

2016-2020 Consolidated Plan

Executive Summary

Commerce City has qualified to begin receiving a direct allocation of funds from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. The 2016-2020 Consolidated Plan is a comprehensive planning document that outlines the priorities by which the City's CDBG funds will be invested over the next five years. Each year, the City will produce an Annual Action Plan to detail specific activities to carry out the goals and priorities expressed in the Five-Year Plan.



The Process

Commerce City's Community Development Department prepared this Consolidated Plan and 2016-2017 Annual Action Plan through the collaborative efforts of City staff and local stakeholders, with assistance from Mosaic Community Planning. Multiple opportunities were offered for public participation in the planning process, as described in the table. Public participation was encouraged through an announcement in the *Commerce City Connected* newsletter, flyers and posters in English and Spanish, and email invitations to diverse groups of stakeholders.

Outreach Methods	
3 Needs Assessment Workshops	19 Participants
2 Focus Groups (Seniors, Youth)	45 Participants
Consultation with Local Organizations	29 Interviews
Needs Assessment Survey	210 Respondents

Needs Assessment

Commerce City's unique geography and history has resulted in an older Core City that was constructed primarily in the 1940s and 1950s and an area of much newer communities north of 96th Avenue known as the Northern Range. Disparities exist between Core City and Northern Range communities in terms of the public infrastructure available. For example, sidewalks and street lighting are prevalent in the Northern Range but in the Core City, these amenities are frequently absent or old and in need of repair. Our needs assessment survey revealed that street, road, and sidewalk improvements were the City's highest-ranked need of any type. Of the 210 respondents, 53.3% ranked this item a high priority need while another 36.6% ranked it a medium need.



Nearly half of the survey respondents (49.5%) rated the redevelopment of blighted properties as a high need. In a separate poll conducted as part of a Telephone Town Hall in April 2016, 53% of the 55 participants named the revitalization of blighted areas as the CDBG program area most likely to benefit Commerce City residents.

By far, the most common housing problems in Commerce City for both owners and renters are cost burdening. Analysis of HUD data found that 1,895 low and moderate income renter households spend more than 30% of their income on housing, as do 1,918 low and moderate income owner households. Taken together, there are 3,813 cost burdened households with incomes under 80%, constituting 62% of that income group.



Streetscape improvements in Derby, Core City

Market Analysis

While the City has a housing supply exceeding 15,000 units, there is a significant disconnect between the supply of the housing units and the demand, location, price, and quality of the housing units. 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. Many of the housing units, especially the lower priced units,



Multifamily housing in the Core City

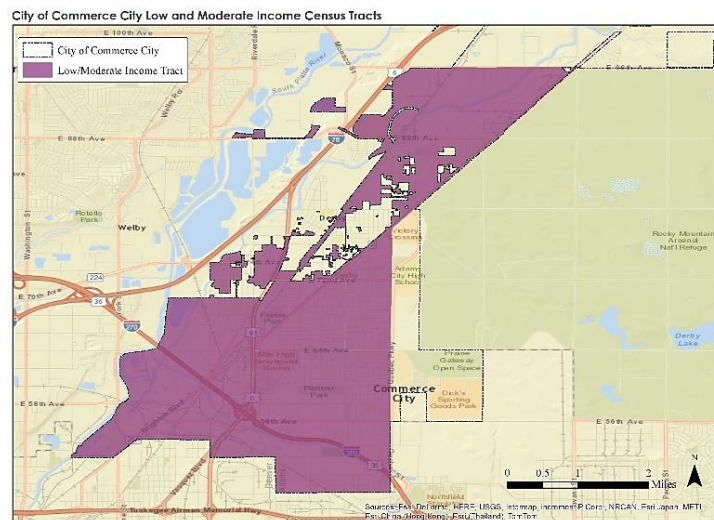
are reported by residents and stakeholders to be older housing stock or to be of poor or substandard quality, and some properties have absentee owners and landlords. Residents frequently cited concern about rapidly increasing housing costs, reporting anecdotal examples of rents increasing 50% from one 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.

Thirty-three percent (33%) of renter households in census tracts with concentrations of minority population and low/moderate income families have contract rents between \$500 and \$749. Another third of renters (31%) spend between \$750 and \$999 on rent each month. A relatively smaller share spend under \$500 (16%) or over \$1,000 (18%). In contrast, 31% of renters throughout Commerce City spend more than \$1,000 per month.

Strategic Plan

Contained within the Consolidated Plan is a strategic plan outlining geographic priorities and priority needs to guide the City's allocation of CDBG resources. The map here depicts the low- and moderate-income census tracts within Commerce City, which include all residential areas south of 96th Avenue. These shaded areas will generally be prioritized for allocation of CDBG resources, however, individual low- and moderate-income persons residing anywhere in the City may be eligible beneficiaries of CDBG funds.

Based on the needs assessment and market analysis, the Plan identifies the following six priority needs. Over the 2016-2020 period, all projects and activities funded with CDBG dollars will meet one of the listed priority needs.



Priority Needs	
1	Neighborhood Revitalization
2	Preserve and Expand Affordable Housing
3	Economic Development
4	Public Services Supporting Low-Income and Special Needs Populations
5	Affirmatively Further Fair Housing Choice
6	Program Administration and Planning

Annual Action Plan

The City will receive \$386,340 under the CDBG program for the 2016-2017 fiscal year. Subsequent allocations are dependent upon congressional appropriations and other variables, but assuming level funding, the City anticipates receiving another \$1,545,360 over the remaining four years covered by this Consolidated Plan. Specific projects and activities that will be funded in the Consolidated Plan's first year (2016-2017) are shown in the table below followed by more general funding proposals for years 2-5. Project funding beyond the 2016-2017 fiscal year is subject to revision and will be finalized in each year's Annual Action Plan.

First Year Projects (2016-2017)		
Project	Location	Allocation
Sidewalk Improvements Quebec Street	Quebec Street	\$100,000
Sidewalk Construction Historic City	Core City	\$179,072
Bus Stop Improvements	Routes 40, 48, and 88	\$30,000
Program Administration	Citywide	\$77,268
Total		\$386,340

2 nd – 5 th Year Projects (2017-2021)		
Project	Location	Allocation
ADA Ramp Construction	Core City	\$10,000
Drainage Improvements	Core City	\$375,000
Job Training	Core City	\$75,000
Revolving Business Loan Fund	Core City	\$300,000
Business Incubator	Core City	\$200,000
Demolition of Abandoned Structures	Core City	\$75,000
Public Services	Citywide	\$50,000
Minor Home Repair	Citywide	\$150,288
Fair Housing Choice Education	Citywide	\$1,000
Program Administration	Citywide	\$309,072
Total		\$1,545,360