

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 [Commerce City](#), 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 responsibility 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
Lead Agency	ADAMS COUNTY	
CDBG Administrator	ADAMS COUNTY	Adams County Community & Economic Development
HOME Administrator	ADAMS COUNTY	Adams County Community & Economic Development
ESG Administrator		

Table 1 – Responsible Agencies

Narrative

Adams County Community and Economic Development Department, through the ~~Community Development~~Housing Policy & Community Investments Division (Community Development/HPCI) Division, 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 DevelopmentHPCI staff. Upon review, Community DevelopmentHPCI 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 Commerce City, 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 DevelopmentHPCI staff and presented to the HOME Consortium members. Upon review, Community DevelopmentHPCI 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, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

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(I)).

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Adams County Education Consortium
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interviews were conducted with staff at the Adams County Education Consortium to better understand the unique challenges and needs of residents seeking employment training and support services.
2	Agency/Group/Organization	Adams County Workforce and Business Center
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interviews were conducted with staff at the Adams County Workforce and Business Center to better understand the unique challenges and needs of residents seeking employment training and support services.
3	Agency/Group/Organization	Maiker Housing Partners (Adams County Housing Authority)
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Maiker Housing Partners was interviewed and a focus group was held with residents of Maiker properties to inform the housing needs assessment and public housing needs.

4	Agency/Group/Organization	BRIGHTON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Brighton Housing Authority was interviewed to inform the housing needs assessment and public housing needs.
5	Agency/Group/Organization	FAMILY TREE, INC
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family tree was interviewed to understand the unique challenges and needs for people experiencing homelessness.
6	Agency/Group/Organization	Adams 12 Five Star Schools
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Adams 12 Student and Family Outreach Program was interviewed to understand the unique challenges and needs for children and families experiencing homelessness.

7	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Services-homeless Other government - County Business Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Adams County Homelessness Task force was consulted to understand the system of care, barriers, and coordination in the region.
8	Agency/Group/Organization	GROWING HOME
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Growing Home was interviewed and a focus group was held with residents of Growing Home properties to inform the housing needs assessment and public housing needs.
9	Agency/Group/Organization	CASA of Adams and Broomfield County
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CASA was interviewed to understand the needs of victims of domestic violence.

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.
Assessment of Adams County Efforts Homelessness	Adams County	This plan informed the needs of people experiencing homelessness and regional coordination.
Imagine Adams County	Adams County	Identify non-housing community needs and hazard mitigation.
Making Connections Southwest Adams	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 3 – 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

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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:

¾ 637 households with children;

¾ 227 seniors, age 65 and older;

¾ 472 had a household member with a disability;

¾ 399 renters;

¾ 380 residents who were precariously housed (living in their cars, shelters, or temporarily staying with family or friends);

¾ 384 households with an annual income of less than \$25,000; and

¾ 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 15, 2020 virtually on the Adams County’s YouTube channel (<https://www.adcogov.org/events/bocc-public-hearing-16>).

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Resident focus groups	Non-targeted/broad community 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	Resident focus groups	Non-targeted/broad community 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.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	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.	
4	Public Hearing	Non-targeted/broad community	Public hearings were held at various stages of plan development, both before and during the public comment period as part of BOCC presentations on August 19, 2019; April 7, August 20, October 27.	Comments were largely questions about the development of the plan and the engagement process.	All comments or views received were accepted.	

Table 4 – 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[1] 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.

Demographics	Base Year: 2000	Most Recent Year: 2017	% Change
Population	363,857	503,167	38%
Households	128,156	165,730	29%
Median Income	\$47,323.00	\$66,517.00	41%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2000 US Census

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	15,615	17,674	29,705	17,475	64,255
Small Family Households	5,599	6,293	12,194	7,909	36,780
Large Family Households	1,564	2,629	4,174	2,209	6,373

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	2,715	3,436	5,554	3,017	10,818
Household contains at least one person age 75 or older	1,919	2,556	2,617	1,223	2,925
Households with one or more children 6 years old or younger	3,542	4,413	7,075	3,530	8,751

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

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	115	285	170	114	684	43	75	35	0	153
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	129	205	255	20	609	33	34	118	34	219
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	488	850	369	167	1,874	153	299	483	149	1,084
Housing cost burden greater than 50% of income (and none of the above problems)	6,594	2,535	519	15	9,663	3,660	2,589	1,757	235	8,241
Housing cost burden greater than 30% of income (and none of the above problems)	804	4,085	5,820	863	11,572	904	2,600	6,310	3,019	12,833

	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
Zero/negative Income (and none of the above problems)	429	0	0	0	429	524	0	0	0	524

Table 7 – 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	7,324	3,865	1,323	323	12,835	3,894	2,984	2,399	409	9,686
Having none of four housing problems	1,659	5,400	11,610	5,223	23,892	1,779	5,419	14,380	11,509	33,087
Household has negative income, but none of the other housing problems	429	0	0	0	429	524	0	0	0	524

Table 8 – 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	3,302	2,919	2,567	8,788	1,470	2,074	3,968	7,512

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	998	948	652	2,598	404	874	894	2,172
Elderly	1,211	1,405	1,014	3,630	1,961	1,425	1,626	5,012
Other	2,574	2,058	2,379	7,011	900	938	1,753	3,591
Total need by income	8,085	7,330	6,612	22,027	4,735	5,311	8,241	18,287

Table 9 – 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	2,982	1,020	125	4,127	1,355	979	814	3,148
Large Related	783	165	49	997	300	454	209	963
Elderly	975	707	195	1,877	1,368	586	450	2,404
Other	2,364	825	160	3,349	764	578	283	1,625
Total need by income	7,104	2,717	529	10,350	3,787	2,597	1,756	8,140

Table 10 – 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	527	825	508	163	2,023	177	272	382	109	940
Multiple, unrelated family households	80	219	99	48	446	12	60	238	54	364
Other, non-family households	15	45	15	20	95	8	0	0	10	18

	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
Total need by income	622	1,089	622	231	2,564	197	332	620	173	1,322

Table 11 – Crowding Information - 1/2

Data Source: 2011-2015 CHAS

	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	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

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.[1]

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?

“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)

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

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

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	12,928	1,712	953
White	6,690	993	663
Black / African American	239	24	0
Asian	414	59	53
American Indian, Alaska Native	65	0	0
Pacific Islander	0	0	0
Hispanic	5,366	634	224

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*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	13,539	4,118	0
White	6,960	2,573	0
Black / African American	200	30	0
Asian	394	64	0
American Indian, Alaska Native	89	4	0
Pacific Islander	15	0	0
Hispanic	5,733	1,379	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*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	15,873	13,830	0
White	9,748	8,335	0
Black / African American	289	123	0
Asian	500	426	0
American Indian, Alaska Native	28	20	0
Pacific Islander	0	0	0
Hispanic	4,919	4,799	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*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	4,617	12,853	0
White	3,248	8,552	0
Black / African American	80	73	0
Asian	210	217	0
American Indian, Alaska Native	4	70	0
Pacific Islander	0	0	0
Hispanic	1,050	3,652	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*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 as a whole.

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

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	11,218	3,438	953
White	5,725	1,957	663
Black / African American	239	24	0
Asian	345	133	53
American Indian, Alaska Native	45	20	0

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
Pacific Islander	0	0	0
Hispanic	4,701	1,294	224

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*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

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	6,849	10,819	0
White	3,333	6,184	0
Black / African American	160	69	0
Asian	284	184	0
American Indian, Alaska Native	55	38	0
Pacific Islander	0	15	0
Hispanic	2,873	4,233	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*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

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	3,722	25,990	0
White	2,103	15,975	0

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
Black / African American	74	340	0
Asian	183	725	0
American Indian, Alaska Native	8	38	0
Pacific Islander	0	0	0
Hispanic	1,240	8,495	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*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	732	16,732	0
White	383	11,446	0
Black / African American	0	153	0
Asian	103	318	0
American Indian, Alaska Native	0	74	0
Pacific Islander	0	0	0
Hispanic	230	4,478	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*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 as a whole.

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	95,904	28,775	19,007	985
White	68,035	17,733	10,749	693
Black / African American	999	385	483	0
Asian	2,852	772	756	53
American Indian, Alaska Native	449	96	104	0
Pacific Islander	94	15	0	0
Hispanic	22,158	9,439	6,543	224

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

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.

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	0	0	42	1,505	75	1,430	70	50	14

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:

Maiker Housing Partners

Data Source Comments:

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	0	0	11,005	13,959	11,727	14,070	13,746	10,876
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	0	201	0	201	51	0
# of Elderly Program Participants (>62)	0	0	0	376	0	376	24	0
# of Disabled Families	0	0	0	573	0	573	43	0
# of Families requesting accessibility features	0	0	0	1,374	4	1,333	1	36
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

Maiker Housing Partners

Data Source Comments:

Race of Residents

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

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

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

Maiker Housing Partners

Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	759	0	759	11	0	0
Not Hispanic	0	0	0	709	0	709	46	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

Maiker Housing Partners

Data Source Comments:

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 applicates 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? 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?

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.

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 suites 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

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.[1] 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

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	0	0	0	0
Persons in Households with Only Children	10	0	0	0	0	0
Persons in Households with Only Adults	159	217	0	0	0	0
Chronically Homeless Individuals	78	85	0	0	0	0
Chronically Homeless Families	7	0	0	0	0	0
Veterans	12	17	0	0	0	0
Unaccompanied Child	10	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
Metro Denver Continuum of Care

Data Source Comments:

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.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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. [1]

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 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.[2]

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.” [1]

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 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. [1] 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.

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:

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.

What are the housing and supportive service needs of these populations and how are these needs determined?

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:

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.

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

Describe the jurisdiction's need for Public Facilities:

Imagine Adams County, the County's comprehensive plan updated in 2012, 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 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.

Describe the jurisdiction’s need for Public Services:

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.

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.

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	63%
1-unit, attached structure	11,339	7%
2-4 units	5,810	3%
5-19 units	19,678	11%
20 or more units	16,581	10%
Mobile Home, boat, RV, van, etc	11,169	6%
Total	173,142	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	458	0%	2,460	5%
1 bedroom	2,742	2%	31,193	59%
2 bedrooms	30,091	29%	37,042	71%
3 or more bedrooms	171,970	168%	34,497	66%
Total	205,261	199%	105,192	201%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:

2017 ACS

Data Source Comments:

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.

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

Alternate Data Source Name:

2000 US Census

Data Source Comments:

Rent Paid	Number	%
Less than \$500	1,945	7.8%
\$500-999	16,455	49.8%
\$1,000-1,499	25,701	33.8%
\$1,500-1,999	9,379	7.2%
\$2,000 or more	1,336	1.2%
Total	54,816	100.0%

Table 30 - Rent Paid

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,709	No Data
50% HAMFI	9,517	6,195
80% HAMFI	30,993	24,962
100% HAMFI	No Data	39,371
Total	42,219	70,528

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
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 Source: HUD FMR and HOME Rents

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:

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	28,126	26%	29,032	52%
With two selected Conditions	619	1%	2,762	5%
With three selected Conditions	0	0%	139	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	80,930	74%	24,122	43%
Total	109,675	101%	56,055	100%

Table 33 - Condition of Units

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	34,233	31%	11,388	20%
1980-1999	30,543	28%	18,931	34%
1950-1979	42,108	38%	23,830	43%
Before 1950	2,791	3%	1,906	3%
Total	109,675	100%	56,055	100%

Table 34 – Year Unit Built

Alternate Data Source Name:

2017 ACS

Data Source Comments:

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	44,899	41%	25,736	46%
Housing Units build before 1980 with children present	6,924	6%	8,425	15%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

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

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.

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). 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			42	1,505	75	1,430	70	50	14
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

Maiker Housing Partners

Data Source Comments:

Describe the supply of public housing developments:

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:

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.

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 38 - 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). 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. Endeavor to develop, create, acquire, and/or rehabilitate additional units. Actively pursue funding opportunities to develop housing units affordable to persons and families earning between 30 and 60 percent of AMI. Participate in private/public partnership opportunities that increase affordability of new and/or existing housing units. Actively explore opportunities to develop or support the development of affordable and mixed income housing at transit-oriented development (TOD) locations. Employ the Project Based Voucher (PBV) program as a tool to support the development or creation of additional affordable housing. Explore opportunities to create or support affordable housing serving seniors, Veterans, homeless, and/or other special needs populations. Strengthen communities through the expansion of programs and services to encourage economic self-sufficiency among residents and program participants. Work in partnership with community service agencies to help our residents and program participants obtain economic self-sufficiency. Endorse fair and equal opportunity housing. Incorporate and support high standards of ethics, effective management, and promote accountability throughout the organization. Develop and launch an educational campaign designated to promote the need for affordable housing and services and the value it brings to the community. 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	0	48	0	0
Households with Only Adults	84	185	42	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	20	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments:

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.”

1. **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.”

1. **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.”

1. **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.”

1. **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

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,374	2,701	1	1	0
Arts, Entertainment, Accommodations	25,313	19,073	10	9	-1
Construction	30,072	23,223	12	11	-1
Education and Health Care Services	43,240	51,588	17	23	6
Finance, Insurance, and Real Estate	13,526	7,167	5	3	-2
Information	6,309	3,101	2	1	-1
Manufacturing	22,184	13,571	9	6	-3
Other Services	14,307	5,983	6	3	-3
Professional, Scientific, Management Services	31,522	23,836	12	11	-1
Public Administration	11,818	7,768	5	4	-1
Retail Trade	29,175	22,498	11	10	-1
Transportation and Warehousing	20,221	21,035	8	10	2
Wholesale Trade	8,580	18,258	3	8	5
Total	259,641	219,802	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:

2017 ACS

Data Source Comments:

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 41 - Labor Force

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Occupations by Sector	Number of People
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 42 – Occupations by Sector

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	117,916	49%
30-59 Minutes	94,600	39%
60 or More Minutes	27,075	11%
Total	239,591	100%

Table 43 - Travel Time

Alternate Data Source Name:

2017 ACS

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 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

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
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 44 - Educational Attainment by Employment Status

Alternate Data Source Name:

2017 ACS

Data Source Comments:

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 45 - Educational Attainment by Age

Alternate Data Source Name:

2017 ACS

Data Source Comments:

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 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2017 ACS

Data Source Comments:

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

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.

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

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.

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 AFFH dot density maps).

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.

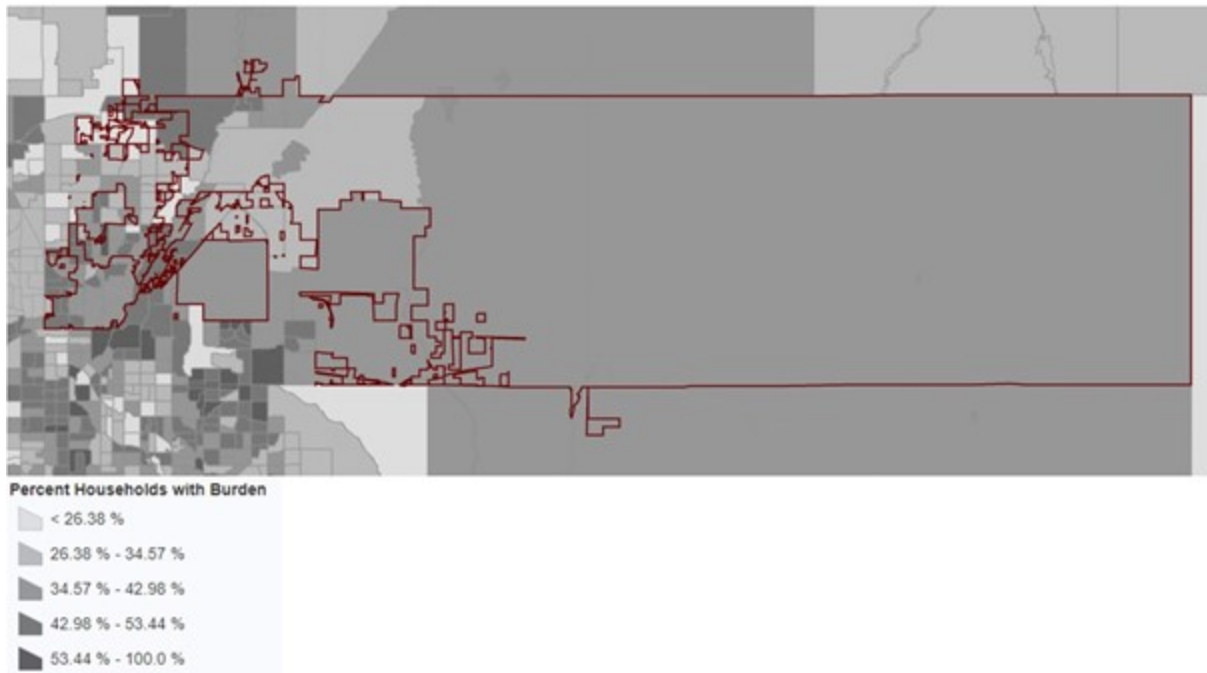
In 2016, Adams County adopted the Southwest Adams County Making Connections Planning and Implementation Plan. As discussed in NA-50, the Regional Transit District (RTD) has six planned FasTracks commuter rail stations within southwest Adams County, and the area is only three to eight miles from downtown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

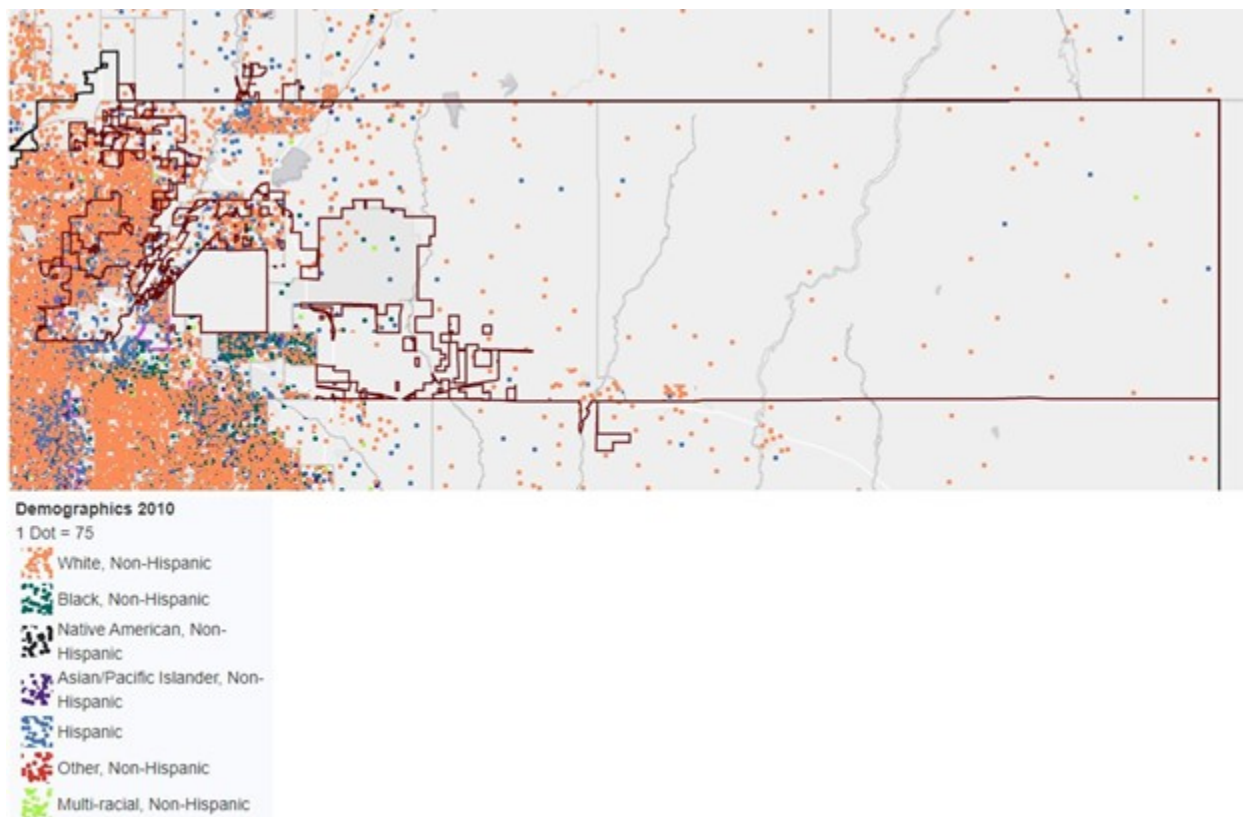
- **Policy 14.5 Maintain and enhance the quality of existing residential neighborhoods.**
- **14.5.a. Southwest Area Plan** – County land use decisions will be consistent with the Southwest Adams County Framework Plan.
- **14.5.b. Public Infrastructure Improvements** – Continue to make public infrastructure 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?

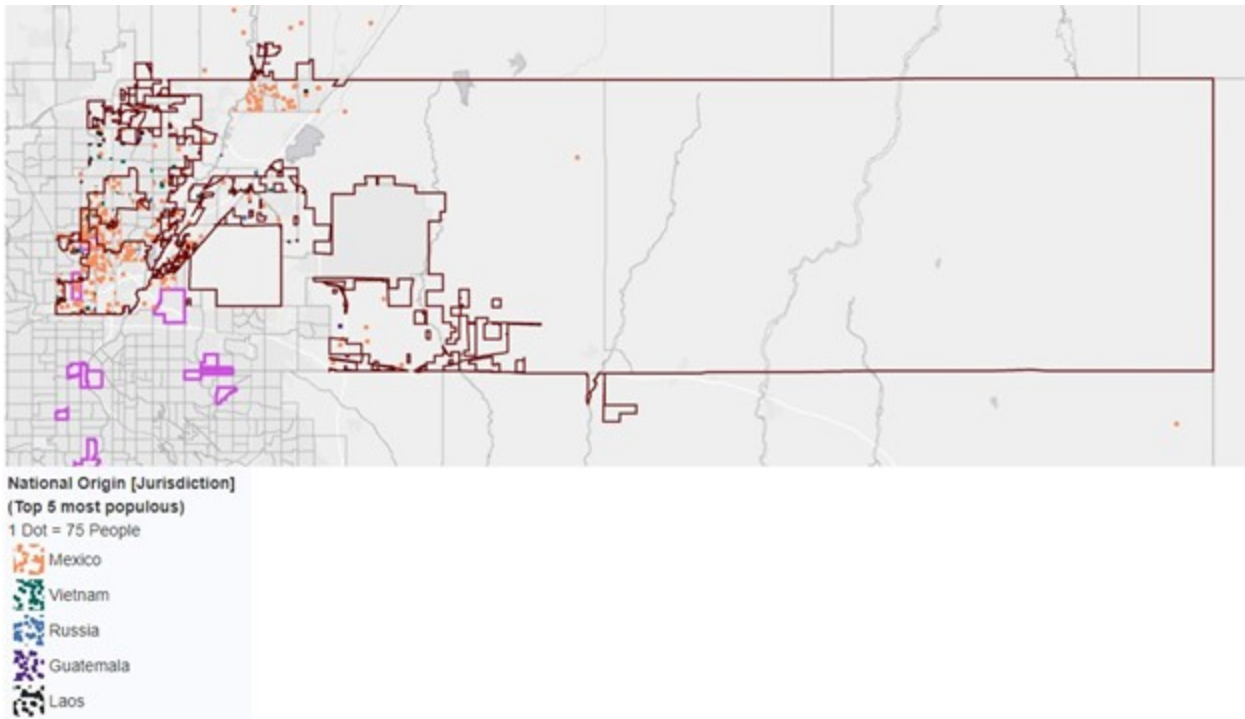
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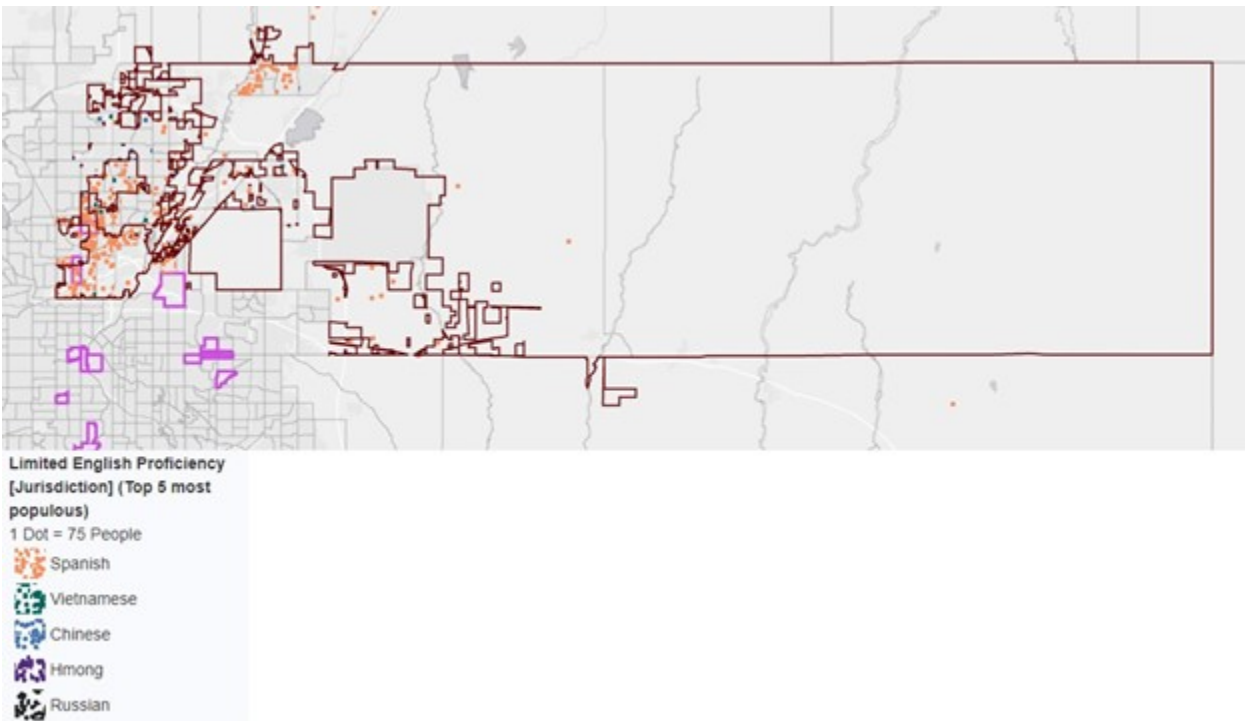
Housing Cost Burdened by Census Tract



HUD Affirmatively Furthering Fair Housing Tool Demographics



HUD Affirmatively Furthering Fair Housing Tool National Origin



HUD Affirmatively Furthering Fair Housing Tool LEP

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

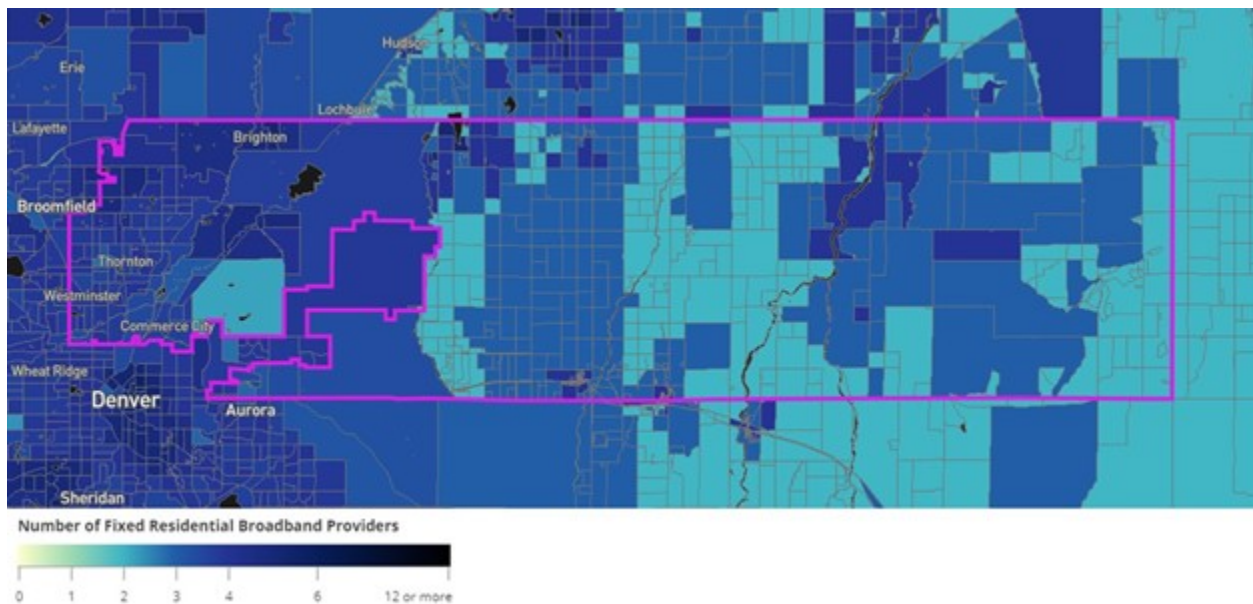
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

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.



Federal Communications Commission Broadband Providers

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

Table 47 - Geographic Priority Areas

1	Area Name:	City of Brighton
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	City of Federal Heights
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	City of Northglenn
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	ADA Sidewalks
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	City of Thornton
	Area Type:	Municipality
	Other Target Area Description:	Municipality
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	Area Name:	City of Westminster
	Area Type:	Municipality
	Other Target Area Description:	Municipality
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	Area Name:	County-Wide
	Area Type:	Adams County provides services throughout the entire county and does not target funds to any specifi

	Other Target Area Description:	Adams County provides services throughout the entire county and does not target funds to any specifi
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
7	Area Name:	Town of Bennett
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Public Facilities
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing Needs
	Priority Level	High
	Population	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
	Geographic Areas Affected	Adams County provides services throughout the entire county and does not target funds to any specifi
	Associated Goals	Preservation of Existing Housing Stock Construction of New Rental Housing Expanding and Preserving Homeownership

	Description	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.
	Basis for Relative Priority	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.
2	Priority Need Name	Special Needs Populations
	Priority Level	High
	Population	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
	Geographic Areas Affected	Adams County provides services throughout the entire county and does not target funds to any specifi

	Associated Goals	Preservation of Existing Housing Stock
	Description	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.
	Basis for Relative Priority	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.
3	Priority Need Name	Community and Economic Development Needs
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Adams County provides services throughout the entire county and does not target funds to any specific
	Associated Goals	Public Facility Improvements
	Description	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.
	Basis for Relative Priority	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 HPCI 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.
4	Priority Need Name	Homelessness

Priority Level	High
Population	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
Geographic Areas Affected	Adams County provides services throughout the entire county and does not target funds to any specifi
Associated Goals	Emergency Housing and Shelter for the Homeless
Description	<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>Basis for Relative Priority</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>
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Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
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.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
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>
Acquisition, including preservation	<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>

Table 49 – 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 [Commerce City](#), 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 [Commerce City, Thornton, and 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 \$1,410,933 in CDBG funds and \$1,046,683 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	1,410,933	70,111	204,666	1,685,710	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	1,046,683	7,444	538,231	1,592,358	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.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	

Table 50 - 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 publically 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

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
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 Development Corp	CHDO	Ownership Rental	State
Maiker Housing Partners (Adams County Housing Authority)	PHA	Ownership Public Housing Rental	Jurisdiction
BRIGHTON HOUSING AUTHORITY	PHA	Ownership Public Housing Rental	Jurisdiction
Archway Housing and Services	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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Eastern Slope Housing	Non-profit organizations	Rental	Region
ALMOST HOME INC.	Non-profit organizations	Homelessness Rental	Jurisdiction
GROWING HOME, INC.	Non-profit organizations	Homelessness Rental	Jurisdiction
Metro Denver Homeless Initiative	Non-profit organizations	Homelessness Planning	Region

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

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.

