description	7887 E. 60th Avenue, Commerce City, CO 80022
	Planned Activities	Administration
2	Project Name	Sidewalk Construction and Repair - Core City
	Target Area	Core City
	Goals Supported	Sidewalk Construction and Repair
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$279,072
	Description	Construction and repair of sidewalks within the Core City to improve pedestrian access and safety
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	450 persons per week, all ages, from the surrounding neighborhoods
	Location Description	Various Low and Moderate Income Neighborhoods South of E. 96th Avenue which are currently missing or lacking sidewalks. (Census tracts 87.09, 87.05, 87.06, 88.01, 88.02 and 89.01)
3	Planned Activities	Sidewalk construction and repairs
	Project Name	Local Bus Stop Improvements
	Target Area	Core City
	Goals Supported	Local Bus Stop Improvements

	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$30,000
	Description	Installation of trash receptacles, concrete pads, and bus waiting benches at bus stops along RTD bus routes
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100 persons per week, all ages, from surrounding neighborhoods
	Location Description	Installation to occur in low to moderate neighborhoods south of E. 88th Avenue. (Census tracts 87.09, 87.05, 87.06, 88.01, and 89.01)
	Planned Activities	Installation of trash receptacles, concrete pads, and bus waiting benches at bus stops

AP-50 Geographic Distribution – 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 of Commerce City is an entitlement community located in Adams County, northeast of Denver and adjacent to Denver International Airport. The City surrounds the Rocky Mountain Arsenal National Wildlife Refuge on three sides and is bound on its west generally by the South Platte River. Brighton, the Adams County seat, is to the City's north and the municipalities of Aurora and Thornton are also adjacent. Commerce City's thriving industrial economy depends on Commerce City's rich transportation connectivity: I-76, I-270, and E-470 all traverse the City in addition to three different railroads. The City's area is approximately 41 square miles.

Geographic Distribution

Target Area	Percentage of Funds
Core City	80
Citywide	20

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Commerce City proposes to distribute its CDBG resources throughout the City to the extent neighborhoods receiving CDBG investments are eligible under CDBG area benefit or other applicable standards. Otherwise, the City does not intend to target CDBG funds to any particular area.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Commerce City is committed to the goal of providing decent, safe, and affordable housing and improving the quality of life for its residents. The need for affordable rental and homeownership housing was a common theme heard during the Consolidated Plan development process. The greatest need is among renters with very low incomes, large families, immigrant families, senior residents, and residents with disabilities. To address these needs, the City expects to grow its capacity so as to implement affordable housing-focused CDBG activities in future program years. In some instances, the City may use grant funds for public infrastructure improvements or other site improvements that will support development or rehabilitation of affordable units.

Goals for the number of households to be supported in 2016 program year are provided below. The City expects to increase its CDBG investment in affordable housing in future program years.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The City recognizes, and the Consolidated Plan describes in detail, a high priority need for the preservation and expansion of affordable housing. While no direct investments in affordable housing are planned during the City's first program year, once Commerce City has further developed its program management capacity, future investment in affordable housing programs is expected in later years. Accordingly, the City has not set any affordable housing goals for the 2016 Program Year.

AP-60 Public Housing - 91.220(h)

Introduction

Commerce City residents are served by both the Adams County Housing Authority (ACHA) and the Commerce City Housing Authority (CCHA). ACHA is the larger of the two organizations and owns 42 units of public housing, has an ownership stake in another approximately 1,500 units of affordable housing, and administers 1,498 Housing Choice Vouchers. CCHA is a state recipient and not a HUD-funded public housing authority and is therefore not affiliated with HUD's public housing programs. However, CCHA does have an ownership interest in

226 affordable housing units throughout Commerce City and administers approximately 100 Housing Choice Vouchers.

Actions planned during the next year to address the needs to public housing

Over the next year, the CCHA will endeavor to address the needs of subsidized and affordable housing in Commerce City by:

- Evaluating CCHA's properties to ensure efficient and effective use.
- Considering the involvement of residents in maintenance, management, and security strategies through an advisory group.
- Continue to examine possibilities to expand the voucher program to help address current unmet housing needs in Commerce City.
- Encourage efforts by the city's Neighborhood Services division to strengthen enforcement of affordable housing properties.

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

Over the coming year, the CCHA plans to take the following actions toward increasing the self-sufficiency and involvement of its residents:

1. Collaborate with partners to educate residents about home ownership and mortgage programs and practices.
2. Examine opportunities for CCHA to support existing residents to develop important skills and resources.
3. Meet with, and reach out to, residents and resident leaders to better understand and respond to needs and goals.
4. Support programs that encourage all residents to become active and involved within their community, including self-awareness of their surroundings and crime prevention.

