



## 2024 Annual Action Plan

**DRAFT**

**Adams County**  
Adams County Government Center  
4430 S. Adams County Pkwy, Suite W6204  
Brighton, CO 80601

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# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

Adams County is an Entitlement Community and qualified urban county as designated by the U.S. Department of Housing and Urban Development (HUD). As such, the County is eligible to receive Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. These funds will benefit low- to moderate-income (LMI) residents.

The County's Annual Action Plan (AAP) is required by HUD for all jurisdictions receiving CDBG and 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 receive CDBG directly from HUD and, as such, do not receive CDBG funds from the County. HOME funds are administered by Adams County, which is the lead agency for the Adams County HOME Consortium. The HOME Consortium includes the Urban County members as well as the cities of Commerce City, Thornton, and Westminster.

The Program Year (PY) 2024 AAP was developed in accordance with HUD requirements at Title 24 of the Code of Federal Regulations and addresses strategic goals and program objectives for the use of CDBG and HOME funds in PY 2024 as outlined by the 2020-2024 Consolidated Plan. Adams County's program year runs from October 1, 2024, through September 30, 2025. The County has been allocated \$1,251,668 in CDBG funds and \$1,104,723.89 in HOME funds, and the activities to be undertaken with these grant funds are described in this plan.

### 2. Summarize the objectives and outcomes identified in the Plan

Adams County has developed its strategic plan based on an analysis of the data presented in its Consolidated Plan, and the community participation and stake holder consultation process. Through these efforts, the County has identified four (4) priority needs with associated goals to address those needs. The activities in the PY 2024 AAP will address the following priorities and goals, which are as follows:

#### Priority Need: Housing Needs

Goal - Preservation of Existing Housing Stock: The County will administer the Minor Home Repair (MHR) Program, which will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Brighton, Northglenn, Town of Bennett, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe, and sanitary conditions as well as accessibility

issues. Additionally, Adams County will provide funding for a rental housing inspection program in Federal Heights, which is intended to preserve existing housing stock.

Goal - Construction of New Rental Housing: 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 will serve LMI families and prioritized special needs populations.

Goal - Expanding and Preserving Homeownership: The County has a goal of ensuring that affordable housing is available for LMI 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.

**Priority Need: Special Needs Populations**

Goal - Preservation of Existing Housing Stock: The MHR program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues to special needs groups such as the elderly and persons with a disability.

**Priority Need: Community and Economic Development Needs**

Goal - Public Facility Improvements: The County will support public improvements throughout Adams County such as accessibility and ADA improvements. These activities include improving sidewalk accessibility and ADA improvements in the unincorporated areas in Adams County as well as the Urban County cities. Improvements also include assistance to businesses with commercial property and façade improvements. These efforts will help with the revitalization of low/mod areas in Adams County.

**Priority Need: Homelessness**

Goal - Emergency Housing and Shelter for the Homeless: The County will support the Adams County Housing Respite Program. The program will include homeless outreach, motel vouchers, and navigation services. The administration of the hotel/motel stays will be done mostly remotely in the community, including in encampments, urban hot spots, and community/county buildings.

**3. Evaluation of past performance**

Adams County, with its partner nonprofit service agencies, community housing providers, and other local units of government, has made significant contributions to provide safe, decent, and affordable housing and a suitable living environment for LMI households in the community. The County continues to recognize that affordable housing and public improvements remain some of the highest priority needs in the County as documented by the current Consolidated Plan and the most recent program year 2022 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants CDBG and HOME. In the most recent reporting PY 2022, the County highlighted these accomplishments by priority:

**Affordable Housing Programs:** Affordable housing was addressed through both the CDBG and HOME program. For CDBG, the County assisted LMI households with the preservation of existing housing stock through the Minor Home Repair (MHR) and energy efficiency programs. There were 17 LMI households assisted in total across Brighton, Federal Heights, Northglenn and unincorporated Adams County. Code enforcement activities in Federal Heights had a citywide benefit of 14,370 persons. The program addresses safety and health concerns of rental housing by bringing rental properties into code compliance, ultimately reducing deterioration of neighborhoods, and avoiding slum and blight in Federal Heights. For the HOME program, there were 2 LMI households assisted with new rental unit construction activities in PY 2022. Due to the nature of multi-year projects in the HOME program, there were several other ongoing development activities, however; HOME benefits are only reported when an activity has been completed. Currently, HOME activities in progress are new rental constructions at Crossing Pointe South and TBRA rental assistance with the Brighton Housing Authority.

