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Adams County

# 2020-2024 Consolidated Plan & 2020 Action Plan

PREPARED FOR:

Adams County Colorado  
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CREATED

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## Executive Summary

### ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Adams County is eligible to receive an annual allocation of HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). This document is the Adams County 2020–2024 Consolidated Plan (Con Plan) for the Adams County HOME Consortium (Consortium) and Urban County. The Con Plan is the five-year plan that addresses strategic goals and program objectives for the future use of HOME and CDBG. The goals and objectives of the Con Plan were developed based on stakeholder and community feedback.

HOME is a federal housing grant that assists communities in addressing residents' housing needs. The HOME Consortium includes the Urban County, as defined below, as well as the cities of Thornton and Westminster. Adams County is the lead agency for the Consortium's HOME funds.

CDBG funds are used to address community development and housing needs of the residents of the Urban County, which includes the cities of Northglenn, Federal Heights, Brighton, the Town of Bennett, and unincorporated Adams County. The Cities of Westminster and Thornton receive CDBG directly and, as such, do not receive CDBG funds from the County.

In 2020, Adams County is eligible to receive \$1,411,148 in CDBG funds and \$1,038,668 in HOME funds. Future funding is determined on an annual basis.

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Adams County's new funding priorities were informed by stakeholder consultation, resident input, and the market analysis and needs assessment conducted for this Plan. These priorities were discussed with key community members, Urban County and Consortium members, and are used to evaluate applications for CDBG and HOME funding for the 2020-2024 program years.

##### **Goal 1. Increase the stock of affordable rental units and provide tenant based rental assistance to stabilize low income families.**

Priority needs/priority populations addressed:

- Affordable rental housing
- Low income renters
- Persons at risk of homelessness
- Youth aging out of foster care
- Special needs residents

**Goal 2. Improve public infrastructure in low and moderate neighborhoods to help low and moderate-income households remain in their homes, facilitate safe neighborhoods, and better access services, recreation/parks, and transit.**

Priority needs/priority populations addressed:

- Neighborhoods with aging infrastructure and/or poverty concentrations
- Seniors aging in place
- Persons with disabilities
- Residents in mobile home parks
- Communities without Internet access
- Low and moderate-income owners and renters

**Goal 3. Stabilize households with repair needs and invest in innovative programs to increase homeownership options as opportunities arise.**

Priority needs/priority populations addressed:

- Low and moderate-income homeowners
- Seniors aging in place
- Low to moderate-income renters wanting to become owners
- Persons with disabilities

**Goal 4. Support service providers to address the needs of low-income residents, residents vulnerable to displacement, and special needs populations.**

Priority needs/priority populations addressed:

- Persons at risk of homelessness
- Special needs populations
- Youth aging out of foster care
- Renters wanting to buy
- Renters facing eviction

**Goal 5. Provide community development and economic assistance to businesses, residents, and neighborhoods in need.**

Priority needs/priority populations addressed:

- Support or create facilities that aid through construction, rehabilitation, acquisition funding
- Assist businesses that provide jobs to low- and moderate-income workers
- Operating support
- Resources for needs gathering and response plans

### **3. Evaluation of past performance**

Adams County has successfully focused its use of CDBG and HOME to meet housing and community development needs, targeted to low-to-moderate income residents, neighborhoods, and developments. Adams County plans to continue to focus federal resources on meeting the needs of the community.

Additionally, Adams County maintains positive relationships with organizational partners, including the Urban County and HOME Consortium members, local housing authorities, and non-profit organizations. Past project and program successes with these partners helped shape the County's goals for the 2020-2024 program years.

Adams County is committed to responsibly managing HOME and CDBG. Adams County has improved processes from the application through the required monitoring phases for each project. As such, Adams County works closely with the Subgrantees and Subrecipients to ensure that realistic and feasible projects are selected for funding. All projects must meet the goals and objectives defined in the Con Plan but must also be considered feasible and meet all federal regulations. The County is committed to ensuring compliance with all federal regulations.

#### **4. Summary of citizen participation process and consultation process**

Citizen participation in development of this Plan was primarily achieved through completion of a resident survey, community meetings, and focus groups.

It is important to note that the resident engagement was conducted in the fall of 2019 and winter of 2020, in the early stages of the COVID-19 outbreak. As such, the engagement outcomes primarily reflect pre-COVID economic conditions and should be considered a baseline measure of resident needs. The housing situation and needs of residents during that period are still relevant and can help inform short- and long-term policy responses to stabilize households and preserve and add to the supply of affordable housing.

Adams County 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 a 508-compliant format, the survey was available online and a postage-paid mail version. A total of 1,708 Adams County residents participated in the survey. Residents who commonly face disproportionate housing needs were well-represented by respondents, including:

- 637 households with children;
- 227 seniors, age 65 and older;
- 472 had a household member with a disability;
- 399 renters;
- 380 residents who were precariously housed (living in their cars, shelters, or temporarily staying with family or friends);
- 384 households with an annual income of less than \$25,000; and
- Another 270 households with an annual income of between \$25,000 and \$50,000.

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

In Fall 2019, housing and community development staff from Adams County and other Consortium jurisdictions participated in three community events—Adams County Cares Day, Westminster Halloween Harvest Festival, and Thornton Harvest Festival—to collect resident input on housing and community development needs. A total of 401 residents participated in conversations and activities to identify top community needs; prioritize community development and housing investments; and pinpoint gaps in access to resources and institutional structures.

Growing Home and the Adams County Housing Authority (d/b/a Maiker Housing Partners) hosted a joint resident focus group with 13 participants to inform this plan.

Stakeholders engaged throughout the process include Maiker Housing Partners, Growing Home, Adams County Homelessness Task Force, Family Tree, Adams County Education Consortium, Adams 12 Student and Family Outreach Program, Adams County Workforce and Business Center, and Court Appointed Special Advocates (CASA).

**5. Summary of public comments**

This section will be completed when the public comment period is complete.

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

All comments and views were accepted.

**7. Summary**

In conclusion, CDBG and HOME funded projects for the 2020-2024 Consolidated Planning period will meet the County’s priorities, goals, and objectives. Residents and community organizations will continue to be informed and invited to participate in the CDBG and HOME process to ensure projects meet the needs of the community.

## The Process

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

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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	ADAMS COUNTY	Adams County Community and Economic Development
HOME Administrator	ADAMS COUNTY	Adams County Community and Economic Development

**Table 1 – Responsible Agencies**

#### Narrative

Adams County Community and Economic Development Department, through the Community Development Division (Community Development), administers Adams County's annual CDBG and HOME awards. Adams County is the lead entity for preparing the Con Plan for the HOME Consortium and Urban County. The Urban County and HOME Consortium members participated in development of the Con Plan.

Thornton and Westminster completed its own Consolidated Plan for CDBG funds for its respective community.

#### Lead Agency (CDBG Administrator)

Adams County works in partnership with the cities of Brighton, Northglenn, and Federal Heights, Town of Bennett, and unincorporated Adams County to make up the Adams County Urban County. Each year, the Urban County members are awarded a proportionate share of CDBG funds that are to be utilized to meet the community and housing needs of each community. At minimum, 70% of CDBG funds benefit low-to-moderate income residents within the Urban County areas.

As the lead agency of the Urban County, Adams County assumes the responsibility of administering the CDBG funds and completes all required CDBG reporting. Adams County retains the allowable 20% cap of CDBG for program administration.

Each year the Urban County members submit a CDBG application for projects. Applications are reviewed for eligibility with CDBG by Community Development staff. Upon review, Community Development presents eligible applications to the Board of County Commissioners for final approval.

#### Lead Agency (HOME Administrator)

Adams County works in partnership with the cities of Thornton and Westminster to make up the Adams County HOME Consortium. Each year, the HOME Consortium and Urban County areas are awarded a proportionate share of HOME funds that are to be utilized to meet housing needs of each community. A minimum, 90% of HOME funds benefit low-to-moderate income residents within the Urban County and HOME Consortium areas.

As the lead agency of the HOME Consortium, Adams County assumes the responsibility of administering the HOME funds and completes all required HOME reporting. Adams County retains the allowable 10% cap of HOME funds for administration expenses.

Twice a year Adams County opens a Notice of Funding Availability (NOFA) to announce the HOME application cycle. Affordable housing developers apply for HOME funds directly from the County. Applications are reviewed for eligibility with HOME by Community Development staff and presented to the HOME Consortium members. Upon review, Community Development presents eligible applications to the Board of County Commissioners for final approval.

**Consolidated Plan Public Contact Information**

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**PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

**1. Introduction**

Stakeholder consultation for this Five-year Plan included:

- 1) Regular meetings with housing and community development staff from partner jurisdictions;
- 2) Participation in meetings with the county's Poverty Reduction Team to develop a countywide plan to address homelessness;
- 3) Meetings and coordination with stakeholders on Response and Recovery Teams to address emerging and critical needs related to the COVID-19 pandemic;
- 4) Presentations at two study sessions with Adams County Commissioners and City Councils in Thornton and Westminster; and
- 5) Interviews with relevant stakeholders to ensure the needs of their clients were captured in the needs assessment.

**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)).**

Adams County works in collaboration with the cities of Westminster and Thornton through the HOME Consortium to distribute HOME funds for eligible projects that create or preserve housing. Adams County also works with local certified Community Housing Development Organizations (CHDOs) and local housing authorities to provide essential services. These organizations include Community Resources and Housing Development Corporation (CRHDC), Maiker Housing Partners, and the Brighton Housing Authority (BHA).

During development of the Con Plan, Adams County staff in Community and Economic Development and Poverty Reduction & Neighborhood Outreach were actively involved in several regional task forces to address regional challenges of homelessness; facilitate coordinated service provision; and deploy funds to mitigate economic losses and homelessness stemming from the COVID-19 pandemic. Adams County staff also led countywide outreach efforts to encourage residents to participate in the 2020 Census. These regional groups met weekly or monthly and included: Tri-County Health; Maiker Housing Partners; Growing Home; Rocky Mountain Cradle to Career Partnership; the Early Childhood Partnership of Adams County; Adams County School Districts; Colorado 9 to 5; Mile High Connects; Enterprise Community Partners; and the Colorado Center on Law and Policy.

**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.**

The Metro Denver Homeless Initiative (MDHI) works closely with each county in the continuum (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson) to build a homeless crisis response system that gets people back into housing as quickly as possible. MDHI is a member of the Adams County task force overseeing development of a countywide plan to address homelessness. Adams



County has coordinated with homeless providers working in Adams County to fund programs serving homeless individuals, families, families with children, veterans, youth, and persons at risk of becoming homeless. The Continuum of Care system in the greater Denver area would benefit from a stronger network of community navigators and satellite sites outside of the City of Denver to connect persons experiencing homelessness more readily with resources.

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

N/A; Adams County no longer receives ESG directly.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

Agencies, groups, and organizations who were invited to participate in the stakeholder outreach, and who were consulted during development of the Con Plan included the following:

- Employment training and support services, including Adams County Education Consortium and Adams County Workforce and Business Center;
- Local housing authorities, including Maiker Housing Partners and Brighton Housing Authority;
- Services for people experiencing homelessness, including Family Tree, Adams 12 Student and Family Outreach Program, and Adams County Homelessness Task Force;
- Family resource centers, including Growing Home; and
- Organizations serving victims of domestic violence, including Growing Home and CASA.

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

N/A; the Adams County Consolidated Plan process provided an opportunity and invited participation and comments from all identified organizations serving low- and moderate-income Adams County residents and residents with special needs.

**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	Adams County will continue to support Continuum of Care service providers including MDHI, Growing Home, ACCESS Housing, etc. in the provision of affordable housing and services to assist persons who are homeless and/or at-risk of homelessness.
Analysis of Impediments to Fair Housing Choice	Adams County	Approach funding priorities and strategic goals with equity framework.
Balanced Housing Plan, adopted 7/10/2018	Adams County	Con Plan goals and activities are aligned with this Plan.
2017 Community Needs Assessment	Adams County	Con Plan goals and activities are aligned with this Plan.
Housing Needs Assessment	Adams County	Identification of housing needs and opportunities to inform the Con Plan.
An Assessment of Adams County’s Efforts to Address Homelessness	Adams County	This plan informed the needs of people experiencing homelessness and regional coordination.
Imagine Adams County (Comprehensive Plan)	Adams County	Identify non-housing community needs and hazard mitigation.
Making Connections – Southwest Adams County	Adams County	Opportunities and infrastructure needs identified in this plan are reflected in the Con Plan.
PACT Adams County’s Poverty Reduction Plan	Adams County	Strategies for poverty reduction are articulated in the Con Plan.

**Table 2 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Adams County works in collaboration with the Urban County and HOME Consortium members to implement the Con Plan. These partnerships are solidified through Intergovernmental Agreements between Adams County and each of the HOME Consortium and Urban County jurisdictions. Adams County coordinates with these communities to distribute CDBG and HOME funds to high priority projects throughout the HOME Consortium and Urban County areas that meet the goals and objectives of the Con Plan.

HOME consortium members collaborated in the development of this Consolidated Plan in addition to ongoing administration of HUD funding. All of the Consortium members participate in the Metro Denver Homelessness Initiative (MDHI), which facilitates, integrates and tracks cooperative, community-wide and regional systems of care for people who have become homeless, but seek to live in a stable home and maximize self-sufficiency. Inter-jurisdictional collaboration in Adams County also occurs through the Adams County Coalition for the Homeless, Jefferson County Heading Home, Severe Weather Shelter Network, the Cold Weather Cares Advisory Board, the Adams County Municipal Workgroup and the Heading Home Governance Group, Maiker Housing Partners, and the Adams County Homelessness Task Force.

Finally, Adams County has created response and recovery teams to foster cross-sector community collaboration as part of its COVID-19 emergency management and recovery strategy. The teams have been developed to provide information and aid in real-time, including policy, resource, and system shifts to address emerging needs. The response and recovery teams include childcare, business support and retention, aging services, uninsured and healthcare access, housing stability, food security and essentials, and support for the unemployed and future workforce.

**Narrative**

Please see above.

**PR-15 Citizen 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**

Citizen participation in development of the Con Plan was primarily achieved through completion of a resident survey, community meetings, and focus groups.

Adams County 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 a 508-compliant format, the survey was available online and in a paid postage mail version. A total of 1,708 Adams County residents participated in the survey. Residents who commonly face disproportionate housing needs were well-represented by respondents, including:

- 637 households with children;
- 227 seniors, age 65 and older;
- 472 had a household member with a disability;
- 399 renters;
- 380 residents who were precariously housed (living in their cars, shelters, or temporarily staying with family or friends);
- 384 households with an annual income of less than \$25,000; and
- Another 270 households with an annual income of between \$25,000 and \$50,000.

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

In Fall 2019, housing and community development staff from Adams County and other Consortium jurisdictions participated in three community events—Adams County Cares Day, Westminster Halloween Harvest Festival, and Thornton Harvest Festival—to collect resident input on housing and community development needs. A total of 401 residents participated in conversations and activities to identify top community needs; prioritize community development and housing investments; and pinpoint gaps in access to resources and institutional structures.

The County’s consultant preparing this plan also worked with Growing Home and Maiker Housing Partners to facilitate a joint resident focus group with 13 participants.

Stakeholders engaged throughout the process include Maiker Housing Partners, Growing Home, Adams County Homelessness Task Force, Family Tree, Adams County Education Consortium, Adams 12 Student and Family Outreach Program, Adams County Workforce and Business Center, and CASA.

A 30-day comment period on the draft Con Plan, and a Public Hearing was held December 8, 2020 virtually on the Adams County's YouTube channel (<https://www.adcogov.org/events/bocc-public-hearing-16>).

Please see Citizen Participation in **Appendix \_\_\_** for a thorough discussion of the findings from the citizen participation process.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Community Meetings	All residents, particularly those with housing and human services needs	260 Westminster Halloween Harvest Festival; 86 Thornton Harvest Festival; 55 Adams County Cares	Wide range of comments covering housing and community development needs.	All comments or views received were accepted.	
2	Citizen Survey for Consolidated Plan and Community Services	All residents, particularly those with housing and human services needs	1,708 Adams County residents; 525 Thornton; 535 unincorporated Adams; 297 Westminster; 252 Brighton; 99 Northglenn	Feedback related to housing and community development needs as well as human services needs and challenges.	All comments or views received were accepted.	
3	Resident focus groups	Residents most vulnerable to housing barriers and with disproportionate housing needs	13 residents of Maiker Housing Partner and Growing Home rental properties shared their experience with housing in Adams County; residents represented Spanish speakers, residents with a disability, and other minority groups	Feedback related to housing needs and challenges, community access to opportunity, accessibility, and discrimination.	All comments or views received were accepted.	

**Table 3– Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

This section of the Consolidated Plan examines housing, community, and economic development needs of residents. As required by HUD, the assessment is based on an analysis of “disproportionate needs” tables—discussed below—and informed by resident input and stakeholder consultation. The Needs Assessment section covers the following areas:

**Housing needs.** Growth in Adams County and the Denver Metro Region has contributed to rising housing prices and limited affordable supply. The most prominent housing problem for low income households in Adams County is cost burden. Top housing needs countywide include affordable rental housing (including housing for those transitioning out of homelessness), accessible housing for people with disabilities and ownership opportunities for low- and moderate-income residents who would like to buy homes.

- Cost burden and severe cost burden are the most common housing problems in the county. HUD’s data indicate that Pacific Islanders and African American households in Adams County have some disproportionate need compared to the jurisdiction as a whole and white households.
- Severe housing problems are most prevalent among extremely low-income households earning less than 30 percent AMI. Among households earning less than 30 percent AMI, all minority groups, except Hispanic households, have disproportionate housing needs compared to white households.
- Residents with additional challenges—e.g., victims of domestic violence who have children and single-household income levels, persons who need accessibility improvements for a disability—have a very limited supply of housing from which to choose and are disproportionately impacted by rising housing costs.

**People experiencing homelessness.** A total of 476 residents in Adams County were experiencing homelessness in 2020, a slight decrease compared to 483 residents in 2019. Of these residents, 95 were newly homeless and 170 were chronically homeless. The majority, 276 (58%), were living in emergency shelters, 160 persons (34%) were unsheltered, with 8 percent (40 persons) housed in transitional housing.

**Non-homeless special needs.** Non-homeless special needs populations include elderly households, households containing persons with a disability (hearing/vision limitation, ambulatory limitation, cognitive limitation, and/or self-care/independent living limitation), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. The characteristics of these populations are described in NA-45.

**Non-housing community development needs.** The primary community development needs identified in the 2017 Community Needs Assessment, besides housing, were food assistance for low-income residents experiencing food insecurity and accessible and affordable public transportation. Focus groups held for the Community Needs Assessment also identified a lack of free public pools, parks, and recreation areas for children. Residents expressed a need for access to public computers and basic adult education and vocational training services. There are several active public works projects in Adams County to improve drainage, sidewalk paving and ADA accessibility, and street paving. Most of these projects are in the more urbanized neighborhoods in the southwest portion of the county.

Needs are expected to increase with the outbreak of COVID-19. Adams County has created response and recovery teams to foster cross-sector community collaboration as part of its COVID-19 emergency management and recovery strategy.



## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Adams County, like many other counties in the greater Denver Metro Area, has experienced strong population and household growth since 2000. This growth has contributed to rising housing prices and limited affordable supply. Severe cost burden and severe housing problems<sup>1</sup> for extremely low-income renter and owner households are the most prevalent housing challenges in Adams County.

**Population and household growth.** The Adams County population grew by 139,310 individuals from 2000 to 2017 for a total population of 503,167 in 2017. This growth in population is an increase of 38.3 percent since 2000, compared to household growth which saw an increase of 29.3 percent over the same time. Slightly lower household growth rates indicate that household sizes increased.

**Income Growth.** Median household income in Adams County showed a strong growth rate of 40.6 percent, from \$47,323 in 2000 to \$66,517 in 2017.

**Cost Burden.** According to the 2011-2015 CHAS data, 7,940 extremely low-income rental households experience severe cost burden (61%). Among owner households, a lower number but similar proportion (4,080 households or 57%) are severely cost burdened.

**Housing Problems.** In 2015, 9,730 (75%) extremely low-income rental householders experience one or more severe housing problems. Among owner households, 4,505 (63%) have one or more severe housing problems.

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<sup>1</sup> A severe housing problem is defined by households with one or more severe housing problems that include lack of kitchen or incomplete plumbing, severe overcrowding and/or severe cost burden.

**HUD-Provided Tables**

The HUD-provided tables show cost burden and other housing problems by income level (AMI). For the purposes of this plan, these definitions will be used consistently throughout the NA and MA sections.

- 0-30% AMI = extremely low-income
- 30-50% AMI = very low-income
- 50-80% AMI = low-income
- 80-100% AMI = low-to-moderate income

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2017</b>	<b>% Change</b>
Population	363,857	503,167	38.3%
Households	128,156	165,730	29.3%
Median Income	\$47,323	\$66,517	40.6%

**Table 4 - Housing Needs Assessment Demographics**

**Data Source:** 2017 ACS 1-Year, 2000 U.S. Census

**Number of Households Table**

According to the Total Households Table below, the largest low-income populations by household type are small family households, households with young children (less than 6 years old), and senior households.

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	20,110	20,420	32,235	19,475	64,385
Small Family Households	7,100	7,390	13,520	8,625	36,685
Large Family Households	2,680	3,725	5,025	2,670	7,160
Household contains at least one person 62-74 years of age	3,315	3,660	5,875	3,495	10,725
Household contains at least one-person age 75 or older	2,215	2,685	2,675	1,305	3,090
Households with one or more children 6 years old or younger	5,255	5,525	8,155	4,184	12,075

**Table 5 - Total Households Table**

**Data Source:** 2011-2015 CHAS

### Housing Needs Summary Tables

Housing problems by type and income level are shown in the following tables. Cost burdened and severe cost burdened, for both renter and owner households, are the most common housing problems. According to the HUD tables, 12,945 low- to moderate-income renter households (29% of all low- to moderate-income renters) experience cost burdened<sup>2</sup> and 12,410 low- to moderate-income renter households (28% of all low- to moderate-income renters) experience severe cost burdened<sup>3</sup>. Among low- to moderate-income owner households, 23 percent are cost burdened and 19 percent are severely cost burdened.

#### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	135	195	145	120	595	45	60	40	10	155
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	525	315	330	80	1,250	85	60	165	90	400

<sup>2</sup> Cost burdened households are spending more than 30 percent of income on housing, but not more than 50 percent.

<sup>3</sup> Severely cost burdened households are spending more than 50 percent of income on housing.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,135	1,075	735	325	3,270	295	525	680	175	1,675
Housing cost burden greater than 50% of income (and none of the above problems)	7,940	2,755	440	15	11,150	4,080	2,695	2,025	265	9,065
Housing cost burden greater than 30% of income (and none of the above problems)	1,230	4,640	5,690	935	12,495	1,065	3,100	6,630	3,525	14,320
Zero/negative Income (and none of the above problems)	715	0	0	0	715	560	0	0	0	560

**Table 6 – Housing Problems Table**

**Data** 2011-2015 CHAS

**Source:**

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or

complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	9,730	4,345	1,655	540	16,270	4,505	3,335	2,915	545	11,300
Having none of four housing problems	2,465	6,455	12,370	5,750	27,040	2,130	6,285	15,300	12,650	36,365
Household has negative income, but none of the other housing problems	715	0	0	0	715	560	0	0	0	560

**Table 7 – Housing Problems 2**

**Data** 2011-2015 CHAS

**Source:**

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	610	2,220	2,465	5,295	155	1,275	3,310	4,740
Large Related	490	995	680	2,165	180	680	810	1,670
Elderly	320	635	750	1,705	645	920	1,205	2,770
Other	380	1,395	2,005	3,780	180	430	1,500	2,110
Total need by income	1,800	5,245	5,900	12,945	1,160	3,305	6,825	11,290

**Table 8 – Cost Burden > 30%**

**Data** 2011-2015 CHAS  
**Source:**

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,705	1,200	105	5,010	1,515	1,010	910	3,435
Large Related	1,245	275	20	1,540	505	600	230	1,335
Elderly	1,100	625	175	1,900	1,515	635	460	2,610
Other	3,005	795	160	3,960	770	575	430	1,775
Total need by income	9,055	2,895	460	12,410	4,305	2,820	2,030	9,155

**Table 9 – Cost Burden > 50%**

**Data** 2011-2015 CHAS  
**Source:**

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,370	1,135	775	280	3,560	365	460	495	175	1,495
Multiple, unrelated family households	285	260	250	155	950	15	134	330	85	564
Other, non-family households	25	35	40	20	120	8	0	30	10	48
Total need by income	1,680	1,430	1,065	455	4,630	388	594	855	270	2,107

**Table 10 – Crowding Information - 1/2**

**Data** 2011-2015 CHAS  
**Source:**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 11 – Crowding Information – 2/2**

**Describe the number and type of single person households in need of housing assistance.**

The number of single person households in Adams County is 36,958. Based on the number of single person households living below the poverty level, 3,406 households (9%) need housing assistance. This need is projected to grow over the next five years to 3,674 single person households in need of assistance. Among single person households who responded to the survey conducted for the development of this Con Plan, 37 percent indicated they have a disability, 31 percent rated the condition of their home fair or poor, and 14 percent indicated they are precariously housed.

