

## Proposed 2008 CDBG Grant Application Descriptions and Budgets

### Building Northglenn's Neighborhoods Initiative

The Initiative will address the following priorities from the Adams County Consolidated Plan (2005 – 2009) as they apply to the City of Northglenn:

- Maintain and improve the supply of existing affordable housing to meet the needs of low and moderate-income residents;
- Enhance the livability of low and moderate-income neighborhoods; and
- Develop or increase the capacity and leadership abilities of residents and groups in low-and moderate-income neighborhoods.

The City of Northglenn will submit three applications requesting funding support for three Building Northglenn's Neighborhoods Initiative projects. The table below outlines the projects and their respective budgets.

Description	Budget	Funding Source
<b>Application #1 (Salaries):</b> Funds will be used to pay for three Neighborhood Services Division staff positions: two Neighborhood Service Officers and for half of the Neighborhood Services Manager (new position) salary.	\$100,000 \$125,000	2008 CDBG City of Northglenn
<b>Application #2 (Neighborhood Small Grant Program):</b> Grants will be available for any neighborhood association that is registered with the City that is CDBG eligible. Grants would be made in increments of \$100 to \$5,000. Grants would be used for any small-scale neighborhood improvement projects such as: flower gardens and/or tree planting, mini-neighborhood cleanups, housing paint-a-thons, playground repairs, fence replacement or repairs, etc.	\$ 30,000	2008 CDBG
<b>Application #3 (Sub-grant to NNDC):</b> Payment for rehabilitation services provided by NNDC to the City's residents. These will include, but are not limited to the following: rehabilitation counseling, energy auditing, preparation of work specifications (design), loan processing, inspections and other services related to assisting owners, tenants, contractors and other entities participating in Northglenn's community revitalization efforts.	\$ 70,000	2008 CDBG
<b>Targeted business assistance:</b> Grants will be available for businesses that are in CDBG and NURA eligible areas for façade improvement, landscaping, building code and zoning compliance mediation, etc. (Garland and Mallory Shopping Centers).	\$ 40,000	\$15,000 – City of Northglenn \$25,000 – Northglenn Urban Renewal Authority (NURA)
<b>Total Project Costs:</b>	\$365,000	
<b>Total CDBG Funds:</b>	\$200,000	

# City of Northglenn Neighborhood Services Division

## Building Northglenn's Neighborhoods Initiative

*"Strong neighborhoods, a safe community and sound economy"*

### I. Introduction

Neighborhood Services is a new division within the Planning and Development Department. The mission of Neighborhood Services is to ensure that the City responds effectively to neighborhood needs by implementing the "Building Northglenn's Neighborhoods" initiative, coordinating neighborhood-based services, and promoting citizen participation in City activities.

#### Overview of the Neighborhood Services Division

The Neighborhood Services Division is responsible for many issues that affect individuals and their homes, neighborhoods, and the larger community of Northglenn. The division focus is on the following three areas:

1. Neighborhood Coordination - provides citizen education and outreach; organizes and trains neighborhood watch groups, neighborhood associations, homeowners associations, and coordinates interdepartmental efforts to solve neighborhood problems; and promotes neighborhood self-help programs to address community priorities.
2. Code Enforcement – helps maintains and preserves existing structures in the community through enforcement of property maintenance codes. The Division coordinates the City's efforts to promote compliance with the nuisance and vegetation ordinances through public education, enforcement, and programs to prevent and eliminate blight and nuisance conditions.
3. Neighborhood Programs - develops and manages programs that address neighborhood needs, including housing rehabilitation and home ownership programs, neighborhood action plan implementation, and community service activities. The Division administers a variety of Federal, State, and local funds to support these programs and activities.

Neighborhood Services also provides staff support to the Neighborhood Services Advisory Board. The purpose of the Neighborhood Services Advisory Board is to assist in the articulation of residents' concerns and implementation of the "Building Northglenn's Neighborhoods" Initiative.

### II. Building Northglenn's Neighborhoods

"Building Northglenn's Neighborhoods" (BNN) is a new citywide initiative with the over-arching goal to help all of Northglenn's neighborhoods become and remain places where people and business want to invest their money, time and effort. BNN is a collaborative effort between the City of Northglenn, Northglenn Urban Renewal Authority, Northglenn Neighborhood Development Corporation and the City's residents and business owners working together to

ensure that the City's neighborhoods are healthy, attractive and positive places in which to live, work and invest.

Strong, successful communities are built upon thriving neighborhoods. Great neighborhoods include many things: quality housing, friendly neighbors, a clean and well cared-for environment, good schools and low crime. But the foundation is always the same: people who care.

Building Northglenn's Neighborhoods (BNN) is a program that will help build both neighborhood and individual household equity. Neighborhoods must be places of choice, where residents invest their resources and time to promote their neighborhoods, and ultimately the community itself. BNN will go beyond the conventional approach of making sure properties are code-compliant, and will target three areas that affect neighborhood stability: (1) Positive image, (2) Good physical conditions, and (3) Strong social connections.