**Public Facility & Infrastructure Improvements:** The County was able to fund public improvement activities that benefitted an estimated 8,450 persons living in LMI areas in Adams County. These activities included the completion of the Sherrelwood ADA Sidewalks and Ramps and the Brighton Historic City Hall ADA Bathroom improvements.

**Public Services:** The County assisted 117 persons with homeless prevention activities through the Adams County Housing Respite Program. The outreach program, which is funded by CDBG, offers navigation services and administration of hotel/motel stays by use of vouchers. The County also provided public services for persons at-risk of homelessness, and these are reported below with CARES Accomplishments.

**CARES Accomplishments:** In PY 2022, the County continued to fund various programs with CDBG-CV funds, which helped to prevent, prepare for, and respond to the COVID-19 pandemic. While these programs were started in previous program years, the programs remain open and funded. These programs include the Intervention DV Program, Colorado Legal Services, and the Shiloh House Unaccompanied Refugee Minors Program. In total, these activities assisted 115 persons. Intervention provided financial assistance to 17 victims of reported domestic violence and alleviated the effects of financial abuse regarding housing payments, food security, broadband access, and utility bills. Colorado Legal Services provided vital legal services to 71 persons, focusing on homeless individuals or those experiencing economic, housing, and health instability due to the COVID-19 pandemic. Shiloh House assisted 2 homeless youth with finding a safe place to stay while they were out of home and provided physical and mental health services. Finally, the Brighton Housing Authority Domestic Violence Program assisted 25 more persons with emergency and supportive housing services in PY 2022.

#### **4. Summary of Citizen Participation Process and Consultation Process**

The County adheres closely to its HUD approved Citizen Participation Plan (CPP) as guided by 24 CFR 91.105. Citizen participation and consultation are vital to the development of the County's housing and community development programs. The County continues to work with Urban County and HOME Consortia members, housing service providers, and key non-profit organizations in encouraging the participation of the citizens they serve, including low- and moderate-income residents who are the primary targets of HUD-funded programs. The citizen participation process is designed to encourage all citizens, including persons with limited-English, and those with disabilities to participate in determining the development of the AAP and needs in the community. Adams County made the AAP available through a public comment review period and a public hearing.

- The County held a Study Session on **June 24, 2024** and presented the AAP projects and activities to the public.

- The County held a 30-day public comment period from **June 27, 2024 to July 27, 2024** to give the public an opportunity to review and make comments on the proposed AAP.

- The County held a Public Hearing on **July 30, 2024** at the BOCC to review and discuss the AAP.

Details of these efforts to gather public feedback are displayed in the AP-12 Citizen Participation. All citizens were encouraged to participate and give comments on the Annual Action Plan.

## **5. Summary of public comments**

### STUDY SESSION (June 24, 2024):

No comments were received.

### PUBLIC COMMENT PERIOD (June 27, 2024 to July 27, 2024):

Comments from the public will be included after the public comment period.

### PUBLIC HEARING: (July 30, 2024):

Comments from the public will be included after the public hearing.

A summary of public comments has been included in the AP-12 Participation section.

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

All comments and views are accepted. There will be no agencies or organization types that are intentionally not consulted.

## 7. Summary

The PY 2024 AAP is the fifth and final year of the 5-Year 2020-2024 Consolidated Plan and will continue building on accomplishments to meet the 5-Year Plan goals. The activities funded in this AAP meet the County's priorities, goals, and objectives.