Many single person households are elderly residents who are disproportionately likely to have a disability and housing problems. HUD provided CHAS data suggests that more than one-third of elderly households have housing needs, or 13,655 households today and 14,728 in five years.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

**Households with disabilities.** An estimated 36,935 households in Adams County have at least one resident with one or more disabilities which accounts for 22 percent of all households. Nearly 50 percent of households living with a disability have at least one housing need—equal to 16,876 households—based on the housing problems (CHAS) data provided by HUD. In the next five years, households in need of housing assistance containing persons with hearing, vision, cognitive, ambulatory, self-care, and/or independent living difficulty is projected to grow by 1,325 households, for a total of 18,201 households.

**Victims of domestic violence.** According to the Centers for Disease Control (CDC), 37 percent of women and 34 percent of men aged 18 or older have experienced contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime. Annual incidence rates—meaning the proportion of people who have experienced contact sexual violence, physical violence, or stalking by an intimate partner in the previous year—are 5.5 percent for women and 5.2 percent for men.

Applying these rates to the Adams County population of women and men over 18 indicates that 19,674 residents are likely to have experienced some type of domestic violence, dating violence, sexual assault and/or stalking by an intimate partner in the previous year. National statistics show that 3.6 percent of women and 1.0 percent of men experiencing intimate partner violence need housing services. In Adams County, these statistics suggest that 495 victims of domestic violence require housing services each year.

Although the supportive and housing services needed by intimate partner violence (IPV) victims vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event. Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims.

Affordable housing is also critical: The National Alliance to End Homelessness argues that a “strong investment in housing is crucial [to victims of domestic violence] ...so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse.” The Alliance also reports that studies on homelessness have shown a correlation between domestic violence and homelessness.<sup>4</sup>

### **What are the most common housing problems?**

Severe cost burden and severe housing problems are the most common housing problems in Adams County for extremely low-income renter and owner households. According to the 2011-2015 CHAS data provided by HUD, 7,940 extremely low-income rental households experience severe cost burden (61%). Among owner households, a lower number but similar proportion (4,080 or 57%) are severely cost burdened.

Severe housing problems include lack of kitchen or incomplete plumbing, severe overcrowding and/or severe cost burden. More than 9,700 (75%) extremely low-income rental householders experience one or more severe housing problems. Among owner households, 4,505 (63%) have one or more severe housing problems.

The top ten housing challenges that emerged from resident survey responses include:

- I struggle to pay my rent or mortgage,
- I worry about my rent going up to an amount I cannot afford,
- Too much traffic or too much street noise,
- I want to buy a house but cannot afford the down payment,
- I want to buy a house, but I have too much debt to qualify for a mortgage,
- I have bad, rude, or loud neighbors,
- High crime in my neighborhood,
- My house or apartment is not big enough for my family members,
- No or few grocery stores or healthy food stores in the area,
- Poor or low school quality in my neighborhood.

### **Are any populations/household types more affected than others by these problems?**

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<sup>4</sup> [http://www.endhomelessness.org/pages/domestic\\_violence](http://www.endhomelessness.org/pages/domestic_violence)



“Small related” renter and “other” renter (“other” may include singles, roommates, people living in group homes, etc.) households are the most affected by cost burden. Table 9 shows 5,010 small, related renter households and 3,960 other renter households are cost burdened, which combined make up 72 percent of all low- to moderate-income renter households that are cost burdened.

For owner households, elderly households earning less than 30 percent AMI represent most of the cost burdened (56%) and about one in three of extremely cost burdened owner households earning less than 30 percent AMI. Crowding is particularly prevalent in single family households with 3,560 (77%) of single-family low-income renters and 1,495 (71%) single family homeowners experiencing overcrowding.

Housing problems disproportionately experienced by residents of minority races and ethnicities are discussed below. According to HUD CHAS data, residents who experience the highest rates of housing problems include: Pacific Islander, Asian, American Indian and African American households.

Disproportionate housing needs found in the Adams County resident survey include:

- **Home condition.** Overall, 30 percent of survey respondents rate the condition of their home “fair” or “poor”. More than half of those who are precariously housed, have household incomes less than \$25,000, are African American, or are renters consider their home to be in fair/poor condition. In contrast, only 10 percent of homeowners and three percent of those with household incomes of \$100,000 or more consider their home to be in fair/poor condition.
- **Size of home.** While 13 percent of all respondents report that their “house or apartment isn’t big enough for my family members,” renter households, precariously housed households, low income households, racial and ethnic minorities, and households with children are more likely and in some cases twice as likely (Hispanic, large families) to say their home isn’t big enough for their household.
- **Neighborhood crime.** Overall, 13 percent of Adams County respondents identify “high crime in my neighborhood” as a housing challenge. Residents with a housing subsidy are more than twice as likely to consider high crime a current challenge, and renters, African American respondents, and respondents with household incomes of \$25,000 to \$50,000 are also more likely to name high crime as a challenge.
- **School quality.** Respondents with children under the age of 18, those in large households, and those with household incomes greater than \$100,000 are more likely than the all Adams County respondents to identify “poor/low school quality in my neighborhood” as a challenge.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Households spending 50 percent or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are vulnerable to even minor shifts in rents, property taxes, and/or incomes. CHAS data indicates that 20,215 Adams County households (11,150 renters and 9,065 owners) are severely cost burdened, spending more 50 percent or more of their income on housing. One in four African American households are severely cost burdened, spending more than 50 percent of their income on housing.

The resident survey identifies residents who are precariously housed as at risk of becoming unsheltered. Based on the Adams County resident survey, an estimated 22 percent of households in Adams County are precariously housed. Among resident survey respondents, two in five (43%) who are currently precariously housed experienced displacement from a residence in Adams County in the past five years. Three in 10 had to move because rent increased more than they could pay and one in four were evicted for being behind on the rent.

For those respondents who would move if they had the opportunity, the most typical barriers reflect market realities (i.e., lack of housing to rent or buy that the respondent can afford) and a lack of resources to pay the costs required to move into a new rental unit, especially deposits, application fees, and moving expenses. These factors compound the difficulty of finding an affordable home to rent. Further, it is likely a significant barrier keeping those who are precariously housed—doubled up, staying with friends and family, or homeless—in their tenuous situation.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Two definitions for at-risk populations are included in the estimates provided above.

**Severely cost burdened households.** Households spending 50 percent or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are vulnerable to even minor shifts in rents, property taxes, and/or incomes.

**Precariously housed households.** “Precariously housed” includes residents who are currently homeless or living in transitional or temporary/emergency housing and residents who are “staying with friends/family” —people who live with friends or family but are not themselves on the lease or property title. These residents may (or may not) make financial contributions to pay housing costs or contribute to the household exchange for housing (e.g., childcare, healthcare services).

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The characteristics most commonly linked with housing instability and an increased risk of homelessness include prior history of eviction or foreclosure; being precariously housed; difficulty paying utilities or property taxes; bad credit history; criminal history; mental illness; prior episodes of homelessness; domestic violence in all its forms which includes but is not limited to: physical abuse, financial abuse, sexual abuse, technological abuse, and emotional abuse; LGBTQ youth; and/or extremely low-income households.

Among the resident survey respondents who are precariously housed: 54 percent have household incomes less than \$25,000; 47 percent have been denied housing due to bad credit; 26 percent have been denied housing due to past eviction history; and 15 percent experienced displacement due to domestic violence or harassment.

**Discussion**

See above.

**NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)**

This section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need. Housing problems include:

- Lack of complete kitchen facilities.
- Lack of complete plumbing facilities.
- Overcrowded households with more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.
- Households with cost burdens of more than 30 percent of income.

**Introduction**

A disproportionately greater need exists when the members of a racial or ethnic group at any income level experience housing problems at a greater rate (defined as 10 percentage points or more) than the income level as a whole or white households within the same income bracket. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction that can be useful in describing overall need.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

**0%-30% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	16,530	2,305	1,275
White	7,315	1,240	820
Black / African American	1,065	110	25
Asian	605	55	70
American Indian, Alaska Native	95	0	0
Pacific Islander	25	0	0
Hispanic	7,195	865	305

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

**Data** 2011-2015 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,420	5,005	0
White	7,085	2,830	0
Black / African American	490	175	0
Asian	410	95	0
American Indian, Alaska Native	80	4	0
Pacific Islander	15	0	0
Hispanic	7,100	1,765	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

**Data** 2011-2015 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,885	15,350	0
White	9,750	8,490	0
Black / African American	370	380	0
Asian	580	440	0
American Indian, Alaska Native	45	35	0
Pacific Islander	50	10	0
Hispanic	5,780	5,855	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

**Data** 2011-2015 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,540	13,940	0
White	3,650	8,795	0
Black / African American	160	230	0
Asian	200	230	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	0	0
Hispanic	1,480	4,340	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

**Data** 2011-2015 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

This section discusses the income categories in which a racial or ethnic group(s) has disproportionately greater need.

**0-30% AMI.** At this income level, 88 percent of all households have at least one of the four housing problems. Across all races and ethnicities, housing problems are very high. Pacific Islander households and American Indian households both experience disproportionate needs compared to White households and the jurisdiction as a whole. Both Pacific Islander and American Indian households are more likely to experience housing problems than White households by 14 percentage points and the jurisdiction by 12 percentage points.

**30-50% AMI.** Like the segments of the population earning less than 30 percent AMI, all households in this income group have high rates of housing needs. In the jurisdiction overall, 75 percent of households have at least one housing problem. For households earning 30 to 50 percent of AMI, Pacific Islander households experience a disproportionate need at 29 percentage points higher than White households. However, there are very few Pacific Islander households in this income bracket (15 households). American Indian households at this income level have a disproportionate need of 24 percentage points higher than White households.

**50-80% AMI.** Approximately half of households within this income classification experience one or more housing problems. Pacific Islander households experience a disproportionate need of 30 percentage points higher than White households and 31 percent higher than the jurisdiction as a whole.

**80-100% AMI.** More than one in four households earning 80 to 100 percent of AMI in the jurisdiction continue to have one or more housing problems. Disproportionately high housing needs are experienced by African American households at a rate 12 percentage points higher than White households and Asian households at 17 percentage point higher than White households.

**NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

**Introduction**

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Adams County households that have severe housing needs by income, race, and ethnicity. Needs are defined as one or more of the following housing problems:

- Housing lacks complete kitchen facilities
- Housing lacks complete plumbing facilities
- Household has more than 1.5 persons per room
- Household cost burden exceeds 50 percent.

A disproportionately greater need exists when the members of a racial or ethnic group at any income level experience housing problems at a greater rate (10 percentage points or more) than the income level. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 72 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction that can be useful in describing overall need.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	14,235	4,595	1,275
White	6,115	2,445	820
Black / African American	965	210	25
Asian	545	115	70
American Indian, Alaska Native	80	15	0
Pacific Islander	25	0	0
Hispanic	6,300	1,765	305

**Table 16 – Severe Housing Problems 0 - 30% AMI**



**Data** 2011-2015 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	7,680	12,740	0
White	3,305	6,615	0
Black / African American	245	420	0
Asian	280	230	0
American Indian, Alaska Native	55	30	0
Pacific Islander	0	15	0
Hispanic	3,625	5,245	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

**Data** 2011-2015 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	4,570	27,670	0
White	2,230	16,005	0
Black / African American	55	695	0
Asian	265	755	0
American Indian, Alaska Native	15	70	0
Pacific Islander	0	60	0
Hispanic	1,890	9,740	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

**Data** 2011-2015 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,085	18,400	0
White	560	11,890	0
Black / African American	4	385	0
Asian	100	330	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	0	0
Hispanic	420	5,395	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

**Data** 2011-2015 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Discussion**

This section discusses the income categories in which a racial or ethnic group(s) has disproportionately greater need.

**0-30% AMI.** Like the previous discussion on housing needs, all groups have relatively high rates of severe housing problems at this income level with 76 percent of all households. Except for Hispanic households, all other minority groups have disproportionate housing needs at a rate higher than White households. Pacific Islander households at 29 percentage points higher, American Indian households at 13 percentage points higher and African American and Asian households equally at 11 percentage points higher than White households. The total number of Pacific Islander households is much lower than most other races or ethnicities (total of 25 Pacific Islander households at this income bracket).

**30-50% AMI.** In the jurisdiction overall, 38 percent of households have at least one severe housing problem. For households earning 30 to 50 percent of AMI, American Indian and Asian households experience a disproportionate need compared to White households with 65 and 55 percent respectively compared to 33 percent for White households.

**50-80% AMI.** For households earning 50 to 80 percent of AMI, Asian households (26%) experience a disproportionate need compared to White households (12%).

**80-100% AMI.** In this income bracket, Asian households (23%) experience disproportionate severe housing needs compared to White households (4%).

**NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

**Introduction**

This section provides data on households with disproportionate levels of housing cost burden. Housing cost burden occurs when households pay more than 30 percent of their gross household income toward housing costs, which includes utilities. Severe housing cost burden occurs when housing costs are 50 percent or more of gross household income.

A disproportionately greater need exists when members of a racial or ethnic group at a specific income level experience housing problems at a rate 10 percentage points or more than all other households at that specific income level. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 72 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need because they are at the same income level and experience housing problem at a rate 12 percentage point greater than other households with the same income.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction that can be useful in describing overall need.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	101,210	32,025	22,075	1,310
White	67,370	18,340	11,170	850
Black / African American	2,275	995	1,120	25
Asian	2,770	810	925	70
American Indian, Alaska Native	460	80	135	0
Pacific Islander	110	65	25	0
Hispanic	26,845	11,365	8,255	310

**Table 20 – Greater Need: Housing Cost Burdens AMI**

**Data** 2011-2015 CHAS  
**Source:**

## **Discussion**

Table 21 (above) shows housing cost burden by race/ethnicity of householders regardless of income. For the county overall, 101,210 households pay less than 30 percent of their income in housing costs while 32,025 pay between 30 and 50 percent (cost burdened), and 22,075 pay more than 50 percent (severely cost burdened). Countywide, 21 percent of all households are cost burdened and 14 percent are severely cost burdened.

Pacific Islanders (33%) are disproportionately cost burdened compared to the county (21%) and White households (19%). African American households (26%) are disproportionately severely cost burdened compared to the county (14%) and White households (12%).

**NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

According to CHAS data, Pacific Islanders are disproportionately cost burdened and African American households are disproportionately *severely* cost burdened compared to the county overall and to White households.

**If they have needs not identified above, what are those needs?**

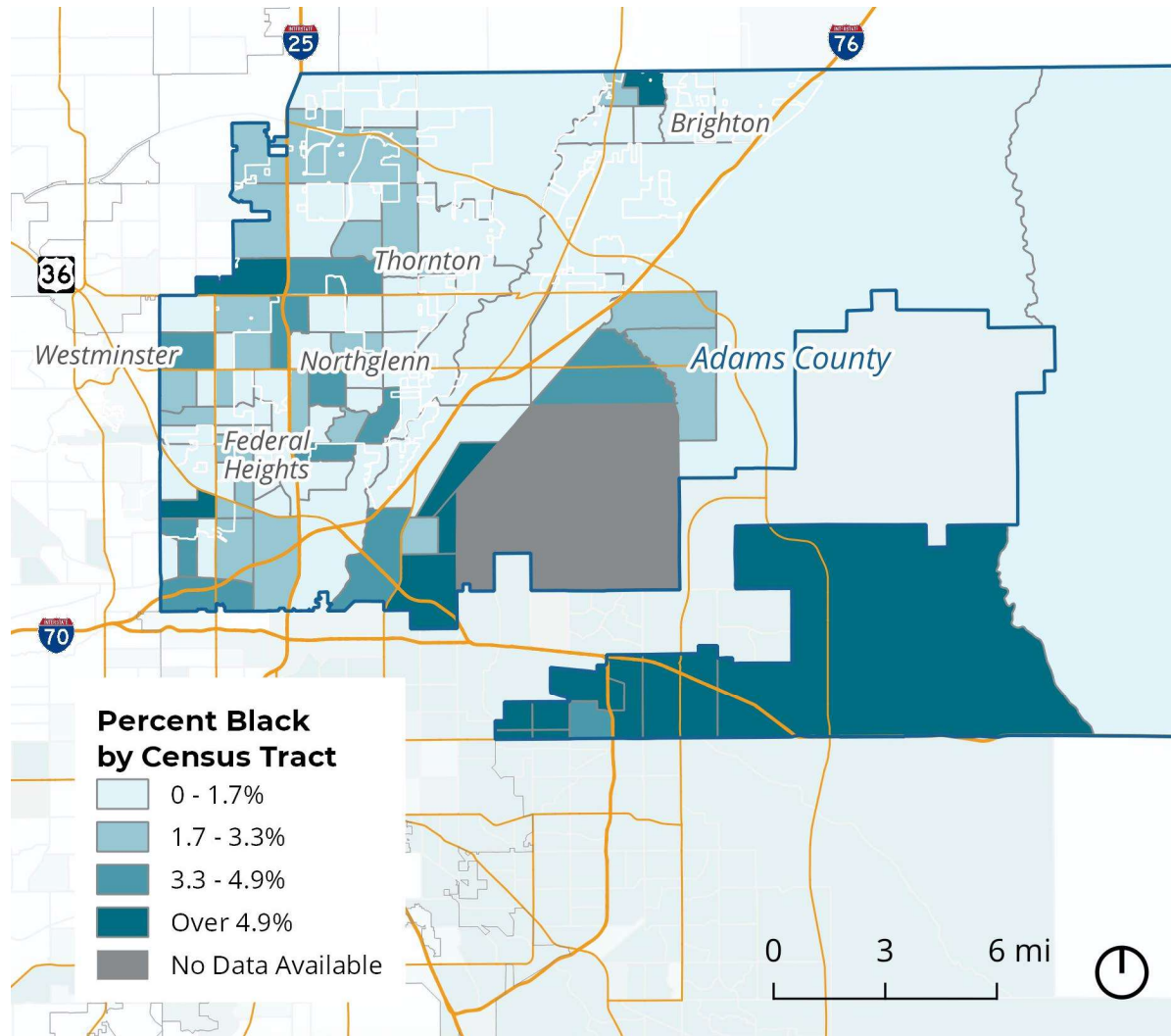
According to the resident survey conducted for the Con Plan, overall, 30 percent of Adams County households said they face housing challenges. These proportions are much higher for African Americans (53%), residents of Hispanic descent (45%), Native Americans (44%), and households earning lower than \$25,000 (57% have housing needs)—which is correlated with race and ethnicity.

The resident survey reveals a persistent pattern of disproportionate housing needs for African American residents in the county—including the experience of displacement, residing in a high crime neighborhood, and experiencing discrimination in accessing housing.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The African American population makes up just 3 percent of Adams County residents. As the map below shows, some neighborhoods within the county exhibit moderate concentrations of Black residents, particularly in the southeast.

**Percent of Black Residents by Census Tract, Select Cities, Adams County, 2018**



Note: Breaks represent 50%, 100%, and 150% of the county wide proportion of Black residents (3.3%)

Source: 2018 ACS 5-year estimates and Root Policy Research

**NA-35 Public Housing - 91.405, 91.205 (b)**

**Introduction**

The programs coordinated by Adams County Housing Authority, (doing business as Maiker Housing Partners) and Brighton Housing Authority remain the primary providers of affordable housing in the county for households in the lowest income categories. Maiker Housing Partners is the largest affordable housing provider in Adams County. Their mission is, “to disrupt generational poverty through socially conscious community development in Adams County.” The only other alternative is federally subsidized housing. Maiker Housing Partners and Brighton Housing Authority manage and maintain conventional public housing developments throughout the county and several scattered site developments. Both Maiker Housing Partners and Brighton Housing Authority own and operate public housing units, senior and disabled affordable units, and administer tenant and project-based Section 8 vouchers. Maiker Housing Partners and Brighton Housing Authority frequently apply for CDBG and HOME funds for non-public housing units to develop new affordable housing or preserve and maintain already affordable units throughout Adams County.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units' vouchers in use	N/A	N/A	42	1,505	75	1,430	70	50	14

**Table 21 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Data Source:** Maiker Housing Partners and PIC (PIH Information Center)



**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	N/A	N/A	11,005	13,959	11,727	14,070	13,746	10,876
Average length of stay	N/A	N/A	5.35	2.83	1.25	2.91	1.65	2.05
Average Household size	N/A	N/A	1.09	2.58	2.36	2.59	1.05	3.5
# Homeless at admission	N/A	N/A	N/A	201	N/A	201	51	N/A
# of Elderly Program Participants (>62)	N/A	N/A	N/A	376	N/A	376	24	N/A
# of Disabled Families	N/A	N/A	N/A	573	N/A	573	43	N/A
# of Families requesting accessibility features	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of DV victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**Table 22 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** Maiker Housing Partners and PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	N/A	N/A	N/A	1,120	N/A	1,120	47	N/A	N/A
Black/African American	N/A	N/A	N/A	269	N/A	269	9	N/A	N/A
Asian	N/A	N/A	N/A	18	N/A	18	0	N/A	N/A
American Indian/Alaska Native	N/A	N/A	N/A	42	N/A	42	1	N/A	N/A
Pacific Islander	N/A	N/A	N/A	3	N/A	3	0	N/A	N/A
Other	N/A	N/A	N/A	16	N/A	16	0	N/A	N/A

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 23 – Race of Public Housing Residents by Program Type**

**Data Source:** Maiker Housing Partners and PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	N/A	N/A	N/A	759	N/A	759	11	N/A	N/A
Not Hispanic	N/A	N/A	N/A	709	N/A	709	46	N/A	N/A

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** Maiker Housing Partners and PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Maiker Housing Partners and Brighton Housing Authority provide HUD regulations and related PHA policies in their Administrative Plans. The needs of public housing tenants and applicants for accessible units varies greatly by the type of disability a person lives with. Some tenants and applicants with disabilities require physical accommodations to units, reasonable accommodation for the application process or for ongoing housing needs, or two-bedroom units to accommodate a live-in caretaker.

Maiker Housing Partners also provides a list of properties with handicap accessible units in their informational packet to all new applicants as well as any participants who request this information.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance?**

With the acknowledgement that waiting lists do not reflect the total scale of community needs, there are nearly 5,000 households on the waitlist for Housing Choice Vouchers with Maiker Housing Partners as of December 2019. The number of residents on the waitlist for housing through the Brighton Housing Authority is unknown. Of the 5,000 households on the waitlist with Maiker Housing Partners, half of the households are white, 38 percent are Hispanic, and 31 percent are Black. Hispanic and Black households are overrepresented in the waitlists for Housing Choice Vouchers. While 38 percent of households on the waitlist are Hispanic, only 31 percent of the population is Hispanic. Similarly, 31 percent of households on the waitlist are Black while only three percent of the population is Black.

One in four residents on the waitlist have a disability compared to 11 percent living in the county with a disability. The overrepresentation of residents with a disability on the waitlist indicates a lack of accessible units that are affordable. Additionally, 43 percent of residents on the waitlist were homeless when they applied. There is an immediate need to house these nearly 2,000 residents experiencing homelessness on the waitlist.

**Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

There are immediate needs to house residents experiencing homelessness and expand the availability of affordable, accessible housing for residents living with a disability in Adams County. Among resident survey respondents, six percent live in some form of publicly supported housing. Of respondents living in publicly assisted housing, 60 percent have a disability and 63 percent live with children under the age of 18. More than half (58%) of voucher holders indicated it is very difficult to find a landlord that accepts a housing voucher. For residents who found it difficult to use a housing voucher, the top reasons for difficulty were that there are not enough properties available, it is difficult to find information on landlords, landlords have a policy of not renting to voucher holders, and the voucher does not cover the rent for a place that suits my needs.

Resident survey respondents said the following about using vouchers in Adams County:

- *Not a safe place to stay at or other people use drugs in the Property or constantly fighting*
- *People have abused the system, so landlords do not want to take the chance to see if you're a good person or not*
- *Places that used to accept section 8, no longer do so the list is slimmer and slimmer*
- *The neighborhoods that the vouchers are available are not good neighborhoods. We have shootings nightly and my daughter was even almost shot in the summer while playing outside at 4pm.*

Stakeholders shared many of the same concerns about landlords and added that residents face other obstacles getting housed including a criminal history, evictions on their record, bad credit, and application fees and deposits required to move into a unit.

**How do these needs compare to the housing needs of the population at large?**

Affordable housing is a prevalent issue in Adams County and the needs of housing authority residents are further exacerbated due to lack of financial resources, loss of employment, illness, etc., to pay rents (i.e., priced at less than \$500/month to serve the County’s lowest income renters) in a tight economy. Private housing market factors combined with a lack of federal funding for public housing create extra challenges for housing authorities.

As a high performing Public Housing Authority, Maiker Housing Partners works closely with the region to address affordability needs for residents they serve. Maiker Housing Partners is actively pursuing innovative approaches to financing and acquiring assets to develop and maintain affordable housing throughout the County. Maiker is actively pursuing land banking and acquisition as well as implementing progressive policies around eviction prevention assistance and criminal screening.

Brighton Housing Authority established forward thinking goals in their 2020 5-year PHA Plan. The goals identified in the 5-year plan include: increase affordable housing inventory; work to increase service programs which ultimately reduce demand; strengthen community and cross-sector organizational partnerships; target home ownership programs; pursuing a refinance or new debt for the refinance of Brighton Village (63 senior units) and Hughes Station (120 family units); rehab remaining 10 units of the RAD conversion; and pursue diverse funding and resource opportunities to respond to community needs.