The ACHA will continue its "peer navigator" program designed to offer in-home parenting classes and financial coaching that may give families living in poverty a chance to escape generational poverty.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The CCHA is not covered by a PHA Plan and is not subject to a HUD review or designation of this type. The ACHA is designated a "High Performer" based on its 2014 score report in the Public Housing Assessment System, with maximum scores for the agency's financials, management, and capital fund health.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section identifies actions Commerce City will take over the next year to address homelessness and other special needs. While the City will not fund any projects that specifically target homelessness in Year 1 of its 2016-2020 Consolidated Plan, it is considered a priority need to be addressed during this planning cycle. Over the next year, the City will explore opportunities to support Commerce City nonprofits providing housing and services for homeless persons and similar organizations operating in Adams County. Such opportunities may be funded, in part, using future CDBG grant monies.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will support efforts by local nonprofit organizations and by Adams County to provide outreach and case management services to assess individual needs and link them with appropriate services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Commerce City will explore opportunities to partner with local nonprofit organizations to expand emergency and transitional housing for homeless persons. While these resources currently exist in the city, stakeholder input indicates that demand surpasses the availability of housing. Commerce City will also work with Adams County and surrounding municipalities to identify opportunities to address homelessness collaboratively.

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

In Commerce City, Access Housing operates a rapid rehousing program designed to shorten the time that individuals and families experience homelessness. It also seeks to help homeless families make the transition to permanent housing through its Home Again Family Support Program and to live independently through its STEPS Success Self-Sufficiency Program. The City of Commerce City will look for opportunities to partner with local service agencies to expand housing opportunities and services for homeless persons, including those making the transition to permanent housing.

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

In addition to identifying homelessness as a priority need, this Plan also identifies the need for additional affordable housing. The City of Commerce City and the Commerce City Housing Authority will continue to work with local partners to develop additional affordable housing units over the next five years. The City will also develop potential opportunities to support rapid rehousing and homelessness prevention efforts in conjunction with local housing and service providers, Adams County, and the Commerce City and Adams County Housing Authorities.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Housing affordability is a key issue affecting the entire Denver area, including Commerce City, and is driven primarily by supply and demand. Between 2014 and 2015, Denver's population grew by 2.7%, making it the fastest-growing of America's 50 largest cities.[1] During the same 2014-2015 span, Census data shows that Commerce City's population grew by 3.6% from 51,831 to 53,696. Despite this strong population growth, addition of new housing units has not kept pace, resulting in a relative scarcity of housing which has, in turn, driven up prices.

Based on Commerce City's average household size of 3.15 people, the city's 53,696 residents would require approximately 17,046 housing units, however, as of the Census's last count (2010-2014 ACS Estimates), the figure was 15,626, a shortfall of over 1,400 units or 9.0%. The shortage of available units was borne out in comments from Commerce City residents in public meetings and other settings. Residents frequently cited concern about rapidly increasing housing costs, reporting anecdotal examples of rents increasing 50% from one year to the next. Subsidized housing, especially apartments for seniors, seldom have vacancies and waiting lists for public housing and Housing Choice Vouchers in Commerce City are closed.

Adams County's 2015 Analysis of Impediments to Fair Housing Choice included a review of public policies and the effects of those policies on housing availability. That analysis concluded that neither local building codes, nor planning, permitting, or development review processes posed significant barriers to housing development in the County or in its cities. However, development-related costs (land costs, labor, materials, tap fees, impact fees, and the costs of assuaging NIMBY sentiments particularly directed at multifamily housing) were determined to have a significant negative effect on development of new housing.

Stakeholders interviewed in the course of preparing this plan also cited Colorado's construction defect laws as contributing to the lack of affordable multifamily housing supply. The well-intentioned state laws were designed to protect homebuyers from defective housing construction, but in allowing class action lawsuits from as few as two homeowners against a builder or other construction industry professional, the industry has all but stopped producing multifamily housing due to the high risk of litigation and the associated costs of insurance against such legal claims. Where multifamily housing is being constructed, it typically must exceed a \$400,000 per unit price point in order to cover the builder's insurance costs.

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

Commerce City will continue to follow specific policies outlined in its Comprehensive Plan designed to increase affordable housing options in the jurisdiction. These citywide policies include:

- **Rehabilitated Homes** (Citywide Policy HN 1.1)

The preservation of existing housing stock (rental and ownership housing) and its rehabilitation helps prevent loss due to deterioration. It ensures that it will remain available to working families. Rehabilitated homes should be evaluated for environmental hazards. Identified hazards (e.g., lead-based paint, friable asbestos) will be mitigated before houses are re-occupied.