(1) **Positive image** - Northglenn's neighborhoods are not just a collection of problems and deficiencies. BNN will focus on what is positive in each neighborhood and what might attract new residents. As the neighborhoods concentrate on their assets, they will inherently build neighborhood pride.

(2) **Good Physical Conditions** – Maintaining good physical conditions are key to strong neighborhoods. Each home is a billboard for the image of the neighborhood. From picking up litter to painting the exterior of homes, residents that make continuous strides towards maintaining good physical conditions in their neighborhood send a clear message that the neighborhood is a place to invest in.

(3) **Strong Social Connections** – BNN will create citywide neighborhood associations, neighborhood block projects and resident leadership. Neighborhoods with strong connections develop an enhanced sense of community, unify the residents, and build neighborhood pride.

The long-term strategies and programs in BNN will have a direct relationship with Council goals.

### **III. BNN Initiative Tasks**

- (a) **Neighborhood Identification** - Re-design the boundaries of Northglenn's neighborhoods. Currently there are twelve (12) designated neighborhoods with several overlapping in different Council Wards. The re-design will create neighborhoods that are in a single Ward. The newly created neighborhoods will also identify any Census block areas that are CDBG funding eligible.
- (b) **Creation of Neighborhood Associations** - Neighborhood associations are the vehicles for communities to revitalize and preserve neighborhoods, and enhance property values. They provide the opportunity for residents to know and understand their neighborhood and gain a clear picture of the area where they live, and understand the strengths and potential weaknesses of their neighborhood. They improve communications between residents and the City and, most importantly, help residents learn who shares the goal of quality neighborhoods and how that can be accomplished.

These will be voluntary associations of homeowners, renters, and sometimes businesses formed within the newly identified neighborhoods. Each one will have a specific geographic area. Representatives from each association will form the Neighborhood Services Advisory Board.

(c) **Neighborhood Analysis Report** – This will determine neighborhood conditions and needs, and measure the magnitude of any physical problems. This will be a “wellness” report on economic, physical and social data for each neighborhood. BNN will use the following models to describe and develop actions plans for improvement and revitalization for each applicable City neighborhood.

1. **Stable**: A Stable or healthy neighborhood is one in which basic City services are adequate to maintain a high quality of life. In these neighborhoods, housing and infrastructure conditions are sound, property ownership is stable and investments are steady. There are no significant threats to public safety and citizens participate actively in neighborhood or community issues. In these areas, residents have the ability to maintain their neighborhood in a healthy state, with little or no need for outside assistance.
2. **Intermediate**: An Intermediate neighborhood is an area where City attention may be needed in some aspects to maintain neighborhood stability and prevent future deterioration. These neighborhoods may need some slight increases in City maintenance and service needs, which should be expected as a normal result of neighborhood aging. As with stable neighborhoods, housing and infrastructure conditions are essentially sound, with minor deterioration limited to spot locations. Residents are likely to reinvest in their neighborhood and participate actively in issues that affect them.
3. **Reinvestment**: Reinvestment neighborhoods are at a crossroads. They require an increased level of City involvement to maintain and/or restore a high quality of life. In these neighborhoods, deteriorated infrastructure cannot be addressed through regular City maintenance programs and the housing stock may need significant rehabilitation. These neighborhoods may also experience increased incidents of crime or other public safety problems. Population trends may include a decline in owner-occupancy and decreasing household incomes. This could make it more difficult for residents to invest in their neighborhood or to be active in problem-solving efforts.
4. **Disinvested**: A Disinvested neighborhood requires a significant level of City intervention to address neighborhood problems to restore a positive quality of life. In many cases, basic services cannot keep up with needs, and parts of the area require major reinvestment to prevent further decline. Property maintenance is a significant problem and major infrastructure improvements may be necessary. Levels of private reinvestment are low, and residents may face significant obstacles when trying to address neighborhood problems on their own.

The wellness condition of each neighborhood will be determined by using a series of indicators with corresponding benchmarks: Household Economic Conditions, Housing, Property Maintenance, Real Estate, Public Infrastructure, Civic Involvement, and Public Safety.

(d) **Development of Neighborhood Action Plans** – Neighborhood Action Plans seek to balance neighborhood priorities within a citywide decision-making framework. The purpose of Neighborhood Actions Plans is to identify neighborhood strengths and opportunities, describe strategies for neighborhood improvement, and provide the information necessary for all interested parties to make decisions about neighborhood investments. More specifically, neighborhood action plans are intended to:

- Convey a vision for the City's neighborhoods.
- Promote collaboration between City government, neighborhood groups, and other interested parties to achieve sensible and coordinated project and program planning within the neighborhood.
- To detect and eliminate conditions which cause neighborhood deterioration and resident dissatisfaction.
- Focus the activities of City agencies, neighborhood groups and other partners towards the priorities and opportunities identified in the plans.
- Target limited resources based on clear priorities in order to revitalize, strengthen and preserve the quality of life in the neighborhood.