**Discussion**

Please see above.

**NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)**

**Introduction:**

According to the report, “An Assessment of Adams County’s Efforts to Address Homelessness,” by the Burnes Center on Poverty and Homelessness, the top three reasons for homelessness in Adams County in recent years include losing a job or unemployment, housing costs that are too high, and family or relationship breakup.<sup>5</sup> The Point in Time (PIT) count, conducted nationally, provides a snapshot of those experiencing homelessness on a single night. A total of 476 residents in Adams County were experiencing homelessness in 2020, a slight decrease compared to 483 residents in 2019. Of these residents, 95 were newly homeless and 170 were chronically homeless. The majority, 276 (58%), were living in emergency shelters, 160 persons (34%) were unsheltered, with 8 percent (40 persons) housed in transitional housing.

**Homeless Needs Assessment.** The following table is the most accurate and up-to-date estimate of people experiencing homelessness in the county based on the 2020 Point-in-Time Count.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	31	59	N/A	N/A	N/A	N/A
Persons in Households with Only Children	10	0	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	159	217	N/A	N/A	N/A	N/A
Chronically Homeless Individuals	78	85	N/A	N/A	N/A	N/A

<sup>5</sup> <http://www.adcogov.org/sites/default/files/Adams%20Homelessness%20Assessment.pdf>

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	7	0	N/A	N/A	N/A	N/A
Veterans	12	17	N/A	N/A	N/A	N/A
Unaccompanied Child	10	0	N/A	N/A	N/A	N/A
Persons with HIV	0	0	N/A	N/A	N/A	N/A

**Table 25 - Homeless Needs Assessment**

**Data Source**

**Comments:** 2020 Point-in-Time Count

Indicate if the homeless population is:  Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

A common misconception of the Point-in-Time (PIT) Homeless Count is that it provides a total yearly estimate of all of the individuals experiencing homelessness within the community—for example, approximating the total number of individuals who fall into homelessness or access shelters across the span of the year. As the name implies, however, the Point-in-Time count provides only a snapshot of one night of homelessness in a community.

During a year, different individuals enter, exit, and return to a state of homelessness in the community. In other words, the homeless population is in constant flux as different individuals enter and exit homelessness each week.

Taking into consideration this dynamic of homelessness, researchers can use the results of the PIT Count to approximate the total number of individuals who will likely experience homelessness or access shelters at least once during the year. These annualized estimates are typically calculated as two to three times the nightly estimate of nightly homelessness. The 2020 Homeless Count suggests that approximately 950 to 1,450 residents in Adams County will experience homelessness during the next

year. The needs of residents experiencing homelessness and at risk for homelessness are going to become more acute with the economic fallout of the COVID-19 pandemic.

**Chronic Homelessness:** The National Alliance to End Homelessness reports that the chronically homeless are among the most vulnerable of persons experiencing homelessness. Chronic homelessness is strongly correlated with high rates of severe mental illness, substance abuse disorders and other physical illnesses. According to the Colorado Health Institute, chronically homeless individuals live an average of 30 years less than individuals who have never experienced homelessness. HUD classifies individuals as chronically homeless if they have experienced homelessness for a year or longer, or if they have experienced four or more episodes of homelessness in the past three years and have a disability.

More than one in four homeless individuals are chronically homeless in Adams County. The percentage of individuals experiencing chronic homelessness (27%) compared to the total population experiencing homelessness is higher than in previous years. Individuals experiencing chronic homelessness make up 37 percent of the unsheltered population in the 2019 Point-in-Time Count. According to Point in Time data, adults without children are most likely to be unsheltered and chronically homeless, while families with children are more likely to be newly homeless. Newly homeless is defined as a person who has been experiencing homelessness for less than one year and this was their first episode of homelessness.

**Families with Children:** The National Coalition for the Homeless reports that poverty, the lack of affordable housing, decreasing government supports, and domestic violence are the primary causes of family homelessness. Unlike the chronically homeless, family homelessness tends to be shorter term—ending a single episode of homelessness within three to six months. In 2020, 27 families with 90 individuals were experiencing homelessness in Adams County. Of these, 59 were in emergency shelters, seven were unsheltered, and 24 were living in transitional housing at the time of the count.

Typically, families become homeless after a period of housing instability characterized by eviction or moving from a housing unit due to inability to pay, doubling up with other households, couch surfing, and finally living in cars or motels before entering a shelter system. Most homeless families are single mothers, under age 30, with two young children. Many are fleeing domestic violence. More than 90 percent of homeless mothers' report being physically or sexually abused in their life.

According to the report, "An Assessment of Adams County's Efforts to Address Homelessness," by the Burnes Center on Poverty and Homelessness, service providers indicated the need to turn away families experiencing homelessness because of insufficient space to shelter them. Additionally, school liaisons reported that due to insufficient space to house families in Adams County, many families must live in Denver shelters. Children attending Adams County schools and living in Denver shelters face major logistical barriers for learning and school attendance.<sup>6</sup>

Homelessness can impact the education, health, sense of safety, and overall development of young children. Compared to low-income families not experiencing homelessness, homeless children have

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<sup>6</sup> <http://www.adcogov.org/sites/default/files/Adams%20Homelessness%20Assessment.pdf>



higher levels of emotional and behavioral problems, increased risk of serious health problems, are more likely to experience family separation, and are more likely to face education stability issues such as high mobility, dropping out, or repeating a grade. Homeless children are sick at twice the rate of other children and one in three homeless children develop a major mental disorder by age eight.<sup>7</sup>

**Veterans:** Six percent of homeless individuals in 2020 were Veterans. About half of Veterans were sheltered (12 individuals) and 17 were unsheltered.

In June 2018, the U.S. Interagency Council on Homelessness released the report, “Homelessness in America: Focus on Veterans,” which summarizes the most relevant data and research to inform policy for addressing homelessness among veterans. This report is part of the Homelessness in America series which will include reports which focus on subgroups of the homeless population including unaccompanied youth, families with children, individual adults, and people experiencing chronic homelessness.

Services for homeless veterans nationwide are provided through homeless services programs for emergency shelter and transitional housing, the Department of Veterans Affairs’ Supportive Services for Veteran Families (SSVF) program for rapid rehousing assistance, and through the HUD-VASH program which provides permanent supportive housing opportunities for veterans and their families.

According to the report, from 2010 to 2017 the number of veterans experiencing homelessness nationwide was reduced by an estimated 46 percent and the number of unsheltered veterans experiencing homelessness was reduced by an estimated 50 percent. According to the Homelessness Screening Clinical Reminder responses through the VA health system, 0.8 percent of veterans are currently experiencing homelessness and 1 percent are at risk of homelessness.

Post 9/11 veterans, typically serving in Operation Enduring Freedom (OEF), Operation Iraqi Freedom (OIF), and Operation New Dawn (OND), have higher rates of service connected disability, are more likely to receive public assistance, and have lower incomes compared to older veterans. Experiences before, during, or after military service have an impact on individuals risks of experiencing homelessness including, “poverty, unemployment and economic hardships, trauma, mental health conditions (including but not limited to PTSD), substance use disorders, family or relationship conflicts, disruptions in connections to social support networks, social isolation, and incarceration.”<sup>8</sup>

**Youth:** At the time of the 2020 PIT count, there were 10 unaccompanied youth living in emergency shelter. Unaccompanied or Transition Age Youth are defined as single youth who are under the age of 25 and not accompanied by a parent or guardian. Transition age youth are specifically those between 18-24 years old. Parenting youth are defined as those in the household that are under 25 years of age

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<sup>7</sup> <https://endhomelessness.org/homelessness-in-america/who-experiences-homelessness/children-and-families/>

<sup>8</sup> Homelessness in America: Focus on Veterans (2018). U.S. Interagency Council on Homelessness.

and are the guardian of a child under the age of 18.

The National Alliance to End Homelessness estimates that approximately 550,000 unaccompanied youth and young adults (age 24 and younger) experience an episode of homelessness for a week or more annually.<sup>9</sup> Youth homelessness is primarily caused by family conflict, but can also arise from circumstances like poverty, housing insecurity, racial disparities, mental health disorders, and substance use disorders.

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<sup>9</sup> <https://endhomelessness.org/homelessness-in-america/who-experiences-homelessness/youth/>

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
251 (53%) White	N/A	N/A
146 (31%) African American		
0 (0%) Asian		
23 (5%) American Indian/Native American		
0 (0%) Pacific Islander		
50 (11%) Multiple Races (6 or 1% did not disclose)		
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
377 (79%) Non-Hispanic/Latino	N/A	N/A
99 (21%) Hispanic/Latino		

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to the 2020 PIT count, as discussed above, there were 27 families and 29 veterans (119 total residents) experiencing homelessness. According to 2018 ACS estimates, there are approximately 7,700 families and 1,600 Veterans living in poverty in Adams County. Both families and Veterans need deeply subsidized housing units with onsite supportive services.

According to the Adams County Homelessness Task Force, service providers perceive there being a great deal of families experiencing homelessness who are living in their cars as well as people experiencing mental health concerns.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

According to the Point in Time data, the greatest number of people experiencing homelessness are white, non-Hispanic; however, as compared to the overall Adams County demographics, people of color are overrepresented in the homeless population. Non-white populations make up a greater percentage of those

experiencing homelessness than they do of the general population. This is especially the case for people who identify as Black and multiple races.

In the 2020 PIT, Black residents made up 31 percent of the homeless population compared to only three percent countywide, homeless residents of multiple races made up 11 percent compared to four percent, and Native Indian homeless residents made up five percent compared to one percent. Hispanic residents are underrepresented in the homeless population with 21 percent compared to nearly 40 percent in the countywide population.

The Corporation for Supportive Housing (CSH) recently created a Racial Disparities and Disproportionately Index that measures whether a racial and/or ethnic group's representation in a particular public system is proportionate to, over or below their representation in the overall population. The index is currently only available at the state level. In Colorado, disparities in homelessness are highest for Native American and African American residents. The index suggest that Native Americans are more than 5 times more likely to experience homelessness than Non-Hispanic White residents; African Americans are more than 4 times more likely. Asian residents are much less likely than any other group to experience homelessness, and Hispanic residents have rates that are just slightly higher than Non-Hispanic White residents.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the 2020 PIT count, 160 (34%) of adults and children were unsheltered (e.g., on the street, under a bridge, or in a car). This is up from 2019, when 139 people were unsheltered. Unsheltered residents are most likely to be adults without children. In 2019, 153 adults were unsheltered while 7 families with children were unsheltered.

**Discussion:**

Please see above.

## **NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)**

### **Introduction**

This section provides data and information about special needs populations in Adams County. Non-homeless special needs populations include elderly households, households containing persons with a disability (hearing/vision limitation, ambulatory limitation, cognitive limitation, and/or self-care/independent living limitation), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. The characteristics of these populations are described below.

### **Describe the characteristics of special needs populations in your community. What are the housing and supportive service needs of these populations and how are these needs determined?**

Housing and supportive service needs for the special needs population in Adams County are diverse including transitional housing, supportive housing, counseling, care management, transportation to health care facilities and employment, and more. Needs were determined through occurrence of HUD-defined housing problems, income/employment status, and stakeholder and resident engagement.

**Elderly:** In Adams County more than 65,600 residents are 62 years or older, accounting for 13 percent of all residents. Of the elderly residents in Adams County, 4,529 of them are frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework). Frail elderly comprises less than one percent of residents in the County.

Senior households may be less able to cope with increasing housing costs (rents for renters and property taxes for owners) as they are more likely to be living on a fixed retirement income. Most seniors desire to age in place but may need accessibility modifications as they age and additional support services to properly maintain their home and property. Many may also require transportation services and in-home health care at certain stages.

The Community Needs Assessment conducted in 2017 provides an overview of the needs of low-income residents in the county, services available, and gaps or barriers to accessing services. The assessment covers the needs of special populations including the elderly. The two major barriers to accessing needed services for older adults include knowing what services are available and transportation. Supportive services for seniors should include case management for accessing services and reliable, accessible transportation.

One-third of the resident survey respondents are age 60 or older or have a household member in that age group. One in eight want to stay in their current home but worry they will not be able to stay. Those respondents who want to stay in their current home but worry they will not be able to stay identify financial issues, health issues, and maintenance/housekeeping issues as the primary threats to their aging in place.

One in four respondents with older adults in the home want to move but worry they will not be able to find a place that meets their needs and is affordable. Needs in a future home may include one-level living, small or

no yards to maintain, and, for many, be in or near their current neighborhood. In addition to affordable rent or mortgages, for those looking to buy, HOA fees can be an impediment.

**Persons with mental, physical, and/or developmental disabilities:** In Adams County, 56,398 persons live with a mental, physical, and/or developmental disability, accounting for 11 percent of all residents.

Stakeholders indicated the greatest needs for persons with disabilities in Adams County include accessible transportation, functional infrastructure near housing (e.g. sidewalks and walk signals at intersections), and accessible housing that is located near services and transit. Among the resident survey respondents whose household includes a member with a disability, 78 percent have accessibility needs in the home or to access the home. Nearly three in 10 (28%) live in a home that does not meet the accessibility needs of their household member with a disability. The most common improvements or modifications needed include:

- Grab bars in bathroom (43%);
- Ramps (27%);
- Reserved accessible parking spot by entrance (24%);
- Stair lifts (24%);
- Wider doorways (23%);
- Service or emotional support animal allowed in apartment/room/home (18%); and

Alarm to notify if someone leaves the home (12%). In addition to accessibility needs within the home, among resident survey respondents whose household includes a member with a disability most needed services or supports if the person with a disability in the households wants to get a job or a better job. When asked what is needed most to help the member of the household with a disability participate in community activities and amenities, transportation access and sidewalk improvements were the most common responses.

Transportation access includes improved bus service, on weekends and to destinations, and availability of accessible parking at events and destinations.

**Persons with alcohol or other drug addiction:** Rates of alcohol and illicit drug dependence in Colorado (11%) are higher than the national rate (7%). Similarly, the rate of those who need but are not receiving treatment for alcohol use (8%) is higher than the national rate (5%), as is the rate of those needing but not receiving treatment for illicit drug use (4%) in Colorado compared to the national rate (2.5%).

**Persons with HIV/AIDS and their families:** Jurisdiction-specific data is not available for the number of persons living with HIV/AIDS. The CDC reports the number of persons living with HIV/AIDS by state only and jurisdictional numbers are estimated based on the state. In Adams County, it is estimated that 1,329 persons, or 0.3 percent of the total population, live with HIV/AIDS. Similarly, the Biannual Colorado HIV Surveillance Report, reports on the size of the population with HIV/AIDS in 21 Regions in Colorado. This report estimates in June 2019 1,277 people were living with HIV in Adams County and 75 percent (954 individuals) were engaged in care.

**Victims of domestic violence, dating violence, sexual assault, and stalking:** Jurisdiction-specific data is not available for the number of victims of domestic violence. Based on the 2015 National Intimate Partner and

Sexual Violence Survey by the CDC and 2017 ACS estimates, it is estimated that 19,674 persons, or four percent of the total population, are victims of domestic violence, dating violence, sexual assault, and stalking in Adams County.

Although the supportive and housing services needed by IPV victims vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with traumatic stress disorder related to the event. Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims. Affordable housing is also critical: the National Alliance to End Homelessness argues that a “strong investment in housing is crucial [to victims of domestic violence]...so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse.” The Alliance also reports that studies on homelessness have shown a correlation between domestic violence and homelessness.

Adams County stakeholders shared there is no prominent domestic violence shelter or service provision within the county, and individuals experiencing domestic violence must go to Boulder or Jefferson County to access services. Service providers in Adams County are currently working together to elevate the need for accessible, safe shelter for victims in the county. In addition to immediate care and response, there is an ongoing need for mental health support for families and individuals who have experienced domestic violence.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

N/A

**Discussion:**

Please see discussion above.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The Community Needs Assessment conducted in 2017 provides an overview of the needs of low-income residents in the county, services available, and gaps or barriers to accessing services. The assessment covers community needs including education, income management, health, nutrition, housing and household utilities, transportation, childcare, emergency services, and employment. The primary needs identified in the assessment, besides housing, were food assistance for low-income residents experiencing food insecurity and accessible and affordable public transportation.

Focus groups held for the Community Needs Assessment (CNA) also identified a lack of free public pools, parks, and recreation areas for children. There is also a need for access to public computers and basic adult education and vocational training services.

Imagine Adams County, the County's comprehensive plan updated in 2012, also includes policies and strategies to improve the provision of public facilities as new development enters the county. The county is currently updating the comprehensive plan and the new plan is expected to be completed by the end of 2021. The following policies are presented in the 2012 version of the plan and address the need for public facilities in new developments:

- **“Policy 6.1: Ensure new development pays for infrastructure costs.** To the maximum extent feasible, new development in undeveloped areas should pay the proportionate costs of required public infrastructure and facilities that are necessitated by and attributable to the new development.
- **Policy 6.2: Balance uses with burdens.** Evaluate and quantify potential impacts associated with high-impact, region-serving uses that may create burdens on the County (e.g., landfills, parole facilities, telecommunication towers, etc.) to ensure impacts are substantially mitigated and/or that compensation is provided to the County that equals or exceeds the burdens created.
- **Policy 6.3: Refine special district criteria.** Reevaluate financial, service and performance criteria for special districts that provide public services to new developments.”

In addition to provision of public facilities for new developments, Imagine Adams County highlights the need for telecommunications infrastructure and services for economic growth and job creation, as well as quality of life, education, research, and access to public and private services for residents. The following policies appear in Imagine Adams County to improve telecommunications facilities:

- **“Policy 6.4 Identify and monitor short- and long-term telecommunication needs.** Develop a Telecommunication Plan to identify and monitor short- and long-term telecommunications need for the public and private sectors, especially regarding hazard notification and infrastructure and service technology.”

### **How were these needs determined?**



These needs were determined through service provider outreach, resident focus groups, community survey, and a review of the 2017 Adams County Community Needs Assessment and the Imagine Adams County comprehensive plan.

**Describe the jurisdiction’s need for Public Improvements:**

There is an ongoing need for public improvements, particularly for streets and sidewalks. There are a number of active public works projects in Adams County to improve drainage, sidewalk paving and ADA accessibility, and street paving, the majority of these projects are located in the more urbanized neighborhoods in the southwest portion of the county. Many areas in the county need improved street lighting for safety, landscaping, and graffiti removal. Safety improvements such as code enforcement, crosswalks, and ADA sidewalk repairs are also needed in low- and moderate-income census tracts across the county.

Infrastructure is an important aspect of thriving neighborhoods. Some areas throughout the county, including unincorporated areas, suffer from a lack of county infrastructure, like sidewalks and drainage. These infrastructure improvements should remain a high priority to maintain a thriving community that is accessible to everyone.

In 2016, Adams County adopted the Southwest Adams County Making Connections Planning and Implementation Plan. The plan is organized by 10 “critical path policies and projects” that will capitalize on the existing and future regional infrastructure in partnership with neighboring jurisdictions, developers, utility agencies, and special districts. The Regional Transit District (RTD) has six planned FasTracks commuter rail stations within southwest Adams County, and the area is only three to eight miles from downtown Denver and 15 to 20 miles from the Denver International Airport. The following 10 policies and projects were selected as the most critical for addressing current and future needs for Adams County:

- Plans to projects program
- Complete streets policy and standards
- Sidewalk program (on-going)
- Park and trail improvements
- Affordable housing strategy
- The Sheridan Connection
- The Federal Connection
- The Clear Creek Connection
- The Welby Connection

**How were these needs determined?**

These needs were determined from current capital improvement plans and area plans.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

This section continues the discussion of housing needs in the above Needs Assessment (NA) section with a more specific focus on housing costs and condition.

Regional housing pressures and price increases are already impacting housing affordability in Adams County. As housing prices continue to rise in neighboring Denver and Arapahoe County—areas where the region’s employment is concentrated—Adams County is positioned to capture a larger share of workers who need both affordability and proximity to major employment centers, including the Health Sciences Campus and Denver International Airport, as well as middle income renters who want to become owners. This growing demand to house more of the region’s workers and residents is likely to result in growing affordability challenges for Adams County.

**Rental market.** Median rents in Adams County increased by 83 percent from 2000 to 2017. This increase translates to households paying more than \$500 per month more for a median rent of \$1,293 reported in the 2017 Census. The Metro Denver Apartment Vacancy Survey reported a median rent for year end 2019 of \$1,364—suggesting the increase may be closer to \$550 per month. The current availability of housing units does not meet the needs of households at all income levels in Adams County. The problem is particularly acute for extremely and very low-income renters.

Most of Adams County rental units (46%) are in the \$1,000 to \$1,499 range according to the 2017 ACS, which is well above what renters with housing needs can afford: the greatest need for housing assistance in Adams County is for renters earning \$25,000 and less, needing rents under \$600 per month (including utilities). There are an estimated 3,254 rental units in Adams County, 6 percent of total rental units, with rents \$600 or less per month (accounting for utilities). There are 12,231 renters who need rents this low leaving a gap of 6,372 units.

The renters who cannot find affordable rental units are not homeless; rather, they are cost burdened and need to cut back on other household costs to make ends meet. Increasing rents and home prices have caused more Adams County households to be cost burdened or severely cost burdened. Rental and homeowner households making 30 percent or less AMI are disproportionately severely cost-burdened. Those who are severely cost burdened, generally the lowest income renters, pay more than 50 percent of their household incomes towards rent and are considered at risk for homelessness.

**Ownership market.** The majority of units in Adams County are owner-occupied (66%) and the remaining third are renter-occupied (33%). Owner-occupied units tend to be larger than renter-occupied units. Regional housing pressures and price increases are impacting housing affordability in Adams County. From 2000 to 2017, the median home value in Adams County increased by more than 100 percent from \$149,800 in 2000 to \$308,400 in 2017.

One in five renters (10,992 renters) in Adams County earn between \$35,000 and \$50,000 and may be interested in homeownership. These renters need homes priced at \$200,000 or less to be able to manage the monthly costs including mortgage payments, utilities, property taxes and insurance. An additional 13,257 (24%) renters earn between \$50,000 and \$75,000 and need homes priced at less than \$300,000 to attain ownership. In 2018, 22 percent of homes in the county sold for \$200,000 to \$300,000 and 3 percent of homes sold for less than \$200,000.

## MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

### Introduction

This section provides a broad overview of the types of residential units available in Adams County, including those that target low income residents.

In 2017, Adams County is estimated to have a total of 173,142 housing units and most units are single family detached homes (63%). Nearly 10 percent of units are in single family attached products including duplexes, triplexes, and quadraplexes. One in five (21%) units are in apartment buildings with 5 or more units and the balance (6.45%) are in mobile homes or other types of housing.

The majority of units in Adams County are owner-occupied (66%) and the remaining third are renter-occupied (33%). As shown in the Unit Size by Tenure table below, owner-occupied units tend to be larger than renter-occupied units. Owner units with three or more bedrooms comprise 84 percent of units compared to 31 percent of renter units. Conversely, renter units have a larger supply of one- and two-bedroom units compared to the owner-occupied housing stock.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	108,565	62.70%
1-unit, attached structure	11,339	6.55%
2-4 units	5,810	3.36%
5-19 units	19,678	11.37%
20 or more units	16,581	9.58%
Mobile Home, boat, RV, van, etc.	11,169	6.45%
<b>Total</b>	<b>173,142</b>	<b>100.00%</b>

**Table 26 – Residential Properties by Unit Number**

**Data** 2017 ACS, 1-Year

**Source:**

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	210	0.19%	1,537	2.74%
1 bedroom	1,512	1.38%	18,143	32.37%
2 bedrooms	16,285	14.85%	18,908	33.73%
3 or more bedrooms	91,668	83.58%	17,467	31.16%
<b>Total</b>	<b>109,675</b>	<b>100.00%</b>	<b>56,055</b>	<b>100.00%</b>

**Table 27 – Unit Size by Tenure**

**Data** 2017 ACS, 1-Year

**Source:**

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

According to HUD’s Office of Policy Development and Research (PD&R), Picture of Subsidized Households database, there are 4,217 subsidized units and 98 percent of family households that receive housing assistance are considered very low-income in Adams County. Nearly 70 percent of family households that receive assisted housing are minority households. Twenty percent are households with a disability.

Adams County Housing Authority (doing business as Maiker Housing Partners), manages 1,505 housing vouchers throughout the county. Most vouchers are tenant-based. Maiker currently owns and manages nine properties across the county and manages another six properties through partnerships for a total of 15 properties in Adams County with more than 1,600 total units. Of the units dedicated to low- and moderate-income households, more than 100 units are occupied by households with at least one disability and 45 percent of units are occupied by Hispanic residents.

Brighton Housing Authority (BHA) has increased the affordable development units in their portfolio to nearly 500 units through acquisition and development. BHA will continue to pursue affordable housing development and acquisition. Current projects that are under consideration include the Adams Point Apartments (108 units and retail) and Voiles Apartments. The authority is also considering accessory dwelling units as a solution to affordable housing. Finally, BHA may pursue providing Project Based Vouchers to Hughes Station.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

HUD’s Multifamily Assistance and Section 8 Contracts Database identifies 21 assisted housing developments in Adams County. Altogether, these properties contain 1,307 assisted units.