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.

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
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	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - 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

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

Goals Summary Information

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 Special Needs Populations	CDBG: \$574,614 HOME: \$1,327,517	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: 7484 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
4	Construction of New Rental Housing	2020	2024	Affordable Housing	County-Wide	Housing Needs	HOME: \$3,344,174	Rental units constructed: 150 Household Housing Unit
5	Expanding and Preserving Homeownership	2020	2024	Affordable Housing	County-Wide	Housing Needs	HOME: \$1,062,652	Direct Financial Assistance to Homebuyers: 50 Households Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of Existing Housing Stock
	Goal Description	<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	Goal Name	Public Facility Improvements
	Goal Description	<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	Goal Name	Emergency Housing and Shelter for the Homeless
	Goal Description	<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>

4	Goal Name	Construction of New Rental Housing
	Goal Description	Adams County will provide funding and support to encourage the development of new affordable rental housing that is constructed for low and very low income residents of Adams County, especially in areas adjacent to services, including transit. New rental housing should serve families, prioritized special needs populations, especially those at 40% AMI or less.
5	Goal Name	Expanding and Preserving Homeownership
	Goal Description	Adams County has a goal of ensuring that affordable housing is available for low to moderate income renters that want to purchase a home in Adams County. Adams County also has an objective of ensuring that prioritized populations are educated about housing and service options through counseling programs.

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 has not received applications for 2020 HOME projects; however, it is estimated that the county will serve 100-150 low- and moderate-income households during the remaining 4 years of the plan.

The five goals developed for the 2020 to 2024 Consolidated Plan include: preservation of existing housing, public facility improvements, emergency shelter for the homeless, construction of new rental housing, and expanding and preserving homeownership. 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.

**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

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.

1. **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.

1. **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.

1. **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.

1. **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.

Strategy to Remove or Ameliorate the 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
- 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

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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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 [Commerce City](#), 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 [Commerce City, Thornton, and 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 \$1,410,933 in CDBG funds and \$1,046,683 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: \$		

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	1,410,933	70,111	204,666	1,685,710	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	1,046,683	7,444	538,231	1,592,358	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.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	

Table 54 - 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 publically 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

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	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: \$114,923	Homeowner Housing Rehabilitated: 38 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 125 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: 1497 Persons Assisted
3	Emergency Housing and Shelter for the Homeless	2020	2024	Homeless	County-Wide	Homelessness	CDBG: \$150,000	Homeless Person Overnight Shelter: 29 Persons Assisted
4	Construction of New Rental Housing	2020	2024	Affordable Housing	County-Wide	Housing Needs	HOME: \$668,835	Rental units constructed: 100 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of Existing Housing Stock
	Goal Description	<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	Goal Name	Public Facility Improvements
	Goal Description	<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	Goal Name	Emergency Housing and Shelter for the Homeless
	Goal Description	<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>

4	Goal Name	Construction of New Rental Housing
	Goal Description	Adams County will provide funding and support to encourage the development of new affordable rental housing that is constructed for low and very low income residents of Adams County, especially in areas adjacent to services, including transit. New rental housing should serve families, prioritized special needs populations, especially those at 40% AMI or less.

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: Administration
2	CDBG: Housing
3	CDBG: Infrastructure
4	CDBG: Public Service
5	HOME: Administration
6	HOME: Entitlement
7	HOME: CHDO

Table 56 – Project Information

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

1	Project Name	CDBG: Administration
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock Public Facility Improvements Emergency Housing and Shelter for the Homeless
	Needs Addressed	Housing Needs Special Needs Populations Community and Economic Development Needs Homelessness
	Funding	CDBG: \$282,186
	Description	Adams County will retain the allowable twenty percent (20%) of CDBG funding for Adams County Community Development <u>HPCI</u> staff to administer the program.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	County-wide
	Planned Activities	<p align="LEFT">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.</p>
2	Project Name	CDBG: Housing
	Target Area	County-Wide City of Federal Heights City of Northglenn City of Brighton
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs
	Funding	CDBG: \$574,443

Description	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.
Target Date	12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	See below.

<p>Location Description</p>	<p><p align="LEFT">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><p align="LEFT">ï· Federal Heights: \$24,548.39</p><p align="LEFT">ï· Brighton: \$65,000.00</p><p align="LEFT">ï· Northglenn: \$241,500.37</p><p align="LEFT">ï· Unincorporated Adams County: \$151,364.05</p><p align="LEFT">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</p><p align="LEFT">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>
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	Planned Activities	<p>The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the City of Federal Heights. 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 for the City. The City has allocated \$23,386 in CDBG for 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.</p> <p>City of Federal Heights will utilize its remaining CDBG allocation (\$79,701) 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. 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>
3	Project Name	CDBG: Infrastructure
	Target Area	County-Wide City of Brighton
	Goals Supported	Public Facility Improvements
	Needs Addressed	Community and Economic Development Needs
	Funding	CDBG: \$664,462
	Description	CDBG funding will be utilized for infrastructure projects in the cities of Brighton and Northglenn, and unincorporated Adams County.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will benefit approximately 7,484 low-to-moderate income households.
	Location Description	The outlined activities will be undertaken in the City of Brighton at Historic City Hall and the Sherrelwood neighborhood of unincorporated Adams County.

	Planned Activities	<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>
4	Project Name	CDBG: Public Service
	Target Area	County-Wide
	Goals Supported	Emergency Housing and Shelter for the Homeless
	Needs Addressed	Housing Needs Special Needs Populations Homelessness
	Funding	CDBG: \$150,000
	Description	Funding will assist homeless individuals with motel vouchers and services through the Adams County Housing Respite Program.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	144 households
	Location Description	County-wide
	Planned Activities	<p align="LEFT">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.</p>
5	Project Name	HOME: Administration
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock Public Facility Improvements
	Needs Addressed	Housing Needs Special Needs Populations Community and Economic Development Needs
	Funding	HOME: \$104,668
	Description	Adams County will retain ten percent (10%) of HOME funding for Adams County Community Development HPCI 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.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	County-wide

	Planned Activities	<p align="LEFT">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.</p>
6	Project Name	HOME: Entitlement
	Target Area	County-Wide
	Goals Supported	Construction of New Rental Housing
	Needs Addressed	Housing Needs Special Needs Populations
	Funding	HOME: \$732,678
	Description	This project includes HOME Entitlement funds to be distributed to the HOME Consortium.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Adams County did not receive any HOME applications with the first round of applications in early 2020. HOME applications will open for HOME on March 22, 2021. It will be estimated that 100 60% and under AMI households will be served with this HOME funding.
	Location Description	Adams County did not receive any HOME applications with the first round of applications in early 2020. HOME applications will open for HOME on March 22, 2021. No locations have been determined.
	Planned Activities	<p align="LEFT">Adams County did not receive any HOME applications with the first round of applications in early 2020. HOME applications will open for HOME on March 22, 2021.</p>
7	Project Name	HOME: CHDO
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs
	Funding	HOME: \$209,337
	Description	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.
	Target Date	12/31/2022

Estimate the number and type of families that will benefit from the proposed activities	Adams County did not receive a CHDO application with the first round of applications in early 2020. HOME applications will open for HOME on March 22, 2021. Adams County anticipates that the HOME funding will support 60% and under AMI households through a CHDO.
Location Description	Adams County did not receive a CHDO application with the first round of applications in early 2020. HOME applications will open for HOME on March 22, 2021. The location is yet to be determined.
Planned Activities	<p align="LEFT">Adams County did not receive a CHDO application with the first round of applications in early 2020. HOME applications will open for HOME on March 22, 2021.</p>

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 \$1,410,933, and is allocated to the Urban County members as follows:

- Administration: \$282,187

- Bennett: \$14,620
- Brighton: \$192,817
- Federal Heights: \$106,578
- Northglenn: \$241,500
- Unincorporated Adams County: \$573,231

Adams County 2020 HOME Allocation is \$1,046,683 and is allocated to the HOME Consortium areas as follows:

- Administration: \$104,668
- CHDO Reserve: \$157,002
- CHDO Operating: \$52,334
- Thornton: \$191,427
- Westminster: \$190,496
- Adams County: \$348,755

Geographic Distribution

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

Table 57 - 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.

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

Table 58 - One Year Goals for Affordable Housing by Support Requirement

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

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

N/A

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

Introduction

This section covers public housing needs in Adams County and actions to address those needs.

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)

Introduction

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

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

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.

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.

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. However, Adams County offers extensive homelessness outreach which connects services with people experiencing homelessness, understand their needs in services, and provide resource navigation. Outreach efforts received funding from the Colorado Department of Local Affairs' (DOLA) Emergency Solutions Grant (ESG). Adams County works with its municipal partners to collaborate and align outreach efforts. Case workers refer residents exiting systems of care to the

county's homelessness coordinator and community safety and well being manager to access services.

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

This section covers other actions to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, and develop institutional structure including improved coordination.

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

See above.

Program Specific Requirements

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

Introduction

This section covers program specific requirements in Adams County.

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.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

N/A

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

N/A

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

N/A

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A

5. Describe performance standards for evaluating ESG.

N/A

See above.

Appendix - Alternate/Local Data Sources

1	Data Source Name 2009-2013 American Community Survey
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. 2009 - 2013 American Community Survey
	What was the purpose for developing this data set? provide census data
	Provide the year (and optionally month, or month and day) for when the data was collected. 2013 ACS - five year annual collection
	Briefly describe the methodology for the data collection. Census methodology
	Describe the total population from which the sample was taken. the entire US
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. a survey of all residents is conducted annually - responses depend upon the year, but are statistically significant
	Data Source Name Adams County Multi-List Data
2	List the name of the organization or individual who originated the data set. Metro Denver Board of Realtors
	Provide a brief summary of the data set. County-wide median and average sales price data
	What was the purpose for developing this data set? For use by real estate agents

	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>annual, 2014</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>collection of all sales listings and closing throughout the entire metro Denver area</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Metro-Denver</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>housing units for sale</p>
3	<p>Data Source Name</p> <p>Metro Denver Rent and Vacancy Survey</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Metro Denver Apartment Association</p>
	<p>Provide a brief summary of the data set.</p> <p>Rental rates and vacancies for counties and jurisdictions within the metro Denver area</p>
	<p>What was the purpose for developing this data set?</p> <p>analysis of the metro Denver rental market</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2014 Quarterly (and years past)</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Quarterly survey of private and subsidized rental properties throughout the metro Denver area.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>A large sample of rental properties throughout the metro Denver area</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>rental properties, survey responses vary by year, but are a significant sample</p>
4	<p>Data Source Name</p> <p>Metro Denver Homeless Initiative 2014 PIT</p>

	<p>List the name of the organization or individual who originated the data set.</p> <p>Metro Denver homeless initiative</p>
	<p>Provide a brief summary of the data set.</p> <p>One night point in time count of homeless persons in metro Denver area, including all of Adams County</p>
	<p>What was the purpose for developing this data set?</p> <p>To estimate the number of homeless persons in the metro Denver area, by county</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 2014</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>all homeless providers and agencies in the metro Denver area plan and conduct a one night survey and count at facilities and outdoors</p>
	<p>Describe the total population from which the sample was taken.</p> <p>homeless and at risk of becoming homeless</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>the demographic is homeless persons and households</p>
5	<p>Data Source Name</p> <p>HUD eCon Planning Suite Data</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD</p>
	<p>Provide a brief summary of the data set.</p> <p>eCon Planning Suite for Adams County</p>
	<p>What was the purpose for developing this data set?</p> <p>Consolidated Plan preparation</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>we downloaded it in February of 2015</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>HUD</p>

	<p>Describe the total population from which the sample was taken.</p> <p>Census cross tabulations of the entire population</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>representative sample of total population</p>
6	<p>Data Source Name</p> <p>Metro Denver Continuum of Care</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Metro Denver Homeless Initiative</p>
	<p>Provide a brief summary of the data set.</p> <p>Tabulation of emergency beds, transitional housing beds, and permanent supportive beds for homeless individuals and households</p>
	<p>What was the purpose for developing this data set?</p> <p>Annual Continuum of Care application</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2014</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Metro Denver homeless initiative homeless provider survey</p>
	<p>Describe the total population from which the sample was taken.</p> <p>all homeless agencies serving the metro Denver area, and specifically Adams County providers for Adams County</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>respondents are agencies serving the homeless in Adams County</p>
7	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>2010 US Census - Adams County data</p>

	<p>What was the purpose for developing this data set?</p> <p>Census</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>completely comprehensive</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2010</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>complete</p>
8	<p>Data Source Name</p> <p>2000 US Census</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>2000 US Census - Adams County data</p>
	<p>What was the purpose for developing this data set?</p> <p>Census</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>completely comprehensive</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2000</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>complete</p>
9	<p>Data Source Name</p> <p>2017 ACS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census</p>

	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey of the nation's population that provides detailed demographic, housing, social, and economic data—data that used to be collected via the decennial census long form.</p> <p>ACS estimates are released annually for geographic areas that meet specific population thresholds. One-year estimates are available for geographic areas with a minimum population of 65,000. Five-year estimates are available for all geographic areas regardless of population size. ACS estimates are period estimates in that they represent characteristics over a 12 or 60 month period.</p>
	<p>What was the purpose for developing this data set?</p> <p>The American Community Survey (ACS) is an ongoing survey of the nation's population that provides detailed demographic, housing, social, and economic data—data that used to be collected via the decennial census long form.</p> <p>ACS estimates are released annually for geographic areas that meet specific population thresholds. One-year estimates are available for geographic areas with a minimum population of 65,000. Five-year estimates are available for all geographic areas regardless of population size. ACS estimates are period estimates in that they represent characteristics over a 12 or 60 month period.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2017</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Random sample</p>
	<p>Describe the total population from which the sample was taken.</p> <p>U.S. Population</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>U.S. Population</p>
10	<p>Data Source Name</p> <p>Maiker Housing Partners</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Maiker Housing Partners</p>
	<p>Provide a brief summary of the data set.</p> <p>Maiker Housing Partners administrative data was used to complete this form. Maiker Housing Partners in the Adams County PHA.</p>

<p>What was the purpose for developing this data set?</p> <p>Administration</p>
<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Voucher holders and affordable housing residents.</p>
<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>

Executive Summary

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

1. Introduction

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

In 2020, the City is eligible to receive \$631,806 in CDBG funds, and Adams County is eligible to receive \$1,046,683 in HOME funds. The City will be allocated approximately \$189,037 in HOME funds through the Adams County Consortium in 2020.

In addition, as part of the Coronavirus Aid, Relief, and Economic Security (CARES) Act to address local needs related to the COVID-19 pandemic, Westminster will receive a combined total of \$873,207 of CDBG-CV funds in two tranches in 2020. The allocation of these emergency funds is not addressed

further in this Consolidated Plan, but rather through a separate process of substantial amendments to the 2019 Annual Action Plan.

In order to receive CDBG funds, the City must complete a Consolidated Plan every five years. The purpose of the Consolidated Plan is to identify the City's housing and community development needs, priorities, and goals and determine generally how funds will be allocated to housing and community development activities.

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

The City's 2020-2024 Consolidated Plan has been prepared in accordance with Sections 91.100 through 91.230 of the HUD Consolidated Plan regulations contained in the Code of Federal Regulations.

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

The City's goals for the 2020-2024 period will focus on continuing neighborhood revitalization efforts, promoting housing stability, and supporting affordability through both new construction projects and preservation of existing affordable housing stock. The City will continue to build on successful projects and programs, such as the Emergency and Essential Home Repair Program, which targets critical home improvement needs of low- and moderate-income residents. The City will also implement new projects aimed at improving safety and accessibility on streets in the Westminster Station Transit-Oriented Development (TOD) neighborhood and surrounding area. Finally, new programs will be developed to provide targeted grants to qualifying affordable housing properties for capital improvements that impact public health, safety, and welfare as a means of preserving affordable multi-family properties and protecting residents.

Annual funding priorities will be implemented through the Annual Action Plans to achieve the goals and objectives identified in the Consolidated Plan for the 2020-2024 program years. The priorities were established based on the housing and community development needs identified through Staff and City Council's review, as well as the resident survey conducted to support this Consolidated Plan. Priority needs are strongly related to the analysis in the Needs Assessment and Market Analysis sections.

3. Evaluation of past performance

The City's past CDBG-funded projects have focused on community needs that continue to exist, such as aging housing stock and infrastructure. Past projects also included development of a local senior center, streetscape improvements, and supplementing efforts to cultivate an historic arts district in a low- and moderate-income neighborhood. CDBG-funded projects to address community and housing needs have generally been well received by residents and partner organizations. The activities and projects proposed for the 2020 Annual Action Plan and the goals for the five-year planning period continue to promote the most efficient and effective use of CDBG funds, while also investing in neighborhood improvements that support pedestrian safety and access, along with preserving and expanding the supply of affordable housing.

The City's CDBG program history and past investments, coupled with input gathered through the citizen participation process, guided the development of the priorities, goals, objectives, and outcomes for the 2020-2024 Consolidated Planning period. Goals and objectives were written to be broad enough to include a wide array of projects.

4. Summary of citizen participation process and consultation process

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

¾ 101 households with children;

¾ 51 seniors, age 65 and older;

¾ 84 had a household member with a disability;

¾ 81 renters;

¾ 57 residents who were precariously housed (living in their cars, shelters, or temporarily staying with family or friends);

¾ 76 households with an annual income of less than \$25,000; and

¾ Another 48 households with an annual income of between \$25,000 and \$50,000.

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

In Fall 2019, staff from Westminster and the other members of the Adams County Consortium 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 City's consultant for this Consolidated Plan also worked with Growing Home, a local non-profit focused on basic family needs and nurturing children, and Maiker Housing Partners, the housing authority for Adams County, 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 Court Appointed Special Advocates (CASA.)

5. Summary of public comments

Two written comments were received during the public review period, and one resident spoke to the draft Consolidated Plan during the public hearing at City Council. Both written comments are included in the Public Engagement attachment to the Consolidated Plan. The two submitted comments stated to a desire for new City investments to West 72nd Avenue; an arterial street that serves as a regional connector. The CDBG draft Consolidated Plan does not include any project investments on West 72nd Avenue and staff forwarded this input to the Transportation planning staff. Additionally, two of the commenters also stated their opposition to the proposed affordable senior housing development at West 73rd Avenue and Lowell Boulevard. This project is programmed for 2020 CDBG funding in the Annual Action Plan and represents action on both a city strategic goal and the City's commitment to meet the HUD Housing national objective.

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-funded projects for the 2020-2024 Consolidated Planning period will meet the City's priorities, goals, and objectives, and help residents enjoy safe access to a multimodal transit hub, preserve affordable housing stock, and further the ability of low- and moderate-income homeowners to make critical home repairs. Residents and community organizations will continue to be informed and invited to participate in the CDBG process to ensure projects meet the needs of the community through an updated Citizen Participation Plan that makes greater use of electronic communication methods.

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	WESTMINSTER	Economic Development

Table 60– Responsible Agencies

Narrative

The City of Westminster is the lead agency for this supplemental Consolidated Plan that covers the City's five-year planning period and one-year (2020) allocation of the Community Development Block Grant. The City is also a member of the Adams County HOME Consortium. Adams County is the lead agency and is responsible for administering the HOME program for the City of Westminster, as well as other incorporated cities and unincorporated areas of the county.

Consolidated Plan Public Contact Information

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

This section reviews the stakeholder consultation process conducted for the City of Westminster's 2020-2024 Consolidated Plan.

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)).

The City's activities that enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies are many. The City encourages and accepts funding applications from housing and health service providers through its annual Human Services Board funding process, which is funded by General Funds (not CDBG or HOME).

In 2020, the following supportive service and housing agencies received funding: A Precious Child, Almost Home, Audio Information Network of Colorado, Brothers Redevelopment, CASA of Adams and Broomfield Counties, CASA of Jefferson and Gilpin Counties, Catholic Charities and Community Services of the Archdiocese of Denver, Center for People With Disabilities, Clinica Family Health, Cold Weather Care, Colorado Homeless Families, Colorado Reach Center, Community Table, Family Tree, FISH of Westminster, Food Bank of the Rockies, Growing Home, Have a Heart Project, Hope House of Colorado, Jefferson Center for Mental Health, Kids First Health Care, Project Angel Heart, Ralston House, Rocky Mountain Multiple Sclerosis Center, Seniors' Resource Center, The Action Center, The Senior Hub, and Volunteers of America.

In addition to the funding available through the annual Human Services Board funding process, the City dedicates funds to housing and temporary shelter through partner agencies. The City supported Growing Home's federal Emergency Solutions Grant fund application to support their Canopy Transitional Housing Program that provides shelter and case management to homeless families. The City has also utilized its Private Activity Bond (PAB) allocation to support homebuyer assistance programs (low-interest mortgage and down payment assistance) to serve Westminster residents.

The Mayor, members of City Council, and Staff hold positions on many regional governmental agencies including the Denver Regional Council of Governments (DRCOG), which houses the region's Area Agency on Aging, and the Maiker Housing Partners Board of Directors.

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 City is a member of the Metro Denver Homelessness Initiative (MDHI), a coalition working with homeless assistance agencies in the seven-county Denver metropolitan area, to coordinate the delivery of housing and services to homeless families, individuals, youth, and persons with disabilities. The goal of the initiative is to provide maximum personal independence opportunities for homeless persons, and persons at-risk of becoming homeless, through the design and implementation of a Continuum of Care model for the metropolitan Denver community. The regional representation comes in the form of appointments to the Board, as well as committee participation. The City's Homelessness Special Projects staff person serves as a voting member of the Coordinating Committee.

The City also works to ensure local non-profits are notified of federal and other grant opportunities to help them build capacity. City funding is used to partially fund detox centers with other municipalities as partners. Other regional collaboration occurs through the City's participation in One Home, the Adams County Coalition for the Homeless, Jefferson County Heading Home, Severe Weather Shelter Network, the Cold Weather Cares Advisory Board, the Adams County Homelessness Action Plan workgroup, and the Heading Home Governance Group.

Through the Human Services Board, funding is provided to the following homeless service providers and food banks: Access Housing, Almost Home, Catholic Charities of Denver, Cold Weather Cares, Community Table, Colorado Homeless Families, The Family Tree, Growing Home, Have a Heart, Jefferson Center for Mental Health, Westminster F.I.S.H., plus more than 20 other non-profits.

In 2020, the City hired a homeless navigator to meet with people experiencing homelessness where they live. The newly created position is designed to assess the needs of individuals living outdoors or at risk of homelessness and connect them with the best-fitting resources to ultimately house them.

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

Not applicable. The City does not receive the Emergency Solutions Grant (ESG). The City's Homeless Navigator is trained in administration of HMIS and will implement this tool in 2021.

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

Table 61– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Adams County Education Consortium
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interviews were conducted with staff at the Adams County Education Consortium to better understand the unique challenges and needs of residents seeking employment training and support services.
2	Agency/Group/Organization	Adams County Workforce and Business Center
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interviews were conducted with staff at the Adams County Workforce and Business Center to better understand the unique challenges and needs of residents seeking employment training and support services.
3	Agency/Group/Organization	Maiker Housing Partners (Adams County Housing Authority)
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Maiker Housing Partners was interviewed and a focus group was held with residents of Maiker properties to inform the housing needs assessment and public housing needs.

4	Agency/Group/Organization	Foothills Regional Housing
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Foothills Regional Housing was interviewed to inform the housing needs assessment and public housing needs.
5	Agency/Group/Organization	FAMILY TREE, INC
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family tree was interviewed to understand the unique challenges and needs for people experiencing homelessness.
6	Agency/Group/Organization	Adams 12 Five Star Schools
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Adams 12 Student and Family Outreach Program was interviewed to understand the unique challenges and needs for children and families experiencing homelessness.
7	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Services-homeless Other government - County Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Adams County Homelessness Task force was consulted to understand the system of care, barriers, and coordination in the region.
8	Agency/Group/Organization	GROWING HOME, INC.
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Growing Home was interviewed and a focus group was held with residents of Growing Home properties to inform the housing needs assessment and public housing needs.
9	Agency/Group/Organization	CASA of Adams and Broomfield County
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CASA was interviewed to understand the needs of victims of domestic violence.
10	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Emergency Response/Resiliency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Regular coordination between the City's emergency management coordinators and the regional and statewide organizations to prepare for rapid response during emergencies and meet essential needs during crisis events.
11	Agency/Group/Organization	JEFFERSON COUNTY
	Agency/Group/Organization Type	Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Emergency Response/Resiliency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Regular coordination between the City's emergency management coordinators and the regional and statewide organizations to prepare for rapid response during emergencies and meet essential needs during crisis events.
12	Agency/Group/Organization	Mile High Flood Control District
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Regional organization
	What section of the Plan was addressed by Consultation?	Emergency Response/Resiliency

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Working regionally and collaboratively to address matters of flood control, safety and welfare and public response to improve resilience of natural systems.
13	Agency/Group/Organization	Jefferson County Public Health
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Public Health Department
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Regular meetings to coordinate local and regional public health efforts, particularly as related to communications, locations for services, relationship to state and federal agency guidelines and directives to protect public health and welfare.
14	Agency/Group/Organization	Tri-County Public Health
	Agency/Group/Organization Type	Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Public Health/Resiliency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Regular meetings to coordinate local and regional public health efforts, particularly as related to communications, locations for services, relationship to state and federal agency guidelines and directives to protect public health and welfare.
15	Agency/Group/Organization	State of Colorado
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources
	What section of the Plan was addressed by Consultation?	Resiliency Initiative

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Working regionally and collaboratively to address matters of flood control, safety and welfare and public response to improve resilience of natural systems.
16	Agency/Group/Organization	Tri-State Generation & Transmission
	Agency/Group/Organization Type	Agency - Emergency Management Regional organization
	What section of the Plan was addressed by Consultation?	Regional Power Provider
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Emergency coordination with regional utilities to remain current on protocols and emergency management capabilities.

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

Not applicable. The City of Westminster's Consolidated Plan process provided an opportunity and invited participation and comments from all identified organizations serving low- and moderate-income Westminster residents and residents with special needs.

As detailed in the Broadband discussion in MA-60, both broadband service providers for the area, CenturyLink and Comcast, were invited to participate in evaluation of community broadband requirements during the pandemic response. Neither Comcast nor CenturyLink responded.

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	The City 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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice (AI	Adams County	Approach funding priorities and strategic goals with equity framework.
Hazard Mitigation Plan	City of Westminster	Evaluate the vulnerability of special populations to natural hazards and climate change.
City of Westminster CIP	City of Westminster	Projects from the CIP are included in the non-housing community development needs and goals section of this Consolidated Plan.
Business Survey	City of Westminster	Needs identified in the business survey are included in the non-housing community development needs and goals section of this Consolidated Plan.
Economic Development Department Overview	City of Westminster	Needs identified by the Economic Development Department are included in the non-housing community development needs and goals section of this Consolidated Plan
City of Westminster 2020 Strategic Plan	City of Westminster	Goals and objectives identified in the City Strategic Plan are included in the non-housing community development needs and goals section of this Consolidated Plan
Those without homes	City of Westminster	This report analyzed the needs of people experiencing homelessness and informed regional coordination.
Shelter Programs	City of Westminster	This plan analyzed the needs of people experiencing homelessness and regional coordination.
Balanced Housing Plan	Adams County	Consolidated Plan goals and activities are aligned with this plan.
Community Needs Assessment	Adams County	Consolidated Plan goals and activities are aligned with this plan.
Housing Needs Assessment	Adams County	Identification of housing needs and opportunities.
An Assessment of Adams Efforts to Address Homeless	Adams County	This assessment analyzed the needs of people experiencing homelessness and informed regional coordination.
Housing Needs Assessment and Market Analysis	City of Westminster	Identification of housing needs and opportunities.

Table 62– 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))

The City of Westminster is part of the Adams County HOME Consortium, along with Adams County, [Commerce City](#), and the City of Thornton. 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, the Cold Weather Care Advisory Board, the Adams County Homeless Action Plan Steering Committee, Maiker Housing Partners, and the Adams County Homelessness Task Force.

City staff also regularly participate in the "CDBG Users Group," an association of the HUD Region 8 CDBG grantees throughout the Colorado Front Range, in order to consult and coordinate on issues pertaining to the CDBG program, including the Consolidated Plan. Finally, Westminster is an active participant in the Metro Mayors Caucus, which is a voluntary and collaborative membership organization for the mayors in the Denver region. The Metro Mayors Caucus is active in housing issues, especially the issue of affordable housing.

Narrative

Staff from Economic Development (ED); Parks, Recreation and Libraries (PRL); and the Police Department (PD); as well as other City departments, participated in regional planning and information sharing across the Denver metro area and the state that informed this effort. During the writing of this Consolidated Plan, Staff engaged in efforts with both Adams and Jefferson Counties to coordinate emergency resources and programming that was rapidly deployed with CARES Act funds. Although this Consolidated Plan does not include the programming of CDBG-CV funds resulting from the CARES Act, there is recognition of the substantial community and financial impacts resulting from the pandemic and the increased level of community need that will require a coordinated use of funding mechanisms. Additionally, Staff works closely with the HUD Region VIII Staff and the CDBG Users Group to identify emerging trends and issues and share best-practice level guidance. Staff coordinated the development of the 2020-2024 Consolidated Plan and the research to inform the Plan with Adams County and utilized a local policy research consultant who performed the data gathering and investigation for both jurisdictions.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 this Consolidated Plan was primarily achieved through completion of a resident survey and attendance at community meetings.

Westminster residents had an opportunity to share their experiences with housing options and community resources through a resident survey. Offered in English and Spanish and in an ADA accessible 508-compliant format, the survey was available online and in a postage-paid mail version. A total of 297 Westminster residents participated in the survey. Residents who commonly face disproportionate housing needs were well-represented by respondents, including:

¼ 101 households with children;

¼ 51 seniors, age 65 and older;

¼ 84 had a household member with a disability;

¼ 81 renters;

¼ 57 residents who were precariously housed (living in their cars, shelters, or temporarily staying with family or friends);

¼ 76 households with an annual income of less than \$25,000; and

¼ Another 48 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, staff from Westminster and the other members of the Adams County Consortium 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 City's consultant preparing this Consolidated 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 Consolidated Plan was held from October 13 through November 12, 2020, and a Public Hearing was held November 23, 2020 following the comment period.

Please see the appendix for a thorough discussion of the findings from the citizen participation process.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community 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	Non-targeted/broad community 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.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Citizen Survey for Consolidated Plan and Community Services	Residents of Public and Assisted Housing	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.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Non-targeted/broad community All residents, and individuals engaged in community development and human services	The 2020-2024 Draft Consolidated Plan was presented to the City Council as an advertised pre-meeting on Monday, October 12, 2020. This meeting overviewed the proposed priorities and investments contained in the plan and advertised the 30-day review period. A copy of the presentation is included in the Citizen Participation attachment to this document.	Comments received during the 30-day review are contained in the Citizen Participation attachment to this document.	All comment or views received were accepted.	

Table 63– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, provides a picture of the City's and Adams County Consortium's needs related to affordable housing, special needs housing, community development, and homelessness.

This section summarizes the primary housing and service needs in the City, followed by additional information on non-housing community development needs (section NA-50), as required by HUD. Data and information for this section draws on market data, disproportionate needs data from HUD ("CHAS" data), stakeholder consultation, and resident input. An analysis of Consortium-wide housing needs, public housing, homeless needs, and non-homeless special needs may be found in the Adams County Consolidated Plan.