The County will work closely with Urban County and HOME Consortia members as well as service providers to serve the community's needs with the help of CDBG and HOME funding. The County will work to ensure that projects meet the national objectives set by HUD and are implemented according to federal regulations and guidance. Public participation will continue to be an ongoing initiative to ensure that Adams County residents and community members are aware of how the CDBG and HOME funds are being spent and are invited to participate in the CDBG and HOME processes.

### *Analysis of Impediments to Fair Housing Choice*

The County completed its 2020 Analysis of Impediments to Fair Housing Choice (AI) on November 5, 2020, which continues to guide the County in affirmatively furthering fair housing for the five years of the Consolidated Plan period. The AI is a document that helps the County take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities free from discrimination. The AI goals are aligned with the County's Strategic Plan to address the shortage of affordable and accessible housing units, improve rental access, remove barriers to homeownership, address poor housing conditions, and assist with zoning and code enforcement. For more details on the AI, see the AP-75 Barriers to Affordable Housing.

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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

*The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source.*

Agency Role	Name	Department/Agency
Lead Agency	ADAMS COUNTY	Adams County Community & Economic Development
CDBG Administrator	ADAMS COUNTY	Adams County Community & Economic Development
HOME Administrator	ADAMS COUNTY	Adams County Community & Economic Development

**Table 1 – Responsible Agencies**

### Narrative

The Adams County Community & Economic Development Department, through the Housing Policy & Community Investments Division (HPCI), administers Adams County’s annual CDBG and HOME funding. Adams County is the lead entity for preparing the Consolidated Plan and PY 2024 AAP for the Urban County and HOME Consortium, although all members of the Urban County and HOME Consortium members participated in the development of the plans. Thornton, Westminster, and Commerce City complete their own Consolidated Plan and AAPs for CDBG funds for their respective communities.

### Urban County Lead Agency (CDBG Administrator)

Adams County works in partnership with the members of the Urban County, which includes the cities of Brighton, Northglenn, and Federal Heights, and the Town of Bennett, and serves unincorporated Adams 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 a 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 completing all required CDBG reporting. Adams County retains up to the allowable 20% cap of total CDBG grant funds for program administration. Each year, the Urban County members submit a CDBG application for projects. Applications are reviewed for eligibility with CDBG by HPCI staff. Upon review, HPCI presents eligible applications to the Board of County Commissioners (BOCC) for final approval.

### HOME Consortium 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 the affordable housing needs of each community. At 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 HOME funding and completes all required HOME reporting. Adams County retains the allowable 10% cap of HOME funds for administration expenses. Each year, Adams County opens a Notice of Funding Availability (NOFA) annually 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 HPCI staff and presented to the HOME Consortium members. Upon review, HPCI presents eligible applications to the Board of County Commissioners for final approval.

### **Consolidated Plan Public Contact Information**

Melissa Scheere, Housing Policy & Community Investments Manager  
Community and Economic Development Department  
Adams County Government Center  
4430 S. Adams County Pkwy  
Brighton, CO 80601  
mscheere@adcogov.org

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

### **1. Introduction**

Collaborating with private and nonprofit service providers, advocacy agencies, housing developers, and other key stakeholders that serve the low- to moderate-income (LMI) population creates a stronger force for addressing issues in the community, especially for LMI residents, special populations, and those who are experiencing homeless. For this reason, the County has established ongoing relationships with stakeholders in an effort to define the needs of these residents and determine how to best serve these populations. Consultation included regular meetings with housing and community development staff from partner jurisdictions; participation in meetings with the County's Poverty Reduction Unit to develop a countywide plan to address homelessness; coordination with stakeholders on Response and Recovery Teams to address emerging and critical needs related to the COVID-19 pandemic; presentations to the Adams County's Board of County Commissioners. The County also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents, and seniors.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l)).**

Adams County staff in Community & Economic Development and Community Safety & Well-Being continue to be actively involved in several task forces to address regional challenges of homelessness and facilitate coordinated service provision. Regional groups meet regularly, and local providers and service agencies include 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.