In the next five years (between 2019 and 2023), 17 percent (232 assisted units) have contracts that are expiring, which means these units could be at-risk of being lost from the assisted housing inventory. Nearly 30 percent (377 assisted units) are expected to have contracts that are expiring within the next 10 years (between 2019 and 2028), which could contribute to significant loss of the assisted housing inventory.

**Does the availability of housing units meet the needs of the population?**

The 2017 ACS provides the most recent profile of home values, rental rates, and income distribution of Adams County households. To determine how well the current inventory and pricing of housing units meets the needs of Adams County residents, a gaps analysis was conducted. This gaps analysis compares what households can afford to pay in monthly rent or mortgage (including debt service, property insurance and taxes) to the price distribution of the available housing in the market.

The gaps analysis showed that:

- In 2017, approximately 22 percent of Adams County renters—or an estimated 12,231 renters— earned less than \$25,000 per year. These renters are typically single people, single parents and families living

in poverty.

- Renters earning less than \$25,000 per year have a hard time finding rental units they can afford. For example, there are an estimated 3,254 rental units in Adams County, 6 percent of total rental units, with rents \$600 or less per month (accounting for utilities). There are 12,231 renters who need rents this low leaving a gap of 6,372 units.
- Most rental units in Adams County fall in the \$800 to \$1,999 range (77% of all rentals) which is not affordable to low income renters.
- The renters who cannot find affordable rental units are not homeless; rather, they are cost burdened and need to cut back on other household costs to make ends meet.
- Those who are severely cost burdened, generally the lowest income renters, pay more than 50 percent of their household incomes towards rent and are considered at risk for homelessness.
- One in five renters (10,992 renters) in Adams County earn between \$35,000 and \$50,000 and may be interested in homeownership. These renters need homes priced at \$200,000 or less to be able to manage the monthly costs including mortgage payments, utilities, property taxes and insurance. An additional 13,257 (24%) renters earn between \$50,000 and \$75,000 and need homes priced at less than \$300,000 to attain ownership.

### Housing Affordability Gaps

Income Range	Maximum Affordable Gross Rent	Rental Gap	Max Affordable home value	Cumulative Renter Purchase Gap
Less than \$5,000	\$ 125	(1,880)	20,353	1%
\$5,000 to \$9,999	\$ 250	(1,282)	40,702	0%
\$10,000 to \$14,999	\$ 375	(1,415)	61,055	-2%
\$15,000 to \$19,999	\$ 500	(1,794)	81,407	-6%
\$20,000 to \$24,999	\$ 625	(1,787)	101,760	-11%
\$25,000 to \$34,999	\$ 875	2,238	142,466	-19%
\$35,000 to \$49,999	\$ 1,250	8,645	203,525	-18%
\$50,000 to \$74,999	\$ 1,875	5,873	305,289	-9%
\$75,000 to \$99,999	\$ 2,500	(5,932)	407,053	-4%
\$100,000 to \$149,999	\$ 3,750		610,582	-3%
\$150,000 or more				0%

**Table 28 – Housing Affordability Gaps**

**Data** 2017 ACS, 1-Year

**Source:**

### Describe the need for specific types of housing:

As discussed above, the specific types of housing needed include:

1. Deeply affordable rentals, renting at less than \$600 per month including utilities, for extremely low-

- income renters;
2. Homes priced at less than \$300,000 to accommodate workers in low to moderate-wage jobs, including public servants; and
  3. A larger variety of housing products to accommodate aging seniors, persons with disabilities, new families, extended families, and residents needing and preferring supportive and congregate living environments.

**Discussion**

Please see above.

## MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

### Introduction

This section contains cost of housing data from the 2000 Census, 2015 CHAS, and 2017 ACS.

As shown in the cost of housing table below, the median home value in Adams County increased 106 percent between 2000 to 2017. Similarly, the median rent rose by 83 percent. Most of Adams County rental units (46%) are in the \$1,000 to \$1,499 range according to the 2017 ACS, which is well above what renters with housing needs can afford: the greatest need for housing assistance in Adams County is for renters earning \$25,000 and less, needing rents under \$600 per month (including utilities).

The following table is based on data from a proprietary dataset maintained by HUD (the Comprehensive Housing Affordability Strategy data, or CHAS). The HUD “units by HAMFI” tables are consistent with the gaps analysis discussed above and confirm that rental units are most plentiful for households earning 50 to 80 percent MFI, and ownership is most attainable for households earning 100 percent MFI and more.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	\$149,800	\$308,400	106%
Median Contract Rent	\$705	\$1,293	83%

**Table 29 – Cost of Housing**

**Data Source:** 2017 ACS, 1-Year

Rent Paid	Number	%
Less than \$500	1,945	3.55%
\$500-999	16,455	30.02%
\$1,000-1,499	25,701	46.89%
\$1,500-1,999	9,379	17.11%
\$2,000 or more	1,336	2.44%
<b>Total</b>	<b>54,816</b>	<b>100%</b>

**Table 30 - Rent Paid**

**Data** 2017 ACS,  
**Source:** 1-Year

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,709	No Data
50% HAMFI	9,517	6,195



<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
80% HAMFI	30,993	24,962
100% HAMFI	No Data	39,371
<b>Total</b>	<b>42,219</b>	<b>70,528</b>

**Table 31 – Housing Affordability**

**Data** 2011-2015 CHAS  
**Source:**

**Monthly Rent**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	938	1,127	1,418	2,031	2,351
High HOME Rent	938	1,091	1,312	1,507	1,661
Low HOME Rent	787	843	1,012	1,168	1,303

**Table 32 – Monthly Rent**

**Data** HUD FMR and HOME Rents  
**Source:**

**Is there sufficient housing for households at all income levels?**

The current availability of housing units does not meet the needs of households at all income levels in Adams County. The problem is particularly acute for extremely and very low-income renters. There is lack of sufficient housing for low to moderate income households. For renter households making less than \$25,000 per year, there is a rental gap of 6,372 units.

Increasing rents and home prices have caused more Adams County households to be cost burdened or severely cost burdened. Rental and homeowner households making 30 percent or less AMI are disproportionately severely cost-burdened. According to the 2011-2015 CHAS data, 7,940 extremely low-income rental households experience severe cost burden (61%). Among owner households, a lower number but similar proportion (4,080 households or 57%) are severely cost burdened.

It is important to note that this does not include persons who are homeless. A total of 476 residents in Adams County were experiencing homelessness in 2020, a slight decrease compared to 483 residents in 2019. More than one in three of those counted, or 160 individuals, were unsheltered (i.e. slept outside or in a location not suitable for human habitation).

Many moderate to low-income renters and persons experiencing and transitioning out of homelessness need affordable housing coupled with supportive services, including mental health services and are most vulnerable to housing needs of severe cost burden, substandard housing condition, and overcrowding.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

As housing prices continue to rise in neighboring Denver and Arapahoe County—areas where the region’s employment is concentrated—Adams County is positioned to capture a larger share of workers who need both affordability and proximity to major employment centers, including the Anschutz Medical Campus and Denver International Airport, as well as middle income renters who want to become owners. This growing demand to house more of the region’s workers and residents is likely to result in growing affordability challenges for Adams County.

Regional housing pressures and price increases are already impacting housing affordability in Adams County. From 2000 to 2017, the median home value in Adams County increased by more than 100 percent from \$149,800 in 2000 to \$308,400 in 2017. Similarly, median rents increased by more than \$500 a month over the same time for a median rent of \$1,293 in 2017.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The median contract rent in Adams County in 2017 was \$1,293—in between the Fair Market Rent and High HOME Rent for 1-bedroom units (\$1,127) and 2-bedroom units (Fair Market Rent, \$1,418, and High HOME Rent, \$1,312). The low HOME rent for 2-bedroom units was much lower the median contract rent at \$1,012.

Fair Market Rents, or FMRs, are the rents at which HUD will aid Housing Choice Voucher holders. When actual market rents are higher than FMRs, renters typically have trouble finding units that they can afford with their voucher.

HOME rents are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases and lease renewals after that date. HOME rents are much lower than FMRs, and somewhat below market—which helps accommodate the affordability needs of low income households yet may make it difficult for affordable housing developers to operate affordable developments without additional subsidies in the current high-cost market.

### **Discussion**

Please see above.

## **MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)**

### **Introduction**

This section provides an overview of the condition of Adams County's housing stock. Much of these data are from HUD's 2011-2015 CHAS and the 2017 ACS, which the most recent data available at the time this section was prepared.

### **Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":**

Adams County will employ the following definitions and standards to units which may be under consideration for rehabilitation and/or Minor Home Repair Program:

1. Standard unit(s) not suitable for Rehabilitation: A unit is deemed "Standard, not suitable for rehabilitation", when the unit meets the agency's written rehabilitation standards at the time of the application, but after inspection and project estimation the cost to bring the unit up to the Rehabilitation Standards is at or below \$1,000. A unit deemed standard, not suitable for rehabilitation will not be approved to participate in the Minor Home Repair Program. The client may be referred to other service programs to assist the client within their program standards.
2. Sub-standard unit(s) suitable for rehabilitation: A unit is deemed "sub-standard, suitable for rehabilitation", when the unit(s) does not meet the agency's written rehabilitation standards at the time of application, but after inspection and project estimation the cost to bring the unit up to rehabilitation standards exceeds \$1,000, but is less than 75% of the assessed value of the unit. A unit deemed "sub- standard, suitable for rehabilitation" will be approved to participate in the Minor Home Repair Program if all other requirements are met.
3. Sub-standard unit(s) not suitable for rehabilitation: A unit deemed "sub-standard, not suitable for rehabilitation", when the unit(s) does not meet the agency's written rehabilitation standards at the time of application but after inspection and cost estimation, the costs to bring the unit up to the rehabilitation standards exceeds the 75% assessed value threshold. A unit deemed "sub-standard, not suitable for rehabilitation" will not be eligible to participate in the Rehabilitation Program.

## Condition of Units and Need for Owner and Rental Rehabilitation

CDBG funds are allocated throughout the county to administer homeowner rehab and multifamily rehab projects for low- to moderate-income households. From 2015 to 2019, CDBG dollars were used to rehabilitate 10 rental units and 405 ownership units in the county.

The local Housing Authorities, the Minor Home Repair Program, and other Section 8 provider agencies strictly adhere to the Uniform Property Condition Standards (UPCS) for public housing and Section 8 tenants, and the Lead Safe Housing Rule. Housing Authorities will not allow Section 8 tenants to rent units with lead hazards that are not mitigated by the landlord. Grantees receiving HOME or CDBG funds to purchase and renovate properties which contain lead-based paint are responsible for paying for and coordinating detection and mitigation of lead hazards within the property.

According to 2017 ACS data, Adams County has many renter- and owner-occupied housing units with one or more condition that needs to be addressed. Nearly 30,000 renter-occupied households and equally owner-occupied households have at least one housing condition in need of rehabilitation. Fifty-two percent of renter-occupied and 25 percent owner-occupied housing stock have at least one housing condition in need of rehabilitation.

These data are consistent with resident input on condition from the resident survey conducted for the Con Plan: Overall, 30 percent of Adams County survey respondents rate the condition of their home “fair” or “poor”. More than half of those are precariously housed, have household incomes less than \$25,000, are African American, or are renters. In contrast, only 10 percent of homeowners and three percent of those with household incomes of \$100,000 or more say their homes are in fair or poor condition.

Adams County has nearly 24,000 renter-occupied and about 42,000 owner-occupied housing units built before 1980. These units generally have the greatest need for repairs, including lead-based paint remediation.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	28,126	25.64%	29,032	51.79%
With two selected Conditions	619	0.56%	2,762	4.93%
With three selected Conditions	0	0.00%	139	0.25%
With four selected Conditions	0	0.00%	0	0.00%
No selected Conditions	80,930	73.79%	24,122	43.03%
<b>Total</b>	<b>109,675</b>	<b>100.00%</b>	<b>56,055</b>	<b>100.00%</b>

Table 33 - Condition of Units

Data 2017 ACS 1-Year

Source:

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	34,233	31.21%	11,388	20.32%
1980-1999	30,543	27.85%	18,931	33.77%
1950-1979	42,108	38.39%	23,830	42.51%
Before 1950	2,791	2.54%	1,906	3.40%
<b>Total</b>	109,675	100.00%	56,055	100.00%

**Table 34 – Year Unit Built**

**Data** 2017 ACS 1-Year  
**Source:**

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	42,925	42.48%	27,560	49.58%
Housing Units build before 1980 with children* present *Children 6 and under.	6,924	6.85%	8,425	15.16%

**Table 35 – Risk of Lead-Based Paint**

**Data** 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)  
**Source:**

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

As mentioned above, 52 percent of renter-occupied and 25 percent owner-occupied housing stock have at least one housing condition in need of rehabilitation based on 2017 ACS data. Similarly, according to the 2020 Adams County Housing and Community Needs Resident Survey, 53 percent of renters rated the condition of their home as fair or poor while only 10 percent of homeowners rated the condition of their home as fair or poor.

**Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405**

Based on the data provided by HUD in the table above, as many as 8,425 renter-occupied and 6,924 owner-occupied housing units have children present and are built before 1980, thereby having some risk of lead-based paint. The risk of lead-based paint is higher in communities like Adams County that have a large supply of historic, older homes, which includes Original Aurora.

**Discussion**

Please see above.

**MA-25 Public and Assisted Housing - 91.410, 91.210(b)**

**Introduction**

Applicable Federal Law and HUD regulations require that each public housing authority (PHA) develop and adopt a PHA Plan and update it on an annual basis. The PHA Plan provides details about Housing Authority programs, services, and general operations. In addition, the Plan focuses on implementation strategies designed to address residents' needs and issues, as well as outlining ways to improve operational efficiencies for the upcoming fiscal year. This planning mechanism requires that the Housing Authority examine its existing operational needs and design short and long-term strategies to address those needs. Maiker Housing Partner’s 5-year PHA Plan for 2020 to 2025 can be found on their webpage ([https://maikerhp.org/wp-content/uploads/2020/04/MaikerPHA5YearPlan\\_2020-2025.pdf](https://maikerhp.org/wp-content/uploads/2020/04/MaikerPHA5YearPlan_2020-2025.pdf)). Brighton Housing Authority’s 5-year PHA Plan for 2020 to 2025 can be found on their webpage (<http://www.brightonhousingauthority.org/newsandnotices>).

**Totals Number of Units**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	N/A	N/A	42	1,505	75	1,430	70	50	14
# of accessible units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 36 – Total Number of Units by Program Type**

**Data** PIC (PIH Information Center)  
**Source:**

**Describe the supply of public housing developments:**

Casa ReDonda de Vigil is Adams County’s only public housing property. The senior living community (62 years and older) is made up of 42 one-bedroom apartments including two designated handicap apartments.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

In 2019, Maiker Housing Partners began an application to submit a Section 18 application for the demolition/disposition at Casa ReDonda de Vigil.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Casa ReDonda de Vigil	88

**Table 37 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

In 2019, Maiker Housing Partners began an application to submit a Section 18 application for the demolition/disposition at Casa ReDonda de Vigil.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Maiker Housing Partner’s 5-year PHA Plan for 2020 to 2025 can be found on their webpage ([https://maikerhp.org/wp-content/uploads/2020/04/MaikerPHA5YearPlan\\_2020-2025.pdf](https://maikerhp.org/wp-content/uploads/2020/04/MaikerPHA5YearPlan_2020-2025.pdf)). The goals and objectives outlined below demonstrate the authority’s strategy for improving the living environment of low- and moderate-income families.

1. Increase decent affordable housing options through real estate development activities and the expansion of housing programs.
  - a. Endeavor to develop, create, acquire, and/or rehabilitate additional units.
  - b. Actively pursue funding opportunities to develop housing units affordable to persons and families earning between 30 and 60 percent of AMI.
  - c. Participate in private/public partnership opportunities that increase affordability of new and/or existing housing units.
  - d. Actively explore opportunities to develop or support the development of affordable and mixed income housing at transit-oriented development (TOD) locations.
  - e. Employ the Project Based Voucher (PBV) program as a tool to support the development or creation of additional affordable housing.
  - f. Explore opportunities to create or support affordable housing serving seniors, Veterans, homeless, and/or other special needs populations.
2. Strengthen communities through the expansion of programs and services to encourage economic self-sufficiency among residents and program participants.
  - a. Work in partnership with community service agencies to help our residents and program participants obtain economic self-sufficiency.
3. Endorse fair and equal opportunity housing.
4. Incorporate and support high standards of ethics, effective management, and promote accountability throughout the organization.

5. Develop and launch an educational campaign designated to promote the need for affordable housing and services and the value it brings to the community.
6. Connect the community at large to appropriate housing information opportunities and resources to meet the needs of a diverse population.

**Discussion:**

Please see above.



**MA-30 Homeless Facilities and Services - 91.410, 91.210(c)**

**Introduction**

Adams County is a member of the Metro Denver Homeless Initiative (MDHI). MDHI is an independently funded, non-profit organization whose mission includes the prevention and ending of homelessness in the seven county, Metro Denver Region. Individuals and families access services throughout Adams County at a variety of agencies and facilities that coordinate with the larger continuum of care. The table below summarizes the number of emergency shelter beds and units that are available within Adams County.

**Facilities Targeted to Homeless Persons**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	62	N/A	48	0	0
Households with Only Adults	84	185	42	0	0
Chronically Homeless Households	N/A	N/A	N/A	0	0
Veterans	N/A	N/A	20	0	0
Unaccompanied Youth	N/A	N/A	N/A	0	0

**Table 38 - Facilities Targeted to Homeless Persons**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Mainstream benefits play an important role in supplementing household income and serve as a safety net for vulnerable households. Adams County Department of Human Services administers Veterans programs, Temporary Assistance to Needy Families (TANF), Training and Education, Medicaid, Community Services Block Grant (CSBG) and many others use these programs to provide needed support to homeless and low-income populations. Intensive case management services from continuum providers within Adams County, assist people experiencing homelessness in applying for and maintaining various types of assistance.

During the 2018 to 2021 program years, Adams County, through the Human Services Department, awarded Community Services Block Grant (CSBG) funds to Adams County Emergency Food Bank, Almost Home, the Ethiopian Community Development Council – African Center of Denver, Early Childhood Partnerships for Adams County, La Raza Services Inc., New Legacy Charter School, and Project Angel Heart.

In addition to mainstream services provided by the County, the following agencies provide complementary supportive services which cover three major areas of need: economic support, housing, and support services. This is not a comprehensive list of all services; however, it is representative of key programs.

The key programs and services in place to provide support to families are:

**Maiker Housing Partners:** The housing authority uses an asset-based community network model to intentionally cultivate supportive networks in the community. Additionally, Maiker recently participates in the Shift cohort through the Denver Foundation and is working to be more participant focused.

**Growing Home:** Uses a participant centered approach to strengthen families, nurture children, and connect community. These outcomes are achieved through a variety of services including, but not limited to, food pantry, utility assistance, homelessness prevention assistance, referrals to medical care, Parents as Teachers home visitations, parenting classes, community organizing, and advocacy.

**Almost Home:** Promotes self-sufficiency and aids those experiencing housing instability including rental and mortgage assistance, utility assistance, water assistance, emergency shelter, severe weather activation plan, GED/ESL programs, and other community resources.

**ACCESS Housing:** Provides emergency shelter to families, homelessness prevention funding, and community and case management.

**Brighton Housing Authority:** The Brighton Housing Authority provides public housing, administration of Housing Choice Vouchers, Biz Launch services, and career and college services for residents of Brighton.

**Community Resources Housing Development (CRHDC):** Provides programs to benefit low-to-moderate income households through property development, financing, education, partnership, and technical assistance.

**The Senior Hub:** Provides services and supports for older adults to age in place if possible.

**Severe Weather Shelter Network:** A partnership between local churches and community agencies to provide emergency overnight shelter on life threatening winter nights for people experiencing homelessness.

**Cold Weather Care:** Provides emergency shelter, meals, and case management support for individuals and families experiencing homelessness.

**Community Dinners:** Four churches in Westminster partner on a community dinner for the larger community that rotates among Church dinners.

**Community Shed:** Adams County has developed a toolkit and sharing shed for community building activities.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The following emergency shelters, transitional housing, and permanent housing with supportive services operate to meet the needs of persons experiencing homelessness:

**Emergency Shelters:** There are five major shelter providers in Adams County including ACCESS Housing, Almost Home, Cold Weather Care, Comitis Crisis Center, and Growing Home. ACCESS Housing, Almost Home, and Growing Home provide a total of 62-year-round shelter beds for families with children. Comitis Crisis Center, Almost Home, and Cold Weather Care cater to single individuals experiencing homelessness with 84-year-round beds and 185 seasonal beds. All shelters in Adams County have limits on the length of time an individual or family can stay in their shelters, ranging from 30 to 90 days.

**Transitional Housing:** Transitional housing is operated by ACCESS Housing and Growing Home.

**Permanent Supportive Housing:** Permanent supportive housing units are operated by the Colorado Coalition for the Homeless outside of Adams County.

## **MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)**

### **Introduction**

This section provides a summary of facilities and services that assist persons who are not homeless but who require supportive housing and programs to ensure that those persons returning from mental and physical health institutions receive appropriate supportive housing.

The primary housing need of many of these households is cost burden. Many people with special needs require supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization. This is particularly true for elderly, frail elderly, persons with physical, mental or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, veterans, and people with substance use disorders.

The supportive housing and services needed by these subpopulations are often like needs of people experiencing homelessness. Given this, the County does not identify specific priorities and objectives for non-homeless special needs populations, but rather includes them with the array of services offered throughout the County.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

NA-35 contains estimates of the number of special needs residents in Adams County. These residents' supportive housing needs are varied but most include mental health support and counseling, job training and employment. Many of the services needed by special populations are available in the county yet funding to support them is limited.

In addition to adding capacity to currently available supportive services, access to affordable, accessible, efficient public transportation is a need shared by focus group participants. Lack of access to transportation is an impediment shared by all low-income residents and members of special need populations who do not have access to a personal vehicle. For many, the cost of a bus ride to critical service providers (e.g., mental health services, county social service offices) is prohibitive.

### **Frail Elderly/Elderly:**

Most seniors desire to age in place but may need accessibility modifications as they age and may need additional support services to properly maintain their home and property. Many may also require transportation services and in-home health care at certain stages.

Real estate brokers in a 2016 focus group conducted by Sky to Ground, LLC for the Housing Needs Assessment, indicated there is high demand for affordable senior housing and observed an increasing number of intergenerational households due to market constraints. The 2017 gaps analysis also emphasized the strong correlation between cost burdened owner-occupied households and cost burdened seniors who own their home but are on a fixed income.

**Persons with Disabilities:**

Accessible and adaptable housing is a primary housing need for people with disabilities and their families. Affordable housing with supportive services is needed to serve these populations effectively. Many people with disabilities are best served in an independent living environment and some need higher levels of support and supervision. Access to affordable, accessible, efficient public transportation is a critical need for residents with disabilities to access employment, medical care, mental health care, and supportive services.

**Substance Use Disorders:**

People with serious mental illness, substance use disorders or co-occurring disorders require coordinated and accessible treatment and support. Permanent supportive housing, particularly for those who have experienced homelessness is critical to prevent future episodes of homelessness. Peer supports and case management support can be effective services for this population.

**Public Housing – Self Sufficiency:**

The supportive housing needs of families include financial education, home ownership and employment/training, and other supports geared toward assisting families toward self-sufficiency while in subsidized housing.

**HIV/AIDS:**

N/A; this plan does not cover HOPWA funding.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Adams County currently is not funding programs that focus on ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing, and no such coordinated effort currently exists in the county.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Adams County is a large county and is difficult to adequately deliver services to both urban and rural constituencies. The mixture of urban and rural land throughout the county poses both service delivery and service recipient challenges. Many of the core agencies are in the more urban portions of the county which makes service delivery in the eastern and northern rural portions of the county difficult. The lack of adequate transportation and service providers in the rural areas are a hindrance to meeting the needs of the underserved throughout the county.

One of the major problems associated with meeting the needs of the underserved is the levels of funding. In today's economy, more and more Adams County residents are requesting services, which places strains on the county's capacity to adequately provide appropriate care. One of the areas of weakness that the county continues to face is a fully functional referral system. This can be attributed to

the recent funding uncertainties within all federally funded areas (TANF, Food Stamps, Medicaid, etc.) and the vast geographic parameters of service-delivery agencies. The county continues to increase the availability of information for service-providers to be carried on to residents.

In late 2017, the county opened its new Human Services building which creates a centralized location for residents in need. It is accessible via public transportation and is fully ADA accessible. The county has a mission to end poverty by bringing together like-minded organizations to meet this goal. Services provided at the Human Services Center includes TANF, Children & Family Services, Community Support Services, Domestic Violence Services & Shelter, Child Support Services, Foster Care, and the Workforce & Business Center. The county also funded \$1,000,000 to the Adams County Foundation, which is a grant program for local non-profit organizations serving worst-case residents in need. The county is also actively pursuing other funding options to add more affordable housing units.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Please see above.

## MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

### Describe any negative effects of public policies on affordable housing and residential investment

The Balanced Housing Plan (2018) provides the following recommendations to increase the supply of housing in Adams County to suit the needs of residents.

1. **Coordinate with water and sanitation districts.** “Currently there are over three dozen water and sanitation districts in the County, including those in metro districts. This can create uncertainty and confusion in the development process. Especially if there is more than one water and sanitation district involved in a project. Stakeholders identified the fractured relationships between water and sanitation district as the number one impediment to development.