$\frac{3}{4}$ **Housing needs.** Cost burden and severe cost burden are the most common housing problems in the City. Top housing needs citywide include:

- **Cost burden.** In 2018, an estimated 7,269 owner households and 9,007 renter households were cost burdened in Westminster. Renter households are more likely to be cost burdened with 51 percent burdened, compared to 26 percent of owner households.
- **Affordable rental housing.** An analysis of 2017 Census data on rental costs and needs found an estimated shortage of 2,705 rental units for renters with income of less than \$25,000 (units priced at less than \$625 per month). This shortage has decreased since 2014 when the estimated gap was 3,429 units. During this time, the number of units affordable to these extremely low-income renters (units priced at less than \$625 per month) decreased by 429 units, while the number of low-income renter households in Westminster declined by 1,153. As such, the decline in the unit shortage is largely due to fewer extremely lower income renters with needs. This occurs because they left the City or experienced income increases. It is likely, with the recent economic disruption caused by COVID-19, that needs are now closer to where they were in 2014, and potentially greater.
- **Ownership opportunities for low- and moderate-income residents who would like to buy homes.** Increases in owner household income did not keep up with increases in home prices. Buyers now need to be higher income to enter the market. From 2015 to 2018, median home

value increased by \$96,100 (35%) from \$275,300 to \$371,400. During the same time, median household income for owners increased by nearly \$1,500 (1.7%) from \$87,578 to \$89,041.

Priority Needs

¾ **Priority needs.** The resident survey, as well as resident and stakeholder focus group discussions, focused on identifying priority needs in the City. Based on the resident survey conducted for this Consolidated Plan, the top housing challenges experienced by the greatest proportion of Westminster survey respondents overall include:

- About one in four (23%) respondents say they “struggle to pay my rent/mortgage” and 64 percent of renters worry about their rent going up to an amount they can’t afford.
- One in three (35%) Hispanic respondents, respondents with children (33%), and respondents whose household includes a member with a disability (33%) struggle to pay their rent/mortgage. Seniors and higher income households are least likely to report struggling to pay their monthly rent/mortgage.
- Half of renters want to buy a home but can’t afford the down payment (51%), and two in five (44%) want to buy, but have too much debt to qualify for a mortgage.
- Overall, 15 percent of Westminster respondents worry about poor/low school quality in their neighborhood, similar to Adams County respondents (13%).
- Renters (19%) and households with incomes of \$25,000 up to \$50,000 (23%) are more likely to be concerned by high crime in their neighborhood than the typical Westminster respondent (13%).

Non-homeless special needs.

¾ **Non-Homeless special needs.** Non-homeless special needs populations include households containing persons with a disability, elderly households, large families, female headed households with children, limited English proficient (LEP) households, and those at risk of homelessness.

- **Disability.** An estimated 12,747 residents in Westminster (11% of the total population) have a disability (mental, physical, and/or developmental). According to CHAS data provided by HUD, 46 percent of households—approximately 4,222—containing at least one disabled resident have an unmet housing need.
- **Elderly households.** Households with at least one person over the age of 62 make up 24 percent of all households in the City—approximately 11,000. Of these households, 34 percent or 3,735 have a housing need.

- **Large families.** In Westminster there are an estimated 3,704 large family households—defined as families with five or more members. Forty-one percent of large family households—approximately 1,535—have a housing need according to CHAS data provided by HUD.
- **Victims of domestic violence.** Based on national prevalence rates there are an estimated 4,778 total households that experience domestic violence annually in the City of Westminster. Approximately two percent of victims or 113 households require housing assistance annually in Westminster.
- **Limited English proficient households.** There are an estimated 1,293 LEP households in Westminster. Eleven percent or 145 households have a housing need.
- **At risk of homelessness.** Households that are extremely cost burdened (paying more than 50% of income on housing) are considered at risk of homelessness. In Westminster, an estimated nearly 5,000 households (12 percent of households) are severely cost burdened and at risk of homelessness. The number of households at risk of homelessness has increased with the fallout of the COVID-19 pandemic. However, current data does not reflect the scale of pandemic induced need.

Households with disproportionately greater needs, public housing, and people experiencing homeless

¾ **Households with disproportionately greater needs.** In Westminster, Black or African American (70 total households) and Asian (170 total households) households are more likely to experience housing problems than non-Hispanic White households. Additionally, single family households and households with multiple, unrelated families experience overcrowding disproportionately.

¾ **Public housing.** 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.

¾ **People experiencing homelessness.** The 2020 Point in Time count (PIT) identified a total of 476 individuals in Adams County and 441 individuals in Jefferson County experiencing homelessness. Among the population experiencing homelessness in Adams County, 170 were chronically homeless, 276 were living in emergency shelters, 160 were unsheltered, and 40 were housed in transitional housing. Among the population experiencing homelessness in Jefferson County, 155 were chronically homeless, 136 were living in emergency shelters, 159 were unsheltered, and 149 were housed in transitional housing.

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

Describe the jurisdiction's need for Public Facilities:

Non-housing community development needs including public facilities, public improvements, and public services are discussed in the City of Westminster 2017 to 2021 Capital Improvement Plan (CIP) and the City of Westminster 2019 Strategic Plan. These community resources, paired with input from stakeholder interviews and the community survey, inform the non-housing community development needs discussed in this section.

Citywide Public Facility Needs

Generally, Westminster public facilities are in good repair, but require routine maintenance and replacement. In 2019, staff proposed a budget amendment to implement a CIP that prioritizes infrastructure improvements. The 2020 Strategic Plan identifies the following action items related to the need for public facilities:

¾ **ACTION XI.28:** Assess the following major infrastructure categories and develop funding/implementation strategies to protect and maintain the City's investments: municipal court (including options for a new courthouse and potential location), municipal government buildings, utilities, recreation, golf, streets, parks, open space, police, fire, and technology.

Spring 2020 Strategic Plan Update (3/2019 to 2/2020):

- *“Staff continue to assess major infrastructure categories and develop funding and implementation strategies to protect and maintain the City's investments. In the third quarter of 2019, Staff proposed a balanced budget amendment to City Council, including a capital improvement program that emphasizes infrastructure needs.”*
- *“Staff kicked off the 2020 Long Term Planning Cycle for 2023/2024 in February. Long-term planning involves a thorough review of the Utilities Asset Database where assets of value greater than \$20,000 are listed with date of install, anticipated useful life, cost, and rating of criticality, vulnerability and risk. With a focus on taking care of what the City owns, Staff establish which assets are the highest priorities to add to the minimally responsible capital improvement projects (CIP) for the next budget cycle. This effort involves thousands of Staff hours including data base work, interviews, site visits, and workshops. In a transparent manner, Staff work together to determine the minimally responsible CIP.*
- *“Staff have been working to identify the condition of the City's streets. The pavement management system currently shows the average Pavement Quality Index (PQI) for all City roadways is a 65.6 on a scale ranging from 0 to 100. This rating places Westminster's roadways into the Fair category. In addition to establishing the current pavement condition, the pavement management application is capable of predicting future street condition based on the level of funding dedicated towards maintenance and rehabilitation. The average investment over the*

last 5 years is \$4.5 million per year. Using this input for future years, the pavement management application forecasts the City's overall PQI to be 51.7 in 2024. In order to maintain current PQI or to improve the current PQI value, additional funding is needed to increase the amount of pavement maintained and rehabilitated each year. Staff will present this information to City Council at a future Study Session"

- *"Staff issued approximately \$102,000,000 in debt for infrastructure for utilities. The actual issuance will be broken down in smaller pieces to take advantage of the Colorado Water Resources and Power Development Authority's ability to issue debt at a subsidized interest rate. The first piece issued were \$38 million in revenue bonds issued at just under 2.7% interest in early December."*

How were these needs determined?

Please see above.

Westminster 2017-2021 CIP

"The following projects are direct excerpts from the City of Westminster 2017 to 2021 CIP related to public facility improvements:

¼ Library Repair and Maintenance

"This ongoing project provides funding for the repair and maintenance of the structure and furnishings at the Irving Street and College Hill Libraries. Upcoming projects include furniture replacements at both locations, as well as storage solutions for programming equipment and materials. This project also sets aside money for major capital repairs, maintenance, and replacements at the College Hill and Irving Street Libraries."

¼ Recreation Facilities Major Maintenance (Building Operations & Maintenance)

"This ongoing project provides funding for various projects relating to the typical maintenance of the recreation facilities. Projects include more typical maintenance projects related to the age and consistent use of the facilities. The budget is timed to take advantage of expected facility closures and minimize costs of the projects. Key projects for 2017 include the west boiler room configuration and Siemens controls addition at the Swim and Fitness Center, and the replacement of failed glass panes and expansion joints at the City Park Recreation Center. Key projects for 2018 include the replacement of the building automation system at the Irving Street Library, and the replacement of the domestic hot water system and fire sprinkler heads at the City Park Recreation Center."

Describe the jurisdiction's need for Public Improvements:

The five-year CIP for the City of Westminster, adopted in 2017, includes the adopted budget for 2017 and 2018, as well as the recommended budget for 2019 through 2021. Improvements based on the CIP include water improvements (45% of the total CIP budget), general non-park improvements (20%), park improvements (17%), wastewater improvements (16%), and stormwater improvements (3%).

While the City has prioritized investments in Historic Westminster over the past five years, public improvements are still needed in surrounding areas as well. Transportation infrastructure is aging or inadequate in older parts of the City. In particular, the neighborhood access to the multimodal hub of Westminster Station is limited by aging and incomplete infrastructure for pedestrians. There is a need to improve safety for pedestrians with enhanced lighting. Most of the sidewalks are of insufficient width for pedestrians and have cracking and uneven sections, creating hazardous conditions, particularly for seniors, children, and those with mobility limitations. There are also gaps in the neighborhood network where no sidewalks currently exist. These problems can impede the City's ability to promote new development and investment, as well as to maintain a high level of health and safety.

The following projects are direct excerpts from the City of Westminster 2017 to 2021 CIP related to public improvement needs:

¾ New Streetlight Program

“This ongoing project provides funding for the installation of individual street lights in warranted locations usually as requested by residents or neighborhoods. New street lights are installed throughout the City, primarily in Historic Westminster.”

¾ Historic Westminster Revitalization

“Historic Westminster reinvestment remains a priority as identified in the Strategic Plan. Funds will assist in implementing established goals and objectives through our planning efforts. Examples of some potential investments include: potential key property acquisition, infrastructure improvements, conceptual development plans, enhancements to 73rd Avenue, and grant matching funds for outside funding assistance.”

¾ City-Wide Open Cut Sewer Repairs

“This ongoing project is for the replacement of high priority sections of sewer collection system piping that have reached the end of their economic life and are problematic due to frequent clogging, grease build up, backups or hydraulic restrictions. Repairs are also prioritized as determined through the City’s inspection program or coordination with other City sewer, street rehabilitation or development projects. Open cut replacement of sanitary sewers is used where less invasive trenchless technology methods are not possible. The focus of this project is repairs on approximately 2,100 linear feet of existing pipe in residential areas throughout southeast Westminster. The project also includes approximately 300 feet of new sewer along La Place Court to transition houses currently using septic tanks to City sewer service.”

¾ Sheridan Boulevard Main Repair - South of US36

“The first phase of the Sheridan Boulevard waterline R&R focuses on the area from roughly 88th Avenue

South to 70th Avenue. Timing is especially important for coordination with other City utility work in this area, including: 1) water and sewer R&R projects on 88th Avenue for the new downtown; 2) water main replacement as part of the Pressure Zone 3 Expansion Project; and 3) sewer replacement for the Little Dry Creek Interceptor Sewer R&R Project. Future phases will extend north to 120th Ave.”

How were these needs determined?

Please see above.

Describe the jurisdiction’s need for Public Services:

The City of Westminster 2019 Strategic Plan identifies the following action items related to the need for public services:

¾ **ACTION XII.29:** Continue public and community safety efforts and initiatives, including focus on public safety employees’ health and safety as well as enhanced community engagement.

- *Spring 2020 Strategic Plan Update (9/2019 to 2/2019):*
- *“Staff supported employee appeal to Colorado Firefighter (FF) Cancer Trust to request coverage by the Trust for breast cancer. Five FF cancer claims have been reported in the past 4 months. All have applied to the FF Cancer Trust for applicable coverage.”*
- *“Staff received two Automated License Plate Readers (ALPRs) through two separate grant sources. ALPRs are a tool to reduce crime and provide a safe community. Staff was recognized with the 2019 Colorado Association of Sex Crimes Investigators “Gator Award”. This award represents excellence, integrity, leadership, loyalty, respect and selfless service in the field of sexual investigation. Staff also coordinated several activities to benefit citizens such as the “Battle of the Badges” competition to raise money for local families, Drug Take Back Day, childhood cancer fundraiser, and the Santa Cops program to provide gifts and turkey dinners to families in need during the holidays. Staff was also selected to be a national School Resource Officer (SRO) Instructor through the National Association of School Resource Officers. Staff also advised on labor negotiations for the new contract with fire department employees.”*

¾ **ACTION XII.30:** Continue to implement strategic components of the Police Department’s International Associations of Chiefs of Police (IACP) Operations & Management Study (January 2018) and the Fire Department’s Assessment Results from the Center for Public Safety Excellence (CPSE) Accreditation Process (Fall 2019).

Spring 2020 Strategic Plan Update (9/2019 to 2/2020):

- *“The International Association of Chiefs of Police (IACP) study provided a broad and comprehensive evaluation of police services, including insights into departmental leadership, community policing strategies, systems, policies, structure, communication and staffing. Based on this assessment, Staff developed an ongoing planning effort to implement identified strategies. While many of the recommendations were completed in 2018, Staff continue to review the in-progress, under consideration, and delayed recommendations from time-to-time to ensure future-forward progress in modern policing.”*
- *“Fire Department accreditation was completed August 2019.”*

How were these needs determined?

Please see above.

Based on the needs analysis above, describe the State's needs in Colonias

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.

Rental market. Renter demographics in the City have shifted since 2015. Westminster has more renters earning more than \$100,000 and fewer poverty level renters earning less than \$25,000. The tight regional rental market has increased demand for affordable rentals in every city, including Westminster.

The average rent in the third quarter of 2019 in Westminster was \$1,443, which falls between the average rents in Adams County (\$1,423) and Jefferson County (\$1,516). In 2017, there were 429 fewer rental units affordable to low income households than in 2015 (\$500 to \$625 per month rents). However, the total number of renters who are paying more than they can afford for housing decreased slightly from 2015 to 2018 due to low income renters being priced out of the market.

Rental gap. The rental gap analysis displayed in the table below compares the number of renter households in Westminster, their income levels, the maximum monthly housing payment they could afford, and the number of units in the market that were affordable to them. The “Rental Gap” columns show the difference between the number of renter households and the number of rental units affordable to them. Negative numbers (in parentheses) indicate a shortage of units at the specific income level; positive units indicate an excess of units.

In 2017, there was an estimated shortage of 2,705 units for low-income renters earning less than \$25,000. This shortage has decreased since 2014 when the estimated gap was 3,429 units. During this time, the number of units affordable to low-income renters (earning less than \$25,000) decreased by 429 units (units priced at less than \$625 per month) while the number of low-income renter households in Westminster decreased by 1,153 households. Although the shortage of rental units decreased from 2014 to 2017, the decrease is due to low-income renters being priced out of the market.

Overall, the City had 1,255 fewer affordable rental units in the housing inventory in 2017 compared to 2014. These units were not physically demolished, but rather saw rent increases that push them beyond the range of affordability for low - and moderate income households. The majority of units lost were priced between \$875 and \$1,875 per month. During the same time, the number of units priced over \$2,500 per month increased by 1,883 units.

Ownership market. Like most housing markets across the country, Westminster experienced substantial increases in home values between 2000 and 2018. Since the Great Recession, home values in Westminster have recovered. Median home value increased 64 percent from \$227,000 in 2011 (post-

recession) to \$371,400 in 2018. Since the last market study in 2015, the median home value increased by \$96,100 (35%). Rising prices in the ownership market have the most impact on renters who would like to buy as ownership is pushed further out of reach.

From Q1 2018 to Q1 2019, the majority (59%) of sales in Westminster were priced between \$300,000 and \$500,000, which are affordable to households earning between \$75,000 and \$125,000. Homes priced less than \$300,000 are affordable to households earning less than \$75,000. Most homes in this price range are attached (80%), which is a steep increase from 2016 when 47 percent of homes priced less than \$300,000 were attached. Attached homes (townhomes, duplexes, or paired homes) make up a much larger proportion of affordable sales (80%) than all sales (26%).

Income Range	Maximum Affordable Gross Rent	2014				2017				2014-2017 Change	
		Renter Households	Rental Units	Gap	Cummulative Gap	Renter Households	Rental Units	Gap	Cummulative Gap	Renter Households	Rental Units
Less than \$5,000	\$125	303	0	(303)	(303)	106	7	(99)	(99)	(197)	7
\$5,000 to \$9,999	\$250	1,105	234	(871)	(1,174)	987	156	(831)	(929)	(118)	(78)
\$10,000 to \$14,999	\$375	839	291	(548)	(1,722)	556	143	(413)	(1,342)	(283)	(148)
\$15,000 to \$19,999	\$500	898	0	(898)	(2,620)	772	84	(688)	(2,030)	(126)	84
\$20,000 to \$24,999	\$625	1,453	644	(809)	(3,429)	1,024	350	(674)	(2,705)	(429)	(294)
\$25,000 to \$34,999	\$875	1,687	3,245	1,558	(1,871)	1,818	1,854	36	(2,669)	131	(1,391)
\$35,000 to \$49,999	\$1,250	2,399	5,730	3,331	1,460	4,162	4,940	778	(1,891)	1,763	(790)
\$50,000 to \$74,999	\$1,875	3,111	6,650	3,539	4,999	3,736	6,122	2,386	495	625	(528)
\$75,000 to \$99,999	\$2,500	1,997	0			1,937				(60)	1,883
\$100,000 to \$149,999	\$3,750	2,357	0	(4,354)	645	1,145	1,883	(1,675)	(1,180)	(1,212)	0
\$150,000 or more			0			476				476	0
Total/ Low Income Gap (<\$25,000/year)	n/a	16,149	16,794	(3,429)	n/a	16,719	15,539	(2,705)	n/a	570	(1,255)

Rent Market Mismatch

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

Introduction

This section provides an overview of the economic and community development landscape of the City including business activity, labor force statistics, and the economy in general.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	835	26	2	0	-2
Arts, Entertainment, Accommodations	6,518	7,025	14	17	3
Construction	3,677	1,481	8	4	-4
Education and Health Care Services	7,031	11,305	15	27	12
Finance, Insurance, and Real Estate	3,424	3,110	7	7	0
Information	1,787	1,921	4	5	1
Manufacturing	4,784	1,607	10	4	-6
Other Services	1,655	1,008	3	2	-1
Professional, Scientific, Management Services	6,608	5,495	14	13	-1
Public Administration	0	0	0	0	0
Retail Trade	6,267	6,952	13	17	4
Transportation and Warehousing	1,858	169	4	0	-4
Wholesale Trade	3,175	1,597	7	4	-3
Total	47,619	41,696	--	--	--

Table 64 - Business Activity

Alternate Data Source Name:
2017 ACS 1-year Estimates
Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	64,218
Civilian Employed Population 16 years and over	61,867
Unemployment Rate	3.70
Unemployment Rate for Ages 16-24	8.37
Unemployment Rate for Ages 25-65	2.80

Table 65 - Labor Force

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

Occupations by Sector		Number of People
Management, business and financial	10,255	
Farming, fisheries and forestry occupations	0	
Service	11,286	
Sales and office	17,049	
Construction, extraction, maintenance and repair	3,222	
Production, transportation and material moving	6,524	

Table 66 – Occupations by Sector

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	32,849	57%
30-59 Minutes	21,663	37%
60 or More Minutes	3,432	6%
Total	57,944	100%

Table 67 - Travel Time

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,489	46	1,422
High school graduate (includes equivalency)	11,075	310	2,637
Some college or Associate's degree	15,985	524	3,931
Bachelor's degree or higher	20,374	619	2,164

Table 68 - Educational Attainment by Employment Status

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	0	52	278	1,195	490

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
9th to 12th grade, no diploma	1,801	639	1,517	1,276	605
High school graduate, GED, or alternative	3,401	3,650	4,063	6,309	4,537
Some college, no degree	2,925	4,547	3,157	6,380	4,259
Associate's degree	364	1,878	1,502	2,976	776
Bachelor's degree	1,850	6,489	4,311	5,954	2,931
Graduate or professional degree	92	2,101	1,462	2,840	2,647

Table 69 - Educational Attainment by Age

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,728
High school graduate (includes equivalency)	37,482
Some college or Associate's degree	40,222
Bachelor's degree	46,225
Graduate or professional degree	59,663

Table 70 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2017 ACS 1-year Estimates

Data Source Comments:

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

your jurisdiction?

The business activity table compares where City of Westminster residents work with jobs available in the City. The top employment industries with the greatest share of jobs in the City include education and health care services (25% of jobs); arts, entertainment, and accommodations (16% of jobs); retail trade (15% of jobs); and professional, scientific and management services (12% of jobs).

Generally, the industries of workers and jobs are well aligned in Westminster. The top employment industries with the greatest share of workers include education and health services (14% of workers); arts, entertainment, and accommodations (13% of workers); professional, scientific, and management services (13% of workers); and retail trade (12% of workers).

The Jobs less Workers column of the Business Activity table suggests that Westminster has somewhat fewer workers than jobs in Education and Health Care Services (11 percentage point difference). Conversely, Westminster has somewhat more workers than jobs in the manufacturing category (6 percentage point difference) and construction (4 percentage point difference). In all other industries, the difference in workers and jobs is 3 percentage points or less.

Describe the workforce and infrastructure needs of the business community:

Westminster regularly communicates with its local employers about current economic conditions, trends in business operations, and needs. The City conducts a survey of businesses every two years. However, the economic impacts of the COVID-19 pandemic are not captured in the most recent data available at the time of this report. Workforce and infrastructure needs of the business community in the City are expected to become more acute with the economic fallout of the pandemic.

Business Survey (2020)

In March 2020, the City contracted with Left Brain Concepts, Inc. (LBC) to conduct a business survey written by City staff. A survey was sent to every business registered with the City, and 246 surveys were ultimately analyzed (representing 10% of businesses at the time the survey was administered). Respondents represent a wide range of industries. The top four industries surveyed include professional services (20%), retail (12%), health care (12%), and personal services (10%).

Delivery of services. Respondents were asked to rate the delivery of services from a list of 13 support services such as roads, utilities, police and fire protection, and economic development provided by the City and other entities. Business owners rated delivery of services—combining responses of adequate and excellent—as follows:

- Fire protection – 99%
- Water quality – 95%
- Law enforcement – 95%
- Parks, trails and open space – 93%
- Wastewater services – 93%
- Stormwater services – 92%
- Business services – 88%
- On-street parking options – 86%
- Pedestrian & bicycle infrastructure – 85%
- Building permitting / inspections – 79%
- Street maintenance – 79%
- Value of water and sewer rates – 76%
- Land-use / planning – 75%

Services to foster growth. Businesses were asked to rate the priority of eight “Services Westminster is presently providing or could provide to foster growth in the business community.” The top-rated services were as follows.

- Promote Westminster as a place to visit and shop – 52%
- Serve as an advocate for local businesses – 48%
- Offer financial incentives to new and expanding companies – 47%
- Provide business retention services – 46%
- Attract businesses to Westminster – 44%
- Provide assistance with local government regulations & procedures – 43%
- Provide incubator space for start-up businesses – 29%
- Provide training to existing businesses – 29%

Business needs. Respondents were asked on an open-ended basis “What, if anything, could the Westminster Economic Development Department do better to support the business community in Westminster?” The following themes emerged:

- Promote small businesses and/or provide training – 39%
- Lower taxes and reduce ordinances – 35%
- Tend to roads including maintenance, traffic control, and shortening road closures – 23%
- Respond faster to inquiries – 10%
- Address the homeless population including with an increased police presence – 12%

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.

A major factor impacting job and business growth opportunities over the five-year period covered by this Consolidated Plan will be the response to and recovery from the COVID-19 pandemic, which is still unfolding as of the drafting of this Plan. To-date, the City’s response to the economic emergency created by the pandemic has utilized resources that are not covered under this Consolidated Plan, namely federal CARES Act and CDBG-CV funds. The City has used these resources to launch grant programs offering short term financial assistance to local small businesses, create and preserve employment opportunities for low-moderate income residents, and assist businesses in adapting their physical spaces in order to continue operating safely. While the City does not intend to use CDBG funds for direct economic development activities during this Consolidated Plan period, other CDBG activities to improve public facilities and create or preserve affordable housing stock will help to mitigate the economic effects of the pandemic.

With the arrival of commuter rail in Westminster, the Westminster Station Transit-Oriented Development (TOD) Area is at a pivotal point for redevelopment and investment. The City has played a key role in facilitating the redevelopment of the area, as well as recruiting development and investments. Additionally, Downtown Westminster, Historic Westminster, and Westminster Station TOD all fall within designated federal Opportunity Zones. This designation provides an opportunity to attract greater private capital investment in the areas. Furthermore, the City’s Comprehensive Plan includes five focus areas where greater development density is planned to occur. These focus areas include: Westminster Station TOD, Downtown Westminster, Church Ranch/Promenade, Orchard/North I-25, and Brookhill. These areas are prioritized in terms of infrastructure investment and are designed to include a mix of uses including housing, employment, and services.

The City of Westminster 2019 Strategic Plan identifies the following action items related to development activity:

¾ **ACTION X.21:** Complete a Framework Plan for Historic Westminster to complement efforts for the Specific Plans for Westminster Station area transit-oriented development (TOD) and Harris Park.

¾ **ACTION X.24:** Recruit developers and business investors to Downtown Westminster consistent with the vision for the area.

ACTION X.25: Recruit developers and business investors to Westminster Station consistent with the vision for the area.

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

The City of Westminster is home to a well-educated workforce, excellent public schools, and five colleges including Front Range Community College, whose main campus is located in Westminster. Many of the jobs located in Westminster require a level of education beyond a high school diploma. For the population 25 years and older, more than one in three have a bachelor's degree or higher (37%), one in three have some college or an associate's degree (33%), nearly one in four have a high school diploma or GED (22%), and only eight percent did not graduate high school. Those without a college degree are likely limited to employment to low skill and low paying positions.

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.

Westminster residents have access to several local workforce training resources. The Colorado FIRST Customized Training Program is a statewide job-training program that provides funding to companies relocating or expanding in Colorado. The Center for Workforce Development at Front Range Community College in Westminster offers and facilitates business-specific training for all business needs, whether it is a high-tech process or administrative training. Also, the Adams County Workforce and Business Center and the Jefferson County Workforce Center offer assistance to businesses and individuals to help fill job vacancies. The Adams County Center for Career and Community Enrichment provides employment classes, workshops, and numerous other services such as resume writing and job interview skills training for low-income residents.

These programs exemplify the programs and resources designed to address the needs of both Westminster job seekers and employers.

In March of 2020, the City contracted with Left Brain Concepts, Inc. (LBC) to conduct a business survey written by City staff. A survey was sent to every business registered with the City and 246 surveys were ultimately analyzed (representing 10% of businesses at the time the survey was

administered). Respondents represent a wide range of industries. The top four industries surveyed include professional services (20%), retail (12%), health care (12%), and personal services (10%).

Businesses were asked to rate their interest in areas that the Westminster Economic Development Department could facilitate training for local businesses at low or no cost. Thirty percent of businesses indicated they were not interested in training at this time. For the businesses that were interested in training, the top training areas were in help promoting their businesses (43%), increasing revenues (36%), accounting (26%), human resources (25%), loans (22%), succession planning and emergency management (17%), and workforce issues (16%).

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

No

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.

The City of Westminster does not participate in a Comprehensive Economic Development Strategy through the U.S. Economic Development Administration. However, the City is active in several regional organizations which work collaboratively to advance the business and economic interests of the Denver Metropolitan Area. The City partners with organizations such as Adams County Economic Development, Jefferson County Economic Development, Metro Denver Economic Development Corporation, area chambers of commerce, and many other regionally-based organizations to create and maintain a vital and sustainable economy.

In addition to regional collaboration, the Economic Development Department works to attract new businesses to the area and retain and expand existing businesses through outreach, financial tools, and relationship building. The department provides advocacy and technical assistance to small businesses and hosts the Legacy Awards to recognize small businesses who have been in operation in Westminster for at least 25 years. The department also administers small business capital improvement grants that leverage private investment and awards small business scholarships.

Most significantly, in response to the COVID-19 pandemic, the department has overseen the creation and implementation of three major business assistance grant programs with the use of CARES Act funds. Combined, these grants will infuse over \$2.3 million before the end of 2020. In addition, the City has directed the first tranche of CDBG-CV funds (over \$371 thousand) to small business assistance grants that target

the retention of jobs for low- and moderate-income individuals. It is anticipated that the City will continue to work with local and regional partners, utilizing state and federal resources, to support the business community and the associated changing needs of the workforce.

Discussion

Please see above.

Spring 2019 City of Westminster Strategic Plan

- *“Staff is working with a consultant to bring forward a community vision plan for Harris Park. As a part of that process, several community meetings were held in Historic Westminster and the Harris Park Neighborhood in 2019 to capture the community’s vision for revitalization as well as how to create stronger connections to the Westminster Station and Transit-Oriented Development (TOD) area. A community vision plan is a foundational step for future plans for Historic Westminster that address land use and design standards. A draft of the final document is currently undergoing internal review and will serve as the framework to implement revitalization strategies and will be presented for public review in the coming months. Additionally, Historic Westminster and Harris Park have been identified in the Comprehensive Plan Update as an area that will be the focus of additional planning work and related efforts to update the Development Code and Design Standards. Staff continues to build key relationships with businesses, developers, and residents to support the redevelopment of the Harris Park Neighborhood and Historic Westminster.”*
- *“Staff continue to recruit developers and business investors to Downtown Westminster consistent with the City’s vision for the area. The first ownership residential projects are slated to start construction in late 2020 with a 40-unit condominium project and a 34-unit townhome project. These units are planned to be completed and available for purchase by early 2022. Additionally, staff is finalizing a purchase and sale agreement with a developer to begin construction of a minimum of 115,000 square feet of office in late 2021. The first of two additional office buildings on Block D-2 will commence construction in late 2024. The 255- unit Ascent Westminster with ground floor retail opened in late 2019. The 125-room Origin Hotel, 226-unit Aspire Westminster and 274-unit Westminster Row projects are currently under construction with planned openings from mid-2020 through early 2022. With the addition of these new developments, it brings the overall total to over 715 market rate residential units, 167 affordable residential units, 125 boutique hotel rooms, and over 154,000 square feet of retail. These projects comprise over \$300 million of private investment and over 1.6 million square feet of total development.”*

- *“Staff continue to recruit developers and business investors to Westminster Station consistent with the City’s vision for the area. In October 2019, Staff hosted a development event to showcase the emerging music district, neighborhood partners, and Opportunity Zone investment potential. Staff have also marketed the area through regional publications and featured it on Colorado Public Radio, in addition to continuing to host tours and make presentations to professional groups. The mixed-use development that wraps the parking garage is nearing final development review steps and is expected to break ground Summer 2020. This property will include roughly 17,000 sq. ft. of ground floor commercial space and approximately 145 market-rate apartments. Staff is also in discussions with various developers that represent significant new investment and vision alignment with this neighborhood.”*

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 HUD's Affirmatively Furthering Fair Housing data tool (screen shot below), cost burden varies by census tract in the City of Westminster. The highest concentrations of cost burden (darkest shading) are located in the southernmost area of the City. In this case "concentration" is indicated by the highest proportional threshold (darkest shading) in the HUD map.