- **Variety of Housing Types and Mixed-Uses within Neighborhoods** (Citywide Policy HN 2.1)

Encourage new neighborhoods that contain a mix of housing types, ranging from single-family detached, attached, townhomes, apartments, lofts, and housing for special needs (e.g., seniors). Site plans should include a mix of lot sizes, development densities, as well as housing types and styles, with high-density and multi-family housing near collector and arterial streets, transit, and services.

- **Neighborhoods for Mixed Incomes** (Citywide Policy HN 3.1)

New neighborhoods should contain a range of housing priced at different points for mixed incomes, to achieve overall diversity.

- **Affordable Housing Options Maintained** (Citywide Policy HN 3.3)

Continue to support existing affordable housing options, partnerships, and programs to address the continued maintenance of the city's affordable stock, including existing maintained mobile home parks in the Historic City; multi-family housing; and affordable, small, single-family homes. Future affordable housing will be located throughout the community near jobs and services, so that pockets of low-income housing do not occur.

Discussion:

Affordable Housing is one of Commerce City's three strategic housing-related goals appearing in the City's C3 Vision Plan. In addition to promoting a mix of housing types and price ranges the plan specifically calls for "housing that is affordable, not only to buy or rent but also that is cost-efficient and healthy to live in, is important to enable more residents to live near where they work to allow them to become economically self-sufficient." The plan prioritizes affordable housing that is accessible to transit.

Detailed strategies, goals, and outcome indicators for each of the affordable housing-focused policies listed above are contained in the City's C3 Vision Plan. Additionally, the Adams County 2015 Analysis of Impediments identifies three action steps being undertaken at a county level to combat development-related factors limiting affordable housing. These steps include general community education on the need for and importance of affordable housing, offering training for housing industry representatives on the benefits of building

neighborhoods with diverse housing types, and maintaining a countywide inventory of potential multifamily development sites.

AP-85 Other Actions – 91.220(k)

Introduction:

This section will detail the City’s actions to ensure safe, decent, quality, affordable housing for Commerce City residents.

Actions planned to address obstacles to meeting underserved needs

To help remove obstacles to meeting underserved needs and improve service delivery, Commerce City will facilitate the development of regional social service collaborations to coordinate the work of social service organizations, disseminate news and information, spearhead community-wide solutions to local needs, and reduce service duplication across nonprofit agencies.

Actions planned to foster and maintain affordable housing

The City will help foster affordable housing with the federal resources that have been awarded. The City will use several strategies including:

- Provide future funding to support homeowner rehabilitation, repair, and weatherization programs.
- Seek programs and funding to reduce blighted housing units within the City, and through targeted redevelopment, increase the supply of affordable housing units.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Actions planned to reduce lead-based paint hazards

The City will make referrals as needed to the state health department for lead screenings and any properties proposed for rehabilitation will be screened for lead-based paint and property owners are provided with educational information.

Actions planned to reduce the number of poverty-level families

The City will continue its identification and development of areas with concentrated poverty, concentrated racial and ethnic poverty, and lower income families and continue to allocate entitlement funding there. As funding is available, the City will promote job training, employment services, and small

business and micro enterprise development through partnerships with local colleges, chambers of commerce, incubators, and business development centers.

Actions planned to develop institutional structure

The development of social service collaborations across the region to coordinate the work of social service organizations, disseminate news and information, and spearhead community-wide solutions to local needs is necessary to assist the community in overcoming gaps in services and reduce service duplication for the homeless.

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

The City will work to foster collaboration through dissemination of services, news, and information across social service organizations, subcontractors, and public and private entities. The City will encourage community-based solutions and regional partnerships.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City will work diligently to ensure that its CDBG program adheres to the specific statutory and regulatory requirements set for the program. Commerce City is a new entitlement and begins this first program year with no program income on hand.

The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income over the one-year period covered by this 2016 Action Plan is 80.00%.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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%

Discussion:

Because Commerce City is a new entitlement, it begins this first program year with no program income on hand. The City has no outstanding Section 108 loan guarantees, grant funds returned to its line of credit, or float-funded activities. The City does not expect to receive surplus funds from urban renewal settlements. No CDBG funds are planned for urgent need activities. The City will ensure that the program-specific requirements for the CDBG program are satisfied and that policies and procedures are in place to maintain ongoing compliance.