Adams County also works in collaboration with the cities of Westminster, Commerce City, and Thornton through the HOME Consortium to distribute HOME funds for eligible projects that create or preserve housing. In accordance with HOME regulations, Adams County also works with local certified Community Housing Development Organizations (CHDOs) and local housing authorities to provide essential housing services.

**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 County works closely with the Metro Denver Homeless Initiative (MDHI), the Continuum of Care provider for the seven-county area, including Adams County, 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 the development of a countywide plan to address homelessness. Adams County's full-time Community Safety & Well-Being staff focus on developing and implementing strategies to assist those who are homeless with getting their immediate needs met and taking steps towards self-sufficiency. These efforts include working with MDHI and the local homeless providers to fund programs serving homeless individuals, families, veterans, youth, and persons at risk of becoming homeless.

The MDHI administers OneHome, the Coordinated Entry System (CES), which helps to ensure that all persons, including chronically homeless, families and children, veterans, and unaccompanied youth experiencing homelessness, have equitable access to the housing resources they need in their times of housing crisis. Persons in need can enter CES through one of the many access points throughout the Denver metro area, including several points in Adams County. For more details and access points, please see MDHI's website at <https://www.onehomeco.org>

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

Not applicable; Adams County does not receive ESG funds directly. The CoC is responsible for the administration of ESG in the CoC area as well as performance standards of the regional program and is also responsible for the development, policies, and procedures of the operation of the Homeless Management Information System (HMIS) in the area. MDHI serves as the lead agency for Colorado's HMIS, which collects and retains data about the people accessing services related to homelessness throughout the region. The CoC and local partners use this data to track client and program outcomes, measure system performance, and inform regional and local efforts to end homelessness. The CoC provides a flexible self-paced training course and access to a helpdesk for current users. The CoC's goal for HMIS is to capture quality, real-time data that includes every person experiencing homelessness by name.

**2. Agencies, groups, organizations, and others who participated in the process and consultations**

**Table 2 – Agencies, groups, and organizations that participated**

1	<b>Agency/Group/Organization</b>	City of Westminster
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the AAP by discussing proposed HOME activities.
2	<b>Agency/Group/Organization</b>	City of Thornton
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the AAP by discussing proposed HOME activities.
3	<b>Agency/Group/Organization</b>	Maiker Housing Partners (Adams County Housing Authority)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the AAP by discussing proposed activities.
4	<b>Agency/Group/Organization</b>	BRIGHTON HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Affordable Housing

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the AAP by discussing proposed activities. Several BHA activities will be funded in the program year.
5	<b>Agency/Group/Organization</b>	CITY OF FEDERAL HEIGHTS
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the AAP by discussing proposed CDBG activities. The City continues to utilize CDBG funding towards its rental inspection program for code compliance.
6	<b>Agency/Group/Organization</b>	City of Brighton
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the AAP by discussing proposed CDBG activities.
7	<b>Agency/Group/Organization</b>	CITY OF NORTHGLENN
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the AAP by discussing proposed CDBG activities.
8	<b>Agency/Group/Organization</b>	TOWN OF BENNETT
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the AAP by discussing proposed CDBG activities.
9	<b>Agency/Group/Organization</b>	ADAMS COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Adams County Community & Economic Development Department, Public Works, and Parks, Open Space, & Cultural Arts, and the Board of County Commissioners participated in the development of the 2024 AAP by discussing proposed CDBG and HOME activities.
10	<b>Agency/Group/Organization</b>	Adams County Office of Emergency Management
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County OEM department plans, coordinates and supports activities that help our community reduce its vulnerability to disaster. This is accomplished through the following mitigation, emergency preparedness, emergency response and recovery programs.
11	<b>Agency/Group/Organization</b>	Anythink Libraries
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County library system offers free access to the internet and other services to County residents.
12	<b>Agency/Group/Organization</b>	Metro Denver Homeless Initiative
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Publicly Funded Institution/System of Care Regional organization Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County works closely with MDHI, the Continuum of Care provider for the seven-county area including Adams County, 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.
13	<b>Agency/Group/Organization</b>	CITY OF COMMERCE CITY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the AAP by discussing proposed HOME activities.
14	<b>Agency/Group/Organization</b>	Almost Home