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

For the purposes of this section, a geographic concentration of a demographic group is defined as a Census tract with 150 percent (or 1.5 times) of the county proportion of that group. For example, if 10 percent of residents are Asian but the Asian population of a specific Census tract is 15 percent, that tract would be "concentrated."

The map below shows the percent of non-White and Hispanic—collectively "minority"—residents by Census tract in Adams County. Census tracts with more than 74 percent of non-White and Hispanic (minority) residents are considered a concentration. Minority concentrations exist in 10 Census tracts in the southwest areas of Adams County including one tract in each of Northglenn and Thornton. The remaining tracts are located in Commerce City and in unincorporated Adams County.

By the same definition of concentration—a Census tract with 150 percent (or 1.5 times) of the county proportion of that group—the City of Westminster has Census tracts with a concentration of the following groups:

- Hispanic residents (2 Census tracts),
- Black residents (2 Census tracts),
- Asian residents (8 Census tracts), and
- Native American residents (6 Census tracts).

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

Census tracts with relatively high incidence of housing problems are largely, though not entirely, found in the southern portion of the City. Generally, this means the area of Westminster that is bordered by Zuni Street to the east, U.S. Highway 36 and 80th Avenue to the north, Sheridan Boulevard to the west, and the city boundary to the south. A majority of the Census tracts that meet the definition of "concentrated" in terms of minority residents are also located in the southern portion of the City. The housing market in this broad area varies significantly, but it is generally characterized by lower home

prices, lower rents, and older housing stock than the more recently developed areas of the City to the north and west.

Are there any community assets in these areas/neighborhoods?

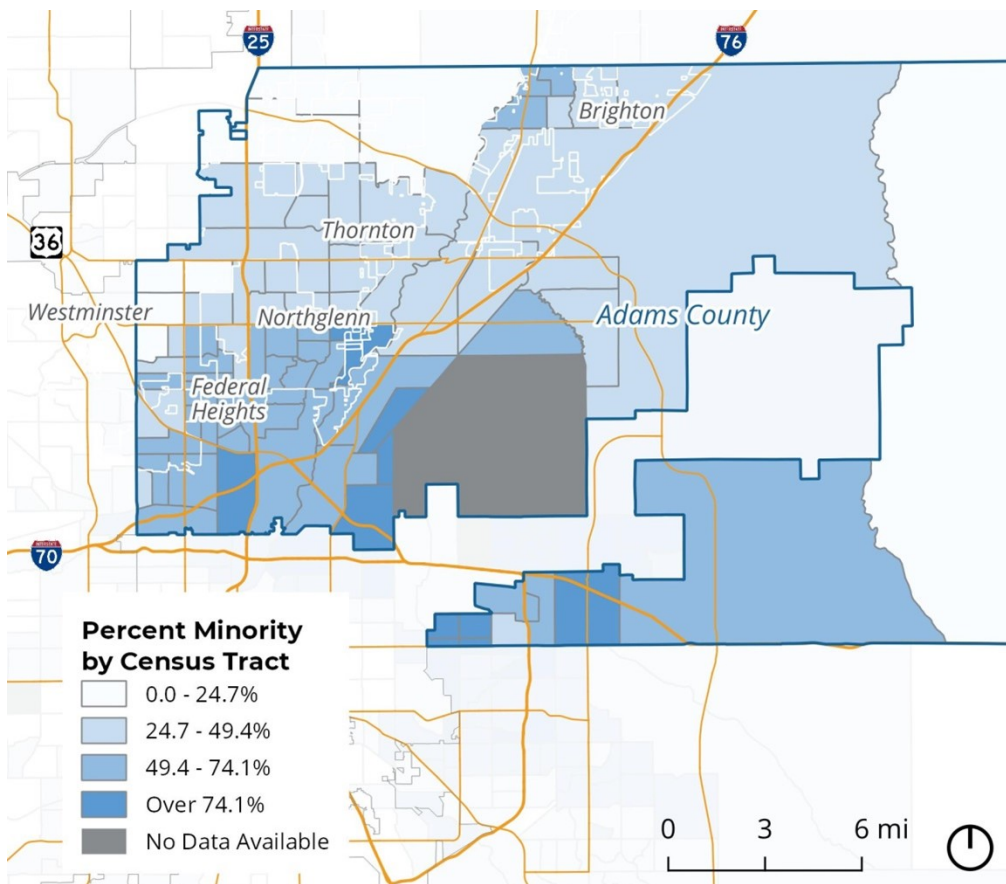
Yes, the southern areas of Westminster include the Westminster Station commuter rail station and adjoining 38-acre regional park, the City's Community Garden, as well as the Little Dry Creek regional trail. There are historic structures such as the Bowles House and Shoenberg Farm site. Community facilities include the Irving Street Library, MAC Recreation Center, and the Swim and Fitness Center. The area is served by Westminster Public Schools, which includes a Science, Technology, Engineering, and Math (STEM) Academy.

Are there other strategic opportunities in any of these areas?

With the arrival of commuter rail in Westminster, the Westminster Station Transit-Oriented Development (TOD) Area is at a pivotal point for redevelopment and investment. The City has played a key role in facilitating the redevelopment of the area, as well as recruiting development and investments. Additionally, Downtown Westminster, Historic Westminster, and Westminster Station TOD all fall within designated federal Opportunity Zones. This designation provides an opportunity to attract greater private capital investment in the areas. Furthermore, the City's Comprehensive Plan includes five focus areas where greater development density is planned to occur. These focus areas include: Westminster Station TOD, Downtown Westminster, Church Ranch/Promenade, Orchard/North I-25, and Brookhill. These areas are prioritized in terms of infrastructure investment and are designed to include a mix of uses including housing, employment, and services.



Housing Cost Burden by Census Tract



Percent Minority Residents by Census Tract, Jurisdictions and Adams County, 2018

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 the same economic and educational opportunities as those who do have access.

Westminster access. According to 2017 ACS data, in the City of Westminster, nearly 3,000 residents do not own a computer. 5,160 (11%) of City residents do not have an Internet subscription, and another 3,442 (8%) rely on a cellular data plan to access the Internet. In August 2020, City staff performed analyses using data from broadband providers as well as demographic data on housing type, age, income, and student status to identify 1,700 households that are likely to be underserved by broadband, meaning that they have no or limited connectivity.

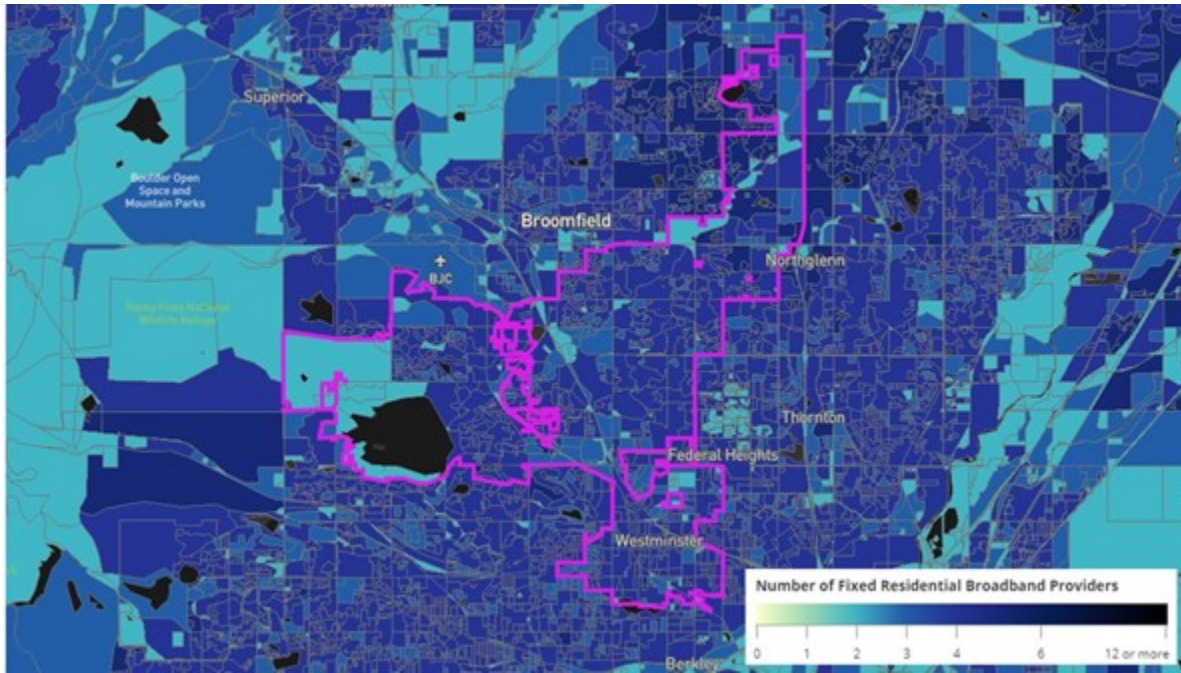
According to the business survey conducted in March 2020, nearly three out of four businesses in Westminster indicated high-speed internet service is excellent or adequate, while 17 percent indicated service was deficient.

Fiber installation. The City of Westminster 2017 to 2021 CIP indicates fiber optic cable is installed when or if it can be leveraged with other citywide projects including pipeline installations. Fiber optic cable provides broadband connection but is cost prohibitive to install as a stand-alone project. Leveraging funds for installation simultaneously with other capital improvements has been an effective way to expand the City's fiber network.

Alternatives to fixed broadband. To assist households facing broadband access issues that have been exacerbated by the COVID-19 pandemic and the increased necessity for virtual school, the City has taken several steps. Staff sent informational mailers to each of the 1,700 Westminster households estimated to be underserved notifying them of existing subsidized access programs offered by incumbent broadband providers. Staff also worked with Westminster Public Schools to establish mobile hot spots for internet access in some areas, and is currently investigating a pilot program to establish a wireless mesh network that would provide K-12 students internet connectivity free of charge and without the need for in-home fixed connections.

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

According to the FCC database, Westminster is served by at least four broadband providers. The map below illustrates high speed access to multiple providers throughout the City.



Fixed Broadband Deployment Map All Providers Reporting Service

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

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

According to the City of Westminster Hazard Mitigation Plan adopted in 2018, the natural hazard risks for the City associated with climate change include drought, wildfire, flooding, insects, reduced snowpack, reduced water supply, and endangered urban landscapes (lawns, trees, and open space). Additionally, higher temperatures are expected to cause increased energy demand, stress on critical infrastructure, and endanger the health of vulnerable populations such as seniors.

The 2014 Climate Change in Colorado report by the Colorado Water Conservation Board summarized observed changes in the climate over the past 30 to 50 years including:

¾ Increased temperatures in Colorado 2 degrees Fahrenheit in the past 30 years, 2.5 degrees in the past 50.

¾ Snowmelt peak runoff begins one to four weeks earlier than 30 years ago.

¾ Shifts toward the risk of severe soil-moisture drought over the past 30 years.

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

The City of Westminster Hazard Mitigation Plan (2018) identified two high vulnerability populations including residents with access and functional needs and homeless and economically vulnerable residents. The plan emphasizes the need for emergency and disaster planning efforts to provide equal access and reasonable accommodation to residents with disabilities, homeless, and economically vulnerable residents.

More than 14,500 residents in Westminster have some form of disability (i.e. mobility, cognitive, sensory, independent living and self-care) according to the Colorado Department of Public Health and Environment. People with disabilities may have difficulty due to mobility and accessibility issues, cognitive challenges understanding instructions, and difficulty communicating.

Homeless and economically vulnerable residents are less likely to have access to resources to cope with the impact of disasters. According to the Hazard Mitigation Plan (2018) the size of this population is measured in various ways:

¾ *100 – the approximate number of people living on the streets, in camps or in cars on any given day*

¾ An estimated 1000 Westminster K-12 students meet the Department of Education's (DOE) definition of homeless

¾ 2,500 – the approximate number dependent on temporary housing with family and friends on a given day (based on DOE standards)

¾ 7,500 - estimated number of homeless associated with, but not captured in DOE methodology

¾ 10,000 (9% of Westminster population) people living at or below the poverty rate.

¾ In 2017, 12.9% of households were below the poverty level and 15.8% of children were in households with supplemental security income, cash public assistance income of Food Stamps/SNAP benefits.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section contains the Strategic Plan that will guide the City of Westminster's allocation of CDBG funding during the 2020-2024 planning period.

The City's goals for the 2020-2024 period will focus on continuing neighborhood revitalization efforts in the City's redeveloping areas and activities pertaining to housing, including improving the quantity and quality of affordable housing, and promoting housing stability through critical repairs. These goals primarily focus on helping residents maintain and improve their quality of life. The City will continue to build on successful projects and programs, such as the Emergency and Essential Home Repair Program, that meet the needs of low- and moderate-income residents and contribute to a thriving and resilient community.

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

Geographic Area

Table 71 - Geographic Priority Areas

1	Area Name:	City-Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

During the past decade, the City made significant investments and built a base of opportunity in the area now known as Historic Westminster. In the 2020 – 2024 Consolidated Plan, the City will target investments in a broader area to prevent blight and meet urgent community development needs. Generally, this means the area of Westminster that is bordered by Zuni Street to the east, U.S. Highway 36 and 80th Avenue to the north, Sheridan Boulevard to the west, and the city boundary to the south. The area is made up of multiple census block groups in primarily residential areas where more than 51% of the residents are low- and moderate- income persons.

In addition to qualified area investments, CDBG funds will be programmed to provide direct assistance to low-and moderate- income residents through projects that provide direct support to qualifying households. Examples include the continuation of the Emergency and Essential Home Repair program, which provided 90 grants to low-and moderate- income households during the recent Consolidated Plan period. The City will also implement new projects that preserve and support development of affordable housing. CDBG funding will be assigned to two new projects; one to support site improvements for new

affordable housing construction, and the second to fund critical capital improvements on items that impact health, safety, and welfare as a means of preserving existing affordable multi-family properties and protecting their residents.

Between 2020 and 2024, the City will implement new projects that preserve and develop affordable housing in the previously identified area, as well as fund critically needed infrastructure and streetscape improvements.

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

Priority Needs

Table 72 – Priority Needs Summary

1	Priority Need Name	Increase and Preserve Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	City-Wide
	Associated Goals	Preserve and Expand Affordable Housing Administration Fair Housing Action Plan
	Description	The City will continue to invest in projects and programs that increase and preserve affordable housing.
	Basis for Relative Priority	Documented need for continued investment in affordable housing throughout the city.
	2	Priority Need Name
Priority Level		High
Population		Extremely Low Low Moderate Middle Families with Children Elderly Public Housing Residents Non-housing Community Development
Geographic Areas Affected		City-Wide

Associated Goals	Infrastructure and Streetscape Improvements Administration Fair Housing Action Plan
Description	Infrastructure, streetscape and pedestrian improvements in qualified low-and moderate- income areas
Basis for Relative Priority	The City has identified needed infrastructure improvements in LMI qualifying areas where the facilities are insufficient and is analyzing possible investment to assist with sewer lateral replacement for LMI qualified families and homeowners.

Narrative (Optional)

Funding priorities will be implemented to achieve the goals and objectives identified in the Strategic Plan for the 2020-2024 program years. The funding priorities were established based on the housing and community development needs identified through staff and City Council's review of priority needs, as well as public and stakeholder input, including the results of the community survey. Also, priority needs are strongly related to the analysis in the Needs Assessment and Market Analysis.

Identified priority needs include:

- 2. Investments to increase and preserve affordable housing
- 3. Infrastructure, streetscape and pedestrian improvements in qualified low-and moderate-income areas

The City addresses programmed homeless resources and assistance under PR-10 in this plan. The City has not identified "reducing and ending homelessness" as a priority, as homelessness is addressed through regional response and coordination. As a regional participant to the Denver Metro Continuum of Care (CoC), the City participates in regional planning and provides resources to support individuals and families who are experiencing homelessness. Additionally, the City is a partner in the Adams County Homelessness Reduction Framework Plan and works with the Jefferson County Regional Homeless Navigation Effort. There currently are no shelter facilities within the city limits, and individuals seeking shelter are often transported to the nearest facility with space in either county. The Homeless Navigator and the Police have access to funds to place homeless individuals and families in area motels during severe weather events.

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

Introduction

The City of Westminster expects to receive CDBG funding annually for the next five years. For the 2020 program year, the City intends to program a total of \$1,484,522, including the \$631,806 CDBG allocation for 2020 and \$852,716 in previously unallocated funds. These previously unallocated funds are attributed to projects that were canceled and funds that were not fully expended on projects (i.e. projects were completed under budget).

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	631,806	0	852,716	1,484,522	2,200,000	CDBG funds will be utilized for program administration, continuation of the Emergency and Essential Home Repair Program, Streetscape and Pedestrian Improvements, Preservation and Upgrades to Existing Affordable Housing and Affordable Housing Site Improvements

Table 73 - 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

The City of Westminster's CDBG allocation will complement several additional resources. The primary resources are: 1) the City's Capital Improvement Program, which is used for major capital projects; 2) HOME funds, allocated through the Adams County Consortium; and 3) a limited amount of departmental operating funds from the City General Fund that may be utilized for certain contract services. In addition, the City utilizes Private Activity Bond capacity, which provides roughly \$6 million per year for housing activities. Typically, the City assigns its PAB capacity to the Colorado Housing and Finance Authority (CHFA) for administration. The City also supports applications by developers for both 4% and 9% Low Income Housing Tax Credits (LIHTC) by contributing through tax and fee rebates. These are negotiated based on specific project needs and administered through Economic Development Agreements.

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

Land Donation for Affordable Housing

Over the past two years, the City has contributed City-owned land for private development in furtherance of affordable housing. This practice is not an automatic contribution to a project, but rather an additional element of financial support that may be provided after a thorough review of a project proforma to determine if there is a financial gap. It also must be clearly demonstrated that a public purpose is served, which is a criteria for review under the City's charter and municipal code. Land sale for the price of \$1 (for tax recording purposes) has been approved for the Holly Park property at West 96th Avenue and Federal Boulevard, which will support construction of 58 affordable townhomes for sale to households earning no more than 100% AMI with the majority sold at prices for 70-80% AMI households. The land will be held in a community land trust to ensure long-term affordability.

The City has another site in the development pipeline that, if approved, would include either a similar \$1 land sale or significantly reduced sale price to Habitat for Humanity to build approximately 40-50 units of affordable townhomes for sale. Similar to the Holly Park property, it is likely that the development project will include a community land trust or comparable ownership structure as a means of ensuring long-term affordability. Whether it is a community land trust, deed restriction, or land lease, the terms are anticipated to include a 99-year period of affordability.

Infrastructure and Streetscape Improvements in Public Right-of-Way

During the 2020-2024 Consolidated Planning period, a number of programmed infrastructure activities will utilize publicly-owned land. In 2021, the City will invest in needed pedestrian safety and sidewalk improvements on approximately a two-block length of a local street in the Westminster Station TOD neighborhood, where a majority of the current multi-family residences are owned and operated by Maiker Housing Partners. In 2018, Maiker opened a new 70-unit multi-family property that serves households between 30% and 60% of AMI. Over the coming years, Maiker intends to work through each of their properties to demolish and rebuild new affordable units that will both increase the total number of households served, as well as expand the range of income levels in the area and integrate community amenities such as incubator business spaces and day care.

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

Continued below in the Discussion section.

Discussion

Staff is currently investigating the feasibility of an additional use of anticipated CDBG resources during the 2020-2024 Consolidated Planning period, in the form of a sewer lateral repair program. If implemented, this program would fund the repair or replacement of deteriorated or failing sewer laterals for low-moderate income homeowners throughout the City. This program is not described in detail in the 2020 Annual Action Plan as it is still under development and will not be funded in the first year of this Consolidated Plan. It may be included as appropriate in future Annual Action Plans during this Consolidated Planning Period.

Affordable Housing Site Improvements

The City is also in the process of investing in site improvements on two properties purchased between 2012 and 2014 with a CDBG Section 108 loan to prepare at least one of the sites for affordable housing development. The second site is still being evaluated for a national objective, given its small size and site constraints. Between 2016 and 2019, the City applied CDBG funds to repay a Section 108 loan. The loan was fully

repaid in December 2019. The properties were described in the 2015-2019 Consolidated Plan as a proposed mixed-use development that would include both first floor retail and office space and 48 units of affordable housing on the upper levels. After two prolonged attempts with two different developers to realize the proposed vision for the site, the original proposal was abandoned due to its financial unfeasibility, and new options were evaluated. The City has now partnered with Community Resources and Housing Development Corporation (CRHDC), a local non-profit housing developer, to utilize one of the properties to construct 17 units of affordable housing. The second property will be further evaluated for feasible options to meet a national objective once the CRHDC project is approved and moving forward.

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Westminster	Government	Ownership Planning Public Housing Rental public facilities	Jurisdiction
ADAMS COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Region
Foothills Regional Housing	Subrecipient	Ownership Rental public services	Jurisdiction
BROTHERS REDEVELOPMENT INC	Subrecipient	public services	Jurisdiction
Maiker Housing Partners (Adams County Housing Authority)	Subrecipient	Rental public services	Jurisdiction

Table 74 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City concentrates its utilization of CDGB funds on community development activities, neighborhood improvements, and supporting housing needs. The City does not have a supportive services program, nor does it fund public services with CDBG funds due to limited staffing resources and the administrative burden associated with complying with federal reporting regulations. As a municipality that spans two counties, human services functions are not handled at the municipal level, but rather through the county agencies. However, Westminster provides annual funding (\$130,000 in the 2020 budget) to non-

profit agencies that provide supportive services through its Human Services Board that is funded by the City's General Fund budget.

The full spectrum of sheltering options for persons experiencing homelessness are outlined below. According to the City's Shelter Programs 2019 report, "all options except 'temporary shelter' are available in either Adams or Jefferson counties."

The full spectrum of sheltering for persons experiencing homelessness identified in the report include:

- Motel or Hotel Stays Paid for by an Agency
- Emergency Weather Sheltering
- Rotational Sheltering throughout the Year
- Safe Parking Programs
- Transitional Housing
- Rapid Rehousing
- Permanent Supportive Housing (PSH)

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 limits of its administration method, this exercise provides a reasonable perception of service provision mismatches in the county compared to needs.

- Affordable housing
- Accessible Housing
- Housing vouchers
- Food
- Shelter
- Transportation Assistance
- Rental Assistance
- Jobs
- Hotel vouchers
- Rental deposits

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	

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

Table 75 - 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)

In the Denver Metro Area, most of the services targeted to assist persons who are homeless and with HIV/AIDS are provided through the State of Colorado and non-profits mostly located in central Denver. A limited number of non-profits serve the Westminster community but may not be located within the City's boundaries. These non-profits serve the homeless and/or those who are at risk of being homeless with services such as food, clothing, rent, and utility assistance and a small number of emergency shelter beds.

The City and Adams County Consortium members have pooled HOME funds to establish a Tenant Based Rental Assistance (TBRA) program that seeks to match individuals and families that are ready to move into housing with rental support. Under the federal guidelines for the program, some assistance can also be provided for security deposits and utilities when paired with rental assistance.

CARES Act funds, which currently expire at the end of 2020, have been programmed for administration by Maiker Housing Partners and Foothills Regional Housing to assist landlords, tenants, and homeowners with rent and mortgage assistance, including the opportunity to provide transitional housing for identified candidates. More will be known about the success of this program when the fund reports are provided in 2021, which will also inform future efforts. Additionally, a portion of the CARES Act funds have gone to supplementing the annual assistance already provided by the City to Colorado Legal Services to assist in eviction mediation and rapid settlement of eviction filings.

Community Resources and Housing Development Corporation (CRHDC), located in Westminster, offers pre-and post-purchase homebuyer education, financial fitness counseling, foreclosure counseling and prevention, real estate services, and lending through Colorado Housing Enterprises, a Community Development Financial Institution (CDFI). The Denver Metro Fair Housing Center, Maiker Housing Partners and Foothills Regional Housing also provide information to Adams County and Jefferson County residents about fair housing through one on-one counseling sessions and workshops for foreclosure prevention, rental responsibilities, subsidy program briefings, and resident services.

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

Please see above.

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

service delivery system for carrying out a strategy to address priority needs

The City will continue to explore ways in which it may increase its support of public service providers within the financial limitations of the budget that has been significantly impacted by the pandemic. The City's Human Services Board grant program has been strengthened and provided support to a number of critical service providers. The City anticipates working with non-profit housing providers in the delivery of projects in the coming Consolidated Planning period and will continue to explore ways to support these organizations and help build their capacity by leveraging funding support from local, state and federal sources as efficiently and effectively as possible.

Fair Housing Action Plan

The recommended Fair Housing Action Plan (FHAP) for the City is included in the Grantee Unique Appendix. These action items focus on what the City can reasonably do to address the impediments to

and affirmatively further fair housing (AFFH), given its staff and financial capacity. Other public entities, nonprofits, and private sector partners can play a role and buttress the City's AFFH activities. The FHAP is contained in the matrix in the Grantee Unique Appendix, which links the action items to the identified impediments, potential partners, timeline, and outcomes.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and Expand Affordable Housing	2020	2024	Affordable Housing Non-Homeless Special Needs	City-Wide	Increase and Preserve Affordable Housing	CDBG: \$780,000	Rental units constructed: 200 Household Housing Unit Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Infrastructure and Streetscape Improvements	2020	2024	Non-Housing Community Development	City-Wide	Infrastructure, Streetscape and Ped Improvements	CDBG: \$578,161	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
3	Administration	2020	2024	Administration	City-Wide	Increase and Preserve Affordable Housing Infrastructure, Streetscape and Ped Improvements	CDBG: \$126,361	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Fair Housing Action Plan	2020	2024	Affordable Housing	City-Wide	Increase and Preserve Affordable Housing Infrastructure, Streetscape and Ped Improvements	CDBG: \$0	Other: 0 Other

Table 76 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve and Expand Affordable Housing
	Goal Description	<p>The City has the following affordable housing goals to address the needs of extremely low-income, low-income, and moderate-income residents:</p> <ul style="list-style-type: none"> • Rental units available for 30% - 80% AMI: The City will invest in projects to both preserve and support both non-profit and private developers building new affordable housing. These activities may be funded throughout the City through mechanisms that include land donation, tax and fee rebates, or other financial assistance tools as they may be approved on a project-specific basis by City Council. • Partner with CRHDC on the development of 17 apartment units specifically for senior residents for 50% - 120% AMI households. • Maiker Housing Partners anticipates replacing two buildings that currently have 114 income-restricted apartments with a new development that will provide 229 income-restricted rental units, adding 115 new homes to the area. As part of a larger replacement effort of Maiker's housing stock in the TOD neighborhood, the number of units may increase, depending upon funding availability, which will also determine the AMI ranges served. • Complete 58 units of for-sale townhomes in coordination with ULC and Thrive Homebuilders at Holly Park with the majority offered for 70-80% AMI households. • Facilitate 40-50 units of for-sale townhomes in coordination with Habitat for Humanity with specifics yet to be determined but limited to 80% AMI or below households. • Support fulfillment of a required 25 units of affordable for-sale townhomes at Bradburn Village
2	Goal Name	Infrastructure and Streetscape Improvements
	Goal Description	Complete pedestrian and streetscape improvements on four linear blocks in eligible low and moderate income areas.
3	Goal Name	Administration
	Goal Description	Administrative activities related to administering CDBG funds and programs.

4	Goal Name	Fair Housing Action Plan
	Goal Description	The FHAP action items focus on what the City can reasonably do to address the impediments to and affirmatively further fair housing (AFFH), given its staff and financial capacity. Other public entities, nonprofits, and private sector partners can play a role and buttress the City's AFFH activities.

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)

In addition, the City has worked closely with private development partners to qualify for federal and state LIHTC to produce affordable housing as a component of new development and will continue to leverage opportunities provided by both private and non-profit developers. The City is working in partnership with the Urban Land Conservancy (ULC) and Habitat for Humanity to establish community land-trusts and develop for-sale affordable housing that will be protected for long-term affordability.

The City has the following affordable housing goals to address the needs of extremely low-income, low-income, and moderate-income residents:

- Rental units available for 30% - 80% AMI: The City will invest in projects to both preserve and support both non-profit and private developers building new affordable housing. These activities may be funded throughout the City through mechanisms that include land donation, tax and fee rebates, or other financial assistance tools as they may be approved on a project-specific basis by City Council.
- Partner with CRHDC on the development of 17 apartment units specifically for senior residents for 50% - 120% AMI households.
- Maiker Housing Partners anticipates replacing two buildings that currently have 114 income-restricted apartments with a new development that will provide 229 income-restricted rental units, adding 115 new homes to the area. As part of a larger replacement effort of Maiker's housing stock in the TOD neighborhood, the number of units may increase, depending upon funding availability, which will also determine the AMI ranges served.
- Complete 58 units of for-sale townhomes in coordination with ULC and Thrive Homebuilders at Holly Park with the majority offered for 70-80% AMI households.
- Facilitate 40-50 units of for-sale townhomes in coordination with Habitat for Humanity with specifics yet to be determined but limited to 80% AMI or below households.
- Support fulfillment of a required 25 units of affordable for-sale townhomes at Bradburn Village

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 City directly addresses Lead-based Paint Hazards (LBP) and increases access to housing without LBP hazards through its Emergency and Essential Home Repair Program. For the City's home rehabilitation program, administered jointly by Foothills Regional Housing and Brothers Redevelopment, Inc., projects are generally limited to \$5,000 in hard costs. All projects that are not exempted from HUD's LBP regulations must meet HUD's under \$5,000 threshold requirements, which are as follows:

- ¾ Notice to homeowners
- ¾ Provision of pamphlet entitled "The Lead Safe Certified Guide to Renovate Right"
- ¾ Paint testing of surfaces to be disturbed or presumption of LBP if the area to be disturbed exceeds the minimal ("de minimus") area*
- ¾ Safe work practices as part of rehabilitation for all projects that exceed the minimal ("de minimus") area*
- ¾ Repair any paint that is disturbed
- ¾ Clearance after the work and before re-occupancy if exceeding the ("de minimus") area*

*The minimal ("de minimus") area - safe work practices and clearance are not required when maintenance or hazard reduction activities do not disturb painted surfaces that total more than 20 square feet on exterior surfaces, two square feet in any one interior room or space, or ten percent of the total surface area on an interior or exterior type of component type with a small surface (e.g., window sills, baseboards, and trim).

In special circumstances, emergency repairs involving safety may be allowed at slightly higher costs than the standard \$5,000 maximum per property. In these cases, City subrecipients Foothills Regional Housing and Brothers Redevelopment, Inc. must comply with HUD regulations governing rehabilitation work with costs between \$5,000 and \$25,000. This level of expenditure triggers all six steps noted above, along with the additional requirements to perform a risk assessment and interim controls, as described in 24 CFR §35 Subpart J.

Finally, in addition to HUD's LBP regulations, housing authorities and authorized subrecipients performing work must meet the Environmental Protection Agency's (EPA) Renovation, Repair and Painting Rule (RRP). Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children. To protect against this risk, on April 22, 2008, EPA issued the RRP rule. It requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes,

child care facilities, and schools be certified by EPA and that they use certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices. Individuals can become certified renovators by taking an eight-hour training course from an EPA-approved training provider.

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

Please see above.