*Action: Coordinate with water/sanitation districts to provide predictability in agency expectations. Also, promote opportunities for districts to educate developers on district processes to enhance efficiency.”*

2. **Streamline the development application process.** “The County encourages a clear application process that provides developers guidance as they navigate through the approval process. It also reduces costs to a project, increasing project feasibility.

*Action: Design development application processes that are clear and understandable, providing developers guidance and technical assistance. Share resources and lessons learned through the County’s process improvement efforts.”*

3. **Increase coordination with partner agencies and municipalities.** “Coordination allows the ability for all parties to anticipate any barriers or potential issues because of a housing development, therefore reducing the project’s time to market.

*Action: The County will design processes that are transparent when working with partner agencies and municipalities. The County will also increase coordination by facilitating relationships between agencies and organizations.”*

4. **Provide development incentives.** “Development incentives may be direct (financial) or indirect (process efficiencies) to make a project more viable.

*Action: The County will also look at process improvements and coordination with utilities to improve timelines for projects.”*

5. **Encourage diversity in the housing stock.** “Diversity of housing stock accommodates a variety of housing needs: type, size, and location. It creates a balance between traditional single-family homes and apartment complexes with missing middle type housing.

*Action: Explore development opportunities to add to the “missing middle” housing stock. Accessory Dwelling Units (ADUs) are a housing type that can increase density while utilizing existing infrastructure.”*



**MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)**

**Introduction**

This section provides an overview of business activity, labor force statistics, and the economy in general for Adams County.

**Economic Development Market Analysis**

**Business Activity**

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Agriculture, Mining, Oil & Gas Extraction	3,374	2,701	1.30%	1.23%	-0.07%
Arts, Entertainment, Accommodations	25,313	19,073	9.75%	8.68%	-1.07%
Construction	30,072	23,223	11.58%	10.57%	-1.02%
Education and Health Care Services	43,240	51,588	16.65%	23.47%	6.82%
Finance, Insurance, and Real Estate	13,526	7,167	5.21%	3.26%	-1.95%
Information	6,309	3,101	2.43%	1.41%	-1.02%
Manufacturing	22,184	13,571	8.54%	6.17%	-2.37%
Other Services	14,307	5,983	5.51%	2.72%	-2.79%
Professional, Scientific, Management Services	31,522	23,836	12.14%	10.84%	-1.30%
Public Administration	11,818	7,768	4.55%	3.53%	-1.02%
Retail Trade	29,175	22,498	11.24%	10.24%	-1.00%
Transportation and Warehousing	20,221	21,035	7.79%	9.57%	1.78%
Wholesale Trade	8,580	18,258	3.30%	8.31%	5.00%
<b>Total</b>	<b>259,641</b>	<b>219,802</b>	<b>100.00%</b>	<b>100.00%</b>	

**Table 39 - Business Activity**

**Data** 2017 ACS 1-Year and U.S. Census Bureau Quarterly Workforce Indicators (QWI), 4th Quarter 2017,  
**Source:**

**Labor Force**

Total Population in the Civilian Labor Force	270,049
Civilian Employed Population 16 years and over	259,641
Unemployment Rate	3.90%
Unemployment Rate for Ages 16-24	10.27%
Unemployment Rate for Ages 25-65	2.97%

**Table 40 - Labor Force**

**Data** 2017 ACS 1-Year  
**Source:**

**Occupations by Sector Narrative**

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	37,001
Farming, fisheries and forestry occupations	1,245
Service	52,066
Sales and office	64,787
Construction, extraction, maintenance and repair	21,872
Production, transportation and material moving	36,237

**Table 41 – Occupations by Sector**

**Data** 2017 ACS 5-Year  
**Source:**

**Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	117,916	49.22%
30-59 Minutes	94,600	39.48%
60 or More Minutes	27,075	11.30%
<b>Total</b>	<b>239,591</b>	<b>100%</b>

**Table 42 - Travel Time**

**Data** 2017 ACS 5-Year  
**Source:**

**Education:**

Educational Attainment by Employment Status (Population 25 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	29,716	1,277	13,008
High school graduate (includes equivalency)	61,076	1,655	15,810
Some college or Associate's degree	68,122	2,158	14,947
Bachelor's degree or higher	55,403	1,571	7,504

**Table 43 - Educational Attainment by Employment Status**

**Data** 2017 ACS 1-Year

**Source:**

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	252	2,069	4,626	9,474	4,098
9th to 12th grade, no diploma	8,119	9,142	8,639	10,051	3,640
High school graduate, GED, or alternative	18,094	24,088	19,858	34,595	17,382
Some college, no degree	12,382	18,197	14,020	26,919	13,107
Associate's degree	1,688	6,383	8,693	11,108	3,937
Bachelor's degree	2,921	16,901	12,212	17,217	6,099
Graduate or professional degree	130	4,967	6,005	7,318	3,440

**Table 44 - Educational Attainment by Age**

**Data** 2017 ACS 5-Year

**Source:**

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,881
High school graduate (includes equivalency)	35,722
Some college or Associate's degree	40,703
Bachelor's degree	46,651
Graduate or professional degree	65,682

**Table 45 – Median Earnings in the Past 12 Months**

**Data** 2017 ACS 5-Year  
**Source:**

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The business activity table above summarizes the number of workers and jobs by industry sector in 2017. The industries that employ the most workers in Adams County include education and health care services (17% of workers), professional and scientific (12%), construction (12%), and retail trade (11%).

**Describe the workforce and infrastructure needs of the business community:**

In 2020 the Adams County Community and Economic Development department grew by four staff members to address economic development in the county. An economic development strategic plan will be developed in 2021. The Adams County Regional Economic Partnership has identified six target industries for employment including aviation/aerospace, energy, logistics, wholesale trade, manufacturing, and healthcare. The policies in the 2012 Imagine Adams County comprehensive plan focus on bolstering the counties policies and infrastructure investments to support these target industries.

Infrastructure needs are addressed in the following policies from Imagine Adams County:

- **Supply of suitable land.** Provide both serviced and raw land suitable for commercial and industrial development leveraging zoning and other land use authority.
- **Infrastructure needs and partnerships.** Identify gaps in major infrastructure needs for target industries and explore methods to fill gaps through county capital improvements, public-private partnerships, intergovernmental agreements, and land use review.
- **Targeted economic development areas.** Identify areas that best suit the needs of the business community, particularly the target industries, to develop plans and infrastructure projects to create a vision and attract employers.
- **Strategic public infrastructure investments.** Invest in infrastructure when the benefit for the county will exceed the cost and plan for infrastructure projects that address business needs.
- **Leverage County assets.** Invest in existing economic assets including the Colorado Air and Space Port (CASP), Denver International Airport (DEN), future transit stations, and major transportation corridors.

Workforce needs are addressed in the following policies from Imagine Adams County:

- **Education.** Continue to support Adams County Educational Consortium and other resources to enhance academic skills, profession exploration, and relevant work-ready skills.
- **Housing.** Provide a variety of housing options as discussed in the Balanced Housing Plan.
- **Capture target.** Develop targets for the percent of residents who work in the county and track the changes to measure success.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Future regional transportation improvements have the potential to drive major job and business growth opportunities in Adams County. The economic vitality of the county lies in the location within the Denver region and proximity to the Denver International Airport (DEN), the Colorado Air and Space Port, and the I-70, E-470, I-25, US85, and I-270 corridors. These existing major transportation corridors will be joined by the Regional Transportation District (RTD) FasTracks stations for commuter rail. Several large employment generating projects are in the works along these transportation routes including the Pecos Logistics Park, Rocky Mountain Rail Park, and Transport Colorado.

Two transit stations were constructed in unincorporated Adams County as part of RTD’s FasTracks project. The stations—located at the Clear Creek at Federal station and the Pecos Junction station—provide service to the Goal and Northwest commuter rail lines.

Several factors will influence the implementation of the County’s vision for the station areas:

- Existing industrial uses on many parcels remain viable, particularly near the Pecos Junction station, and in some cases reflect recent investment on the part of property and business owners.
- Market demand for higher-intensity mixed-use development in this location may take several years to materialize.
- A Transit Oriented Development (TOD) District and development standards have been adopted specifically for the Clear Creek at Federal and Pecos Junction station areas.
- Applicants may need to use the Planned Unit Development (PUD) process—as was the case with the Clear Creek Transit Village PUD—which can add significant time and expense to the submittal process.
- Infrastructure investments are needed to address environmental, floodplain and access issues.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

There are more jobs than workers in three major employment sectors within Adams County, meaning workers commute into Adams County for employment from elsewhere in the region. The number of education and health care service jobs, wholesale trade jobs, and transportation and warehousing jobs are higher than the number of local workers. The mismatch of jobs to workers in all the other sectors is largely minimal (less than 3%), and there is a surplus of workers in Adams County compared to the number of jobs.

The majority of residents 25 and older have at least some college or an associates degree (55%), while nearly one in four have a bachelor’s degree or higher (24%) and a portion of the population did not graduate high school (16%). The median earnings by educational attainment for this population varies

greatly from individuals who did not graduate from high school at \$26,881 to individuals with a graduate or professional degree at \$65,682. Additionally, educational attainment is tied to unemployment rates, and individuals without a high school diploma have an unemployment rate at least one percentage point higher (4.1%) than other educational attainment cohorts (2.6% to 3.1%).

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Adams County Workforce and Business Center is the primary resource for workforce training initiatives and houses the Workforce Development Board. The Workforce Development Board is made up of community leaders dedicated to workforce development and representatives of private industry nonprofits, and public agencies. This board is mandated by federal legislation to oversee public investments in employment and training programs. This responsibility is accomplished through the activities of the Adams County Workforce and Business Center.

The Adams County Workforce and Business Center provides resources for businesses, job seekers, and youth to maximize workers potential and source qualified candidates for the diverse workforce and job market available in Adams County. The center offers career development, job fairs, job postings, computer classes, resumes and cover letters, services for job seekers with disabilities, Temporary Assistance to Needy Families (TANF), and Veterans program services. Stakeholders interviewed during this process emphasized the importance of providing employment opportunities and subsidized training to elevate individuals to employment with a sustainable living wage.

The Adams County Balanced Housing Plan (2018), identifies two strategies to decrease the affordability gap for households in the county including attracting high paying jobs and increasing education and job training opportunities. The following actions were outlined in the Balanced Housing Plan to achieve these goals:

- “Expand opportunities to attract knowledge-based industries by marketing the County’s assets, location, land opportunities, and proximity to DIA and downtown Denver to attract high paying employers.
- Encourage development convenient to schools and public transportation nodes. Provide housing options for individuals attending colleges and higher”

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No; Adams County has not yet participated in a Comprehensive Economic Development Strategy (CEDS). The County is working on an internal economic development strategy.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Though the County does not yet participate in a CEDs, the County has its own economic development team which sits within the Community and Economic Development Department. Other economic development partners include the Adams County Regional Economic Partnership (ACREP), I-70 Regional Advancement Partnership, the North Metro Small Business Development Center, the Eastern Colorado Small Business Development Center, Metro Denver Economic Development Corporation, and the various municipal economic development organizations and Chambers of Commerce within the county.

**Discussion**

Please see above.

## MA-50 Needs and Market Analysis Discussion

### Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As shown in the map below (from HUD's Affirmatively Furthering Fair Housing Data and Mapping Tool, or AFFH-T), the areas with the highest proportions of households with cost burden are neighborhoods in Thornton, Commerce City, and the more rural areas of the county to the east. As discussed in the Needs Assessment section, cost burden is by far, the most common housing problem in the county.

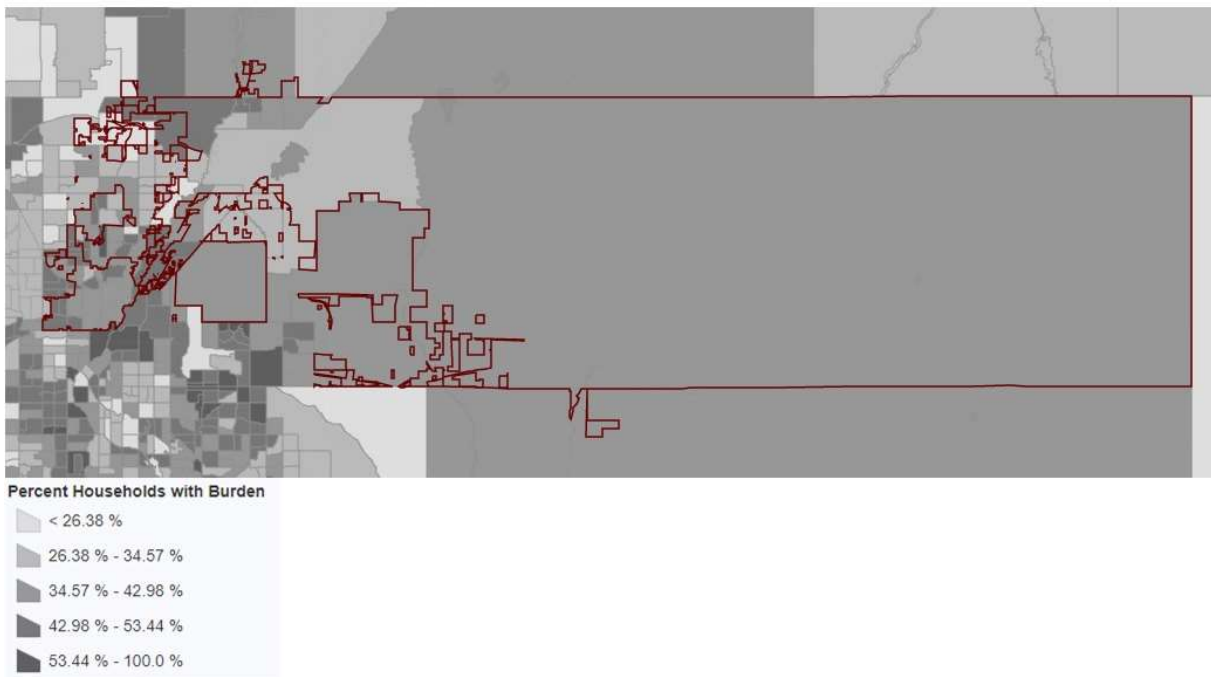


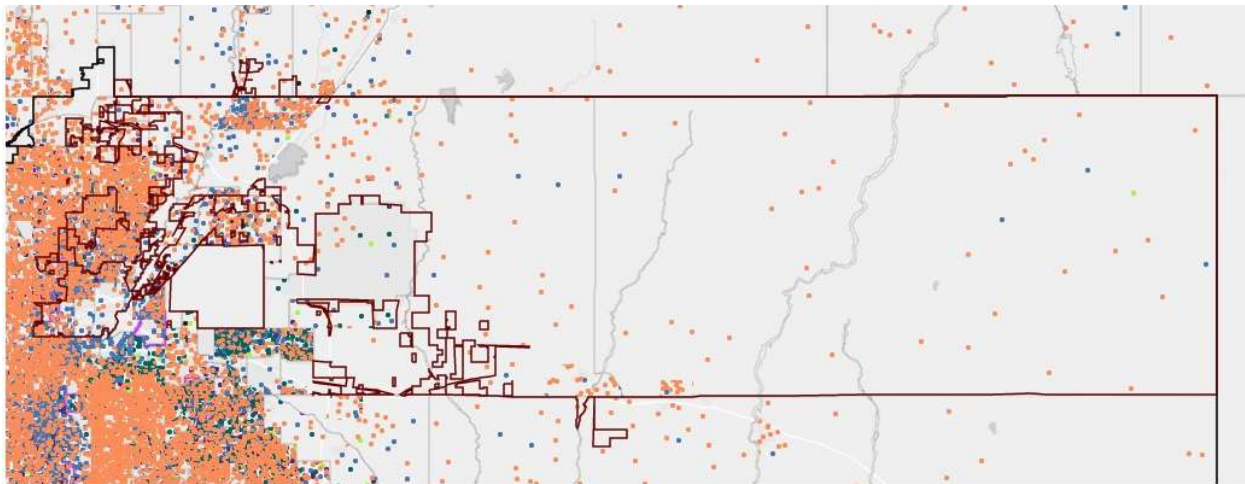
Figure Title: Housing Cost Burdened by Census Tract

Source: HUD Affirmatively Furthering Fair Housing Tool (AFFHT).

### Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

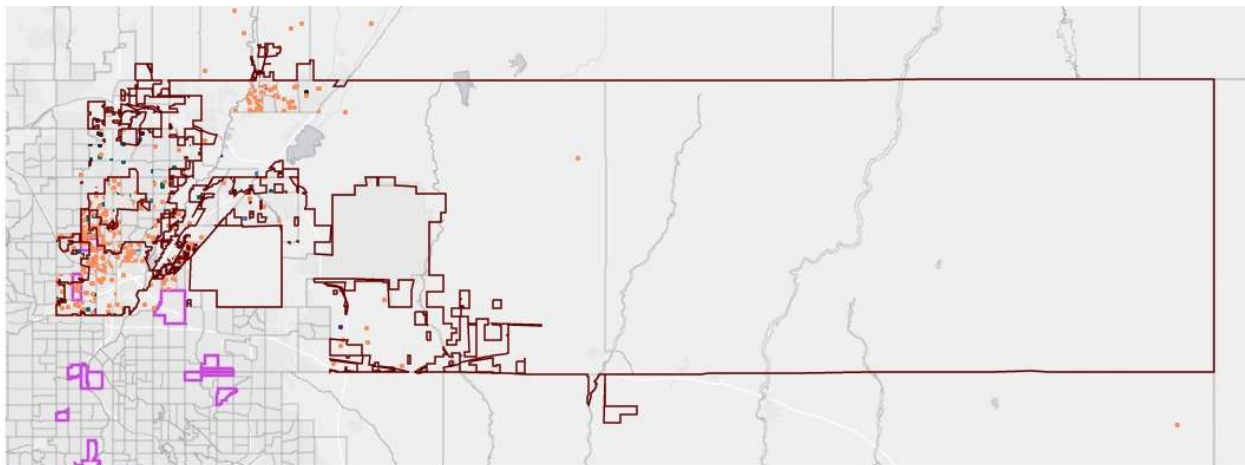
**Racial/ethnic minorities.** As shown in the following figures, Adams County has a racially/ethnically diverse population, that is primarily concentrated in the more densely populated western portion of the county. There is some concentration of foreign-born residents and limited English proficient residents in Brighton, Westminster, and Thornton. (Concentration in this case is defined simply as a strong cluster in the HUD AFFT dot density maps).





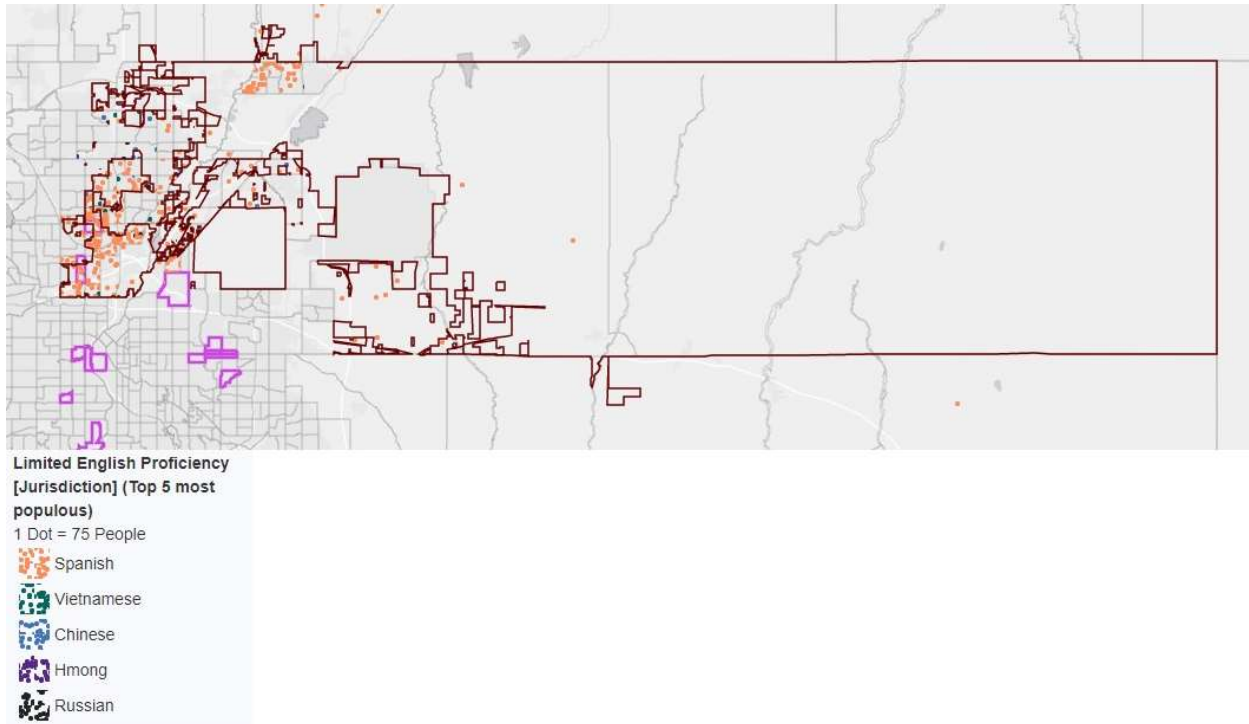
**Demographics 2010**  
 1 Dot = 75

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic
- Multi-racial, Non-Hispanic



**National Origin [Jurisdiction]**  
**(Top 5 most populous)**  
 1 Dot = 75 People

- Mexico
- Vietnam
- Russia
- Guatemala
- Laos



Source: HUD Affirmatively Furthering Fair Housing Tool

**Poverty.** HUD defined concentrated poverty as a Census tract with a poverty rate of 40 percent or higher (or three times the metro area average). Poverty varies by neighborhood, but two tracts in Westminster were the only areas in Adams County that qualify as concentrated poverty.

**What are the characteristics of the market in these areas/neighborhoods?**

Imagine Adams County, the comprehensive plan last updated in 2012, discusses the issues and opportunities in the aging southwest portion of the county. Residential neighborhoods in the southwest area include North Perl Mack, South Perl Mack, Goat Hill, South Federal, Baker, Shaw Heights, Southeast Arvada, Berkley, and Guardian Angel.

Imaging Adams County explores the issues and opportunities in these neighborhoods as follows.

*“Most of the residential neighborhoods in the southwest area were developed during the post-WWII era, although pockets of homes and other development exist that date much earlier. Because of their age and an extended period of disinvestment, each neighborhood faces unique challenges. Aging infrastructure and conflicts between established uses and new development are two of the most common issues. Code enforcement and the protection of historic resources are also a concern for many residents.*

*Focused planning has been completed for several areas, such as the Berkley Neighborhood, but additional work will be needed. The Southwest Adams County Framework Plan identifies priority areas for future sub-area planning as Goat Hill, Berkeley (update to existing neighborhood plan), and Southeast Arvada. Use conflicts and recent development pressures in the Welby*

*neighborhood were a key issue identified as part of the comprehensive plan process and may warrant inclusion as part of future sub-area planning efforts.”*

Recent planning efforts have addressed these areas including the Square Lakes Plan in southeast Arvada and the Welby Subarea Plan completed in 2014. Additionally, Adams County is currently updating their comprehensive plan.

**Are there any community assets in these areas/neighborhoods?**

Yes, the relative age and population density of these neighborhoods indicates a developed community fabric with public facilities, social networks, and service networks. In addition to the benefits of a developed urban fabric, major transportation corridors currently provide access to the area and future commuter rail stations are planned in southwest Adams County.

In 2016, Adams County adopted the Southwest Adams County Making Connections Planning and Implementation Plan. As discussed in NA-50, the Regional Transit District (RTD) has six planned FasTracks commuter rail stations within southwest Adams County, and the area is only three to eight miles from downtown Denver and 15 to 20 miles from the Denver International Airport.

Additionally, the following policies and strategies from Imagine Adams County address issues that emerged in the comprehensive plan process.

- **“Policy 14.5 Maintain and enhance the quality of existing residential neighborhoods.**
- **14.5.a. Southwest Area Plan**—County land use decisions will be consistent with the Southwest Adams County Framework Plan.
- **14.5.b. Public Infrastructure Improvements**—Continue to make public infrastructure improvements— such as installing curbs and gutters, improving roadways, pedestrian/trail connections, and park facilities—to enhance the image of established residential neighborhoods and improve the health and quality of life of area residents.
- **14.5.c. Service Delivery**—Make service delivery patterns more efficient through intergovernmental agreements with adjacent municipalities or service districts in the area.”

**Are there other strategic opportunities in any of these areas?**

Please see above.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Access to broadband has increasingly become a necessity versus a luxury. Yet, according to the Federal Communications Commission (FCC), in 2017, 34 million Americans still lack broadband Internet access (defined as a minimum of a 25 Mbps connection). People who lack access are increasingly unable to take advantage of economic and educational opportunities as those who do have access.

According to 2017 ACS data, in Adams County, more than 10,000 residents do not own a computer. 23,399 (14%) of Adams County residents do not have an internet subscription, and another 16,075 (10%) rely on a cellular data plan to access the internet. Broadband needs have become more acute and urgent with the implications of social distancing, school closures, and teleworking because of the COVID-19 pandemic.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

According to the Federal Communications Commission database, Adams County is served by more than five broadband providers. The map on below illustrates high access to multiple providers throughout the county; however, broadband access in rural areas of the county are limited to two providers.