The creation of the Plans will begin once the Neighborhood Associations are in place and the neighborhood analyses have been finished. It is anticipated that these two tasks will be completed by the end of 2008. Work on the Plans will be a collaborative effort with the Neighborhood Associations, City staff, City Council and other interested stakeholders.

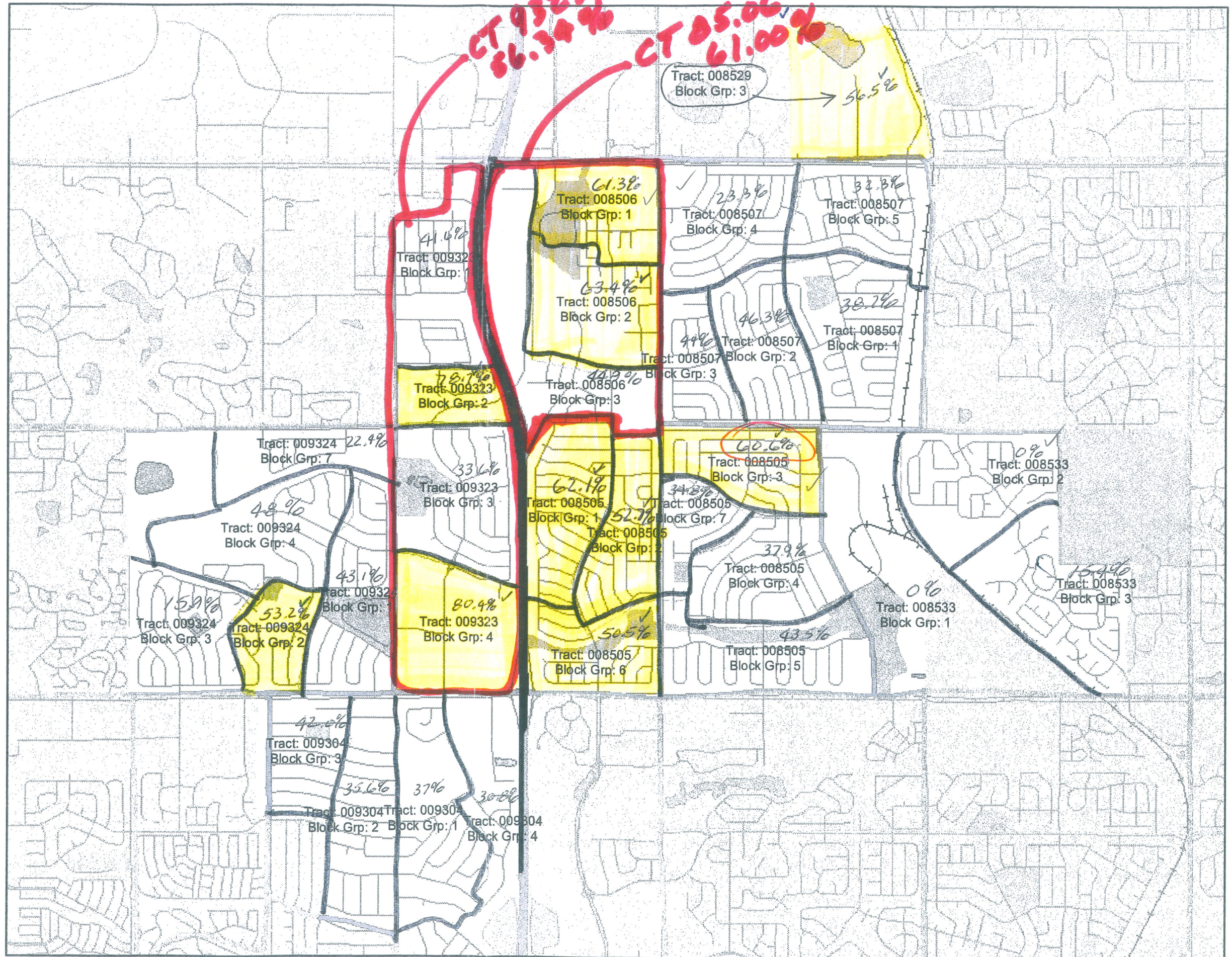
(e) **Implementation** – The implementation of each Action Plan will focus on the proposals and recommendations identified through the planning process. The implementation of the Action Plans will rely on the neighborhood residents, property owners, business owners and other stakeholders acting as advocates for proposed action items.

The Plans will be updated regularly to ensure that its strategies and programs are based upon current neighborhood conditions. It is an ongoing process that requires monitoring and testing of strategies to reflect changing conditions, neighborhood needs, and resident priorities.

#### **IV: Conclusion**

The programs and activities of the Neighborhood Services Division will build community pride, stimulate reinvestment, increase homeownership, and promote property improvement throughout the City of Northglenn.





CT 9323 86.34%

CT 85.06 61.00%

CT 9203 0% p11  
 " 9316 72.3% p13  
 " 9322 25.9% p14

— = Entire CT Qualities      = Block Grouping Qualities