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

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

Similar to the State of Colorado as a whole, the poverty rate in Westminster declined from 2015 to 2018. During this time, Colorado's poverty rate decreased from 11.5 percent in 2015 to 9.6 percent in 2018, and the City's poverty rate decreased from 7.9 percent to 5.5 percent. Westminster's poverty rate is almost half that of the state, and is also much lower than that of Adams County (8.8%) and Jefferson County (6.9%).

Westminster's approach to addressing the needs of poverty level families is through: 1) Direct assistance to stabilize and support households and families and prevent homelessness; and 2) Building economic capacity among households.

Direct assistance is provided through free and low-cost programs subsidized by the City and its community partners. The City maintains an accessible website with resources for affordable internet, energy rebates and discounts, recreation opportunities, business and employment training, food assistance, discounted healthcare, home repair programs, legal aid and mediation services, and utilities and water bill assistance. The City offers updated resource guides and links to programs and services here: <https://www.cityofwestminster.us/LiveBetter>. Additionally, resources have been expanded in response to the pandemic, and those can be found here: <https://www.cityofwestminster.us/covid-19>.

Economic capacity. The City is continually working to provide more job opportunities for residents of all skill levels with Westminster employers. The Center for Career and Community Enrichment (3CE) in Westminster provides a "one-stop-shop" to access services and educational classes that support adults on their path to self-sufficiency. Classes include GED, ESL, Job Skills, Parenting, Building a Network, Anger Management, and others. A small public computer lab is available for those who do not have internet access at home – primarily serving job seekers and those looking for housing. Staff are available to help customers' access online information and services, such as applying for Colorado PEAK benefits. Finally, the City's Economic Development Department functions to retain, expand, and attract businesses to bring jobs into Westminster.

Education is also a primary tool in combating poverty. Westminster is fortunate to have both a large community college and several university programs located within its borders or in adjacent communities. The City also has close ties with the three school districts that serve Westminster residents, which are continually working to increase educational attainment levels and high school graduation rates.

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

Maintaining and expanding a mix of housing opportunities, including affordable housing for Westminster residents, is critical to the City's goal of reducing poverty. During the 2020-2024 Consolidated Planning period, the City will continue to focus on maintaining and expanding its stock of affordable rental and homeownership units. There is a concerted effort to disperse affordable housing throughout the City and making strategic efforts to locate these development projects in close proximity to transit, as well as employment and education centers. The City will also continue to encourage the provision of onsite child care, employment training, youth programming, and support for vulnerable workers and industries (e.g., arts, retail) within new residential development.

Homeownership is one of the primary wealth-building mechanisms in this country, and while it may not be the desired path for all residents, removing barriers to entry for those who do seek it is critical. To that end, during the 2020-2024 Consolidated Plan period, significant effort will be placed on supporting the development of new affordable ownership opportunities. This occurs both through City support on development projects, as well as support for programs and organizations that help homeowners prepare for and finance home purchases.

The City will continue its Emergency and Essential Home Repair Program, which assists low-income Westminster owner-occupied households in making improvements to their homes and introduce a new program aimed at making critical repairs to affordable multifamily properties. Preservation of affordable housing stock, both rental and ownership-based, provides a stabilizing influence. Through these programs, as well as ongoing support for Colorado Legal Services to offer assistance with eviction mediation and settlement, the City seeks to reduce displacement and disrupt the cycle of poverty.

Needs of persons experiencing homelessness.

Needs of persons experiencing homelessness. The City's 2019 Strategic Plan included an action item to, "Continue to pursue local and regional strategies for addressing homelessness with emphasis on teen and family populations, including cooperation with other governments, non-profits, and grant opportunities." In the Strategic Plan Update in the fall of 2019 the following efforts were underway to address the needs of people experiencing homelessness in Westminster and the broader region:

"Staff continue to pursue local and regional strategies for addressing homelessness with emphasis on teen and family populations, including collaborating with other governments and non-profits as well as pursuing grant opportunities. These efforts include launching the Wellness Court in May of 2019, hosting Shower and Laundry Trucks at Irving Street Library, and working with Jefferson County jurisdictions to create a Homeless Navigator Team to conduct street outreach and connect those living outdoors or in cars to housing. Additionally, Staff helped at the Community Cares event that brought together 17 local and regional partner organizations to assist populations experiencing poverty and homelessness."

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

Management, oversight, and monitoring of the CDBG program is performed by the Department of Economic Development with support from other departments such as Finance and ~~Community Development~~HPCI. The Adams County Department of Community and Economic Development manages and monitors the HOME Investment Partnership (HOME) program. The City is committed to taking all appropriate steps, as outlined by HUD, to ensure compliance with applicable laws, procedures, and eligibility requirements. CDBG funds are disbursed by the City's Finance Department.

City staff monitors contractor compliance by the following means:

4. Construction and consultant contracts
5. Environmental review of CDBG projects
6. Davis-Bacon Wage determination of individual projects and applicable compliance requirements
7. Davis Bacon Semi-Annual Reports
8. City and contractor Draw-Down requests
9. Minority Business Enterprise (MBE) Reports
10. Program Action Plan Submission
11. Consolidated Annual Performance Evaluation Report (CAPER)
12. Integrated Information Disbursement System (IDIS) reporting and maintenance
13. Maintaining the CDBG rate of expenditure to comply with HUD spending goals
14. Federal Cash Transaction Quarterly Report Submissions
15. City staff's program compliance calendar
16. Project site visits to compare reported activity with actual accomplishments

Expected Resources

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

Introduction

The City of Westminster expects to receive CDBG funding annually for the next five years. For the 2020 program year, the City intends to program a total of \$1,484,522, including the \$631,806 CDBG allocation for 2020 and \$852,716 in previously unallocated funds. These previously unallocated funds are attributed to projects that were canceled and funds that were not fully expended on projects (i.e. projects were completed under budget).

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	631,806	0	852,716	1,484,522	2,200,000	CDBG funds will be utilized for program administration, continuation of the Emergency and Essential Home Repair Program, Streetscape and Pedestrian Improvements, Preservation and Upgrades to Existing Affordable Housing and Affordable Housing Site Improvements

Table 77 - Expected Resources – Priority Table

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

The City of Westminster's CDBG allocation will complement several additional resources. The primary resources are: 1) the City's Capital Improvement Program, which is used for major capital projects; 2) HOME funds, allocated through the Adams County Consortium; and 3) a limited amount of departmental operating funds from the City General Fund that may be utilized for certain contract services. In addition, the City utilizes Private Activity Bond capacity, which provides roughly \$6 million per year for housing activities. Typically, the City assigns its PAB capacity to the Colorado Housing and Finance Authority (CHFA) for administration. The City also supports applications by developers for both 4% and 9% Low Income Housing Tax Credits (LIHTC) by contributing through tax and fee rebates. These are negotiated based on specific project needs and administered through Economic Development Agreements.

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

Land Donation for Affordable Housing

Over the past two years, the City has contributed City-owned land for private development in furtherance of affordable housing. This practice is not an automatic contribution to a project, but rather an additional element of financial support that may be provided after a thorough review of a project proforma to determine if there is a financial gap. It also must be clearly demonstrated that a public purpose is served, which is a criteria for review under the City's charter and municipal code. Land sale for the price of \$1 (for tax recording purposes) has been approved for the Holly Park property at West 96th Avenue and Federal Boulevard, which will support construction of 58 affordable townhomes for sale to households earning no more than 100% AMI with the majority sold at prices for 70-80% AMI households. The land will be held in a community land trust to ensure long-term affordability.

The City has another site in the development pipeline that, if approved, would include either a similar \$1 land sale or significantly reduced sale price to Habitat for Humanity to build approximately 40-50 units of affordable townhomes for sale. Similar to the Holly Park property, it is likely that the development project will include a community land trust or comparable ownership structure as a means of ensuring long-term affordability. Whether it is a community land trust, deed restriction, or land lease, the terms are anticipated to include a 99-year period of affordability.

Infrastructure and Streetscape Improvements in Public Right-of-Way

During the 2020-2024 Consolidated Planning period, a number of programmed infrastructure activities will utilize publicly-owned land. In 2021, the City will invest in needed pedestrian safety and sidewalk improvements on approximately a two-block length of a local street in the Westminster Station TOD neighborhood, where a majority of the current multi-family residences are owned and operated by Maiker Housing Partners. In 2018, Maiker opened a new 70-unit multi-family property that serves households between 30% and 60% of AMI. Over the coming years, Maiker intends to work through each of their properties to demolish and rebuild new affordable units that will both increase the total number of households served, as well as expand the range of income levels in the area and integrate community amenities such as incubator business spaces and day care.

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

Continued below in the Discussion section.

Discussion

Staff is currently investigating the feasibility of an additional use of anticipated CDBG resources during the 2020-2024 Consolidated Planning period, in the form of a sewer lateral repair program. If implemented, this program would fund the repair or replacement of deteriorated or failing sewer laterals for low-moderate income homeowners throughout the City. This program is not described in detail in the 2020 Annual Action Plan as it is still under development and will not be funded in the first year of this Consolidated Plan. It may be included as appropriate in future Annual Action Plans during this Consolidated Planning Period.

Affordable Housing Site Improvements

The City is also in the process of investing in site improvements on two properties purchased between 2012 and 2014 with a CDBG Section 108 loan to prepare at least one of the sites for affordable housing development. The second site is still being evaluated for a national objective, given its small size and site constraints. Between 2016 and 2019, the City applied CDBG funds to repay a Section 108 loan. The loan was fully repaid in December 2019. The properties were described in the 2015-2019 Consolidated Plan as a proposed mixed-use development that would include both first floor retail and office space and 48 units of affordable housing on the upper levels. After two prolonged attempts with two different developers to realize the proposed vision for the site, the original proposal was abandoned due to its financial unfeasibility, and new options were evaluated. The City has now partnered with Community Resources and Housing Development Corporation (CRHDC), a local non-profit housing developer, to utilize one of the properties to construct 17 units of affordable housing. The second property will be further evaluated for feasible options to meet a national objective once the CRHDC project is approved and moving forward.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and Expand Affordable Housing	2020	2024	Affordable Housing Non-Homeless Special Needs	City-Wide	Increase and Preserve Affordable Housing	CDBG: \$780,000	Rental units constructed: 17 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Infrastructure and Streetscape Improvements	2020	2024	Non-Housing Community Development	City-Wide	Infrastructure, Streetscape and Ped Improvements	CDBG: \$578,161	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
3	Administration	2020	2024	Administration	City-Wide	Increase and Preserve Affordable Housing Infrastructure, Streetscape and Ped Improvements	CDBG: \$126,361	Other: 1 Other

Table 78 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve and Expand Affordable Housing
	Goal Description	<p>In 2021, an estimated 15 low- and moderate-income Westminster homeowners will be assisted through the Emergency and Essential Home Repair Program.</p> <p>Additionally, an estimated 20 apartments in a multi-family housing development will be assisted through the Affordable Housing Preservation program/project.</p> <p>New construction of 17 affordable senior apartments and a community space is planned with support from the Affordable Housing Site Improvements program/project. This development is dependent on financing and land approval processes that are currently ongoing, and if approved the units will not be delivered until late 2021 or early 2022. Therefore these 17 units are not included in the Goal Outcome Indicator column in the table above, as they will not be complete by the end of the 2020 Annual Action Plan.</p>
2	Goal Name	Infrastructure and Streetscape Improvements
	Goal Description	<p>In 2021, enhanced pedestrian access and safety improvements will be completed on two blocks of Hooker Street between West 72 Avenue and Westminster Station. Residents will benefit from improved safety and accessibility with street lighting installation and other sidewalk improvements. Environmental reviews may be commenced for additional areas, subject to the timing of development projects. Staff will begin feasibility analysis for the potential to provide direct grants to LMI households in need of sewer lateral replacement.</p>
3	Goal Name	Administration
	Goal Description	General administration associated with CDBG.

AP-35 Projects - 91.420, 91.220(d)

Introduction

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

#	Project Name
1	Affordable Housing Site Improvements
2	Affordable Housing Preservation
3	Infrastructure and Streetscape Improvements
4	Project Administration
5	Emergency and Essential Home Repair Program

Table 79 – Project Information

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

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Affordable Housing Site Improvements
	Target Area	City-Wide
	Goals Supported	Preserve and Expand Affordable Housing
	Needs Addressed	Increase and Preserve Affordable Housing
	Funding	CDBG: \$250,000
	Description	The Affordable Housing Site Improvements funds will provide support to non-profit and private developers for projects that include affordable housing. The funding can be used to support sidewalks and streetscape, site clearance, and improvements that are separate from the building construction. The funds will help make proposed affordable housing financially viable by supporting some of the project costs and avoiding pass through on rents.
	Target Date	12/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Between 10 and 20 households, based on projects in the pipeline for construction in 2021. It is anticipated that this will go toward a project serving households earning 50% - 120% of AMI.
	Location Description	The funds can be used for any qualifying affordable housing development in the City.
	Planned Activities	The Affordable Housing Site Improvements funds will be direct investments in site improvements provided to qualified projects where the housing provided serves the CDBG defined population.
2	Project Name	Affordable Housing Preservation
	Target Area	City-Wide
	Goals Supported	Preserve and Expand Affordable Housing

	Needs Addressed	Increase and Preserve Affordable Housing
	Funding	CDBG: \$490,000
	Description	The Affordable Housing Preservation Project will provide grants to qualifying property owners for income-restricted properties that currently serve low- to moderate-income residents. Westminster has over 16 affordable multi-family properties that are over 30 years in service, many of which are owned by non-profit organizations and public housing authorities. To ensure the continued availability of these currently affordable apartments, the City is establishing a grant fund to be used by landlords to address health, welfare and safety needs for the residents and ensure that the property owners can address critical repairs and maintenance.
	Target Date	12/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 households will benefit in the first year.
	Location Description	The funds can be used for any qualifying affordable housing development in the City.
	Planned Activities	The Affordable Housing Preservation Project will provide grants to property owners for qualifying income-restricted properties that currently serve low- to moderate-income residents. There are a significant number of aging multi-family properties throughout Westminster that currently supply affordable housing. At least 24 buildings located in these 16 multi-family properties are owned by non-profit and public housing authorities. To ensure the continued availability of these currently affordable apartments, the City is funding a project to address health, safety and welfare for the residents and ensure the property owners can address critical repairs and maintenance.
3	Project Name	Infrastructure and Streetscape Improvements
	Target Area	City-Wide
	Goals Supported	Infrastructure and Streetscape Improvements
	Needs Addressed	Infrastructure, Streetscape and Ped Improvements
	Funding	CDBG: \$578,161

	Description	The Infrastructure and Streetscape Improvements project will upgrade streetscape and lighting on streets with deteriorating or inadequate conditions in low-moderate income Census tracts. The City will begin with a project to reconstruct sidewalks and add lighting on public right-of-way adjacent to income-restricted properties in the TOD neighborhood on Hooker Street, between West 71st Ave and West 72nd Ave.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Over four hundred low- to moderate-income households will benefit from the proposed project for 2021 on Hooker Street, based on current neighborhood population. However, since this local street is the primary route to regional transit, the benefits may be further reaching.
	Location Description	The first infrastructure and streetscape improvement projects will focus on the streets that serve the TOD neighborhood, which is bordered by Westminster Station and a regional park on the south at approximately West 69th Avenue, Lowell Boulevard on the west, West 72nd Avenue on the north, and Federal Boulevard on the east.
	Planned Activities	The Infrastructure and Streetscape Improvements project that has been in planning during the 2019 program year will transition to construction of streetscape and lighting on Hooker Street between West 71st Avenue and West 72nd Avenue.
4	Project Name	Project Administration
	Target Area	City-Wide
	Goals Supported	Administration
	Needs Addressed	Increase and Preserve Affordable Housing Infrastructure, Streetscape and Ped Improvements
	Funding	CDBG: \$126,361
	Description	In 2020, 20 percent of the City's CDBG allocation will be used to fund program administration and planning activities. This includes general management and oversight coordination, Fair Housing activities, and program monitoring and reporting, along with the salary of the CDBG Planning Technician.

	Target Date	12/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Program administration and planning activities, including: general management and oversight coordination, Fair Housing activities, and program monitoring and reporting.
5	Project Name	Emergency and Essential Home Repair Program
	Target Area	City-Wide
	Goals Supported	Preserve and Expand Affordable Housing
	Needs Addressed	Increase and Preserve Affordable Housing
	Funding	CDBG: \$40,000
	Description	The Emergency and Essential Home Repair (EEHR) Program helps qualified, low- to moderate-income homeowners make needed repairs to their homes that will improve their safety and mobility. Through the program, up to \$5,000 in eligible minor and emergency home repairs can be provided at no charge to Westminster residents.
	Target Date	12/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 low- to moderate-income homeowners will benefit. The program has been impacted by the pandemic and the ability to serve residents in their homes, given safety protocols. Funds can be carried forward to future program years if needed and is already drawing from a balance left from 2019 that was unable to be fully utilized due to the pandemic.
	Location Description	The EEHR Program is made available to all qualifying residents of the City of Westminster, regardless of location.

Planned Activities	The EEHR Program helps qualified, low- to moderate-income homeowners make needed repairs to their homes that will improve their safety and mobility. Through the program, up to \$5,000 in eligible minor and emergency home repairs can be provided at no charge to Westminster residents. The funding assigned to the program has been decreased for 2020 to allow the program to spend down unspent funds from 2018 and 2019. The EEHR Programs balance in the CDBG account is approximately \$220,000.
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AP-50 Geographic Distribution - 91.420, 91.220(f)

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	100

Table 80 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Census data indicates that 51 percent or more of the households in the southern part of Westminster are considered low- and moderate-income. Additionally, aging housing stock, deteriorating infrastructure, a lack of developable land, and blighted properties and buildings all exist within the area. Citizen and supportive service agency input gathered through the consultation and citizen participation process confirms that this area of Westminster remains in need of investment. For purposes of geographic definition, the City intends to look for investments in low- and moderate-income neighborhoods throughout Westminster and does not expect to be singularly focused on the southern part Westminster during the next five-years, though that is still where the majority of qualified census tracts exist.

The Emergency and Essential Home Repair Program will also likely benefit individual homeowners within the southern area of Westminster, but it is not limited to that area. The program is offered to income-qualified Westminster homeowners. Since these projects are not restricted to a specific area, Staff is unable to determine how many target area residents may be served. A similarly structured program to assist income-qualifying homeowners in replacing deteriorating or failed sewer laterals is also under consideration, and could potentially also be applied citywide rather than restricted to LMI areas.

In 2021, three proposed new projects will provide investments in the southern part of Westminster. Affordable Housing Site Improvements will be applied to the CDBG property at West 73rd Avenue and Lowell Boulevard, which is in planning for development of 17 affordable senior apartments. Two affordable housing providers currently located in the southern part of Westminster have signaled an interest in applying for the Affordable Housing Preservation funding to invest in multi-family properties in need of assistance with deferred maintenance items impacting health, safety and welfare. And finally, the Infrastructure and Streetscape Improvement program will be launched with a project to provide two blocks of pedestrian safety and streetscape improvements in the TOD neighborhood on Hooker Street from West 71st Avenue to West 72nd Avenue.

Discussion

Please see above.

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

Introduction

This section describes other actions that the City will undertake during the program year to help fulfill the annual goals and objectives.

Actions planned to address obstacles to meeting underserved needs

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

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

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

In 2018, the City conducted a comprehensive study to identify gaps in access to City services for non-English speakers and readers and persons with disabilities. That study contained department-level recommendations for expanding language access. The City's draft Language Access Plan is in final review and will be implemented by 2021.

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

Actions planned to foster and maintain affordable housing

The City is launching two programs with the 2020 Consolidated Plan to both foster development of

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

The City has also supported the development of new affordable housing through its allocation of HOME funds from Adams County. The City has provided HOME funds to support low- to moderate-income housing for both families and for seniors. Since 2015, the City has provided \$400,000 in HOME funds to two projects that combined to construct 139 units of income-restricted housing in Westminster.

Private Activity Bond (PAB) allocations are issued by the State pursuant to federal regulations to support certain private activities such as residential mortgage programs, construction of affordable housing, and certain redevelopment projects. The City has used its PAB allocation for a variety of affordable housing efforts, and during the 2015-2019 Consolidated Plan assigned over \$20 million in PAB capacity to CHFA for both a low-interest mortgage program for qualifying low- to moderate-income homebuyers, and as bond capacity for two local multi-family housing developments awarded 4% LIHTC. In 2020, the City provided CHFA with PAB assignment of \$6,028,132 to apply toward low-interest mortgages for first time homebuyers and veterans.

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

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

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

Since the last Consolidated Plan, Westminster's redevelopment of an aging regional mall into a downtown center has progressed and prioritized affordable housing with a goal that 20 percent of all residential units in Downtown Westminster be affordable. At the end of 2020, Downtown Westminster has 118 units serving 30-60% AMI and 26 units serving up to 80% AMI with another 23 under construction. The City has also supported the development of a balanced housing strategy in the Westminster Station TOD neighborhood to encourage a spectrum of income levels and unit types close to transit. The goal in this area is to promote housing stability and provide economic opportunity for a diverse population.

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

Actions planned to reduce lead-based paint hazards

The City has determined that it does not have the staff capacity or funding resources to address the federal Lead-Based Paint requirements. The City's Emergency and Essential Home Repair Program contractors, Foothills Regional Housing and Brothers Redevelopment, Inc. comply with all federal Lead-Based Paint regulations when implementing the program. Additionally, the City's proposed new program offering rehabilitation grants for existing affordable multifamily properties will comply with all lead-based paint regulations, and dependent on specific applications and identified needs, these activities may involve remediation.

Actions planned to reduce the number of poverty-level families

The City is continually working to provide more jobs for residents of all skill levels with Westminster employers through its comprehensive economic development efforts. The City can influence levels of jobs and affordable housing; however, many aspects of combating poverty are outside the City's influence. The City relies on available supportive services agencies and the Adams and Jefferson County Human Services Departments to assist poverty-level families.

Education is also a primary tool in combating poverty. Westminster is fortunate to have both a large community college and several university programs located within its borders or in adjacent areas. The City also has close ties with the three school districts that are continually working to increase educational achievement levels and high school graduation rates.

Actions planned to develop institutional structure

Efforts to develop institutional structure have focused on addressing the growing needs of persons experiencing homelessness, those with severe cost burden, and those who have special needs. Westminster has a strong relationship with the non-profit organizations and public housing authorities that serve the City's low-income residents and most vulnerable populations.

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

Please see above.

Discussion

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

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

Program Specific Requirements

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

Introduction

Projects are eligible for CDBG funding if they meet certain criteria as established by HUD. A project must benefit low- and moderate-income individuals (LMI), low- and moderate-income areas (LMA), address conditions of slum or blight, or meet an urgent community need. Approximately 80 percent of CDBG funds will be used for activities that benefit persons or areas of low- and moderate-income in 2020. Projects will also address a priority community need as outlined in Westminster's 2020-2024 Consolidated Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

Discussion

Please see above.

Appendix - Alternate/Local Data Sources

1	Data Source Name 2017 ACS 1-year Estimates
	List the name of the organization or individual who originated the data set. U.S. Census
	Provide a brief summary of the data set. The American Community Survey (ACS) helps local officials, community leaders, and businesses understand the changes taking place in their communities. It is the premier source for detailed population and housing information about our nation.
	What was the purpose for developing this data set? The American Community Survey (ACS) helps local officials, community leaders, and businesses understand the changes taking place in their communities. It is the premier source for detailed population and housing information about our nation.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2017
	Briefly describe the methodology for the data collection. Random sample survey.
	Describe the total population from which the sample was taken. The U.S. Population
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The U.S. Population
	Data Source Name U.S. Census Bureau Quarterly Workforce Indicators
List the name of the organization or individual who originated the data set. U.S. Census Bureau Quarterly Workforce Indicators (QWI), 4th Quarter 2017	

<p>Provide a brief summary of the data set.</p> <p>he QWI are a set of 32 economic indicators including employment, job creation/destruction, wages, hires, and other measures of employment flows. The QWI are reported based on detailed firm characteristics (geography, industry, age, size) and worker demographics (sex, age, education, race, ethnicity) and are available tabulated to national*, state, metropolitan/micropolitan areas, county, and workforce investment areas (WIA). The QWI are unique in their ability to track both firm and worker characteristics over time – enabling analyses such as a longitudinal look at wages by worker sex and age across counties, ranking job creation rates of young firms across NAICS industry groups, and comparing hiring levels by worker race and education levels across a selection of metropolitan areas.</p>
<p>What was the purpose for developing this data set?</p> <p>he QWI are a set of 32 economic indicators including employment, job creation/destruction, wages, hires, and other measures of employment flows. The QWI are reported based on detailed firm characteristics (geography, industry, age, size) and worker demographics (sex, age, education, race, ethnicity) and are available tabulated to national*, state, metropolitan/micropolitan areas, county, and workforce investment areas (WIA). The QWI are unique in their ability to track both firm and worker characteristics over time – enabling analyses such as a longitudinal look at wages by worker sex and age across counties, ranking job creation rates of young firms across NAICS industry groups, and comparing hiring levels by worker race and education levels across a selection of metropolitan areas.</p>
<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2017 4th Quarter</p>
<p>Briefly describe the methodology for the data collection.</p> <p>he QWI are a set of 32 economic indicators including employment, job creation/destruction, wages, hires, and other measures of employment flows. The QWI are reported based on detailed firm characteristics (geography, industry, age, size) and worker demographics (sex, age, education, race, ethnicity) and are available tabulated to national*, state, metropolitan/micropolitan areas, county, and workforce investment areas (WIA). The QWI are unique in their ability to track both firm and worker characteristics over time – enabling analyses such as a longitudinal look at wages by worker sex and age across counties, ranking job creation rates of young firms across NAICS industry groups, and comparing hiring levels by worker race and education levels across a selection of metropolitan areas.</p>
<p>Describe the total population from which the sample was taken.</p> <p>The U.S. Population</p>
<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The U.S. Population</p>



Executive Summary

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

1. Introduction

The City of Thornton became a Community Development Block Grant (CDBG) entitlement jurisdiction in 2010 and is eligible to receive federal CDBG funds each year. This grant is designed to provide for the needs of low and moderate income families through the support of housing, economic development, public facility and infrastructure projects, and public service programs.

The U.S. Department of Housing and Urban Development (HUD) requires entitlement jurisdictions to submit a long-term strategic plan every five years; it is called the Consolidated Plan. This plan identifies the community's housing and development needs, funding priorities, goals, and objectives. It also provides strategies for achieving those goals and stipulates how federal funds will be allocated to

housing and community development activities. It contains four parts:

- An analysis of demographic and economic conditions in the city;
- A review of housing conditions and affordability;
- A list of housing and community development needs as identified by the public; and
- An Annual Action Plan which includes the projects the entitlement desires to fund in the following year and the actions that will be taken to address homelessness, overcome barriers to affordable housing, increase residents' ability to be self-sufficient, and further fair housing.

As a CDBG entitlement jurisdiction and participating grantee of Home Investment Partnerships Program (HOME) funds through the Adams County Urban Consortium, [Commerce City](#), Thornton, and Westminster are considered 'participating grantees'. Adams County is considered the 'lead grantee' and is responsible for submitting the final collaborative plan on behalf of Adams County, Westminster and Thornton. Each entity is responsible for completing specific sections of the Plan.

To develop Thornton's sections of the Consolidated Plan, Thornton hired Western Economic Services, LLC to collect and analyze demographics, economic conditions, and information on housing in Thornton. All the qualitative and quantitative housing data was packaged into Thornton's 2019 Housing Needs Assessment, which includes the Analysis of Impediments to Fair Housing Choice, and is posted at <https://www.thorntonco.gov/community-connections/Documents/grant-resources/2019-hna-ai.pdf>. Also, Thornton staff coordinated an extensive public input process to identify and prioritize the needs of the low-income population.

This section of the 2020-2024 Consolidated Plan was prepared in accordance with 24 Code of Federal Regulations Part 91. In addition, staff used "A Desk Guide for Using IDIS to Prepare the Consolidated Plan, Annual Action Plan and CAPER/PER" document provided by HUD to assist in completing the content of this plan. City staff followed the public input process identified in the Citizen Participation Plan to meet HUD's public input requirements.

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

Through community and stakeholder input and completion of the Housing Needs Assessment and Analysis of Impediments to Fair Housing Choice, Thornton has identified five priority needs and six goals for the five-year Consolidated Plan period. A list of needs and goals identified in the strategic plan appear below. Priority needs are described in detail in section SP-25 of this plan, and goals, including expected outcomes, are described in detail in section SP-45.

Priority Needs	Goals
Create and preserve housing affordability, accessibility, and quality	Increase and retain affordable units
Foster equitable access to city and neighborhood amenities and services	Improve existing owner-occupied units

Assist people who are experiencing homelessness and at-risk of homelessness	Expand home ownership opportunities
Assist populations with special needs	Provide homeless prevention and supportive services
Affirmatively further fair housing choice	Provide improvements to public facilities
	Provide increased public services

Table 81 - Priority Needs and Goals

3. Evaluation of past performance

Thornton identified four goal categories through its 2015-2019 Consolidated Planning process. These categories were: Affordable Housing, Public Facilities and Infrastructure, Public Services including Homeless and Non-Homeless Special Needs, and Economic Development. Each Consolidated Plan covers five Program Years. Thornton recently completed the fifth Program Year of the 2015-2019 Consolidated Plan period, which ended on June 30, 2020. Some highlighted outcomes from program years one through five include:

Affordable Housing: 1,003 households have been assisted through direct homebuyer assistance, single-family homeownership repairs, multi-family development/rehabilitation, and homeowner energy efficiency upgrades.

Public Facilities and Infrastructure: 64,366 persons have been assisted through public facility and infrastructure improvements. These improvements, all in low to moderate income areas, include: sewer/water installation, streetscape improvements, health facility upgrades, a facility for abused and neglected children, and drainage infrastructure.

Public Services: 1,813 persons were assisted through public services including homelessness prevention and supportive services to seniors.

4. Summary of citizen participation process and consultation process

HUD requires entitlement jurisdictions to provide opportunities for citizen participation in developing the Consolidated Plan. Citizen participation efforts that guided the development of the 2020-2024 Consolidated Plan included community listening sessions, a resident survey, the Housing Needs Assessment, stakeholder consultations, one public hearing, and a 30-day public comment period for the Draft Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. The consultation and citizen participation processes are described in detail in sections PR-10 and PR-15 of this plan.

5. Summary of public comments

Thornton will hold a 30-day public comment period from July 23rd to August 24th. After the conclusion of the public comment period, Thornton will hold a public hearing on August 25th. A notice of the public

comment period and public hearing was published in the Northglenn-Thornton Sentinel on July 23rd which provided residents with information on how to submit comments to the draft Consolidated Plan and 2020 Annual Action Plan, as well as instructions on how to participate in the public hearing. All public comments and staff responses will be provided to HUD with the submission of this Plan.

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

All comments received during plan development and during the draft plan public comment period will be accepted and taken into consideration in developing the final Consolidated Plan.

7. Summary

Thornton's 2020-2024 Consolidated Plan identifies housing and community development needs, analyzes market conditions, and provides a framework for making data-driven, place-based investment decisions for utilizing CDBG funds. Thornton's HUD entitlement CDBG funding allocations for Program Year 2020 and projected allocations for the five-year Consolidated Plan period are described in SP-35. It should be noted that entitlement funding allocations vary from year to year, and so the estimated five-year allocation is solely based on the allocation for the first program year.