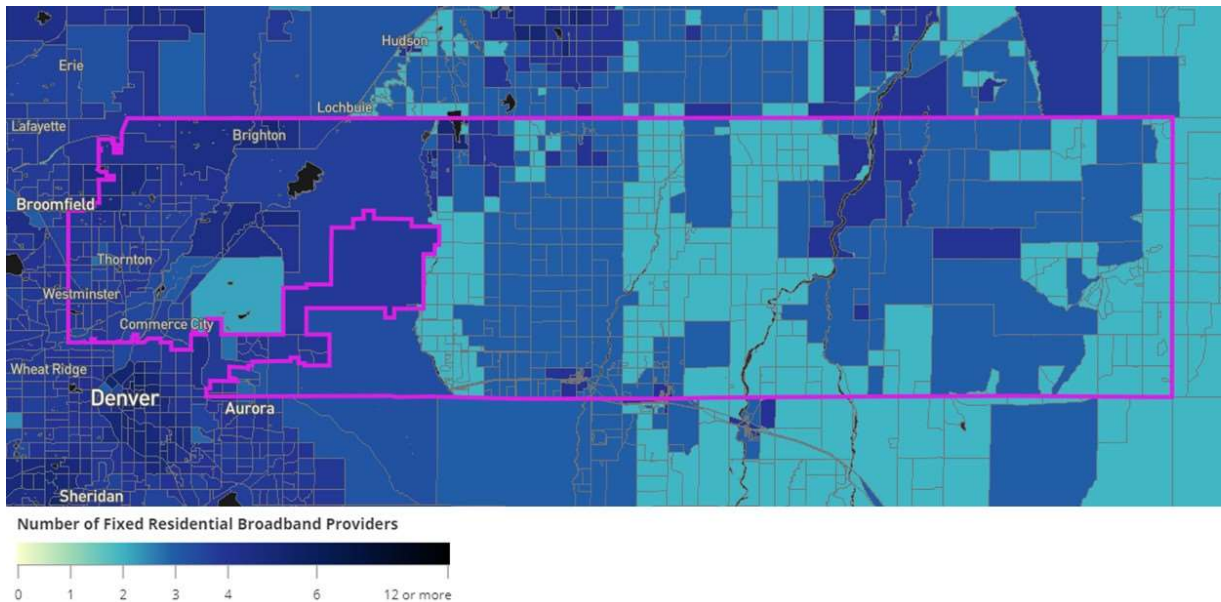


Figure Title: Fixed Broadband Deployment Map: All Providers Reporting Service

Source: Federal Communications Commission

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

HUD now requires that jurisdictions assess natural hazard risks to low- and moderate-income residents, including risks expected to increase due to climate change.

Adams County developed and adopted a Comprehensive Plan in 2012, the official policy document of the Adams County Planning Commission and Board of County Commissioners. The Plan provides a concise statement of the County's objectives for future development within unincorporated areas of the County and in municipal growth areas. The Comprehensive Plan also incorporates the required Hazard Mitigation Plan via the Stafford Act and Title 44 of Federal Regulations which was approved by the U.S. Department of Homeland Security Management Agency. The Hazard Mitigation Plan is currently being updated as part of the county's comprehensive plan.

The following natural hazards and associated risks were discussed in the 2012 Hazard Mitigation Plan; the county is currently updating the HMP.

- **Thunderstorms – High Ranking.** “Severe thunderstorms can cause flash flooding, resulting in damage to property. Lightning can cause fire and loss of life in proximity of the strike. Hail can cause damage to property and life in the event one is caught without shelter.”
- **Winter Weather – High Ranking.** “Winter storms may include snow, sleet, freezing rain, or a mix of these wintry forms of precipitation. Freezing rain is rain that falls onto a surface with a temperature below freezing, forming a glaze of ice.”
- **Tornadoes – High Ranking.** “Several significant tornadoes have caused injuries and property damages in Adams County. In the future, tornadic events will continue to occur within the County. Predicting the location and how severe the event will be is impossible.”
- **Flooding (including dam failure) – Medium Ranking.** “The South Platte basin is expected to experience major strains on water use from population growth. Population growth could also potentially mean that more people will be at risk to flood.”
- **Drought – Medium Ranking.** “A drought is a period in which an unusual scarcity of rain causes a serious hydrological imbalance in which water supply reservoirs empty, water wells dry up, and crop damage ensues. Vulnerability, in terms of decreased water supply, will increase with development. The Comprehensive and Land Use plans are being developed concurrent to this effort and include strategies for preparing a Drought Mitigation and Response Plan.”
- **Subsidence – Low Ranking.** “The term land subsidence refers to any failures in the ground that cause collapses in the earth's surface.”
- **Earthquake – Low Ranking.** “Earthquakes are low probability, high consequence events. Although they may only occur once in the lifetime of an asset, they can have devastating impacts.”
- **Wildfire – Low Ranking.** “Adams County is at low risk for wildfires as the majority of land is designated non-WUI (an area where structures and other human development meet or intermingle with undeveloped wildland) vegetated areas.”

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

- **Thunderstorms – High Ranking.** High winds cause most of the damage related to thunderstorms. Older structures constructed prior to the adoption of the current building code (2006 International Residential Code) are vulnerable to high winds. Older homes, certain construction materials, mobile homes, and poorly designed homes are vulnerable to high winds. Therefore, low- and moderate-income households residing in mobile homes or older housing are especially vulnerable to these risks.
- **Winter Weather – High Ranking.** Rural communities and socially vulnerable populations are particularly vulnerable to winter storms. Injuries and death primarily occur from slipping on ice, transportation accidents, hypothermia, and carbon monoxide poisoning and house fires from improper use of alternative heating sources. Low- and moderate-income households are less likely to have proper heating and may experience hypothermia due to exposure, particularly for people experiencing homelessness.
- **Tornadoes – High Ranking.** Mobile homes are extremely vulnerable to tornados.
- **Flooding (including dam failure) – Medium Ranking.** Flooding may cause damage to industry, contaminate drinking water, or cause damage in a populated area. Low- and moderate-income households are less likely to have the financial resources to cope with the impacts of flooding.
- **Drought – Medium Ranking.** Residents within the county that rely on ground wells and man-made water retention structures are vulnerable to extended periods of drought.
- **Subsidence – Low Ranking.** Damage to structures and infrastructure may require residents of an area to seek temporary shelter or be cut off from utilities or critical facilities while reconstruction can take place.
- **Earthquake – Low Ranking.** Older homes, certain construction materials, mobile homes, and poorly designed homes are vulnerable to earthquakes.
- **Wildfire – Low Ranking.** The areas susceptible to wildfires are lightly populated

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

Adams County is eligible to receive an annual allocation of HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). This section of the Con Plan, the Strategic Plan (SP), identifies the priority needs, goals, and objectives for the 2020 to 2024 Consolidated Plan. The Strategic Plan was developed using findings from the Needs Assessment and Market Analysis, as well as extensive resident and stakeholder engagement.

### SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

#### Geographic Area

Target Area	Percentage of Funds
County-Wide	45%
City of Thornton	23%
City of Federal Heights	5%
City of Northglenn	10%
Town of Bennett	1%
City of Brighton	8%
City of Westminster	8%

**Table 46 - Geographic Priority Areas**

#### General Allocation Priorities

Describe the basis for allocating investments geographically within the county

Adams County encompasses approximately 1,183.6 square miles. It extends 72 miles west to east, and 18 miles north to south. It is adjacent to Denver and is one of the five counties that make up the Denver metropolitan area. All of Colorado's interstate highways (I-25, I-70, and I-76) and their associated loops (I-225, I-270) converge in Adams County. In addition, US Highways 36, 287, 6 and 85 also run through the County. E-470 completes the connection from C-470 in the south, through Denver International Airport and finally to I-25.

Adams County, which historically has been agricultural in nature, has undergone a development typical to counties near a major metropolitan city. Urbanization has occurred most rapidly in the western part of the County because of the continued growth in the Denver Metro region. The eastern section of the County, except for the Towns of Bennett and Strasburg, are comprised mainly of farms and rangeland. The Town of Bennett has experienced historic growth throughout the last year and has developed a strategic plan for growth largely due to its proximity to Front Range Airport and downtown Denver.

Cities within the geographic county include Arvada, Aurora, Brighton, Commerce City, Federal Heights, Northglenn, Strasburg, Thornton and Westminster and the Town of Bennett. Adams County has a diverse mix of large, suburban communities, smaller towns, and rural farming communities that have an extensive range and mix of housing, commercial enterprises and public services.

Adams County does not plan to target funds to "geographic priority" areas, however, allocations have been made to specific communities throughout Adams County for projects that are local priorities. The following communities receive allocations of CDBG funds based upon their total populations and low income populations, and apply to Adams County to use the funds within their own communities based on local priorities and needs: Town of Bennett, Unincorporated Adams County, and the Cities of Brighton, Federal Heights, and Northglenn.

The communities of Thornton and Westminster receive direct CDBG allocations from HUD and are part of the Adams County HOME consortia. Consortia members are allocated a set-aside of HOME funds for projects within their communities. The remaining HOME funds are allocated by Adams County.

In 2019, the Urban County IGA will be recertified for another three (3) year requalification period. CDBG funding allocations can be made up to the amounts in the agreement if the local governments have eligible projects each year. Applications for funding are made to Adams County, and reviewed for eligibility within the CDBG and HOME program guidelines. Public improvements are made in jurisdictions mentioned throughout the SP and must serve low-to-moderate income census tracts.



**SP-25 Priority Needs - 91.415, 91.215(a)(2)**

**Priority Needs**

<b>1</b>	<b>Priority Need Name</b>	Housing Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Adams County provides services throughout the entire county and does not target funds to any specific areas
	<b>Associated Goals</b>	Preservation of existing housing stock
	<b>Description</b>	Small and large households with low and extremely low incomes need decent rental housing within the County and the incorporated areas. Special needs households need affordable rental units that are accessible and provide supportive services to assist that household in maintaining independence in a stable living situation. Households who are homeless or in danger of becoming homeless need emergency housing, transitional housing and permanently affordable housing that is accompanied with supportive services to assist that household in becoming stable. Households who are in danger of becoming homeless need homeless prevention assistance in order pay mortgage, rent and utility payments. Special needs elderly households need accessible, affordable independent living rental units.

	<b>Basis for Relative Priority</b>	The Housing Needs Assessment and Market Assessment portions of the Consolidated Plan highlighted the populations with the most pressing housing needs. Additionally, households who need subsidized units and Housing Choice vouchers in the community are currently on waitlist. Through community engagement, the resident survey, and speaking with service providers, affordable housing was cited as the highest priority need to stabilize households in the community. These needs will become more acute with the economic fallout of the COVID-19 pandemic.
<b>2</b>	<b>Priority Need Name</b>	Special Needs Populations
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Other
	<b>Geographic Areas Affected</b>	Adams County provides services throughout the entire county and does not target funds to any specific municipality
	<b>Associated Goals</b>	Preservation of Existing Housing Stock Public Facility Improvements Emergency Housing and Shelter for the Homeless
	<b>Description</b>	Adams County residents who are seniors, persons with disabilities, extremely low income households, and other priority populations need affordable housing, access to services, housing and service education, housing and services near transportation, and integration into the community.
	<b>Basis for Relative Priority</b>	The Adams County community has identified these populations as a priority for funding, in recognition of the fact that these households are typically low to moderate-income households or are on a fixed income, have a need for services, public transportation, and affordable housing.
	<b>3</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High

	<b>Population</b>	Extremely Low Low Moderate Other
	<b>Geographic Areas Affected</b>	Adams County provides services throughout the entire county and does not target funds to any specific municipality
	<b>Associated Goals</b>	Preservation of Existing Housing Stock Public Facility Improvements Emergency Housing and Shelter for the Homeless
	<b>Description</b>	Adams County has prioritized community development needs that relate to public facilities, public services and infrastructure improvements to enhance the greater livability in low income neighborhoods and to assist in revitalization in these neighborhoods. Adams County also has the objective of providing more job services and job creation for Adams County residents.
	<b>Basis for Relative Priority</b>	As part of the community engagement with stakeholders and service providers, non-housing community development needs were identified. Typically, the County solicits proposals from eligible entities for financial assistance to address the identified priority needs. Based upon that solicitation, the County Community Development Division reviews the requests and ranks them using a criterion that looks at the benefits to low income populations, improvements in accessibility and affordability and quality of life. Recommendations are then presented to the Board of County Commissioners for their approval.
<b>4</b>	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Adams County provides services throughout the entire county and does not target funds to any specific municipality
	<b>Associated Goals</b>	Emergency Housing and Shelter for the Homeless

<p><b>Description</b></p>	<p>The current availability of housing units does not meet the needs of households at all income levels in Adams County. The problem is particularly acute for extremely and very low-income renters. Those who are severely cost burdened, generally the lowest income renters, pay more than 50 percent of their household incomes towards rent and are considered at risk for homelessness. A total of 476 residents in Adams County were experiencing homelessness in 2020.</p> <p>County residents experiencing homelessness face a shortage of emergency housing options and are often forced to seek emergency housing in other Metro Denver jurisdictions. There is little public support for the creation of a new emergency shelter in the County. Therefore, service providers and public agencies rely on rapid re-housing options and direct financial assistance to prevent at risk households from losing their current housing situation.</p>
<p><b>Basis for Relative Priority</b></p>	<p>As part of the Consolidated Plan process the County consulted with housing and homeless service providers to gather their input on homeless needs. These findings indicated that the County had a shortage of emergency housing options, transitional housing options and permanently affordable rental options. Service providers indicated that because of the shortage of emergency housing units, resources are needed to provide financial assistance to at risk households so that they can pay arrearages on mortgages, rental contracts and utility payments to prevent them from becoming homeless.</p>

**Table 47 – Priority Needs Summary**

**Narrative (Optional)**

**SP-30 Influence of Market Conditions - 91.415, 91.215(b)**  
**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Adams County will spend HOME funds on Tenant Based Rental Assistance (TBRA) throughout the county as part of a strategy to serve low- and very-low income renter households and stabilize households impacted by COVID-19. Low vacancy rates, rising rents, and long waiting lists for subsidized housing all point to the need for more affordable rental opportunities in the county, especially for the lowest income households. There are few transitional housing options in Adams County, and a TBRA program can also help households' transition from homelessness to permanent housing.
TBRA for Non-Homeless Special Needs	According to special needs providers interviewed as part of the consultation process, there is a lack of rental assistance available for their clients, who have very low and low incomes. Existing rental assistance programs are not growing or are shrinking due to reduced federal spending levels. Market pressures on the private rental market have raised rents and reduced inventory, making it more difficult for these households to find rental units that they can afford. TBRA could be used to help clients of these agencies find affordable, decent, and accessible housing while on the waiting list for existing Section 8 and other rental assistance programs, or for accessible units in properties such as those owned by Maiker or other providers.
New Unit Production	Adams County will prioritize the use of CDBG funds to rehab existing housing and provide TBRA for low-income households. The greatest need for housing assistance in Adams County is for renters earning \$25,000 and less, needing rents under \$600 per month (including utilities). There are an estimated 3,254 rental units in Adams County, 6 percent of total rental units, with rents \$600 or less per month (accounting for utilities). There are 12,231 renters who need rents this low leaving a gap of 6,372 units.
Rehabilitation	<p>In 2015, 9,730 (75%) extremely low-income rental householders experience one or more severe housing problems. Among owner households, 4,505 (63%) have one or more severe housing problems.</p> <p>Adams County will continue to administer the Minor Home Repair (MHR) which serves low-to-moderate income homeowners throughout the cities of Federal Heights, Northglenn, Brighton, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. Federal Heights will use CDBG funds to administer the Rental Housing Inspection Program which promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance</p>

<p>Acquisition, including preservation</p>	<p>There are several aging rental properties located in the municipalities and some in the unincorporated areas that need major upgrades and rehabilitation. Market conditions are such that landlords are not willing to leave units vacant to perform costly and time-consuming rehabilitation on them. Rental housing demand is so strong, that landlords can rent units that are minimally acceptable. There are opportunities for affordable housing providers and special needs housing groups to acquire these properties and rehab them for their clients. This is a cost-effective approach for providing more affordable, decent rental units. Modernization efforts on aging properties are supported in local communities. Communities have been supportive of efforts to improve declining properties in older neighborhoods.</p> <p>Federal Heights will use CDBG funds to administer the Rental Housing Inspection Program which promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance. Additionally, Maiker Housing Partners has been purchasing and preserving existing rental properties and will continue to do so in the future.</p>
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**Table 48 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

Adams County is eligible to receive an annual allocation of HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). This section of the Con Plan, the Annual Action Plan (AAP), addresses the annual goals, projects, and objectives for the HOME Consortium and Urban County. The identified projects meet the goals and objectives related to the 2020-2024 Consolidated Plan (Con Plan), which were developed based on stakeholder and resident feedback.

HOME is a federal housing grant that assists communities in addressing residents' housing needs. The HOME Consortium includes the Urban County, as defined below, as well as the cities of Thornton and Westminster. Adams County is the lead agency for the Consortium's HOME funds.

CDBG funds are used to address community development and housing needs of the residents of the Urban County, which includes the cities of Northglenn, Federal Heights, Brighton, the Town of Bennett, and unincorporated Adams County. The Cities of Westminster and Thornton receive CDBG directly and, as such, do not receive CDBG funds from the County.

In 2020, Adams County is eligible to receive \$1,411,148 in CDBG funds and \$1,038,668 in HOME funds.

**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	\$1,411,148	\$70,111	\$204,666	\$1,685,925	\$5,600,000	Adams County will allocate CDBG funds to its Urban County members (four local jurisdictions) for their proposed projects.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,038,668	\$7,444	\$538,231	\$1,584,343	\$4,150,000	HOME funds are allocated in Thornton, Westminster (HOME Consortium), and throughout the county. Adams County uses 10% of HOME funds for administration of programs.

**Table 49 - Anticipated Resources**

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

County funded projects use a variety of other leveraged funds to cover the total cost of projects. HOME funded projects use Low Income Housing Tax Credit (LIHTC) equity, State of Colorado funds, private equity, and other resources to cover the cost of the development. CDBG typically leverage locally funded projects and/or help support gaps in funding that meet the goals of the Con Plan. Activities funded by HOME will have the required twenty-five (25%) match from previous program years and from fee reductions by local jurisdictions. To be considered HOME match, the funding must be a non-federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Adams County encourages all HOME funded projects to have program funding match.

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

Adams County and local jurisdictions may choose to provide publicly held land for housing, community facility, and other eligible HOME and CDBG projects.

In recent years, Adams County has donated land to Maiker Housing Partners and Brighton Housing Authority. Maiker Housing Partners is currently developing Caraway, an affordable housing development. Brighton Housing Authority has yet to develop the donated land.

**Discussion**

Please see above.

#### **SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Adams County is the lead agency in both the CDBG Urban County and the HOME Consortia. Adams County's Urban County consists of:

- Town of Bennett
- City of Brighton
- City of Federal Heights
- City of Northglenn
- Unincorporated Adams County

Every three years, these jurisdictions are re-invited to renew their Intergovernmental Agreement with the county. Each of them receives a percentage of the county's CDBG allocation. As the lead agency Adams County monitors each jurisdiction's projects to ensure they meet national objectives, eligibility, and compliance. In addition to the Urban County jurisdictional proportional allocation, Adams County targets a percentage of its CDBG funding to community agencies. All projects are assessed through an application process for appropriateness and eligibility. During Program Year 2017, the Urban County and HOME Consortia renewed the Intergovernmental Agreements to continue receiving CDBG and HOME funds for the 2019, 2020, and 2021 PYs.

Adams County leads a HOME Consortia with the City of Westminster and the City of Thornton. A percentage of the county's annual HOME allocation is reserved to each of these municipalities based on a formula determined and posted annually by HUD (Annual Share Percentage Report). The county also provided portions of its HOME application to:

- Community Development Housing Organizations (CHDO's) (15% requirement);
- Local housing authorities;
- Non-profit housing developers; and
- For-profit developers.

Adams County has increased CHDO qualification strategies to align with the 2013 HOME Final Rule amendments and HUD best practices. Adams County is also in the process of seeking and certifying new CHDOs throughout the county for the purposes of expanding the county's capacity to undertake projects. Housing development agencies operating within the county are small and perform minimal development activities.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
ADAMS COUNTY	Government	Ownership Planning neighborhood improvements	Jurisdiction
CITY OF THORNTON	Government	Ownership Planning	Jurisdiction
CITY OF WESTMINSTER	Government	Planning	Jurisdiction
COMMUNITY RESOURCES AND HOUSING DEVLEOPMENT CORP	CHDO	Ownership Rental	State
MAIKER HOUSING PARNTERS	PHA	Ownership Public Housing Rental	Jurisdiction
BRIGHTON HOUSING AUTHORITY	PHA	Ownership Public Housing Rental	Jurisdiction
ARCHWAY HOUSING & SERVICES, INC.	CHDO	Homelessness Rental	Region
TOWN OF BENNETT	Government	Planning public services	Jurisdiction
CITY OF BRIGHTON	Government	Planning neighborhood improvements public facilities	Jurisdiction
CITY OF FEDERAL HEIGHTS	Government	Planning neighborhood improvements public facilities	Jurisdiction
CITY OF NORTHGLENN	Government	Planning neighborhood improvements public facilities	Jurisdiction

BROTHERS REDEVELOPMENT INC	Non-profit organizations	Ownership	Region
EASTERN SLOPE HOUSING	Non-profit organizations	Rental	Region
ALMOST HOME, INC	Non-profit organizations	Homelessness Rental	Jurisdiction
GROWING HOME	Non-profit organizations	Homelessness Rental	Jurisdiction
METRO DENVER HOMELESS INITIATIVE	Non-profit organizations	Homelessness Planning	Region

### Assess of Strengths and Gaps in the Institutional Delivery System

Adams County works in cooperation with jurisdictions within the County, local and regional nonprofit organizations, the local PHAs and in tandem with other Adams County departments to deliver housing, programs, and services throughout the County. In 2017, Adams County Human Services contracted with Joining Vision and Action to perform a Community Needs Assessment to better understand the needs of low-income residents living in Adams County, along with gaps and barriers in services provided by government and community organizations.

Gaps remain in the service delivery system, as outlined in the Adams County Community Needs Assessment, including:

- The increasingly expensive housing market necessitates that minimum wage earners work 2.7 full-time jobs to make ends meet while renting a two-bedroom housing unit.
- High levels of uninsured individuals in Adams County means many do not have access to routine medical care and are one health crisis away from heavy financial burden.
- For the mobility limited, getting to where they need to go is challenging with current public transportation options.
- Top needs: food assistance, accessible and affordable public transportation, and affordable housing.

In 2019 Adams County conducted a survey with service providers for the Adams County Homelessness Action Plan. The following table shows the top 10 service needs identified by service professionals (236 participated in the survey), the percent of providers who agree this is a need, and the percent of providers who provide the service. Although there are limitations to the data due to the inherent bias in how it was administered, this exercise provides a reasonable perception of service provision mismatches in the county compared to needs.

**Figure.  
Top Service  
Needs in  
Adams County**

Note:  
Survey completed in  
2019 by 236 service  
professionals in  
Adams County  
Source:  
Adams County  
Homelessness Action  
Plan Survey

Top 10 needs identified by service providers	% of providers who agree this is a need	% who provide this service
Affordable Housing	83%	11%
Accessible Housing	63%	7%
Housing Vouchers	63%	7%
Food	62%	37%
Shelter	61%	13%
Transportation Assistance	61%	29%
Rental Assistance (short/long-term)	59%	16%
Jobs	58%	15%
Hotel Vouchers	58%	7%
Rental Deposits: 1st & 2nd months' rent	54%	14%

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
Other			

**Table 50 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The County's strengths in delivering services and funds to partners lie in the relationships with its subrecipients and subgrantees. In order to be an effective lead agency, Adams County must not only provide funding to its partners to carry out the priorities of the County, but also provide guidance, education, and technical assistance to all the providers and municipalities it works with. The relationships created between partner agencies (both funded and unfunded with County dollars) is a major strength in delivering the services and funding to the residents of the County. Adams County worked diligently to ensure a collaborative approach with its partners, so they understand the restrictions and regulations of HUD dollars while also being able to provide services to the community and County residents effectively and properly. This approach involves constant contact, technical assistance, and training opportunities. Moving forward, this strength is imperative to the delivery of services and assistance to both subrecipients and residents of the County.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The major gaps in providing these services to the homeless population lie in the lack of understanding of the homelessness problem and the lack of services, shelters, and money to support homeless programs.

Adams County agencies simply do not have the resources, or the space, to house the growing number of persons and families at risk of homelessness or those who are already homeless. In addition, more and more people at risk of losing their homes do not have the information they need to successfully retain their homes and stay out of the shelter system. This is the reason that the public facilities priority is high as well as the education of the special need's populations' education of the services and housing options in the County.

A major strength of the County is the network of providers who serve Adams County's most at-risk populations. While not always stocked with the appropriate funding and space (beds, shelters, classrooms, etc.), the core agencies work closely with each other to determine the best service delivery possible with the resources available.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Adams County continues its efforts to provide technical assistance to community partners as part of its coordination between public and private housing and social service agencies, as well as encouraging subgrantees to collaborate in leveraging resources and knowledge. The county is working with other county departments to determine the highest priority projects and best use of all funding received by the division. The county continues to work with Planning and Development, Public Works, Human Services, Regional Affairs, Long Range Planning, and various other partners to strengthen the delivery of services to all areas of the county.

**Public Housing Strengths and Gaps**

Adams County staff members communicate on an on-going basis with the Maiker Housing Partners about program implementation and affordable housing policy in the County. Maiker administers the First Time Homebuyer Program for the County which is funded through the HOME program. In addition, Maiker utilizes HOME funding to fund a tenant-based rental assistance program and other housing developmental deals. Maiker has also received various CDBG and HSAG grants in the past to create, rehabilitate, and sustain affordable housing.

In addition, Maiker is a quasi-governmental agency that has both a separate Board of Directors and management from Adams County. The County and Maiker work very closely to ascertain the housing needs of the residents of Adams County – both public housing and non-public housing.

The strengths and gaps regarding the delivery system are like the ones mentioned above. In the past, there have been some collaboration and capacity gaps that have hindered the delivery system, these gaps have transformed into a strength. Collaboration and Communication are at a continuing priority with a minimum of quarterly meetings which will assist in delivering quality service.



## **SP-45 Goals - 91.415, 91.215(a)(4)**

### **Goals Summary Information**

The three goals developed for the 2020 to 2024 Consolidated Plan include: preservation of existing housing, public facility improvements, and emergency shelter and services for the homeless. These goals work together to accomplish the following priority outcomes:

- Increase the stock of affordable rental units and provide tenant based rental assistance to stabilize low income families.
- Improve public infrastructure in low and moderate neighborhoods to help low and moderate-income households remain in their homes, facilitate safe neighborhoods, and better access services, recreation/parks, and transit.
- Stabilize households with repair needs and invest in innovative programs to increase homeownership options as opportunities arise.
- Support service providers to address the needs of low-income residents, residents vulnerable to displacement, and special needs populations.
- Provide community development and economic assistance to businesses, residents, and neighborhoods in need.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of Existing Housing Stock	2020	2024	Affordable Housing	County-Wide City of Federal Heights City of Northglenn City of Brighton	Housing needs seniors and other prioritized populations	CDBG: \$574,614	Household Housing Unit Homeowner Housing Rehabilitated: 38 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 625 Household Housing Unit
2	Public Facility Improvements	2020	2024	Non-Housing Community Development	County-Wide City of Brighton	Community and Economic Development Needs	CDBG: \$664,462	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,484 Persons Assisted
3	Emergency Housing and Shelter for the Homeless	2020	2024	Homeless	County-Wide	Homelessness	CDBG: \$150,000	Homeless Person Overnight Shelter: 144 Persons Assisted

**Table 51 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Preservation of Existing Housing Stock
	<b>Goal Description</b>	The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Brighton, Northglenn, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. County staff will administer the MHR program. City of Federal Heights will utilize its remaining CDBG allocation to continue operating its Rental Inspection Program. The Rental Inspection Program promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance.

<b>2</b>	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	<p>City of Brighton will tentatively use a portion of its CDBG allocation to make ADA improvements at Historic City Hall to better accommodate people with disabilities. Historic City Hall is being used as a community service facility that serves Brighton residents with a variety of programs and services including, but not limited to, economic development, job training, housing, educational programs, and other cultural services.</p> <p>Adams County Public Works is proposing to use a portion of Adams County's CDBG allocation to provide safe and adequate public improvements in a low-to-moderate income neighborhood, Sherrelwood. Improvements will focus on ADA compliant sidewalks and overall safe connectivity.</p>
<b>3</b>	<b>Goal Name</b>	Emergency Housing and Shelter for the Homeless
	<b>Goal Description</b>	<p>For this CDBG proposed project, Adams County Community Safety and Well Being (CSWB) proposes expand upon Severe Weather Activation Program (SWAP) and launch the Adams County Housing Respite Program. The program will include outreach, motel vouchers, and navigation services. The outreach, navigation, and administration of the hotel/motel stays will be done mostly remotely in the community, including in encampments, urban hot spots, and community/county buildings.</p>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The County will serve 0 very low-income individuals with HOME because the county has not received applications for 2020 HOME projects.

**SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Maiker Housing Partners is not under a Section 504 Voluntary Compliance Agreement.

**Activities to Increase Resident Involvements**

Maiker Housing Partners values the input of its residents. The Resident Advisory Board, made up of residents of Maiker properties, meets quarterly to discuss Maiker’s priorities and property improvements. Maiker’s Board of Commissioners includes a seat for an Adams County resident of low-income housing. Annually, Maiker surveys all residents of its properties to get feedback across a wide array of topics pertaining to resident housing. Additionally, during the planning stage of any future developments, Maiker will solicit input from residents of its existing properties and area residents for design and programming.

Brighton Housing Authority maintains an active webpage regarding its public housing and wait lists, if any. The organization works closely with Colorado Housing and Finance Authority (CHFA) to direct those that are interested in home ownership to attend one of CHFA's housing counseling workshops.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the ‘troubled’ designation**

N/A

## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

### **Barriers to Affordable Housing**

Over the last decade Adams County has experienced a wide range of economic and demographic transitions. These transitions have led to a county that can pride itself on becoming a desirable destination for those looking to live in a community that is inclusive and that provides lifestyle opportunities that fail to exist in other areas in the seven (7) county Denver Metro region (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson).

The County's current housing climate and geographic location have contributed to the County's growing population – fifth largest and second fastest in the region. In addition, a diversity of land uses from dense cities to suburbs and open rangeland, gives the County a unique identity aiding in its growth. The resulting pressures of this growth and housing stock demands have pushed housing prices to a point where many residents struggle to either find attainable housing or maintain their housing.

In a proactive effort to create solutions to the County's housing challenges, the County commissioned the 2017 Housing Needs Assessment (HNA). The HNA created a thorough economic and demographic description of the County, including its strengths and challenges as they relate to housing. The HNA identified findings that were then presented to various stakeholders who provided valuable input and possible solutions. This input also helped build the framework for developing the County's 2018 Balanced Housing Plan (BHP). The BHP's purpose is to take the information collected from the HNA and stakeholder input, and present defined goals and outcomes through a multifaceted and collaborative approach. This plan is truly a balanced housing plan as it seeks to build a platform that allows all areas of the County to achieve housing of all types and meets the needs of the County's diverse and growing population.

BHP provides recommendations on how to address the following findings:

- Finding 1: Housing is less affordable
- Finding 2: Increasing affordability gap at all income levels
- Finding 3: Housing supply is not meeting demand
- Finding 4: Adams County has distinct socioeconomics

**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**

Adams County has identified affordable housing as a high priority and has moved to address this through several planning efforts including the Adams County 2020-2024 Con Plan. Through the development of the HNA and BHP, the county focused on creating a plan that provides a roadmap to addressing some of the County's housing barriers by focusing on a balance of the housing.

Balanced Housing is achieved by a community's ability to provide a variety of housing choices that reflect an individual's financial and lifestyle needs. By recognizing that housing needs are shaped by access to jobs, education, and amenities, the BHP is designed as a guide for the County as it strives to provide its residents with housing opportunities that meet their needs and achieving a greater quality of life. The BHP was the next step in county-wide recommendations and set forth the following goals and policies:

### **Goals**

- Utilize New and Existing Tools
- Reduce constraints to development
- Expand Opportunities

### **Policies**

- Improve and support housing opportunities for all residents in Adams County
- Foster an environment that promotes "balanced housing"
- Encourage connection and access between schools and housing
- Promote the preservation of the County's current housing stock
- Integrate development practices that increase diversity in housing options

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

There are four (4) primary service providers in Adams County who have strong presence in the community and provide services specifically for people experiencing homelessness. These agencies include Almost Home, ACCESS Housing, Cold Weather Care (CWC), and Growing Home, which are located in various areas of the county and provide numerous services, including shelter, housing navigation, case management, employment services, as well as homelessness prevention and life skill classes reduce and end homelessness.

Almost Home has thirty (30) beds and can accommodate up to six (6) families. During their stay, each family attends weekly classes, receives case management and must show progress in reestablishing their self-sufficiency. In 2019, Almost Home was awarded ESG Rapid Rehousing from the region's Continuum of Care (CoC). The pilot program can accommodate two (2) families at a time.

ACCESS Housing has sixteen (16) beds for families and provides rental assistance, case management, housing navigation, and street outreach.

Cold Weather Care provides shelter through October to April with a group of rotating churches. Twenty (20) beds are available for single adults and families with children experiencing homelessness.

Growing Home is a leading anti-poverty organization in the county, offering a rich pipeline of programs for children and families. Growing Home's wrap-around approach serves the whole family with intensive support to overcome immediate and long-term obstacles. It strengthens families during times of crisis by offering food, healthcare, and homeless prevention assistance. Their early childhood interventions nurture children from birth through age 8 with evidence-based programs that help prepare young kids for kindergarten and keep older kids on the path to school success. Its Blocks of Hope neighborhood initiative is enlisting an entire community to join forces toward its common goal to transform lives. Growing Home's Canopy Program, which sheltered 3-4 families, will close by the end of 2019 and the organization is in the process of bolstering their homelessness prevention efforts through flexible, short-term financial assistance, eviction prevention, housing navigation, service navigation, and follow-up services.

### **Addressing the emergency and transitional housing needs of homeless persons**

The number of people experiencing homelessness in Adams County, especially those in camps along the Clear Creek and the South Platte River, has grown over the past several years, prompting the county to re-examine its approach to addressing this issue. As a result of increasing public concern, the county Manager's Office and members of the Board of County Commissioners reached out to the Burnes Center on Poverty and Homelessness (BC) to assist in this re-examination. In February 2017, BC presented An

Assessment of Adams County's Efforts to Address Homelessness. In response to the Assessment, the county has created the Homelessness Outreach Liaison Division.

The Homelessness Outreach Liaison is responsible for assisting in the coordination, creation, implementation, and oversight of services and programs for citizens dealing with homelessness. Currently under development, the Adams County Homelessness Action Plan has identified the priorities and goals for addressing homelessness and is currently developing the objectives, strategies and action steps needed to implement the plan. The goals and strategies will be measurable and subject to evaluation and modification at a minimum of annual reviews. The results of the Plan will be a coordinated effort, with minimal duplication and a continuum of services that reflects the demographics and needs of those experiencing homelessness in Adams County. The taskforce is actively seeking feedback, input, and innovative ideas from all stakeholders in the community including those with lived experience, service providers, first responders, local government and city planners, county commissioners, mayors and representatives of local government and community members. The agenda of these engagements is not only to hear about the need perspective but also to inventory current services available, to create an action plan that is in alignment with the stakeholders and to gain support for the Action Plan.

**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.**

Many individuals and families who experienced homelessness remain in a vulnerable state and case management services play a critical role at this stage. Case management services include:

- Housing and service navigation;
- Rental, utility, and deposit assistance, as well as homelessness and eviction prevention services;
- Job development programs focusing on a client's employment objectives and long-term goals;
- Plans and/or enrollment in furthering education or training;
- Budgeting classes;
- Strategy for self-sufficiency; and
- Twelve-step recovery programs and other support groups in the community for maintaining sobriety.

While individuals and families who experiencing homelessness access mainstream resources on an individual basis, local providers and advocates work in varying capacities to influence program implementation, funding priorities, and the coordination of service delivery through system wide collaboration. Programs in place to assist people experiencing homelessness are:



- **Medicaid:** Homeless service providers screen clients for Medicaid eligibility and refer for enrollment when appropriate;
- **Children’s Health Insurance Program:** For children not eligible for Medicaid, the State administers the Children’s Health Insurance Program, which provides low-cost health, dental, and vision coverage to children in low wage families;
- **Temporary Aid for Needy Families (TANF):** Administered by the Adams County Community Support Service Division provides funding to eligible families while enrolled into a self-sufficiency program;
- **Food Assistance Program:** Administered by the Adams County Community Support Service Division, this program is a supplement to the household's nutritional needs for the month. Eligibility is based upon the household's income, resources, household size, and shelter costs. Benefits are given to eligible households through the Colorado Quest Card. Certain food assistance recipients will be referred to the Employment First Program for assistance in employment and training needs; and
- **Workforce Investment Act:** The Adams County Workforce & Business Center receives funding to provide training and job placements. The Workforce & Business Center also works with the County’s housing authority to provide a job development program for homeless clients. The housing authority administers the distribution of vouchers to clients referred by Workforce & Business Center counselors.

**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.**

The County funds and supports the local network of service providers which provide homelessness prevention services to households in danger of homelessness. By using a prevention strategy, service providers are better able to help households maintain stability in their housing. To maintain stability, financial assistance for rent, mortgage, utility and other household necessities is provided by partner agencies. The programs also provide case management and referral services to assist that family in overcoming the challenges that brought them to the brink of homelessness.

The County is partnering with and supporting Colorado Legal Services to target individuals and families on the brink of losing their current housing due to an eviction. Services are provided by appointment at a Westminster Public Library (Irving St.) as well as a walk-in basis at the County Courthouse. Service providers are also working to coordinate and implement a diversion or rapid resolution program for people who may resolve their housing crisis before entering the homelessness service system. The County is also proactively looking at zoning and code to preserve and prevent displacement of current mobile home communities.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The MHR program has implemented stringent policies to ensure lead-based paint hazards are addressed proactively and in compliance with Federal regulations. In compliance with HUD’s Lead Safe Housing Rule (24 CFR Part 35) and EPA’s Lead Renovation, Repair, and Painting Program Rule (40 CFR Part 745), lead-safe practices are administered for any eligible home constructed prior to 1978. Only lead-certified contractors are solicited to bid for these homes. Lead-safe practices include providing the family with the Lead Safe Information pamphlet, a “Notice of Presumption” or “Notice of Evaluation” (as applicable), a copy of the final clearance completed by a licensed examiner, and a “Notice of Lead Hazard Reduction”—the required documents for projects receiving rehabilitation assistance between \$0-\$25,000 per unit. A lead hazard screen and/or full risk assessment will also be performed, as necessary, for projects receiving rehabilitation assistance.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

HUD CHAS data estimates that 42 percent of owner-occupied units and 50 percent of renter occupied units were built before 1980 are occupied by low- and moderate-income households. Removing the risks of lead from homes repaired through the Minor Home Repair Program or through rental rehabilitation will reduce the risks to residents.

### **How are the actions listed above integrated into housing policies and procedures?**

The actions listed above are integrated into the program guidelines for the Adams County Minor Home Repair program.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Adams County developed the Partners Aligning Communities Thriving (PACT), Adams County's Poverty Reduction Action Plan in 2020. The plans areas of focus and goals are:

#### **Area of Focus: Individual and Family Stability**

- Goal: Resident Health and Well-Being
  - Mobilizing public benefits.
  - Outreach and services for individuals experiencing homelessness.
  - Align with partners on case management throughout 2020.
  - Recreational opportunities for all residents.
- Goal: Access to Educational Opportunities
  - Early childhood education accessibility.
  - Countywide internships and mentoring programs.
  - Scholarship program through Colorado Opportunity Scholarship Initiative.
- Goal: Employment Opportunities Towards a Living Wage
  - Homelessness day work program.
  - Apprenticeship programs.
  - Entrepreneurship program for underrepresented entrepreneurs.

#### **Area of Focus: Continuum of Housing**

- Goal: Preventing Displacement
  - Eviction legal aid program.
  - Zoning policies surrounding mobile home parks (MHP).
- Goal: Access to Housing
  - Create homelessness action plan.
  - Severe weather activation plan with shelter network.
  - Nontraditional housing options.
  - Partnerships with local housing authorities.

#### **Area of Focus: Thriving Neighborhoods**

- Goal: Community-Centered Advocacy
  - Neighborhood Groups program.
  - Neighborhood branding.
  - Policy agendas.
- Goal: Access for Residents
  - Neighborhood Tool Kit.
  - Roving tool shed program.
  - Community resource hubs.
  - Transportation and mobility.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The 2020-2024 Action Plan will provide a framework for Adams County to achieve its mission of supporting and building on the capacity of citizen groups in Adams County so they may enhance the economic, social, environmental, and cultural wellbeing of their communities. In addition, it will improve the quality of life for the citizens of Adams County. Effective community development results in mutual benefit and shared responsibility among community members. It recognizes the connection between social, cultural, environmental and economic matters; the diversity of interests within a community; and the relationships for capacity building.

### **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

During Program Year 2015, Adams County identified that the historic monitoring process needed being reevaluated. In January 2016, the county created and began executing a new monitoring process.

The county conducts its monitoring process through four types of monitoring of its Subgrantees/Subrecipients as outlined below:

- **Individual Monitoring** – Includes ongoing contact with the Subrecipients/Subgrantees to provide guidance to prevent potential issues and ensure compliance with Federal regulations.
- **Desktop Monitoring** – Completed on an ongoing basis while the project is still open and completed annually after closeout. This includes review of Subrecipients'/Subgrantees' quarterly or annual reports, financial audits, and compliance with CDBG and HOME and crosscutting Federal regulations. This type of monitoring enables the county to analyze information such as accomplishments and expenditures and compliance with Federal regulations, which, in turn, helps determine the need for additional technical assistance or future on-site visits. This monitoring also ensures that completed activities continue to be used for the same purpose and continue to benefit eligible populations. The review of reports is completed on a quarterly basis for current projects, and annually for previously funded projects that are required to continue to benefit low- and moderate-income populations. If Davis-Bacon is applicable to the project, the payrolls are reviewed on an ongoing basis until the project is fully completed.
- **On-site Monitoring** – All activities are monitored on-site upon final payment. As a standard, Adams County will conduct subsequent on-site monitoring every three years until the compliance or affordability period is met. However, depending on the results of the desktop and/or on-site monitoring, the county may monitor more frequently if there is an indication of instability in the Subrecipient/Subgrantee. The monitoring consists of interviews with key staff and a review of pertinent records. The county also conducted on-site Davis-Bacon interviews for any construction project that took place during Program Year 2018.
- **Drawdown Requests** – County staff reviewed drawdown requests and supporting documents for compliance with all reporting requirements and to verify the Subrecipient/Subgrantee is requesting reimbursement for approved purchases as outlined in the contract. This process is completed through a three-tiered review by staff.

In addition to the above, if an activity is subject to Section 3 of the Housing and Urban Development Act or required to report on Minority or Women Owned Businesses (MBE/WBE) utilized, Adams County provides additional information, technical assistance, and forms. County staff discusses the requirements applicable to the regulations with both the Subgrantee and subcontractor during the RFP process, pre-construction meetings, Davis-Bacon interviews, and post completion technical assistance.

## Expected Resources

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

#### Introduction

Adams County is eligible to receive an annual allocation of HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). This section of the Con Plan, the Annual Action Plan (AAP), addresses the annual goals, projects, and objectives for the HOME Consortium and Urban County. The identified projects meet the goals and objectives related to the 2020-2024 Consolidated Plan (Con Plan), which were developed based on stakeholder and resident feedback.

HOME is a federal housing grant that assists communities in addressing residents' housing needs. The HOME Consortium includes the Urban County, as defined below, as well as the cities of Thornton and Westminster. Adams County is the lead agency for the Consortium's HOME funds.

CDBG funds are used to address community development and housing needs of the residents of the Urban County, which includes the cities of Northglenn, Federal Heights, Brighton, the Town of Bennett, and unincorporated Adams County. The Cities of Westminster and Thornton receive CDBG directly and, as such, do not receive CDBG funds from the County.

In 2020, Adams County is eligible to receive \$1,411,148 in CDBG funds and \$1,038,668 in HOME funds.

**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	\$1,411,148	\$70,111	\$204,666	\$1,685,925	\$5,600,000	Adams County will allocate CDBG funds to its Urban County members (four local jurisdictions) for their proposed projects.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,038,668	\$7,444	\$538,231	\$1,584,343	\$4,150,000	HOME funds are allocated in Thornton, Westminster (HOME Consortium), and throughout the county. Adams County uses 10% of HOME funds for administration of programs.

**Table 52 - 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**

County funded projects use a variety of other leveraged funds to cover the total cost of projects. HOME funded projects use Low Income Housing Tax Credit (LIHTC) equity, State of Colorado funds, private equity, and other resources to cover the cost of the development. CDBG typically leverage locally funded projects and/or help support gaps in funding that meet the goals of the Con Plan. Activities funded by HOME will have the required twenty-five (25%) match from previous program years and from fee reductions by local jurisdictions. To be considered HOME match, the funding must be a non-federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Adams County encourages all HOME funded projects to have program funding match.

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

Adams County and local jurisdictions may choose to provide publicly held land for housing, community facility, and other eligible HOME and CDBG projects.

In recent years, Adams County has donated land to Maiker Housing Partners and Brighton Housing Authority. Maiker Housing Partners is currently developing Caraway, an affordable housing development. Brighton Housing Authority has yet to develop the donated land.

**Discussion**

Please see above.



**Annual Goals and Objectives**

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

**Goals Summary Information**

<b>Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
1	Preservation of Existing Housing Stock	2020	2024	Affordable Housing	County-Wide City of Federal Heights City of Northglenn City of Brighton	Housing needs, Special needs populations	CDBG: \$574,614	Household Housing Unit Homeowner Housing Rehabilitated: 38 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 625 Household Housing Unit
2	Public Facility Improvements	2020	2024	Non-Housing Community Development	County-Wide City of Brighton	Community and Economic Development Needs	CDBG: \$664,462	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7,484 Persons Assisted
3	Emergency Housing and Shelter for the Homeless			Homeless	County-Wide	Homelessness	CDBG: \$150,000	Homeless Person Overnight Shelter: 144 Persons Assisted

**Table 53 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Preservation of Existing Housing Stock
	<b>Goal Description</b>	<p>The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Brighton, Northglenn, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. County staff will administer the MHR program.</p> <p>City of Federal Heights will utilize its remaining CDBG allocation to continue operating its Rental Inspection Program. The Rental Inspection Program promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance.</p>
2	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	<p>City of Brighton will tentatively use a portion of its CDBG allocation to make ADA improvements at Historic City Hall to better accommodate people with disabilities. Historic City Hall is being used as a community service facility that serves Brighton residents with a variety of programs and services including, but not limited to, economic development, job training, housing, educational programs, and other cultural services.</p> <p>Adams County Public Works is proposing to use a portion of Adams County's CDBG allocation to provide safe and adequate public improvements in a low-to-moderate income neighborhood, Sherrelwood. Improvements will focus on ADA compliant sidewalks and overall safe connectivity.</p>
3	<b>Goal Name</b>	Emergency Housing and Shelter for the Homeless
	<b>Goal Description</b>	<p>For this CDBG proposed project, Adams County Community Safety and Well Being (CSWB) proposes expand upon Severe Weather Activation Program (SWAP) and launch the Adams County Housing Respite Program. The program will include outreach, motel vouchers, and navigation services. The outreach, navigation, and administration of the hotel/motel stays will be done mostly remotely in the community, including in encampments, urban hot spots, and community/county buildings.</p>

**AP-35 Projects - 91.420, 91.220(d)**

**Introduction**

Adams County has allocated CDBG and HOME funds to projects in 2020 that meet the County's 2020-2024 Con Plan's Priority Needs and Annual Goals.

#	Project Name
1	CDBG: Housing
2	CDBG: Public Facilities
3	CDBG: Administration
4	CDBG: Public Service
5	HOME: Entitlement
6	HOME: CHDO
7	HOME: Administration

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

Community input from the development of the Con Plan and AI, Urban County and HOME Consortium members, community organizations, and non-profits determined how the County will allocate priorities described in the Con Plan. Urban County members participate in the Urban County through a formula basis and after receiving their allocation, the County works with each to identify a project that addresses the Con Plan goals and meets the needs of their respective residents. While the current housing market creates barriers to addressing many of the issues contributing to the increase in need for affordable housing, the County continues to improve its working relationships with developers, housing authorities and others to overcome this obstacle.