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	THORNTON	Parks, Recreation, and Community Programs Dept

Table 82– Responsible Agencies

Narrative

The Community Connections Division within the City of Thornton is responsible for preparing Thornton’s sections of the Consolidated Plan, administering Thornton’s CDBG funds, and ensuring compliance with Federal regulations. Division staff present projects to City Council each year and reports regularly on the status of activities that are completed to address homelessness, affordable housing, community development, public services, and fair housing. This division resides within the Parks, Recreation, and Community Programs Department. Staff from the Finance, Contracts Administration, and Legal Departments provide support, as necessary. City Council approves projects, plan submittal to HUD, and substantial amendments to plans; the City Manager or the Director of Parks, Recreation, and Community Program authorizes various reports to HUD.

Consolidated Plan Public Contact Information

Adam Lyons - Grant and Housing Supervisor

720-977-5812

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Collaborating with private and nonprofit service providers, advocacy agencies, housing developers, and other key stakeholders that serve the low-income population creates a stronger force for addressing issues such as homelessness or near-homelessness. Collaboration and consultation is also at the core of the Community Connections Division's mission. For this reason, Thornton consulted with agencies that serve vulnerable populations during the public participation process in an effort to collect an accurate definition of the needs of the low-income and special populations and to confirm Thornton's desire to coordinate on future solutions to issues experienced by these populations.

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)).

Community Connections and, formerly, Neighborhood Services staff spent several months speaking with housing, health, and education providers and internal city departments when compiling information for the Housing Needs Assessment and the Consolidated Plan. The goal of the consultations was to determine the needs in the community that were not being adequately addressed and ways in which coordination between the entities could be enhanced.

Moving forward, Thornton will continue to be an active participant in regional efforts with public and private housing, health, and social service agencies in order to keep abreast of changing demographics, new trends, patterns or programs that impact vulnerable populations, and ideas to overcome challenges low-income people face in Thornton. This includes the regional planning initiatives by the Denver Regional Council of Governments, connecting residents with businesses and nonprofit organizations, and supporting efforts that help low and moderate income residents become more self-sufficient. Thornton will continue to collaborate with local agencies and businesses to assist in developing a community that supports people of all incomes. Community Connections will also continue collaboration efforts with other city departments that work with partner agencies or provide services to specific populations like the Victims Advocate Division, Thornton's Police Department's High Density Housing Unit, and Code Enforcement. The Thornton Partnership for Multifamily Communities has been very successful in increasing communication efforts between Police, Community Connections, and housing managers of apartments and manufactured home parks. In addition, Community Connections will continue to coordinate meetings between other city staff and affordable housing developers, nonprofits, and service providers who are looking to expand their presence in Thornton.

In addition to CDBG funding, Thornton provides city general funds (local taxpayer dollars) to local nonprofit organizations to serve low-income and vulnerable populations through Thornton Assistance

Funds (TAF). In Fiscal Year 2019, \$150,000 was awarded in competitive grants to local public service agencies that provide basic needs and support self-sufficiency of Thornton residents. The consultations and collaborations as a result of the TAF process provides the city with valuable insights into the operations of several local service providers as well as further defines the needs, eligibility criteria, and barriers to service for their clients.

As the administrator of the Thornton CDBG funds, Community Connections will proactively reach out to organizations and departments that have or are considering projects intended to fill an unmet need to discuss how CDBG or other funding mechanisms might be used to assist with their activities. Also, staff will explain the processes and requirements associated with different funding options. This will help to increase the capacity of the local agencies to serve the low and moderate income populations.

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

Staff keep abreast of local homeless programs, services, and outreach efforts through the Metro Denver Homeless Initiative (MDHI), the Continuum of Care provider for a seven-county area including Adams County. Community Connections views its role as a promoter and supporter of efforts to help people, nonprofit organizations, and private organizations connect into this system. Community Connection staff continue to be active participants in the Adams County Coalition for the Homeless and serves in leadership roles for the county collaborative efforts for the Point in Time count and many other county-wide homelessness initiatives.

Thornton supports public and nonprofit initiatives to address homelessness. There is political support for these efforts; the Metro Mayor Caucus, of which the City of Thornton Mayor is a member, has defined homelessness as a topic they want to address in their communities. In the past, the city participated in the Homeless to Home Partnership meetings between local residents experiencing homelessness, housing providers, school district liaisons, and municipalities. These meetings lead to the creation of the Adams County Coalition for the Homeless (ACCH). ACCH is a network of community partners collaborating on housing and homelessness issues and solutions so that our community embraces safe, stable, healthy, and accessible housing for everyone so that homelessness is rare, brief, and one-time. In addition, Thornton amended the city code to allow for churches involved with the Adams County Cold Weather Care program to shelter people overnight on an emergency basis. Community Connections has developed homeless resource and housing brochures and a special section of the website is dedicated to listing basic need resources, such as food, health, housing, and transportation. Staff are also available to assist individuals in need by phone, email, or in person.

In addition, Community Connections leads Thornton's internal homelessness taskforce which brings together several city departments including Police, Code Enforcement, Legal, Parks, and Fire to share data, provide program updates, and strategize best practices for preventing and eliminating homelessness.

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

This section is not applicable because the City of Thornton does not receive Emergency Solutions Grant (ESG) funds.

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

Table 83– Agencies, groups, organizations who participated

1	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Thornton consulted with several Adams County departments including, Community and Economic Development and Community Safety and Well-Being. Staff from the City's Community Connections Division regularly consult with County staff to collaborate on homelessness initiatives, including regional Point in Time count efforts, affordable housing, and community development. The City and County will continue to work together to determine how best to address the regional needs and leverage support and resources.
2	Agency/Group/Organization	Maiker Housing Partners (Adams County Housing Authority)
	Agency/Group/Organization Type	PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan. Community Connections works with staff from Maiker Housing Partners regularly to partner in the construction of new or rehabilitation of existing affordable housing, to provide emergency rent/mortgage and utility assistance, and on developing programs that move people towards self-sufficiency.
3	Agency/Group/Organization	Archway Housing & Services
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.
4	Agency/Group/Organization	Aurora Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.
5	Agency/Group/Organization	BRIGHTON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.
6	Agency/Group/Organization	Brothers Redevelopment, Inc. (BRI)
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan. Community Connections works with staff from Brothers Redevelopment, Inc. regularly to partner in the rehabilitation of existing affordable housing units as part of the City's Home Repair Programs.
7	Agency/Group/Organization	Colorado Coalition for the Homeless
	Agency/Group/Organization Type	Services - Housing Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan. In addition, Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs of the Consolidated Plan.
8	Agency/Group/Organization	Colorado Community Land Trust
	Agency/Group/Organization Type	Housing Services - Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.
9	Agency/Group/Organization	Community Resources and Housing Development Corp.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan. Community Connections staff coordinate with CRHDC to provide monthly home-buyer education workshops in Thornton. In addition, CRHDC is a past sub-recipient of CDBG funds and Community Connections regularly consult with this agency to provide greater opportunities for affordable housing in Thornton.
10	Agency/Group/Organization	DelWest
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.
11	Agency/Group/Organization	Commerce City Housing Authority Board
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.
12	Agency/Group/Organization	HomeAid Colorado
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.
13	Agency/Group/Organization	Mercy Housing, Inc.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.
14	Agency/Group/Organization	Metro West Housing Solutions
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.
15	Agency/Group/Organization	THISTLE COMMUNITY HOUSING
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.

16	Agency/Group/Organization	Urban Land Conservancy
	Agency/Group/Organization Type	Housing Services - Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.
17	Agency/Group/Organization	St. Charles Town Company
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.
18	Agency/Group/Organization	DEL NORTE NEIGHBORHOOD DEVELOPMENT CORP.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2020 - 2024 Consolidated Plan.
19	Agency/Group/Organization	A Precious Child
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
20	Agency/Group/Organization	Amazing Grace Food Bank
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
21	Agency/Group/Organization	Adams County Emergency Food Bank
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
22	Agency/Group/Organization	FISH of Westminster, Inc
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
23	Agency/Group/Organization	Food Bank of the Rockies
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
24	Agency/Group/Organization	Food for Hope
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
25	Agency/Group/Organization	Adams County Coalition for the Homeless
	Agency/Group/Organization Type	Services - Housing Services-homeless Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections staff are active participants in the coalition and collaborates to determine the priority needs identified in the Consolidated Plan.
26	Agency/Group/Organization	Project Angel Heart
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
27	Agency/Group/Organization	Thornton Community Food Bank
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
28	Agency/Group/Organization	CLINICA FAMILY HEALTH SERVICES
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan. In addition, Clinica Family Health Services is a current CDBG sub-recipient and Community Connections staff regularly consult with this agency to determine priority needs identified in the Consolidated Plan.
29	Agency/Group/Organization	Colorado Health Network
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
30	Agency/Group/Organization	Ensign Skills Center
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
31	Agency/Group/Organization	Kids First Health Care
	Agency/Group/Organization Type	Services-Children Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
32	Agency/Group/Organization	Kids in Need of Dentistry
	Agency/Group/Organization Type	Services-Children Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
33	Agency/Group/Organization	Ralston House
	Agency/Group/Organization Type	Services-Children Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
34	Agency/Group/Organization	Ray of Hope Cancer Foundation
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.

35	Agency/Group/Organization	Reaching HOPE
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
36	Agency/Group/Organization	Every Child Pediatrics
	Agency/Group/Organization Type	Services - Housing Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
37	Agency/Group/Organization	The Rocky Mountain Multiple Sclerosis Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Health Agency Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
38	Agency/Group/Organization	There With Care
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
39	Agency/Group/Organization	THIRD WAY CENTER, INC.
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Health Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
40	Agency/Group/Organization	VUELA for Health
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
41	Agency/Group/Organization	ACCESS HOUSING INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
42	Agency/Group/Organization	Cold Weather Care
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
43	Agency/Group/Organization	GROWING HOME, INC.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
44	Agency/Group/Organization	Urban Peak
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
45	Agency/Group/Organization	Audio Information Network of Colorado
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan. In addition, this agency provides small cell broadband installations and the city collaborates with this agency to bridge the digital divide, especially among the city's elderly and disabled population.
46	Agency/Group/Organization	Court Appointed Special Advocates Adams/Broomfield
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
47	Agency/Group/Organization	Center for People with Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
48	Agency/Group/Organization	FAMILY TREE, INC
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
49	Agency/Group/Organization	Colorado Youth for a Change
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
50	Agency/Group/Organization	HOPE House
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
51	Agency/Group/Organization	Joyful Journeys Community Enrichment
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
52	Agency/Group/Organization	Lutheran Social Services of Colorado
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
53	Agency/Group/Organization	Mile High United Way
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
54	Agency/Group/Organization	Reach Out and Read Colorado
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
55	Agency/Group/Organization	SENIOR HUB
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through TAF to determine the priority needs identified in the Consolidated Plan.
56	Agency/Group/Organization	Senior Resource Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Community Connections interviewed this agency as part of the Thornton Assistance Funds (TAF) process and collaborates with the agency on programs funded through both TAF and CDBG funds to determine the priority needs identified in the Consolidated Plan.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

No organizations were intentionally excluded from the consultation process. In addition, during the development of the Housing Needs Assessment, the consultant reached out to developers, real estate representatives, school districts liaisons, nonprofits, and housing professionals.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative (MDHI)	Similar to the City of Thornton's strategic plan, MDHI's goals are aimed at supporting at-risk and currently homeless individuals and families by increasing: The availability of stable housing; The incomes of individuals through employment by addressing the challenges/benefits of employment, improving coordination with local workforce centers and developing a data base of employment specialists and employment projects; The number of participants obtaining mainstream benefits; and Support to and coordination of agencies that regularly discharge people into homelessness (i.e. foster care, mental health, health agencies, etc.). The specific goals established by MDHI based on input from the seven counties include: Target resources for populations in need; Identify resources to better meet supportive service needs; Stronger regional data; Increase regional coverage of Notice of Funding Availability (NOFA) grant services; Improve access to resources/establish front door efficiencies; and Increase housing resources.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Station Area Master Plans (STAMP)	City of Thornton - Policy Planning	The city's Station Area Master Plans analyze the needs around the proposed commuter rail stations in Thornton. Based on information obtained through qualitative and quantitative data, including public input, the plans outline the most beneficial and comprehensive land uses including a mix of housing and facilities for each of the stations. Two of the stations fall within the CDBG-eligible neighborhoods and include vacant parcels that could provide additional housing opportunities, community facilities or schools for the low-income population.
Comprehensive Plan	City of Thornton - Policy Planning	The Comprehensive Plan is currently under a major rewrite for 2020 and overlaps with the Consolidated Plan by establishing major strategies and key policies for Thornton's neighborhoods, future jobs, and potential amenities for city residents. It also serves as an advisory document for development in the city. This Plan gives a broad overview of how the city will grow, and where future development or redevelopment will occur.

Table 84– 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))

Thornton worked with Adams County and other county municipalities to coordinate outreach efforts in obtaining public input and conducting consultation. The jurisdictions co-facilitated outreach efforts in an attempt to diminish overlap and expand the outreach provided to the community. This includes a county-wide housing and economic needs resident survey, sharing data and information that was gathered at community events and public meetings, and collaboration on a variety of affordable housing and homelessness initiatives. The entities also shared information, data, and reports obtained through each respective jurisdiction's research to ensure that there was not duplication of efforts and that information between jurisdictions was not contradictory.

Looking towards the future, Thornton will continue coordination with Adams County and local municipalities to evaluate the needs of the community and where commonalities exist, as well as collaborating on funding to ensure all residents living in the county have access to the same service. In the past, Thornton and Federal Heights, a city that shares a border with Thornton, used CDBG funds to complete a project that crossed jurisdictional boundaries. Thornton is open to taking part in a collaborative process should the opportunity present itself again.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Thornton made a concerted effort to ensure the participation of low-income and special needs individuals in the development of the Consolidated Plan and Annual Action Plan. The efforts were conducted over the span of more than 18 months in an attempt to get a comprehensive and accurate gauge of the true needs in the Thornton community. The first effort was during the development of the 2019 Housing Needs Assessment which included multiple surveys and interviews with key stakeholders as well as an evaluation of the housing and community development data from a wide variety of sources. The second effort focused around the needs of the low-income population and included a series of public outreach efforts that primarily focused on resident input with a secondary focus on the consultation with service providers. Both of these efforts provided the city with a comprehensive data set that represented both qualitative and quantitative information. The priority survey that was completed by residents during the outreach efforts helped to set the stage for developing the priority needs which in turn were used to develop the goals and objectives for the CDBG program over the next five years. The third effort was the public hearing and public comment period for the Consolidated Plan and Annual Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Resident Survey	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>The city conducted a city-wide survey in English and Spanish for the Housing needs Assessment. Six hundred eighty seven responses were received.</p> <p>THORNTON</p>	<p>Out of the 687 respondents that completed the survey, 28.2 percent were between the ages of 55 and 65, 24.3 percent were between the ages of 65 and 75, and 17.2 percent were between the ages of 30 and 45. Over 91.4 percent of respondents are homeowners, versus 4.2 percent who rent, and 4.4 percent that did not answer the question. A vast majority of respondents only have one family living in their home, and 8.2 percent of respondents have two families living in the home. Only 1.5 percent have three families living in the home,</p>	<p>All survey responses were accepted and included in the Housing Needs Assessment.</p> <p>310</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Resident Survey	Employers	The City of Thornton Employer Survey was conducted in late 2018 via telephone interview and included 20 employers from the city. This survey gathered feedback on the perceived need for workforce housing in the city.	Out of the 20 respondents from the survey, some nine companies had between six and 15 people employed, five had less than five people employed, three had between 16 and 25 people employed, two had between 101 and 250 people employed, and one had between 501 and 1,000 people employed.	All survey responses were accepted and included in the Housing Needs Assessment.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	<p>A public input meeting was held on January 31, 2019. This meeting was held to provide residents and stakeholders preliminary information gathered for the Analysis of Impediment (AI) and offer and opportunity to provide feedback and insight into fair housing in the city.</p>	<p>Need for a variety of housing units that meet a variety of incomes; Many working households are spending more than 30 percent of their income on housing; Rental prices are not affordable as well; Zoning should be looked at to allow for more multifamily housing; The Thornton workforce cannot live in Thornton; NIMBYism (Not In My Back Yard) continues to be a challenge.</p>	<p>All comments were accepted and included in the Analysis of Impediments to Fair Housing Choice.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Residents of Public and Assisted Housing Affordable Housing Developers	During this input session, the Mayor of Thornton asked questions of local housing professionals, ranging from nearby housing authority managers to for profit developers.	The discussion focused how often times the community will come together to shut down an Affordable Housing project that they believe will affect their neighborhood, or their property values. There was a general agreement that community education is critical to increasing the support for Affordable Housing projects. When the community hears "affordable" they think "transient" and assume that this development will be full of drugs, crime, and homelessness. What the community needs to realize, according to these stakeholders, is that	All comments were accepted and included in the Housing Needs Assessment and Analysis of Impediments to Fair Housing Choice.	

Consolidated Plan

THORNTON

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Resident Survey	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	A county-wide resident survey, available in print and online formats in both English and Spanish, received a total of 1,708 response, of which 525 were from Thornton residents.	This survey captured resident demographics, housing status and housing/community development needs.	A minimal amount of surveys were received from non-Adams County residents and where not included in the survey analysis.	
6	Public Hearing	Non-targeted/broad community	Thornton will hold a public hearing on August 25th, 2020 to provide residents with an additional opportunity to weigh in on the draft Consolidated Plan and 2020 Annual Action Plan.	A summary of comments received at the public hearing will be included with the submission of this plan to HUD.	All public comments will be accepted into this plan and submitted to HUD.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Newspaper Ad	Non-targeted/broad community	Thornton will publish a notice of the 30-day public comment period and public hearing in the Northglenn-Thornton Sentinel newspaper. This notice will provide residents will instructions on how to submit comments and information on how to attend the public hearing.	A summary of comments received at the public hearing will be included with the submission of this plan to HUD.	All public comments will be accepted into this plan and submitted to HUD.	

Table 85– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Thornton is the most populous city in Adams County, and the sixth most populous in the state. Located approximately ten miles north of downtown Denver and adjacent to Interstate 25, Thornton has easy access to various transportation routes. It continues to be an affordable place to live with families making up the largest composition of the community.

Thornton has many opportunities for future development with five of the six commuter rail stops coming into the city and many large parcels of land being evaluated for new residential and commercial development. Thornton will monitor how this growth will impact the needs of the low-income community through the Annual Action Plans and end of year reports that are submitted to HUD.

The primary housing needs and challenges facing Thornton, as identified in the Housing Needs Assessment and through feedback from the Thornton community, fell into the following categories:

1. Unmet housing needs for many households. This represents existing households with a housing problem, especially those with cost burdens. Over 14,000 households had a cost burden (housing costs greater than 30 percent of household income) or severe cost burden (housing costs greater than 50 percent of household income) in 2017, representing 32.2 percent of the population. Renters are even more strongly hit, with 51.6 percent experiencing a cost burden.
2. Increased demand for rental/multifamily housing. The rate of renting has increased in Thornton over the past decade. Since homeownership is declining, the need for additional rental units will be necessary to accommodate rental households.
3. Demand for both rental units and homeownership housing over the forecast horizon. Rising housing prices, coupled with a low rental vacancy rate with high rental rates, are reflective of the growth that Thornton has already experienced. Thornton is expected to grow to over 66,000 households by 2040. Assuming the existing forecast is accurate, there are expected to be an additional 5,000 renter households and 12,000 owner households. Over 6,300 of these new households are expected to be low to moderate income households.
4. Need for new construction. The population is expected to rise by 17,000 households by 2040. The current rate of production is around 1,000 units per year. At this rate, the growing housing stock will be able to accommodate new residents. However, housing units must be available in a range of price points in order to accommodate all income levels and the 6,300 low to moderate income households expected by 2040.

5. Aging population. Thornton is experiencing an increase in the number of senior citizen households in the city. As this population continues to grow, it will increase the need for renovations of existing housing stock, as well as the need for senior housing facilities with access to services.

6. Concentrated Housing Problems. Housing problems are concentrated in the southern part of the city, particularly in Ward 1.

Since many of these findings are tied directly to the private real estate market, Thornton will need to explore various means to address these challenges. Ideas could include supporting agencies that provide subsidized housing through tenant based rental assistance or housing vouchers; funding down payment assistance programs; educating residents on the housing resources that are available to them; and incentivizing developers to provide affordable housing in the northern area of Thornton located near transit, employment and supportive services. Thornton will build upon existing relationships as well as develop new ones with agencies that can help address these needs.

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

Describe the jurisdiction's need for Public Facilities:

The results of the public input and consultation process indicated the need for better access to parks and recreation in Thornton's low income areas, facilities that provide services and programming for seniors, and a centralized location for low income residents to apply for public services/assistance and build self-sufficiency through on-site job training, life skill coaching, financial literacy courses, and homebuyer education workshops.

Significant public facility upgrades are already underway such as the newly constructed Active Adult Center which is located just to the north of several of the city's low-moderate income census tracts. This new facility will open in the summer of 2020 and will continue to provide much needed programs and resources for Thornton's aging community. In addition, the Community Connections division will occupy the former Active Adult Center site, which is in the heart of Original Thornton and in a community that is predominantly made up of both low to moderate income residents and the city's minority populations. This new neighborhood service center will provide a vast array of resources and services to this community and will serve as a central hub for residents to apply for assistance programs, including CDBG-funded programs offered by the city.

Further, Thornton's 2020 update to its Comprehensive Plan outlines several of Thornton's public facility needs, such as: the inclusion of art in public places, facilities, infrastructure, private developments to enhance the community's cultural vitality and vibrancy; create and expand upon existing city recreational programs and activities to establish additional affordable opportunities that meet the needs of residents of all ages, including families and youth; opportunities and proper accommodations to ensure recreational programs are accessible and available to persons with disabilities and/or special needs; continue to expand, enhance, and provide linkages between the city's parks, trails, and open space system to establish a well-connected greenway system; and to ensure that a broad range of accessible parks, open space and recreational facilities are equitably distributed throughout Thornton.

How were these needs determined?

These needs resulted from the results of the priority needs survey, consultation and collaboration with local service providers, and meetings with residents in the preparation of this plan and the city's updated Comprehensive Plan.

Describe the jurisdiction's need for Public Improvements:

The results of the public input and consultation process indicated the need for the following types of facilities to serve low and moderate income Thornton residents: safe neighborhoods through public

improvements such as the installation of sidewalks, improved flood and drainage infrastructure, and expanded access to transportation services.

The neighborhoods most in need of these improvements are located in southern Thornton and have outdated infrastructure that may not meet the capacity needed today and require replacement. Needed improvements should focus on safety, such as lighting, removing tripping hazards, accessibility for those in wheelchairs, and adequate drainage that can decrease the chance of flooding. Major improvements to transportation access are well underway, with the anticipated opening of the Regional Transportation District (RTD) North Line (N Line) in the Fall of 2020. This line will serve residents in south Thornton through two commuter rail stops, with a third just south of Thornton in Commerce City.

How were these needs determined?

These needs resulted from the results of the priority needs survey, consultation and collaboration with local service providers, and meetings with residents in the preparation of this plan and the city's updated Comprehensive Plan.

Describe the jurisdiction's need for Public Services:

The Thornton Assistance Fund program, which provides city general funds to meet the basic needs of residents and promote self-sufficiency, allows Thornton the opportunity to consult and collaborate with several of the region's public service providers. This program seeks to maximize Thornton residents' ability to access public service providers in the realms of food access, housing, health care, and human services. One goal of this program is to fill public service gaps and to partner with other providers to expand services and offerings to engage underrepresented groups and growing populations, such as people with disabilities, at-risk youth, working families, seniors, homeless or near-homeless, and members of the Latino and other ethnic-minority communities. Thornton's creation of the Community Connections division, which will soon open a neighborhood service center in close proximity to several low and moderate income census tracts, will also be a valuable asset in providing Thornton residents access to public services.

How were these needs determined?

These needs resulted from the results of the priority needs survey, consultation and collaboration with local service providers, especially those funded with Thornton Assistance Funds, and meetings with residents in the preparation of this plan and the city's updated Comprehensive Plan.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The population in Thornton has expanded at a relatively fast rate over the last 17 years, rising from 82,506 people in 2000 to 136,978 in 2017. The population in Thornton is also aging, with those aged 55 and older growing at a faster rate than the rest of the population. The racial and ethnic make-up of Thornton is shifting as well. The Hispanic population has grown by over 141 percent, or almost 25,000 people between 2000 and 2016, while the white non-Hispanic population grew by 37.7 percent. The Asian population has also grown to account for more than 5.0 percent of the population in 2017.

The labor force in Thornton has continued to grow in recent years, reaching 75,021 in 2017. Unemployment in Thornton has followed a similar pattern to the State of Colorado, falling over the past few years. By 2017, the unemployment rate in Thornton was 2.8 percent. However, the COVID-19 pandemic has had severe impacts on Thornton's workforce. Unemployment rates in Thornton reached a record-high of 11.3%, although, at the time of this plan's publication, unemployment numbers are beginning to fall as Thornton's economy slowly reopens.

The poverty rate in Thornton has decreased from 9.9 percent in 2010 to 8.2 percent in 2016. There were an estimated 10,570 persons living in poverty in 2016, some 375 of which were senior citizens and 1,367 were children under the age of 6. The housing stock in Thornton rose 53.9 percent between 2000 and 2016, from 29,481 units in 2000 to 45,973 units in 2017. Homeownership in the area declined over the period, from 77.7 percent to 70.3 percent in 2010. Single-family units accounted for 72.1 percent of units in 2017.

Production peaked in 2001 at 2,381 units before falling to a low of 240 units in 2009. This grew again to 1,034 units in 2017. In recent years, single-family unit production has greatly outpaced multi-family units. The real value of single-family building permits increased from \$246,912 in 2011 to \$359,399 in 2017. Single-family units' median values were highest in the northern part of the city in Wards 3 and 4. Rental prices were also highest in these areas.

Households that experience one or more of the housing problems are considered to have unmet housing needs, including overcrowding, incomplete plumbing or kitchen facilities, and cost burdens. The most common housing problem was cost burden, and 32.2 percent of households in 2017 had a cost burden. Renters were even more heavily impacted, with some 51.6 percent of renters were cost burdened or severely cost burdened.

The Housing Needs Survey found that there is a need for a variety of housing types in the city, that residents value close proximity to groceries and parks and trails, and there may be a continued need for senior and accessible housing in the city.

The Employer Survey found that many employees in the city do not live in the city. This seems to also be true for many residents that commute out of the city for work. The availability of housing in the city may not meet the needs of the current workforce. To balance this, Thornton's City Council pass a resolution in 2017 that called for a .75 jobs-to-housing ratio.

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

Introduction

With over 140,000 people, Thornton is the 6th largest city in Colorado. Thornton plans to grow to approximately 250,000 people and is well-prepared for this future growth, having invested hundreds of millions of dollars in infrastructure in the city, including a water project that will provide Thornton with all the water it needs for future growth.

Thornton is located primarily on the east side of I-25 between 84th Avenue and Highway 7. With over 1,400 acres of developable commercial land along the I-25 corridor, Thornton offers plentiful opportunities for commercial development and is easily accessible with its eight interchanges along I-25, three along E-470, and close proximity to I-70, US 36, and Denver International Airport (20 minutes). Thornton is located just 10 miles north of downtown Denver and within 1 hour of the Rocky Mountains' world-class outdoor recreation. The city will soon be located along the North Line of the FastTrack's transit network and will have 3 stations here. The North Line is set to open in the fall of 2020.

Thornton is seeing incredible commercial activity. Recent openings include a 2M+ sq. ft. Amazon Sort and Robotics Center, the 350,000 sq. ft. Simon Premium Outlets, and a new Topgolf facility. Development activity in Thornton is at an all-time high.

There are nine major universities and colleges located within a 45-mile radius of the community, as well as numerous smaller institutions of higher learning. In addition, Thornton businesses have access to a metro Denver workforce exceeding 2 million.

This section provides an overview of employment, workforce characteristics, and earnings in Thornton. The data presented were pre-populated by the HUD eCon Plan tool, using 2011-2015 American Community Survey, and supplemented with Thornton's most recent economic development data.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,127	11	2	0	-2
Arts, Entertainment, Accommodations	6,857	3,890	13	19	6

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Construction	4,906	1,281	10	6	-4
Education and Health Care Services	7,418	4,601	15	23	8
Finance, Insurance, and Real Estate	3,368	965	7	5	-2
Information	1,584	402	3	2	-1
Manufacturing	5,054	1,046	10	5	-5
Other Services	1,791	728	4	4	0
Professional, Scientific, Management Services	5,819	1,153	11	6	-5
Public Administration	0	0	0	0	0
Retail Trade	6,648	5,205	13	26	13
Transportation and Warehousing	2,708	163	5	1	-4
Wholesale Trade	3,716	687	7	3	-4
Total	50,996	20,132	--	--	--

Table 86 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	70,010
Civilian Employed Population 16 years and over	65,405
Unemployment Rate	6.58
Unemployment Rate for Ages 16-24	23.11
Unemployment Rate for Ages 25-65	4.42

Table 87 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	15,415
Farming, fisheries and forestry occupations	2,985
Service	6,855
Sales and office	16,390
Construction, extraction, maintenance and repair	7,040
Production, transportation and material moving	3,520

Table 88 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,060	50%
30-59 Minutes	25,720	42%
60 or More Minutes	4,725	8%
Total	61,505	100%

Table 89 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,660	475	2,170
High school graduate (includes equivalency)	13,595	985	3,385
Some college or Associate's degree	18,935	1,030	3,295

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	16,750	555	2,015

Table 90 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	234	1,025	830	1,505	665
9th to 12th grade, no diploma	1,490	1,659	1,205	2,075	915
High school graduate, GED, or alternative	3,975	4,685	4,625	8,675	3,720
Some college, no degree	4,075	4,795	4,530	7,130	2,330
Associate's degree	495	2,175	2,195	2,475	664
Bachelor's degree	689	4,760	4,345	4,575	1,150
Graduate or professional degree	170	1,055	2,265	2,330	895

Table 91 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	51,410
High school graduate (includes equivalency)	88,700
Some college or Associate's degree	92,681
Bachelor's degree	116,999
Graduate or professional degree	125,622

Table 92 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The top employment sectors in Thornton, ranked by the highest number of workers, are education and health care services at 7,418, arts, entertainment and accommodations at 6,851, closely followed by retail trade at 6,648. Two of the three largest employers are public sector organizations: Adams 12 Five Star Schools and the City of Thornton (as identified in the Major Employers table below), with the new Amazon distribution center ranking 2nd with 2,300 jobs. Thornton’s Economic Development Department focuses on increasing jobs from companies that produce goods and/or services for customers that are predominantly outside the community.

Describe the workforce and infrastructure needs of the business community:

Thornton has limited opportunities for higher paying jobs which could be attributed to the fact that 93% of Thornton residents leave the city to work elsewhere. To address this, the Economic Development Department has focused its efforts on attracting employers that pay higher wages. The city also recognizes that workforce drives most relocation and expansion decisions, so the department offers custom workforce reports using labor market, industry, and demographic data that provide insight into the regional labor market, industries, occupations, demographics, supply chain, workforce trends, economic impacts, skills, and job compatibility.

To further meet the needs of the business community, Economic Development Department has an online, interactive tool that allows potential employers to search the existing commercial and office properties and look through the inventory of land available for future development that are for sale or lease. Not only are these tools beneficial for businesses, they are helpful to nonprofit organizations that may be interested in moving their offices to Thornton.

Almost 80% of the businesses in Thornton are considered small businesses with 20 employees or less. To support the smaller businesses, Thornton provides the Business Improvement Grants (BIG) for physical improvements that will result in the creation and retention of jobs, increased sales revenue, and increased capital investment in Thornton facilities. Other services, such as free commercial graffiti removal, sales use and tax workshops, and incentives for business expansion and job creation, are offered. The city partners with North Metro Small Business Development Center for free one-on-one counseling for small businesses.