**AP-38 Project Summary**

**Project Summary Information**

<b>1</b>	<b>Project Name</b>	CDBG: Housing
	<b>Target Area</b>	County-Wide City of Northglenn City of Brighton City of Federal Heights
	<b>Goals Supported</b>	Preservation of Existing Housing Stock
	<b>Needs Addressed</b>	Housing Needs Seniors and other Prioritized Populations
	<b>Funding</b>	CDBG: \$564,613
	<b>Description</b>	The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Northglenn, Brighton, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. County staff will administer the MHR program. City of Federal Heights will utilize its remaining CDBG allocation to continue operating its Rental Housing Inspection Program. The Rental Housing Inspection Program promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance.
	<b>Target Date</b>	12/31/2021

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>The MHR Program will serve approximately 38 low-to-moderate income homeowners throughout the cities of Federal Heights, Brighton, Northglenn, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. County staff will administer the MHR program. The MHR program meets the matrix code 14A, Rehab: Single-Unit Residential and meets the national objective benefiting low and moderate-income persons. Each jurisdiction allocated the funding as follows:</p> <ul style="list-style-type: none"> <li>• Federal Heights: \$24,548.39</li> <li>• Brighton: \$65,000.00</li> <li>• Northglenn: \$241,500.37</li> <li>• Unincorporated Adams County: \$151,535.05</li> </ul> <p>City of Federal Heights will utilize its remaining CDBG allocation (\$82,030) to continue operating its Rental Housing Inspection Program. The Rental Housing Inspection Program promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance. Throughout the year, the inspector will complete 625 inspections. The Rental Housing Inspection Program meets the matrix code 15, Code Enforcement and meets the national objective benefiting low and moderate-income persons (area benefit) and preventing or eliminating slums or blight.</p>
<p><b>Location Description</b></p>	<p>The MHR Program will serve the cities of Brighton, Federal Heights, Northglenn, and unincorporated Adams County.</p> <p>The Rental Housing Inspection Program will serve Federal Heights.</p>
<p><b>Planned Activities</b></p>	<p>See Above</p>
<p><b>2</b></p>	<p><b>Project Name</b></p> <p>CDBG: Public Facilities</p>
<p><b>Target Area</b></p>	<p>County-Wide City of Brighton</p>
<p><b>Goals Supported</b></p>	<p>Public Facilities Improvements</p>

	<b>Needs Addressed</b>	Seniors and other Prioritized Populations Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$664,462
	<b>Description</b>	CDBG funding will be utilized for public facility improvement projects in the cities of Brighton and unincorporated Adams County.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will benefit approximately 7,484 low-to-moderate income households.
	<b>Location Description</b>	The outlined activities will be undertaken in the City of Brighton at Historic City Hall and the Sherrelwood neighborhood of unincorporated Adams County.
	<b>Planned Activities</b>	<p>City of Brighton will tentatively use a portion of its CDBG allocation to make ADA improvements at Historic City Hall to better accommodate people with disabilities. Historic City Hall is being used as a community service facility that serves Brighton residents with a variety of programs and services including, but not limited to, economic development, job training, housing, educational programs, and other cultural services. This project meets the matrix code 03B, public facilities for persons with disabilities and meets the low-moderate income area benefit.</p> <p>Adams County Public Works is proposing to use a portion of Adams County's CDBG allocation (\$400,000) to provide safe and adequate public improvements in a low-to-moderate income neighborhood, Sherrelwood. Improvements will focus on ADA compliant sidewalks and overall safe connectivity. This projects meets the matrix code 03K, Street Improvements and meets the national objective benefiting low and moderate-income persons (area benefit).</p>
<b>3</b>	<b>Project Name</b>	CDBG: Administration
	<b>Target Area</b>	County-Wide

	<b>Goals Supported</b>	Preservation of Existing Housing Stock Infrastructure Improvements
	<b>Needs Addressed</b>	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$282,229
	<b>Description</b>	Adams County will retain the allowable twenty percent (20%) of 2019 CDBG funding for Adams County Community Development staff to administer the program.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	CDBG administration costs meet the matrix code 20, Planning. The use of the funds is presumed to meet the national objective benefiting low and moderate-income persons since 100% of Adams County CDBG funds are used to benefit for low-to-moderate income persons or areas.
4	<b>Project Name</b>	CDBG: Public Service
	<b>Target Area</b>	County-Wide City of Brighton
	<b>Goals Supported</b>	Emergency Housing and Shelter for the Homeless
	<b>Needs Addressed</b>	Seniors and other Prioritized Populations
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Funding will assist homeless individuals with model vouchers and services through the Adams County Housing Respite Program.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	144 households
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	For this CDBG proposed project, Adams County Community Safety and Well Being (CSWB) proposes expand upon Severe Weather Activation Program (SWAP) and launch the Adams County Housing Respite Program. The program will include outreach, motel vouchers, and navigation services. The outreach, navigation, and administration of the hotel/motel stays will be done mostly remotely in the community, including in encampments, urban hot spots, and community/county buildings. This project meets the matrix code 05T.
5	<b>Project Name</b>	HOME: Entitlement
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Construction of New Rental Housing Preservation of Existing Housing Stock
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME: \$1,083,890
	<b>Description</b>	This project includes HOME Entitlement funds to be distributed to the HOME Consortium.
	<b>Target Date</b>	To be determined
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined



	<b>Location Description</b>	County-Wide
	<b>Planned Activities</b>	Adams County did not receive any HOME applications with the first round of applications in early 2020. HOME applications will open for HOME on November 1, 2020.
6	<b>Project Name</b>	HOME: CHDO
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	To be Determined
	<b>Needs Addressed</b>	To be Determined
	<b>Funding</b>	HOME: \$344,653
	<b>Description</b>	This project is the required 15% of the HOME allocation is set aside for a certified CHDO in Adams County and 5% allowable CHDO operating.
	<b>Target Date</b>	To be Determined
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be Determined
	<b>Location Description</b>	To be Determined
	<b>Planned Activities</b>	Adams County did not receive a CHDO application with the first round of applications in early 2020. HOME applications will open for HOME on November 1, 2020.
7	<b>Project Name</b>	HOME: Administration
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Construction of New Rental Housing Preservation of Existing Housing Stock

<b>Needs Addressed</b>	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
<b>Funding</b>	HOME: \$103,867
<b>Description</b>	Adams County will retain ten percent (10%) of HOME funding for county staff for HOME program administration. Further, ten percent (10%) of applicable Program Income (PI) from prior year(s) activities will also be used for administration.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
<b>Location Description</b>	County-Wide
<b>Planned Activities</b>	Adams County will retain ten percent (10%) of HOME funding for county staff for HOME program administration. Further, ten percent (10%) of applicable Program Income (PI) from prior year(s) activities will also be used for administration.

**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**

Adams County encompasses approximately 1,183.6 square miles. It extends 72 miles west to east, and 18 miles north to south. It is adjacent to Denver and is one of the five counties that make up the Denver metropolitan area. All of Colorado's interstate highways (I-25, I-70, and I76) and their associated loops (I-225, I-270) converge in Adams County. In addition, US Highways 36, 287, 6 and 85 also run through the County. E-470 completes the connection from C-470 in the south, through Denver International Airport and finally to I-25.

Adams County, which historically has been agricultural in nature, has undergone a development typical to counties near a major metropolitan city. Urbanization has occurred most rapidly in the western part of the County because of the continued growth in the Denver Metro region. The eastern section of the County, except for the Towns of Bennett and Strasburg, are comprised mainly of farms and rangeland. The Town of Bennett has experienced historic growth throughout the last year and has developed a strategic plan for growth largely due to its proximity to Front Range Airport and downtown Denver.

Cities within the geographic county include Arvada, Aurora, Brighton, Commerce City, Federal Heights, Northglenn, Strasburg, Thornton and Westminster and the Town of Bennett. Adams County has a diverse mix of large, suburban communities, smaller towns, and rural farming communities that have an extensive range and mix of housing, commercial enterprises and public services.

Adams County does not plan to target funds to "geographic priority" areas, however, allocations have been made to specific communities throughout Adams County for projects that are local priorities. The following communities receive allocations of CDBG funds based upon their total populations and low income populations, and apply to Adams County to use the funds within their own communities based on local priorities and needs: Town of Bennett, Unincorporated Adams County, and the Cities of Brighton, Federal Heights, and Northglenn.

The communities of Thornton and Westminster receive direct CDBG allocations from HUD and are part of the Adams County HOME consortia. Consortia members are allocated a set-aside of HOME funds for projects within their communities. The remaining HOME funds are allocated by Adams County.

Adams County 2020 CDBG allocation is \$1,411,148, and is allocated to the Urban County members as follows:

- Administration: \$282,229
- Bennett: \$14,620
- Brighton: \$192,817
- Federal Heights: \$106,578
- Northglenn: \$241,500
- Unincorporated Adams County: \$573,404

Adams County 2020 HOME Allocation is \$1,038,668 and is allocated to the HOME Consortium areas as follows:

- Administration: \$103,866
- CHDO Reserve: \$155,800
- CHDO Operating: \$51,933
- Thornton: \$191,945
- Westminster: \$189,037

**Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
County-Wide	45%
City of Thornton	23%
City of Federal Heights	5%
City of Northglenn	10%
Town of Bennett	1%
City of Brighton	8%
City of Westminster	8%

**Table 54 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

In 2019, the Urban County IGA will be recertified for another three (3) year requalification period. CDBG funding allocations can be made up to the amounts in the agreement if the local governments have eligible projects each year. Applications for funding are made to Adams County, and reviewed for eligibility within the CDBG and HOME program guidelines. Public improvements are made in jurisdictions mentioned throughout the AAP and must serve low-to-moderate income census tracts.

**Discussion**

See above.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

Adams County will fund many affordable housing projects, including homeowner rehabilitation and new construction of affordable rental.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	38
Special-Needs	0
Total	38

Table 55 - One Year Goals for Affordable Housing by Support Requirement

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	38
Acquisition of Existing Units	0
Total	38

Table 56 - One Year Goals for Affordable Housing by Support Type

#### Discussion

NA

**AP-60 Public Housing - 91.420, 91.220(h)**

**Introduction**

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

The programs coordinated by Maiker Housing Partners and Brighton Housing Authority remain the primary providers of affordable housing in the county for households in the lowest income categories. The only other alternative is federally subsidized housing. Maiker Housing Partners and Brighton Housing Authority manage and maintain conventional public housing developments throughout the county and several scattered site developments. Both Maiker Housing Partners and Brighton Housing Authority own and operate public housing units, senior and disabled affordable units, and administer tenant and project-based Section 8 vouchers. The county supports these agencies by providing HOME funds to obtain and maintain affordable properties.

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

Maiker Housing Partners values the input of its residents. The Resident Advisory Board, made up of residents of Maiker properties, meets quarterly to discuss Maiker Housing Partners' priorities and property improvements. Maiker Housing Partners' Board of Commissioners includes a seat for an Adams County resident of low-income housing; currently this seat is held by a resident of an Maiker property. Annually, Maiker Housing Partners surveys all residents of its properties to get feedback across a wide array of topics pertaining to resident housing. Additionally, during the planning stage of any future developments, Maiker Housing Partners will solicit input from residents of its existing properties and area residents for design and programming.

Brighton Housing Authority maintains an active webpage regarding its public housing and wait lists, if any. The organization works closely with Colorado Housing and Finance Authority (CHFA) to direct those that are interested in home ownership to attend one of CHFA's housing counseling workshops.

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

N/A

**Discussion**

See above.

**AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

The County works with local homeless providers and municipalities to reduce homelessness throughout Adams County and the region. Additionally, the Burnes Center on Poverty and Homelessness in Denver, Colorado conducted a homelessness study in 2016 and provided recommendations for the County to consider in proactively addressing homelessness. In response to the study, Adams County hired a Homelessness Outreach Liaison to convene and coordinate homelessness efforts with community partners and municipalities. The Liaison is actively a) coordinating the Adams County Coalition for the Homeless, b) researching initiatives such as tiny home villages and a workforce program for people currently homeless, and c) working with partners to address homeless encampments, support current services, expand outreach efforts, create a resource navigation network and a coordinated entry system.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

The Board has identified homelessness and reducing poverty as priority needs for the County. The County has laid out homeless assistance, homeless prevention goals and is working on implementing its Community Enrichment Plan developed by Human Services. The County administers a variety of housing and non-housing community development resources which are used to support the efforts of a broad-based community network of service providers which provide homeless assistance in the County and the municipalities. Service providers supported by the County provide outreach and case management which assess individual needs and links them with the continuum of services available in the County.

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

There are four (4) primary service providers in Adams County who have strong presence in the community and provide services specifically for people experiencing homelessness. These agencies include Almost Home, ACCESS Housing, Cold Weather Care (CWC), and Growing Home, which are located in various areas of the county and provide numerous services, including shelter, housing navigation, case management, employment services, as well as homelessness prevention and life skill classes reduce and end homelessness.

Almost Home has thirty (30) beds and can accommodate up to six (6) families. During their stay, each family attends weekly classes, receives case management and must show progress in reestablishing their self-sufficiency. In 2019, Almost Home was awarded ESG Rapid Rehousing from the region's Continuum of Care (CoC). The pilot program can accommodate two (2) families at a time.

ACCESS Housing has sixteen (16) beds for families and provides rental assistance, case management, housing navigation, and street outreach.

Cold Weather Care provides shelter through October to April with a group of rotating churches. Twenty (20) beds are available for single adults and families with children experiencing homelessness.

Growing Home is a leading anti-poverty organization in the county, offering a rich pipeline of programs for children and families. Growing Home’s wrap-around approach serves the whole family with intensive support to overcome immediate and long-term obstacles. It strengthens families during times of crisis by offering food, healthcare, and homeless prevention assistance. Their early childhood interventions nurture children from birth through age 8 with evidence-based programs that help prepare young kids for kindergarten and keep older kids on the path to school success. Its Blocks of Hope neighborhood initiative is enlisting an entire community to join forces toward its common goal to transform lives. Growing Home’s Canopy Program, which sheltered 3-4 families, will close by the end of 2019 and the organization is in the process of bolstering their homelessness prevention efforts through flexible, short-term financial assistance, eviction prevention, housing navigation, service navigation, and follow-up services.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The number of people experiencing homelessness in Adams County, especially those in camps along the Clear Creek and the South Platte River, has grown over the past several years, prompting the county to re-examine its approach to addressing this issue. As a result of increasing public concern, the county Manager’s Office and members of the Board of County Commissioners reached out to the Burnes Center on Poverty and Homelessness (BC) to assist in this re-examination. In February 2017, BC presented An Assessment of Adams County’s Efforts to Address Homelessness. In response to the Assessment, the county has created the Homelessness Outreach Liaison Division.

The Homelessness Outreach Liaison is responsible for assisting in the coordination, creation, implementation, and oversight of services and programs for citizens dealing with homelessness. Currently under development, the Adams County Homelessness Action Plan has identified the priorities and goals for addressing homelessness and is currently developing the objectives, strategies and action steps needed to implement the plan. The goals and strategies will be measurable and subject to evaluation and modification at a minimum of annual reviews. The results of the Plan will be a coordinated effort, with minimal duplication and a continuum of services that reflects the demographics and needs of those experiencing homelessness in Adams County. The taskforce is actively seeking feedback, input, and innovative ideas from all stakeholders in the community including those with lived experience, service providers, first responders, local government and city planners, county commissioners, mayors and representatives of local government and community members. The agenda of these engagements is not only to hear about the need perspective but also to inventory current services available, to create an action plan that is in alignment with the stakeholders and to gain support for the Action Plan.

**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

Many individuals and families who experienced homelessness remain in a vulnerable state and case management services play a critical role at this stage. Case management services include:

- Housing and service navigation;
- Rental, utility, and deposit assistance, as well as homelessness and eviction prevention services;
- Job development programs focusing on a client's employment objectives and long-term goals;
- Plans and/or enrollment in furthering education or training;
- Budgeting classes;
- Strategy for self-sufficiency; and
- Twelve-step recovery programs and other support groups in the community for maintaining sobriety.

While individuals and families who experiencing homelessness access mainstream resources on an individual basis, local providers and advocates work in varying capacities to influence program implementation, funding priorities, and the coordination of service delivery through system wide collaboration. Programs in place to assist people experiencing homelessness are:

- **Medicaid:** Homeless service providers screen clients for Medicaid eligibility and refer for enrollment when appropriate;
- **Children's Health Insurance Program:** For children not eligible for Medicaid, the State administers the Children's Health Insurance Program, which provides low-cost health, dental, and vision coverage to children in low wage families;
- **Temporary Aid for Needy Families (TANF):** Administered by the Adams County Community Support Service Division provides funding to eligible families while enrolled into a self-sufficiency program;
- **Food Assistance Program:** Administered by the Adams County Community Support Service Division, this program is a supplement to the household's nutritional needs for the month. Eligibility is based upon the household's income, resources, household size, and shelter costs. Benefits are given to eligible households through the Colorado Quest Card. Certain food assistance recipients will be referred to the Employment First Program for assistance in employment and training needs; and
- **Workforce Investment Act:** The Adams County Workforce & Business Center receives funding to provide training and job placements. The Workforce & Business Center also works with the County's housing authority to provide a job development program for homeless clients. The housing authority administers the distribution of vouchers to clients referred by Workforce & Business Center counselors.

**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.**

The County funds and supports the local network of service providers which provide homelessness prevention services to households in danger of homelessness. By using a prevention strategy, service providers are better able to help households maintain stability in their housing. To maintain stability, financial assistance for rent, mortgage, utility and other household necessities is provided by partner agencies. The programs also provide case management and referral services to assist that family in overcoming the challenges that brought them to the brink of homelessness.

The County is partnering with and supporting Colorado Legal Services to target individuals and families on the brink of losing their current housing due to an eviction. Services are provided by appointment at a Westminster Public Library (Irving St.) as well as a walk-in basis at the County Courthouse. Service providers are also working to coordinate and implement a diversion or rapid resolution program for people who may resolve their housing crisis before entering the homelessness service system. The County is also proactively looking at zoning and code to preserve and prevent displacement of current mobile home communities.

**Discussion**

See above.

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

### **Introduction**

Over the last decade Adams County has experienced a wide range of economic and demographic transitions. These transitions have led to a county that can pride itself on becoming a desirable destination for those looking to live in a community that is inclusive and that provides lifestyle opportunities that fail to exist in other areas in the seven (7) county Denver Metro region (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson).

The County's current housing climate and geographic location have contributed to the County's growing population – fifth largest and second fastest in the region. In addition, a diversity of land uses from dense cities to suburbs and open rangeland, gives the County a unique identity aiding in its growth. The resulting pressures of this growth and housing stock demands have pushed housing prices to a point where many residents struggle to either find attainable housing or maintain their housing.

In a proactive effort to create solutions to the County's housing challenges, the County commissioned the 2017 Housing Needs Assessment (HNA). The HNA created a thorough economic and demographic description of the County, including its strengths and challenges as they relate to housing. The HNA identified findings that were then presented to various stakeholders who provided valuable input and possible solutions. This input also helped build the framework for developing the County's 2018 Balanced Housing Plan (BHP). The BHP's purpose is to take the information collected from the HNA and stakeholder input, and present defined goals and outcomes through a multifaceted and collaborative approach. This plan is truly a balanced housing plan as it seeks to build a platform that allows all areas of the County to achieve housing of all types and meets the needs of the County's diverse and growing population.

BHP provides recommendations on how to address the following findings:

- Finding 1: Housing is less affordable
- Finding 2: Increasing affordability gap at all income levels
- Finding 3: Housing supply is not meeting demand
- Finding 4: Adams County has distinct socioeconomics

**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**

Adams County has identified affordable housing as a high priority and has moved to address this through several planning efforts including the Adams County 2020-2024 Con Plan. Through the development of the HNA and BHP, the county focused on creating a plan that provides a roadmap to addressing some of the County's housing barriers by focusing on a balance of the housing.

Balanced Housing is achieved by a community's ability to provide a variety of housing choices that reflect an individual's financial and lifestyle needs. By recognizing that housing needs are shaped by access to jobs, education, and amenities, the BHP is designed as a guide for the County as it strives to provide its residents

with housing opportunities that meet their needs and achieving a greater quality of life. The BHP was the next step in county-wide recommendations and set forth the following goals and policies:

### **Goals**

- Utilize New and Existing Tools
- Reduce constraints to development
- Expand Opportunities

### **Policies**

- Improve and support housing opportunities for all residents in Adams County
- Foster an environment the promotes "balanced housing"
- Encourage connection and access between schools and housing
- Promote the preservation of the County's current housing stock
- Integrate development practices the increase diversity in housing options

### **Discussion**

Please see above.

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

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

Adams County is a large county and is difficult to adequately deliver services to both urban and rural constituencies. The mixture of urban and rural land throughout the county poses both service delivery and service recipient challenges. Many of the core agencies are in the more urban portions of the county which makes service delivery in the eastern and northern rural portions of the county difficult. The lack of adequate transportation and service providers in the rural areas are a hindrance to meeting the needs of the underserved throughout the county.

One of the major problems associated with meeting the needs of the underserved is the levels of funding. In today's economy, more and more Adams County residents are requesting services, which places strains on the county's capacity to adequately provide appropriate care. One of the areas of weakness that the county continues to face is a fully functional referral system. This can be attributed to the recent funding uncertainties within all federally funded areas (TANF, Food Stamps, Medicaid, etc.) and the vast geographic parameters of service-delivery agencies. The county continues to increase the availability of information for service-providers to be carried on to residents.

In late 2017, the county opened its new Human Services building which creates a centralized location for residents in need. It is accessible via public transportation and is fully ADA accessible. The county has a mission to end poverty by bringing together like-minded organizations to meet this goal. Services provided at the Human Services Center includes TANF, Children & Family Services, Community Support Services, Domestic Violence Services & Shelter, Child Support Services, Foster Care, and the Workforce & Business Center. The county also funded \$1,000,000 to the Adams County Foundation, which is a grant program for local non-profit organizations serving worst-case residents in need. The county is also actively pursuing other funding options to add more affordable housing units.

#### **Actions planned to foster and maintain affordable housing**

Adams County has made new construction of affordable rental housing, home buyer assistance, and preservation of existing affordable housing priorities for HOME and CDBG funds. HOME and CDBG funds may be used to construct new rental housing, preserve existing affordable rental housing, provide TBRA, purchase and rehabilitate older rental units, and aid low- and moderate-income homebuyers. Adams County works with the local housing authorities, nonprofit housing agencies and private developers to expand and preserve the affordable housing stock throughout the County.

#### **Actions planned to reduce lead-based paint hazards**

The MHR program has implemented stringent policies to ensure lead-based paint hazards are addressed proactively and in compliance with Federal regulations. In compliance with HUD's Lead Safe Housing Rule (24 CFR Part 35) and EPA's Lead Renovation, Repair, and Painting Program Rule (40 CFR Part 745), lead-safe practices are administered for any eligible home constructed prior to 1978. Only lead-certified contractors

are solicited to bid for these homes. Lead-safe practices include providing the family with the Lead Safe Information pamphlet, a “Notice of Presumption” or “Notice of Evaluation” (as applicable), a copy of the final clearance completed by a licensed examiner, and a “Notice of Lead Hazard Reduction”—the required documents for projects receiving rehabilitation assistance between \$0-\$25,000 per unit. A lead hazard screen and/or full risk assessment will also be performed, as necessary, for projects receiving rehabilitation assistance.

**Actions planned to reduce the number of poverty-level families**

Adams County Community & Economic Development worked with the Adams County Homelessness Liaison, Adams County Workforce Business Center, local municipalities, and community agencies to identify the emergent employment needs of the low-income population and help develop appropriate responses to these needs. The Workforce and Business Center provides routine classes and training to enhance the skills of the emerging labor force. Housing authorities and housing providers are engaged to identify those residents in need of training and/or interested in participating with the Section 3 initiative.

The Maiker Housing Partners provides self-sufficiency services to residents of their housing units and clients of the Section 8 voucher program. The FSS program has a proven track record of helping residents gain the skills necessary to move themselves out of poverty.

Homeless providers funded through the statewide ESG program also provide clients with self-sufficiency case management services and referrals so that households can earn higher incomes and reduce their chances of re-entering the cycle of homelessness.

**Actions planned to develop institutional structure**

Adams County is the lead agency in both the CDBG Urban County and the HOME Consortia. Adams County's Urban County consists of:

- Town of Bennett
- City of Brighton
- City of Federal Heights
- City of Northglenn
- Unincorporated Adams County

Every three years, these jurisdictions are re-invited to renew their Intergovernmental Agreement with the county. Each of them receives a percentage of the county’s CDBG allocation. As the lead agency Adams County monitors each jurisdiction’s projects to ensure they meet national objectives, eligibility, and compliance. In addition to the Urban County jurisdictional proportional allocation, Adams County targets a percentage of its CDBG funding to community agencies. All projects are assessed through an application process for appropriateness and eligibility. During Program Year 2017, the Urban County and HOME Consortia renewed the Intergovernmental Agreements to continue receiving CDBG and HOME funds for the 2019, 2020, and 2021 PYs.

Adams County leads a HOME Consortia with the City of Westminster and the City of Thornton. A percentage of the county's annual HOME allocation is reserved to each of these municipalities based on a formula determined and posted annually by HUD (Annual Share Percentage Report). The county also provided portions of its HOME application to:

- Community Development Housing Organizations (CHDO's) (15% requirement);
- Local housing authorities;
- Non-profit housing developers; and
- For-profit developers.

Adams County has increased CHDO qualification strategies to align with the 2013 HOME Final Rule amendments and HUD best practices. Adams County is also in the process of seeking and certifying new CHDOs throughout the county for the purposes of expanding the county's capacity to undertake projects. Housing development agencies operating within the county are small and perform minimal development activities.

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

Adams County continues its efforts to provide technical assistance to community partners as part of its coordination between public and private housing and social service agencies, as well as encouraging subgrantees to collaborate in leveraging resources and knowledge. The county is working with other county departments to determine the highest priority projects and best use of all funding received by the division. The county continues to work with Planning and Development, Public Works, Human Services, Regional Affairs, Long Range Planning, and various other partners to strengthen the delivery of services to all areas of the county.

**Discussion**

Please see above.

**Program Specific Requirements**

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

**Introduction**

**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	\$70,111
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	\$70,111

**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%

**HOME Investment Partnership Program (HOME)**

**Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Adams County does not plan to use any other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

There are no activities identified in the 2020 program year that require resale or recapture provisions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired



with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

There are no activities identified in the 2020 program year that require resale or recapture provisions.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Adams County does not utilize HOME funds to refinance existing debt of multi-family housing so 24 CFR 92.206 (b) does not apply.