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.

Thornton's commercial development is expected to grow during the next five years; this expectation is based on development projects in the planning process currently and the commuter rail line that will open in 2020.

The Grove off I-25 and 144th Avenue is a new retail center that started off with the opening of the Cabela's sport store and has grown to add new stores, including Boot Barn, Firehouse Subs, a gas station and Lazy Boy Furniture. There is still retail space available at this location. This development brought new utilities to this northern area of Thornton and has spurred other developers to submit project plans close to this area, including an outlet mall, Top Golf and a bowling center.

The Regional Transportation District (RTD) is currently completing work on the commuter rail that will run through Thornton. Each of the three rail stops have raw land near it that can be developed. The city has completed station area master plans for transit oriented development around two of the stops. As a result of this future public transportation, land owners at these stops have received several proposals from housing and commercial developers.

To support future growth in jobs, Thornton may refer companies to the Adams County Workforce Center. This agency assists companies in recruiting highly trained and qualified employees. Employers also have access to a diverse set of resources and expertise to assist with customized training and supportive services, bonding services and tax credits, job fairs and postings, recruiting, prescreening and personnel services. Thornton residents who are interested in working for one of these new employers can take advantage of the free services offered at the center, including classes on computer skills, job searches, career assessments, resume writing and effective interview skills.

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

For those members of the current workforce who have higher education and skill sets, companies like Amazon, Intrex Aerospace, US Engineering, Verizon, Avaya and medical companies will provide new opportunities for finding jobs that may fit their experience and salary requirements thus allowing them to live and work in the Thornton community. Some companies like Intrex offer on-the-job training to help build their employee base who may not have the right skill sets yet.

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.

First, the Adams County Workforce Center provides free services as described above. Second, the Economic Development staff promotes the Colorado FIRST program that provides grants to companies that are locating or expanding in Thornton and provides funds to net new hires. For those residents who are seeking a higher education, several options are available. Thornton hosts Everest College with 407 students and Regis Dual Language University with 100 students and offers access to a wide variety of colleges and universities as noted in the Higher Learning Programs attachment below.

Since Community Connections works with many of the nonprofits like Center for People with Disabilities and Arc of Adams County, both of which support people with disabilities through employment training, staff can share these resources with agencies to help increase their capacity and future employment of their clients.

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

Yes

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.

The Economic Development department focuses on a number of areas related to the economic vitality of Thornton. These areas include increasing primary employment in the City, continuing to attract commercial development to provide amenities and revenue, supporting small businesses, and helping to promote revitalization in areas of the City. City Council passed a resolution in 2017 setting a long-term goal of 0.75 jobs per housing unit as an ongoing effort to balance the mixture of jobs and housing in the community. The city also adopted the Economic Development Strategic Plan in April 2014.

Discussion

The labor force in Thornton has continued to grow in recent years, reaching 75,021 in 2017. Unemployment in Thornton has followed a similar pattern to the State of Colorado, falling over the past few years. By 2017, the unemployment rate in Thornton was 2.8 percent. However, during

the development of this plan, Thornton began suffering the effects of the Coronavirus pandemic. Business closures, layoffs, and furloughs resulted in unemployment rates in Thornton reaching a record-high of 11.3%. However, at the time of this plan's publication, unemployment numbers are beginning to decline as Thornton's economy slowly reopens.

Business Name	Product/Service	Employees
Adams 12 Five Star Schools	K-12 Education	4,400 (entire district, not solely Thornton)
Amazon	Distribution	2,300
City of Thornton	City Government	963
North Suburban Medical Center	Full-Service Hospital	850
WalMart Stores	Retail Trade	737
King Soopers	Grocery Stores	503
Appliance Factory Outlet	Distribution	500
The Summit	Entertainment	450
Top Golf	Entertainment	450
Dish Network	Satellite TV & Equipment	400
Home Depot	Retail Trade	320
Avaya, Inc	Telecommunications	310
Safeway Stores	Grocery Stores	308
AMI Mechanical	Commercial Mechanical Contractor	289
Cabela's	Outdoor Recreation Retail	250
Vibra Hospital	Rehabilitation & Long-Term Acute Care	241
Centura Health - Villas at Sunny Acres	Healthcare & Assisted Living	231
McDonald's	Food Service	231
Sam's Club	Retail Trade	230

Table 93 - Thornton's Major Employers

MA-50 Needs and Market Analysis Discussion

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

There are certain areas in Thornton that experienced a higher rate of housing problems than others. These areas are primarily in Ward 1, where census tracts see housing problems at a rate between 55.4 and 60.6 percent. In fact, three census tracts in Ward 1 see housing problems that exceed the disproportionate share, or 10 percentage points higher than the jurisdiction average. No other wards in the city see a disproportionate share of concentrated housing problems.

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

According to HUD, an area of racial and ethnic concentration is defined as where the percentage of persons in a particular race or ethnic group is at least 20 percentage points higher than the percentage of persons in the category for the city as a whole. For the purposes of this question, concentration of racial or ethnic minorities or low-income families will follow this definition.

Of Thornton's total population, 33.4% of the residents identify themselves as Hispanic. Some tracts in the southern portion of Thornton consist of more than 54% Hispanic population according to ACS data thus indicating a higher concentration in this area. The area also coincides with the highest proportion of families living below the median area income. ACS data indicates that with the exception of American Indian/Alaskan Natives, White Non-Hispanic populations have a lower percentage of individuals below the poverty rate than other races. Hispanic or Latino populations are three times more likely to fall below the poverty rate than their Caucasian counterparts. The attached maps show the concentration of the poverty rate and persons of Hispanic origin.

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

The southern areas of Thornton are not only where higher concentrations of the low-income and minority population reside, but this also represents the oldest sections of the city. Aging infrastructure, older commercial buildings, and housing stock that is over 50 years old are some of the characteristics in this area. However, these areas have also seen reinvestment not only from CDBG funds but also urban renewal and transportation efforts. Since 1983, Thornton has invested over \$14 million of CDBG funds with a good portion going towards projects that contribute to the revitalization of these neighborhoods including streetscape, community facility improvements, new sidewalks to address accessibility, and housing rehabilitation programs.

The majority of Thornton's affordable housing stock is located south of 120th; this includes apartments and manufactured home parks. While single-family homes exist in all areas of the city, home values in the southern area generally fall at or below \$321,800 while they are greater than \$500,000 in the

northern sections (as indicated in the attached map). This means that those who wish to live north of 104th may not be able to rent or buy in this north section of the city because they cannot afford it, as explained in the 2019 Housing Needs Assessment. This issue is a result of the private market forces. Typically, private housing developers and owners cannot afford to construct or offer housing below market rate; housing developers/owners must use grants and subsidies to provide affordable housing or the housing must be less desirable by the general market, and, thus, offered at a lower price.

Are there any community assets in these areas/neighborhoods?

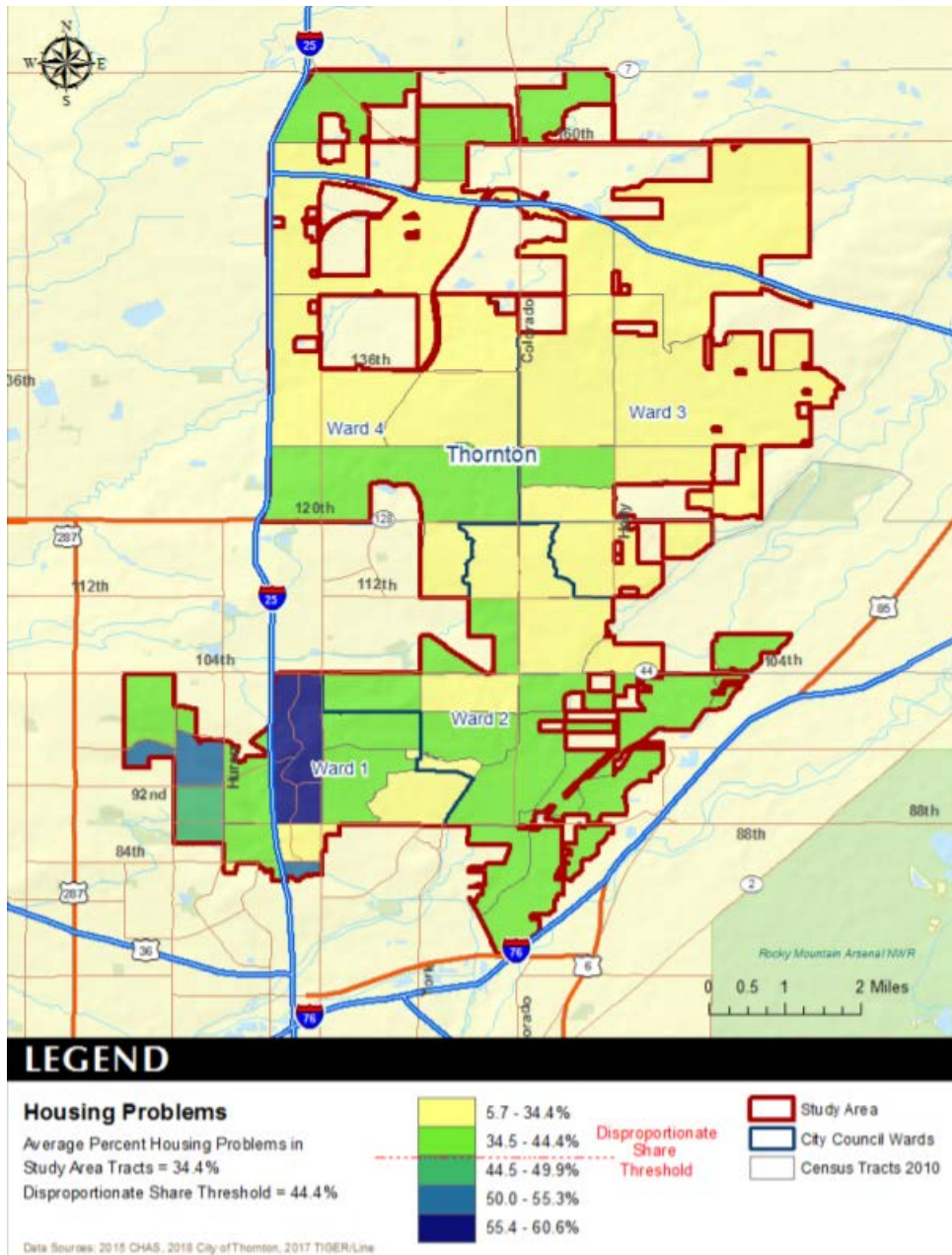
There are many community assets in these neighborhoods. The city will have brand new commuter rail stations opening in the fall of 2020 at 88th and Welby, 104th and Colorado, and 12th and Eastlake. There is a concentration of medical services located close to I-25 and Thornton Parkway, including the North Suburban Hospital, Clinica Family Health Services, Vibra Hospital, and the Cancer Care Center. Many nonprofit organizations, such as Community Reach Center, Center for People with Disabilities and Rocky Mountain Youth Clinics, that provide affordable mental and physical health services to the low-income populations are located in this area. The Mapleton School District completed a major expansion of their facilities at the Skyview Campus, which is located adjacent to the 88th and Welby transit oriented development site. The state-of-the-art school buildings for kindergarten through high school and a library are surrounded by several athletic fields that are programmed through the city and the school. Besides the Mapleton campus library, there is another fairly new library west of I-25 side with internet access. There are 20 parks nestled into the residential neighborhoods, as well as a community center, public pool, and arts and culture center, with a neighborhood service center scheduled to open in 2020.

Are there other strategic opportunities in any of these areas?

There are opportunities for both redevelopment and new development that can positively impact this area. Revitalizing the Thornton Shopping Center, located at the heart of south Thornton, from a center of mostly vacant buildings to one that can once again be a valuable community center remains a high ranking concern for Thornton residents and City Council members. Clinica Family Health Services, a medical and dental clinic serving low-income people, expanded its facilities in 2013, added solar panels in 2014, and is currently under construction for additional ADA improvements. CDBG funds continue to be used for a portion of these improvements. The New America School opened in early 2014 and serves the educational needs of English language learners and students not succeeding in traditional public schools.

The future addition of the commuter rail will have stops in two areas in south Thornton, the property around the 88th Avenue station and the 104th station has become desired locations to develop. City Council approved the master plans for the land around these stops in January 2015. These stations have spurred the interest of developers who are proposing a variety of housing and commercial products for these areas. The city strongly supported a 64-unit affordable senior living facility adjacent to the 104th

station and will soon see an addition of 142 units of multifamily apartments completing this multigenerational community.



Concentration of Housing Problems

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.

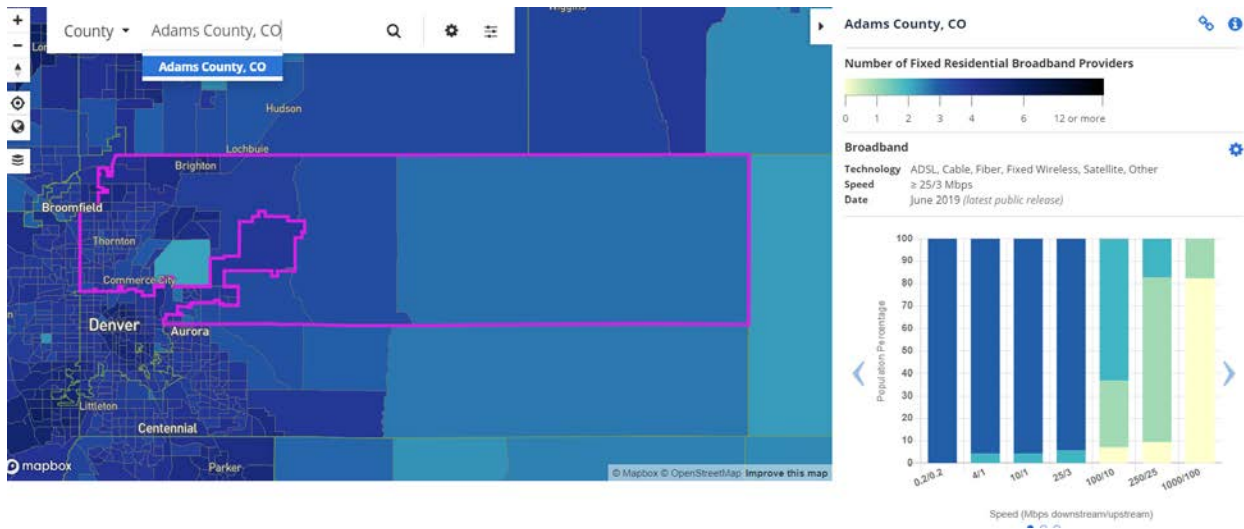
Thornton will comply with the December 26, 2016 Final Rule for Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing. Thornton will do so by requiring developers of multi-family housing assisted with CDBG and/or HOME funding to comply with the telecommunications installation standards. This requirement will be implemented and enforced through funding agreements.

Thornton recently partnered with the local housing authority, Maiker Housing Partners, to provide CDBG, HOME and other local funding incentives to develop 64 units of new senior affordable housing. Each unit is equipped with hardwired cabling that is ready for residents to connect to their choice of internet, including broadband, and high-speed WIFI is available in public/common areas. This senior development was the first phase of a multigenerational community and Thornton will partner with Maiker Housing Partners on the second phase which will include 142 affordable multifamily units which will also be equipped with broadband infrastructure.

Additionally, Thornton regularly partners with Audio Information Network of Colorado to provide discounted mobile hot-spots, cable, and small cell broadband infrastructure to Thornton residents with disabilities. Since 2016, this partnership has provided broadband access to approximately 25 Thornton residents.

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

Data from the Federal Communication Commission (FCC) reports that 95.7% of Thornton residents are served by three or more broadband internet service providers. Further, FCC data indicates that areas of south Thornton, which contains the majority of Thornton's low to moderate income census tracts, have as many as eight service providers.



Adams County Broadband Access

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

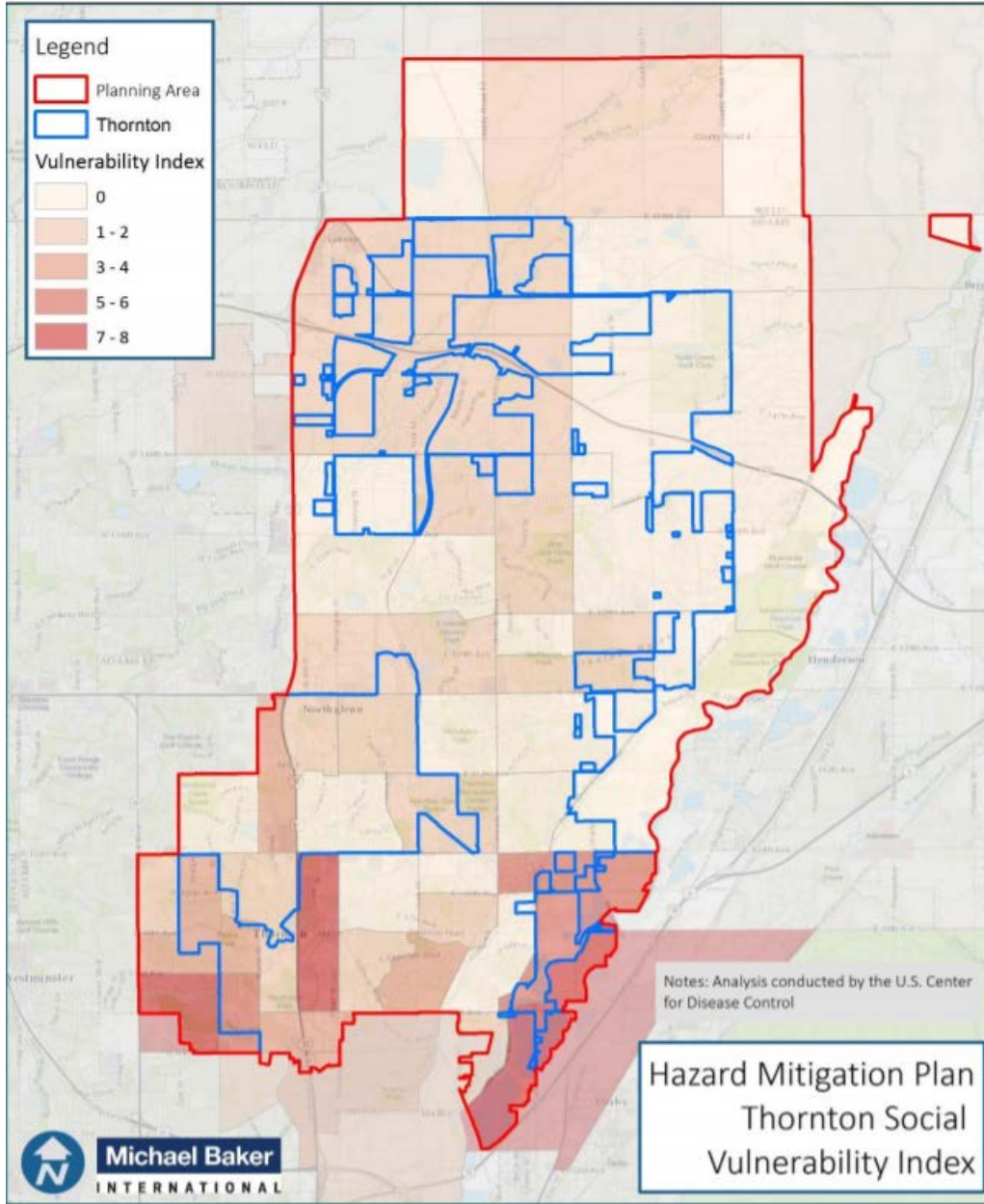
Describe the jurisdiction's increased natural hazard risks associated with climate change.

In 2017, Thornton, Federal Heights, and Northglenn Natural Hazard Mitigation Plan was developed in close cooperation with a great variety of stakeholders including many local organizations, government agencies, service providers, and businesses. The planning process was also actively promoted to the public in many ways and included public input. This plan identifies five natural hazards that are most at risk of an increase due to climate change: Drought, Flooding, Winter Storms, Wildland Fires, and Extreme Heat.

The most significant drought impacts in Colorado are related to water-intensive activities including agriculture, municipal use, wildfire protections, recreation, wildlife preservation, commerce, and tourism. In addition to increasing drought potential, climate change has the potential to intensify rain events and storms in the Colorado region. These events can lead to increased infrastructure damage, injury, illness, and death. The impacts extreme winter storms have the potential to affect infrastructure, public safety, and the local economy in a diversity of (potentially) negative ways including higher levels of precipitation per storm event as well as soil instability due to drought. Land use, vegetation, available fuels, and weather conditions (including wind, low humidity, and lack of precipitation) are chief factors in determining the number of fires and acreage burned in Colorado each year. Generally, fires are more likely when vegetation is dry from a winter with little snow and/or a spring and summer with sparse rainfall. For these reasons, climate change in Colorado (specifically, a pattern of extended drought conditions) had contributed to increased concern about wildfire in Thornton. Finally, data supports a shift towards a warmer climate with an increase in extreme high temperatures across the state of Colorado. The probability of continued, and more frequent, extreme heat events across Colorado is supported by the clear upward trend in high temperatures since 1895.

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

Thornton is characterized by a mix of low to medium-high levels of social vulnerability. The south western area of the city has higher levels of social vulnerability than the rest of the community. The southeast corner of the community shows high social vulnerability; however, this area has very little if any residents as it is comprised mostly of gravel pits. A closer look at the individual social vulnerability indicators within Thornton will give local emergency managers, planners, and stakeholders an even clearer picture of where resources should be prioritized in order to reduce vulnerability in the community. Over time, Thornton should continue to monitor their social vulnerability as demographic, economic, and housing related conditions change. The map below shows the areas of Thornton where populations are most vulnerable to the hazards of climate change. This map closely aligns with Thornton's low to moderate income and Hispanic/Latinx population maps included in MA-50.



Thornton's Vulnerability Index

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The key elements of the strategic plan are to provide low-income populations, especially those that are most vulnerable, with affordable housing options that are dispersed throughout the city and supportive services that promote self-sufficiency. The strategic plan guides the city in its efforts to identify what projects will be funded for the next five CDBG program years and what actions the city will take to meet the needs of the low-income population. These actions must be in alignment with the mission of the CDBG program: to develop a viable community by providing decent affordable housing and a suitable living environment and by expanding economic opportunities, principally for low and moderate income residents.

CDBG and HOME funds will be used to address the priority needs of Thornton over the next five years. In general, the high priority needs are concentrated in areas of affordable housing, increasing self-sufficiency and supportive services through public services, and public infrastructure. The attached table lists all of the high and low priority needs. Projects that fall into the 'high' priority need will receive preference over those in the low category. These needs are also linked to the goals and objectives outlined in the Consolidated Plan.

In order to meet the priority needs and goals identified in this document, the city will need to continue efforts to partner and collaborate with agencies that provide these key services to those most in need.

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

Geographic Area

Table 94 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The city does not have any targeted areas other than the designated CDBG-eligible area in south Thornton, in which more than 51 percent of all households are low and moderate income. This is the area where most of the CDBG funds will likely be used in the next five years to ensure this older section of town has viable infrastructure and services for low-income residents and special populations. In the area of affordable housing, Thornton will seek to have more geographically dispersed projects throughout the city, since the Housing Needs Assessment concludes that there is not a variety of housing options or housing at different price points dispersed equally throughout the city and that Thornton has a notable high concentration of housing serving low-income people in south Thornton and a lack of affordable housing north of 120th Avenue. While some of the CDBG funds could be invested in affordable housing projects north of 120th, the vast amount of the funding for affordable housing will come from other sources, such as Private Activity Bonds, Low Income Housing Tax Credits and HOME funds.

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

Priority Needs

Table 95 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Increase and retain affordable units Improve existing owner-occupied units Expand home ownership opportunities
	Description	Thornton plans to use CDBG and the city's allocation of HOME Consortia funds to expand affordable housing choices for its residents.
	Basis for Relative Priority	Data from the Needs Assessment and Market Analysis portions of this plan, as well as the 2019 Housing Needs Assessment and public/stakeholder input, repeatedly indicates that there is a shortage of affordable housing units for low to moderate income households and a great need for increased affordable housing choices throughout Thornton.
	2	Priority Need Name
Priority Level		High
Population		Extremely Low Low Moderate Large Families Families with Children Elderly

	Geographic Areas Affected	
	Associated Goals	Provide improvements to public facilities
	Description	Thornton recognizes the importance of non-housing community development in revitalizing communities and intends to use a portion of CDBG funds for eligible activities in this category.
	Basis for Relative Priority	Eligible non-housing community development projects such as parks, public facilities improvements, and neighborhood service centers are an important part of comprehensive community revitalization efforts.
3	Priority Need Name	Homeless Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Provide homeless prevention and supportive service
	Description	Thornton is committed to addressing the issue of homelessness and utilizes CDBG funds to provide housing and supportive services for persons experiencing homelessness or at risk of homelessness..

	Basis for Relative Priority	Data from the Needs Assessment and Market Analysis portions of this plan, along with public and stakeholder input repeatedly indicates that there is a pressing need to address and prevent homelessness in Thornton.
4	Priority Need Name	Non-Homeless Special Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly 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 Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Provide increased public services
	Description	Support programs that serve special needs populations including: - Seniors - Individuals with Disabilities - Victims of Domestic Violence - People with Substance Abuse Issues - Abused and Neglected Children
	Basis for Relative Priority	Data from the Needs Assessment and Market Analysis portions of this plan indicate a need to address the special needs of persons with disabilities, seniors, victims of domestic violence, abused or neglected children, and people with substance abuse issues.

5	Priority Need Name	Affirmatively further fair housing choice
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	Increase and retain affordable units Expand home ownership opportunities
	Description	The city will work to address the impediments identified in the 2019 Analysis of Impediments to Fair Housing Choice to provide fair housing and equal opportunities to all Thornton residents.
	Basis for Relative Priority	The Analysis of Impediments to Fair Housing Choice and public/stakeholder input, provided a number of strategies for the city to work toward in furthering fair housing. A list of the city's current and future fair housing and equal opportunities activities are included in the Grantee Unique Appendices.

Narrative (Optional)

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

Introduction

Thornton will receive two major sources of funding, CDBG and HOME, from HUD that can help address the goals outlined in the Consolidated Plan. The city participates in the Adams County Consortium for the receipt of HOME funds. Since Adams County is administrator of the HOME funds and is ultimately responsible for reporting to HUD, the estimated HOME allocation is not included in the source of funds chart below.

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	786,124	0	0	786,124	0	This grant is designed to provide for the needs of low and moderate income families through the support of housing, economic development, public facility and infrastructure projects and public service programs.

Table 96 - 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

Thornton encourages sub-recipients to leverage other resources to further the impact of the funds. Thornton has partnered with Adams County and the state to appropriately utilize multiple funding sources to support affordable housing projects in Thornton. Thornton expects the leveraging of funding and partnerships to continue as a means to provide a viable community for low-income residents.

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

To satisfy the public facility priority need and goals of this plan, Thornton will repurpose the former Active Adult Center to create a neighborhood service center. This center will house the Community Connections Division and will provide several public service activities such as resource referral and intake, financial literacy course, homeowner/homebuyer workshops, etc. At this time, the city has not identified any publicly owned land to use in order to address the housing needs identified in the Consolidated Plan.

Discussion

Thornton will continue to utilize our anticipated resources to meet the needs of our most vulnerable residents. All public facility improvements will take place in areas where our low to moderate income populations reside. For large projects, Thornton will look toward private and/or local funds to leverage our CDBG funds to maximize the resources available. Since the COVID-19 pandemic has effected Thornton's most vulnerable populations the hardest, CDBG funds, particularly funds allocated to public service activities, will continue to be needed to address many of the issues faced as a result of the public health crisis.

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Thornton	Government	Homelessness Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
ADAMS COUNTY	Government	Homelessness Planning	Region
Maiker Housing Partners (Adams County Housing Authority)	PHA	Ownership Public Housing Rental	Region
BROTHERS REDEVELOPMENT INC	Subrecipient	Ownership	Region
Almost Home, Inc.	Subrecipient	Homelessness	Region
Intervention		Homelessness Non-homeless special needs public services	Region
Community Resources and Housing Development	CHDO	Ownership	Region
Metro Denver Homeless Initiative	Other	Homelessness Planning	
Cold Weather Care	Community/Faith-based organization	Homelessness	Region
GRID Alternatives Colorado	Subrecipient	Ownership	Region

Table 97 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

One of Thornton’s strengths lies in its work to collaborate with adjacent jurisdictions, local nonprofits, and housing organizations in an effort to provide viable living environments for low-income populations, deal with blighted conditions, and handle emergency situations. The unique structure of Community Connections, as the city's CDBG administrator, is also a strength of the institutional delivery system.

Staff serve as subject matter experts in the realms of housing, grants, health equity, education and supportive services, and routinely consult and collaborate with several community entities to carry out its mission.

The primary gap in the institutional structure is the lack of knowledge that nonprofit staff members have with organization development, fundraising, and understanding how to use government grants. City staff have been hosting training sessions and answering questions for local nonprofit organizations for the last several years on the Thornton Assistance Funds, CDBG, and other funding. Still, the organizations make requests for ineligible expenses, fail to provide the necessary documentation, or have financial issues. There appears to be much turn over in the staff at nonprofit organizations, so city staff spends a good portion of their time training new nonprofit staff on a regular basis. This can be detrimental to CDBG funding, when staff change after funding has been awarded or mid-way through a project.

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		X
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 98 - 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)

Community Connections works with organizations that serve persons experiencing homelessness or persons that are at-risk of becoming homeless. The Colorado Coalition for the Homeless, Cold Weather Care, Access Housing, Growing Home, Almost Home, and Adams County Housing Authority (DBA Maiker Housing Partners) serve people who are homeless or close to being homeless in Adams County. In many cases, these agencies are funded through Thornton's allocation of CDBG funds and Thornton Assistance Funds. These agencies have case workers that assist their clients with finding and accessing child care services, health services, transportation, GED classes and job skill training. The city provides contact information for these homeless service providers as well as other organizations that help people with their basic needs through the website, marketing materials, and through face-to-face and phone interactions with those in need of service. The online list of resources includes agencies that provide food; housing; utility assistance; health care; help for home-bound, and assistance in a mental health crisis.

The Colorado Department of Public Health and Environment estimated that between 1982 and 2017, there were 1,536 newly diagnosed persons living with HIV/AIDS in Adams County, representing less than .01% of the total population in the county. These numbers are not broken down by city. These residents can access services through the Colorado AIDS project. Additionally, the majority of organizations that provide the general services do so by collaborating to ensure that all persons (HIV/AIDS or homeless), regardless of age, race, or ethnicity, have access to their services. Clinica Family Health Services does conduct testing for HIV/AIDS; since it does not have the capacity to address more comprehensive needs, Clinica refers residents to the Colorado AIDS project.

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 strength of the system to assist homeless individuals is that there are a variety of agencies established to address the needs of the homeless and special populations and they are seeking ways to improve services to their clients. Also, the housing service providers work together to prevent homelessness, address those that need immediate shelter and those that need assistance over a longer period to attain self-sufficiency. The Colorado Coalition for the Homeless, Cold Weather Care, Access Housing, Growing Home, Almost Home, and Adams County Housing Authority serve people who are homeless or close to being homeless in Adams County. When these agencies discover a gap in services, they get together to discuss the issue and attempt to develop a solution.

One of the gaps in the system is the lack of a centralized system that would allow agencies to quickly know if a person has already received or has been referred for a particular service. When data was

compared among two of the agencies, the agencies found that 40% of their clients were receiving services from both agencies. Adams County homelessness outreach staff will soon begin using the Homeless Management Information System (HMIS) , which will eliminate duplicative data, streamline access and increase data quality and timeliness. This has the potential to decrease the number of residents who go from agency to agency requesting the same services. Also, it will allow a service provider to ensure a person is not receiving the same information repeatedly and identify the most appropriate resources for the person.

Feedback from service providers for homeless and special needs populations was that transportation was one of the biggest challenges these populations face and yet the amount of transportation vouchers are limited. The demand for these types of services seem to outweigh what is available or may need to be restructured to better address the needs of these communities.

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

Overcoming the gaps in the institutional structure and service delivery system must be done in collaboration with other funders and through partnerships. Overcoming these gaps was also a primary reason Thornton created the Community Connections Division to serve as the one-stop resource shop for residents to navigate service delivery. Community Connections staff work with several collaborative organizations to form partnerships with service providers and increase the level of service for our residents. Often times, these efforts introduce service providers with other service providers that can partner or assist each other. For example, one collaborative effort Thornton is highly involved with is the Adams County Coalition for the Homeless. This group identified a large gap in service delivery and worked to launch a severe weather activation plan to provide emergency shelter to residents experiencing homelessness. The coalition brought together three separate service providers to work collaboratively to quickly stand up this new program and several municipalities provided navigation to residents experiencing homelessness.

With access to public transit remaining as a service gap, Thornton is working the regional Transportation District to get the word out about the commuter rail and re-route buses so that people can take public transportation to and from work, school, and all their needed services.

Finally, Thornton will continue to provide technical assistance to agencies funded through CDBG with the goal of helping them to increase their capacity and operate their business more efficiently. Since these agencies serve all residents of the county, the city will support the county in their efforts to increase the capacity of local nonprofits who are struggling to provide the same or increased levels of service to their clients.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and retain affordable units	2020	2024	Affordable Housing		Affordable Housing Affirmatively further fair housing choice	CDBG: \$1,000,000	Rental units constructed: 200 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit
2	Improve existing owner-occupied units	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$500,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit
3	Expand home ownership opportunities	2020	2024	Affordable Housing		Affordable Housing Affirmatively further fair housing choice	CDBG: \$500,000	Homeowner Housing Added: 20 Household Housing Unit
4	Provide homeless prevention and supportive service	2020	2024	Homeless		Homeless Services	CDBG: \$294,841	Homelessness Prevention: 250 Persons Assisted
5	Provide improvements to public facilities	2020	2024	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$1,155,293	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Provide increased public services	2020	2024	Non-Homeless Special Needs		Non-Homeless Special Needs	CDBG: \$294,842	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted

Table 99 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and retain affordable units
	Goal Description	Thornton plans to increase the number of affordable rental and owner-occupied units and rehabilitate existing units.
2	Goal Name	Improve existing owner-occupied units
	Goal Description	Thornton assists owner-occupants of single-family homes through its Help for Homes repair program which also includes accessibility improvements for Thornton's aging population.
3	Goal Name	Expand home ownership opportunities
	Goal Description	Thornton plans to expand opportunities for homeownership, deconcentrate poverty and expand housing choice.
4	Goal Name	Provide homeless prevention and supportive service
	Goal Description	Through collaborations with partner housing and homelessness service providers, Thornton provides emergency rent/mortgage and utility assistance and other supportive services to extremely low and low-income households to prevent homelessness.

5	Goal Name	Provide improvements to public facilities
	Goal Description	Thornton supports renovations and/or improvements for city-owned parks, community centers, neighborhood service centers, nonprofits, and other eligible public facilities and infrastructure such as sidewalks and flood and drainage protection.
6	Goal Name	Provide increased public services
	Goal Description	Expand and increase public services for low and moderate income residents and supportive services that address basic needs, increase self-sufficiency or educate residents.

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)

Through new construction and rehabilitation of multifamily properties, improving existing owner-occupied units, and expanding affordable homeownership, it is estimated that roughly 370 low to moderate income households will be provided affordable housing.

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 city supports programs aimed at educating, preventing and addressing lead-based paint hazards, some of which are subject to the Lead-Safe Housing Rule Requirements identified in 24 CFR Part 35. To ensure the safety of the residents, the nonprofit housing agencies that will receive CDBG-funding will be expected to properly evaluate and remediate lead-based paint hazards.

The contractor(s) for home repair programs funded with CDBG will be expected to test for lead-based paint if the work will disrupt an area that might have lead-based paint. The contractor will be expected to mitigate lead-based paint, if needed. The current contractor provides residents with pamphlets in English or Spanish to explain the potential hazards of lead-based paint.

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

Thornton's policies for the home repair programs require that the contractor identify whether or not lead-based paint could be present based on the scope of work and age of housing. In the event hazards are found, the policy states that the contractor will take the appropriate action to address the lead-based paint hazards as required by federal regulations based on the amount of funding provided to the home. Residents who live in homes must also be notified.

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

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

There were an estimated 10,570 persons living in poverty in 2016, some 375 of which were elderly and 1,367 were children under the age of 6.

Poverty is the lack of food, shelter and other basic necessities for a maintaining quality of life. Homelessness is considered extreme poverty. The factors that have been tied to poverty are lack of financial resources due to lower educational attainment or having a job that only pays minimum wage. Other costs may also contribute such as high cost health issues, housing or child care needs. The city's strategy to reduce poverty is to ameliorate these factors through ensuring services exist to help these people become self-sufficient. The city does not administer social service programs nor receive funding for human service programs. Therefore, the city's efforts center on partnering with multiple organizations that do or might be able to address the underlying causes of poverty and support programs and services that help people to survive in the short term and move up the economic ladder over the long term.

Education, training and employment opportunities are important components of breaking the cycle of poverty. The city will seek ways to support employment training and workforce development to low-income residents, which is a high priority need identified in this plan. Also, the city will continue to host homebuyer and foreclosure prevention workshops, which help people set goals and gain control of their finances so they are eligible for homeownership. Setting up a solid financial structure is one of the requirements of the home repair loan program as well. HUD-certified housing counselors will work with people prior to taking on the zero interest loan to help them understand what amount of loan they can and cannot afford. The city will explore other options to increase residents' financial knowledge.

The city supports and strengthens local businesses through Economic Development grants, incentives and small business services. Community Connections will inform Section 3 businesses about contracting, training and employment opportunities on construction projects. The purpose of Section 3 is to provide employment and economic opportunities to low-income individuals and businesses.

The city will encourage agencies to seek ways to provide stability for low-income individuals and families and develop ways to move people from dependency. The city's grant recommendation committee will thoroughly assess the requests for Thornton Assistance Funds from nonprofit service providers to determine which agencies not only assist with basic needs, but provide ways to help people achieve self-sufficiency or inspire residents to take action to get ahead. This could be in the form of sliding fee scales for health care or placing solar panels on the homes of low-income residents in exchange for sweat equity from the homeowner.

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

Providing a safe, stable home environment is critical for low to moderate income people to gain the skills to move out of poverty and achieve self-sufficiency. As Maslow's hierarchy of needs states, one's basic needs need to be met before he or she can grow in other areas. The city will encourage housing developers to build affordable housing that are adjacent to child care facilities, transit centers, grocery, retail, and employment opportunities. The city will look for other, unique ways to establish stability and a sense of safety for those in the community.

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

To ensure long-term compliance with the requirements, the city has developed a comprehensive monitoring plan for all projects and activities receiving CDBG funds, including any internally administered activities. This information is incorporated into the city's policies and procedures for the CDBG program. The primary objective is to ensure that federal funds received are used only for approved activities and are administered in accordance with all applicable city, state and federal requirements. The amount of monitoring will vary dependent on the sub-recipient's previous CDBG experience, performance and the complexity of the project. The monitoring process incorporates a variety of techniques and tools into a coordinated effort to help ensure that all funded activities receive an appropriate level of review.

Individual Project Monitoring: This is the primary technique used as it has shown to have the most impact on deterring potential issues and assuring compliance. Because the applicable regulations and sub-recipients experience using CDBG can vary widely, city staff provide ongoing technical assistance and a comprehensive review of projects throughout the life of the project.

Desk-Top Monitoring: This monitoring technique provides staff with an effective tool for examining ongoing project activities. Some of the items reviewed through this process include quarterly reports, financial audits and project completion reports. The information helps determine if the agency is on track with accomplishments and expenditures and identifies the need for additional technical assistance or future on-site visits.

On-Site Visits: The city conducts on-site monitoring of new sub-recipients that received funds in the past year. This is a comprehensive review of programmatic and financial records to ensure all required documentation is maintained and address any issues with the program or agency that may impact compliance with regulations. Certain situations warrant an additional on-site visit with the sub-recipient to discuss issues, such as if an agency is encountering project implementation issues, or the other monitoring conducted has identified a potential issue.

Specific Regulation Compliance (i.e. Davis-Bacon, Section 3 and Minority/Women Owned Business): Projects requiring compliance with any of these specific regulations will be provided with additional technical assistance and monitoring. City staff will attend the pre-bid and pre-construction meeting to provide a general overview of the requirements and answer questions. Once a contract is awarded, staff will work with the contractor and sub-recipient to thoroughly explain the requirements, obtain the necessary paperwork and assure payment of prevailing wages through payroll review and on-site interviews.

Drawdown Requests: The validity of expenditures is verified through the review of reimbursement requests. The request must clearly describe the expenditure and is reviewed for eligibility, consistency with approved project expenses, verification of remaining balance, proof of expense and of payment and compliance with the scope of work.

City Specific: Thornton has several overarching measures in place to ensure compliance with city, state and federal regulations for all city projects, regardless of the funding source. These measures include the annual external audit of the Finance Department which includes OMB Circular A-133 compliance and the Purchasing/Contract Administration Manual under which the Contracts & Purchasing department operates.

Expected Resources

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

Introduction

Thornton will receive two major sources of funding, CDBG and HOME, from HUD that can help address the goals outlined in the Consolidated Plan. The city participates in the Adams County Consortium for the receipt of HOME funds. Since Adams County is administrator of the HOME funds and is ultimately responsible for reporting to HUD, the estimated HOME allocation is not included in the source of funds chart below.

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	786,124	0	0	786,124	0	This grant is designed to provide for the needs of low and moderate income families through the support of housing, economic development, public facility and infrastructure projects and public service programs.

Table 100 - 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

Thornton encourages sub-recipients to leverage other resources to further the impact of the funds. Thornton has partnered with Adams County and the state to appropriately utilize multiple funding sources to support affordable housing projects in Thornton. Thornton expects the leveraging of funding and partnerships to continue as a means to provide a viable community for low-income residents.

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

To satisfy the public facility priority need and goals of this plan, Thornton will repurpose the former Active Adult Center to create a neighborhood service center. This center will house the Community Connections Division and will provide several public service activities such as resource referral and intake, financial literacy course, homeowner/homebuyer workshops, etc. At this time, the city has not identified any publicly owned land to use in order to address the housing needs identified in the Consolidated Plan.

Discussion

Thornton will continue to utilize our anticipated resources to meet the needs of our most vulnerable residents. All public facility improvements will take place in areas where our low to moderate income populations reside. For large projects, Thornton will look toward private and/or local funds to leverage our CDBG funds to maximize the resources available. Since the COVID-19 pandemic has effected Thornton's most vulnerable populations the hardest, CDBG funds, particularly funds allocated to public service activities, will continue to be needed to address many of the issues faced as a result of the public health crisis.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and retain affordable units	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$200,000	Rental units constructed: 142 Household Housing Unit
2	Improve existing owner-occupied units	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$100,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
4	Provide homeless prevention and supportive service	2020	2024	Homeless		Homeless Services	CDBG: \$130,000	Homelessness Prevention: 60 Persons Assisted
5	Provide improvements to public facilities	2020	2024	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$181,344	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 18000 Households Assisted
6	Provide increased public services	2020	2024	Non-Homeless Special Needs		Non-Homeless Special Needs	CDBG: \$5,900	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

Table 101 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and retain affordable units
	Goal Description	This goal will be met by partnering with the local housing authority, Maiker Housing Partners, to construct 164 units of affordable rental housing.
2	Goal Name	Improve existing owner-occupied units
	Goal Description	This goal will be met by improving existing owner-occupied units through the Help for Homes minor home repair program.
4	Goal Name	Provide homeless prevention and supportive service
	Goal Description	This goal will be met by partnering with local service providers to prevent homelessness by providing emergency rent/mortgage and utility assistance to residents.
5	Goal Name	Provide improvements to public facilities
	Goal Description	This goal will be met through two activities: 1. The purchase of land and design costs of installing new ADA accessible sidewalks in a low income area of the city. 2. The rehabilitation of a neighborhood service center in a low income area of the city which will provide resources, workshops, and training primarily to low to moderate income residents.
6	Goal Name	Provide increased public services
	Goal Description	This goal will be met by partnering with Intervention, Inc on an innovative domestic violence prevention and anti-recidivism program.

AP-35 Projects - 91.420, 91.220(d)

Introduction

In 2020, a portion of the CDBG allocation will be used to support the administration of the program. The remainder of the grant will fund projects that benefit the low to moderate income community and meet a priority need. Thornton intends to include the following projects in the AAP to meet the needs of the low to moderate community:

Housing Activities:

Thornton will continue to fund the home repair program, Help for Homes, which includes the free minor home repair program for low to moderate income homeowners that improve health, safety and accessibility. The goal of the home repair program is to enable low to moderate income individuals the opportunity to stay in their home while ensuring their basic needs are met.

Public Facilities:

Thornton will partner with Maiker Housing Partners on phase two of their intergenerational community, Crossing Pointe South. CDBG funding will be used to offset infrastructure costs in order to develop 142 units of affordable housing.

Thornton will create a new neighborhood service center in a low to moderate income census tract to provide resources, workshops, and educational opportunities to low income residents.

Thornton will also purchase land and design an ADA accessible sidewalk in a low to moderate income census tract.

Public Service Activities:

\$130,000 will fund emergency rent, mortgage, and utility assistance to individuals at-risk of being evicted or losing their Thornton home. This activity will be administered by Maiker Housing Partners and Almost Home.

\$5,900 will be used for an innovative domestic violence prevention and anti-recidivism program administered by Intervention, Inc.

In efforts to prevent, prepare for, and respond to coronavirus, Thornton will exceed the 15% cap on public service spending in the 2020 Annual Action Plan. Rental/mortgage and utility assistance continues to be the most urgent need of Thornton residents affected by COVID-19 and data has shown that incidents of domestic violence have risen since stay at home orders were mandated. All three public service projects are intended to respond to the COVID-19 pandemic.

If any of the 2020 projects are not able to start by the required timeframe or have unused or remaining funds after they commence or are completed, Thornton has the option to re-assign funds to any of the other existing, approved 2020 projects, including any reserve projects if applicable. Some of the reasons a project may not be able to start include changes in the original scope of the project, an inability to meet the timing requirements for spending funds, an inability to adequately report outcomes, an inability to meet contract requirements, or the failure to meet or abide by federal regulations.

#	Project Name
1	CDBG Project Administration
2	Housing Improvement Programs
3	Public Facility Improvements
4	Public Service Programs

Table 102 – Project Information

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

Thornton’s 2019 Housing Needs Assessment indicated that 32% of the Thornton homeowners are cost burdened and 51% the renters in Thornton are cost burdened. These statistics indicate a short-term need for immediate housing assistance and a long-term need in the community for more affordable housing. The emergency rent/mortgage assistance program is intended to keep people who are housing cost burdened in their current home when they experience an unexpected financial situation and provide residents with an opportunity to receive personal housing counseling.

The two public facility projects will benefit the most amount of LMI Thornton residents. The rehabilitation of the former Active Adult Center will create a new neighborhood service center for low to moderate income residents to apply for public services and attend workshops and trainings. The other project will purchase land and fund design costs for the installation of an ADA accessible sidewalk adjacent to one of the city's largest mobile home communities.

Finally, all of the activities planned under the Public Service Programs project are intended to respond to the COVID-19 pandemic. Due to this response to COVID, this project will exceed the 15% public service cap, as allowed by CARES Act waivers.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Project Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$19,880
	Description	The City will use CDBG funds to carry out activities associated with program administration and management of the CDBG program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Housing Improvement Programs
	Target Area	
	Goals Supported	Improve existing owner-occupied units
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,000

	Description	These housing improvement programs are designed to carry out the priority housing needs identified in the 2020-2024 Consolidated Plan. The projects and/or activities may include the support of housing construction, direct home ownership assistance, single-family rehabilitation, multifamily rehabilitation, energy efficiency improvements and acquisition for rehabilitation.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20
	Location Description	Thornton's Help for Homes minor home repair is offered to all income-eligible Thornton homeowners, regardless of location, based on available funding. However, due to population demographics and the age of Thornton's housing stock, over 75% of all homes improved through this program are located in Wards 1 and 2. These Wards, located in south Thornton, are areas primarily comprised of low to moderate-income residents. The locations identified with this program are not all-encompassing of where this program may be utilized within Thornton.
	Planned Activities	Help for Homes minor home repair program
3	Project Name	Public Facility Improvements
	Target Area	
	Goals Supported	Provide improvements to public facilities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$530,344
	Description	The public facilities projects are designed to carry out the priority public service needs identified in the 2020-2024 Consolidated Plan. Projects support low- and moderate-income families or improve LMI eligible areas. Improvements may include the acquisition, construction or rehabilitation of a neighborhood service center, community centers, facilities serving individuals with disabilities, homeless facilities, infrastructure in support of affordable housing developments, or upgrades to drainage, sidewalks and water lines.

	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	16,000 individuals will be served through the rehabilitation of a neighborhood service center and the installation of new sidewalks 142 households will be serviced through public utilities in support of affordable housing.
	Location Description	In general, activities under the public facility project will be located in Wards 1 and 2. These areas of Thornton, generally south of 104th Avenue, represent both the greatest need for public facility and infrastructure improvements, and are areas where the vast majority of Thornton's low to moderate-income residents reside. The installation of infrastructure for a new affordable rental development is located just east of 104th Ave. and Colorado Blvd. Not all locations for sidewalk improvements have been identified to date, however the intersection of E. 100th Ave. and Riverdale Rd, as well as the intersection at E. 88th Ave. and Steele St. are the preferred target locations. In addition, two public facilities located in Ward 1, the Thornton Community Center and former Active Adult Center are under consideration for facility improvements. Both facilities primarily serve south Thornton. The locations identified with this program are not all-encompassing of where this program may be utilized within Thornton.
	Planned Activities	Rehabilitation of a neighborhood service center Installation of public utilities in support of affordable housing Installation of new ADA accessible sidewalks.
4	Project Name	Public Service Programs
	Target Area	
	Goals Supported	Provide increased public services
	Needs Addressed	Homeless Services Non-Homeless Special Needs
	Funding	CDBG: \$135,900

Description	The public service projects are designed to carry out the priority public service needs identified in the 2020-2024 Consolidated Plan. The projects may include employment training, transportation services, health services, services for specific populations (i.e. seniors, people with disabilities, survivors of domestic violence, people with substance abuse issues, abused and neglected children, homeless and near-homeless), services for youth or childcare, screening for lead-based paint, legal services, crime awareness or prevention or housing and rental assistance counseling. In efforts to prevent, prepare for, and respond to coronavirus, Thornton will exceed the 15% cap on public service spending in the 2020 Annual Action Plan. Rental/mortgage and utility assistance continues to be the most urgent need of Thornton residents affected by COVID-19 and data has shown that incidents of domestic violence have risen since stay at home orders were mandated. All three public service projects are intended to respond to the COVID-19 pandemic.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	110
Location Description	The homelessness prevention activities will be made available to any income-eligible Thornton resident, regardless of location, depending on available funds. However, the bulk of Thornton's multifamily communities and income-eligible residents reside in south Thornton, primarily Wards 1 and 2. The proposed Domestic Violence prevention activity will operate on a referral basis, through open cases with Thornton's Police Department and Victims' Advocates, and will be available to any Thornton residents with open domestic violence cases. The locations identified with this program are not all-encompassing of where this program may be utilized within Thornton.
Planned Activities	The planned activities below are intended to prevent, prepare for, and/or respond to the COVID-19 pandemic. Homelessness prevention through emergency rent and utility assistance. Domestic violence prevention

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

While Thornton does not have any specific geographic target areas identified in the Consolidated Plan to direct assistance, Thornton has identified the boundaries of the CDBG-eligible area which encompasses neighborhoods south of 104th. This section of the city is comprised of neighborhoods that have a higher concentration of low-income individuals. Also, there is a higher concentration of Hispanic individuals in the southern section of Thornton than in other areas of the city. Some of the southern tracts consist of more than 50% Hispanic population according American Community Survey data. As indicated by the maps found in the MA-50 Needs and Market Analysis Discussion section, the areas with the largest percentage of Hispanic individuals coincides with the areas that have the highest proportion of families living at or below poverty.

Geographic Distribution

Target Area	Percentage of Funds

Table 103 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As discussed above, although the city is not taking concerted efforts to target resources in a specific area, it is likely that a majority of the funds will benefit individuals in the CDBG-eligible areas.

Discussion

In addition to the information provided by the Census, Thornton has worked on other studies and plans that provide detailed information on the needs of the community as a whole. All studies indicate that the areas in the south show the most need for reinvestment; CDBG funds will likely benefit those same areas. However, the Housing Needs Assessment suggests that there is a need to disperse affordable housing throughout the city so opportunities to support projects that are in the middle and northern sections of the city will be evaluated, as well as affordable housing projects close to the future commuter rail stops that meet Thornton’s affordable housing policy goals.

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

Introduction

As described in this Plan and Projects section, there are a variety of obstacles to meeting underserved needs in the city. These include a growing need for services as the community expands, a lack of education of available resources within the community, competition for federal and state funds, availability of accessible and affordable housing, the increased cost of housing, gaps in affordability of owner-occupied and rental housing for populations at specific income levels, concentrated areas of affordable housing, and increased compliance and technical skills required for administering the funds.

Actions planned to address obstacles to meeting underserved needs

The city is will take the following actions to in order to meet the needs of the underserved population.

- Actively pursue increasing the amount of new affordable housing or work to replace any loss of affordable units in the private market. Historically, the city has allocated CDBG funds to affordable housing projects which were also leveraging state and county funds and assigned Private Activity Bonds for future affordable housing projects. The city has provided letters of support for quality affordable housing projects being considered for Low Income Housing Tax Credits.
- Participate in regional meetings to learn about changes to existing services and new programs available to residents, specifically programs to prevent homelessness.
- Thornton posts information on the city website that people can access 24 hours a day, seven days a week. There is contact information for social service providers and community organizations, such as food banks, health providers, and agencies that assist with substance abuse, transportation, water assistance, or housing.
- Thornton will continue to offer resources for residents who speak Spanish as their primary language.
- Thornton will continue to host free educational workshops and events throughout the year focusing on energy efficiency, first time homebuyer workshops, and senior services. In addition, staff will attend community meetings to provide resources to low-income and special needs populations.

Actions planned to foster and maintain affordable housing

Thornton will support the development and preservation of affordable housing by awarding CDBG funds .

Also, Thornton will continue to support opportunities for low to moderate income people to become first time homeowners. These strategies include promoting down payment and closing cost assistance programs offered by the Colorado Housing and Finance Authority and the Metro Mortgage Assistance

Plus Program, which provides a down payment grant equal to 4% of the mortgage amount.

Actions planned to reduce lead-based paint hazards

Brothers' Redevelopment, the agency under contract to coordinate the rehabilitation work for Thornton's home improvement programs, complies with the Environmental Protection Agency (EPA) regulations for lead-based paint and has specific actions they follow or require their contractors to follow for testing and abatement if necessary. Depending on the square footage or cost of the potential area of disturbance, different levels of mitigation are done. Homeowners are provided with EPA pamphlets in English or Spanish.

CDBG and housing staff will review the actions taken for these projects and ensure supporting documentation is in place in order to be in compliance with the Lead-Safe Housing Rule Requirements, as identified in 24 Code of Federal Regulations Part 35.

Actions planned to reduce the number of poverty-level families

There were an estimated 10,570 persons living in poverty in 2016, some 375 of which were senior citizens and 1,367 were children under the age of 6. In 2020 and beyond, Thornton will support agencies and initiatives aimed at reducing the number of poverty-level families through ensuring there are opportunities to increase financial knowledge before taking on home loans, aiding supportive services for those in poverty.

The ACS indicated the rate of homeowners at or below the poverty level remained constant (34%) in Thornton. This means that low-income home owners still need assistance with how to increase their net worth and not fall into deep debt. For this reason, Thornton will continue to support down payment assistance and first time homebuyer loan programs. These programs require participants to attend homebuyer education, which is key to the long-term success of the resident maintaining homeownership.

Moving forward, Thornton will continue to explore different ways to reach out to contractors and educate them on what Section 3 means and the benefits of being a Section 3 contractor. For new construction related projects, Thornton will provide sub-recipients and contractors with information on Section 3 and will track all Section 3 businesses funded through CDBG. These will be reported via the Section 3 report that is submitted to HUD. And lastly, the city will promote training and contracting opportunities on Thornton's Section 3 webpage.

Thornton will award grants through the Thornton Assistance Funds program to aid nonprofit organizations in their efforts to help people move from relying on private or public assistance to providing for one's own needs. Thornton believes if basic needs can be met and other supportive services can be provided, it can help alleviate some of the financial strain on families and help avoid or assist with unanticipated costs such as medical visits. Without assistance, such unanticipated costs

often make it difficult for the family to maintain a budget or pay other necessary bills and can result in the loss of time worked. By supporting basic needs and other supportive services Thornton helps enable the individuals and families to continue their upward movement towards self-sufficiency and out of poverty.

Actions planned to develop institutional structure

Incorporated in 1956, Thornton is a "home-rule" city, meaning that it has its own constitution. Thornton has a nine member Council that, with the assistance of the City Manager is responsible for setting policy, making laws, and developing goals for the city. The Council acts, by majority vote, to adopt ordinances and resolutions to guide Thornton in conducting business. The City Manager carries out the policy directions of City Council and supervises and coordinates the work of the staff in the departments that fall under direct control of the City Council. The Parks, Recreation, and Community Programs Department, which is responsible for administering the CDBG program, is one of these departments.

No visible gaps were found in the institutional delivery system. Thornton will continue to facilitate and foster relationships with agencies to strengthen public service, work with other local jurisdictions and organizations to improve the community, and participate in regional efforts that allow for information sharing and dialogue concerning affordable housing and special needs populations including those at-risk of homelessness.

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

Thornton will work with public and private housing and social service agencies to enhance coordination in the implementation of the Consolidated Plan. Some of the actions the city will take include:

- Coordinating meetings with the city and county or state if they are also contributing funds to a project in Thornton. Topics may cover how the funding requirements will be addressed so as not to overlap and identify any issues to resolve.
- Communicating with agencies to determine if there are any new needs in the community.
- Offering technical assistance to agencies to discuss the sources of funding available, associated timelines for applying for funds and most impactful uses of funds.
- Participating in regional efforts and meetings with public and private housing and social service agencies and other entitlement communities.
- Surveying manufactured home parks and multifamily apartment complexes to determine the number of units, vacancy and rental rates. The survey also requests data on the number of ADA compliant units in each multifamily housing complex.
- Offering free pre-application meetings for potential developers and/or property owners that are considering new development or rehabilitation as described under the Development of Institutional Structure section.
- Providing letters of support on behalf of affordable housing project proposals or other project

proposals from agencies that are requesting funding from external sources.

- Facilitating opportunities for agencies to collaborate to help the low-income population they serve.

Discussion

As discussed in the 2020-2024 Consolidated Plan, Community Connections uses monitoring efforts to ensure that programs funded with CDBG are compliant with federal, state and local requirements. In order to achieve this goal, the city has developed a comprehensive monitoring plan for all CDBG funded projects.

In 2020, staff will perform desk monitoring, technical assistance and on-site monitoring both pre and post award. The amount of monitoring will vary dependent on the sub-recipient's previous CDBG experience, performance and the complexity of the project. Also, the city ensures compliance during setup, update and closeout of activity information in IDIS. IDIS tracks draw-down of grant funds and provides another level of monitoring to ensure program eligibility. Additionally, regularly updating IDIS helps verify that sub-recipients are on track with expenditures and outcomes. This ongoing review helps the Thornton identify needs of the sub-recipient and provide additional support if necessary.

Program Specific Requirements

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

Introduction

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.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The city has not used CDBG funds towards a Section 108 loan, urban renewal or float funded activities. Additionally, no grant funds have been returned to the line of credit because of ineligible activities, excessive draws, or ineligible expenditures. Thornton does not anticipate receiving program income in the 2020 program year that would meet the threshold as defined by HUD in 24 Code of Federal Regulations Part 570.500(4)(i). The regulation states that program income does not include any income received in a single program year by the recipient and all its sub-recipients if the total amount of such income does not exceed \$25,000. Therefore, no program income is anticipated in 2020.

Appendix - Alternate/Local Data Sources

1	Data Source Name Community Planning and Development (CPD) Maps
	List the name of the organization or individual who originated the data set. U.S. Department of Housing and Urban Development
	Provide a brief summary of the data set. The website consolidates and displays information from the U.S. Census and HUD programs into a map. The website enables individuals to conduct queries to identify trends and analyze the needs of specific communities.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
	Describe the total population from which the sample was taken.
2	Data Source Name Housing and Population Counts
	List the name of the organization or individual who originated the data set. City of Thornton
	Provide a brief summary of the data set. The City Development Department consolidates the estimated population counts, information on new development, distribution of housing types throughout the city and the population by Ward on a quarterly basis.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.

	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
3	<p>Data Source Name Housing Needs Assessment & Analysis of Impediments</p>
	<p>List the name of the organization or individual who originated the data set. City of Thornton and Community Strategies Institute (CSI)</p>
	<p>Provide a brief summary of the data set. The Housing Needs Assessment and Analysis of Impediments analyze data to evaluate the housing market, the needs in the community and the impediments to fair housing. It is important to note that additional data sources were used to complete the document and are referenced therein.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>
4	<p>Data Source Name Economic Development Strategic Plan</p>
	<p>List the name of the organization or individual who originated the data set. City of Thornton Economic Development Division and Greyhill Advisors</p>
	<p>Provide a brief summary of the data set. The document is a strategic plan to maximize the city's effectiveness in expanding primary employment.</p>
	<p>What was the purpose for developing this data set?</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>
5	<p>Data Source Name CDPHE Annual Lead-Based Paint Testing</p>
	<p>List the name of the organization or individual who originated the data set. Colorado Department of Public Health and Environment (CDPHE)</p>
	<p>Provide a brief summary of the data set. CDPHE conducts annual testing to determine the rate of elevated levels of Lead in children throughout the state to determine the frequency of Lead poisoning.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
6	<p>Data Source Name Adams County Community Engagement Survey</p>
	<p>List the name of the organization or individual who originated the data set. Adams County and participating municipalities (Thornton, Westminster, Brighton)</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set? Data to support the Consolidated Plan and to satisfy a portion of the public consultation process.</p>

	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
7	Data Source Name 2017 Five-Year ACS
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
8	Data Source Name 2018 Five-Year ACS
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set.

	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
9	Data Source Name 2017 Hazard Mitigatoin Plan
	List the name of the organization or individual who originated the data set. Cities of Thornton, Northglenn, and Federal Heights
	Provide a brief summary of the data set. The Hazard Mitigation Plan describes actions that can help reduce or eliminate long-term risks caused by hazards or disasters, such as floods, wildfires, extreme temperatures, tornadoes, earthquakes, or severe storms.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?