<b>Agency/Group/Organization Type</b>	Services - Housing Services - Homeless
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Almost Home seeks to maintain, support and expand the Respite Housing Program to Adams County households. This program is an immediate response service that quickly diverts households from entering homelessness through light case management and a short-term hotel-motel stay. The agency consulted through the application process.

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

All comments and views will be accepted. No agencies or organization types will be intentionally not consulted.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Metro Denver Homeless Initiative (MDHI)	Adams County uses the MDHI Point in Time annual homeless count, and other research and coordination efforts to develop plans for serving homeless persons in Adams County.
2020 Analysis of Impediments	Adams County	The Analysis of Impediments (AI) is a document that helps the County to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. The AI goals are aligned with the County Strategic Plan to address the shortage of affordable and accessible housing units, improve rental access, remove barriers to homeownership, address poor housing conditions, and assist with zoning and code enforcement.

**Table 3 – Other local/regional/federal planning efforts**

**Narrative**

The Adams County Community & Economic Development Department is the lead entity for preparing the Consolidated Plan and PY 2024 AAP for the Urban County and HOME Consortium. The Urban County



includes the cities of Brighton, Northglenn, and Federal Heights, the Town of Bennett, and unincorporated Adams 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. As the lead agency of the Urban County, Adams County assumes the responsibility of administering the CDBG funds and completing all required CDBG reporting. Adams County is also the lead agency of the Adams County HOME Consortium, which includes the cities of Commerce City, Thornton, and Westminster. Each year, the HOME Consortium and Urban County areas are awarded a proportionate share of HOME funds that are to be utilized to meet the affordable housing needs of each community. As the lead agency of the HOME Consortium, Adams County assumes the responsibility of administering HOME funding and completes all required HOME reporting.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

The County pursued a variety of outreach efforts to notify, inform, and include the public in the AAP development. These efforts included conversations with service providers and key partners, placing an announcement in the local newspaper, meetings with Urban County and HOME Consortia members, posting information on the County's webpage, a Study Session with the public and County staff, and holding a public meeting, public comment period, and a public hearing. It also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents, and seniors.

**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	A Study Session public meeting was held on <b>June 24, 2024 at 11:30 AM</b> to present the plan and obtain views from the public and County staff on the AAP. Study Session meetings are held in the Fifth Floor Study Session Room at the Adams County Government Center located at 4430 S. Adams County Parkway, Brighton.	There were no comments.	All comments were accepted.	<a href="https://adcogov.org/board-county-commissioners">https://adcogov.org/board-county-commissioners</a>
2	Public Hearing	Non-targeted/broad community  Board of County Commissioners (BOCC)	The County held a Public Hearing on <b>July 30, 2024</b> at a regularly held BOCC meeting to review and discuss the AAP. BOCC meetings are held at the Adams County Government Center, First Floor Public Hearing Room, 4430 S. Adams County Pkwy., Brighton, CO 80601. For more information on how to attend the meeting, please see the following link: <a href="http://adcogov.legistar.com/calendar.aspx">http://adcogov.legistar.com/calendar.aspx</a>	A summary of comments will be included after the public hearing.	All comments are accepted.	<a href="http://adcogov.legistar.com/calendar.aspx">http://adcogov.legistar.com/calendar.aspx</a>

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	Internet Outreach	Non-targeted/broad community	The County utilized its website to continually update the public on upcoming public hearings, funding allocations, and reports, including the AAP. <a href="http://www.adcogov.org/housing-policy-community-investments">www.adcogov.org/housing-policy-community-investments</a>	N/A	N/A	<a href="https://www.adcogov.org/housing-policy-community-investments">https://www.adcogov.org/housing-policy-community-investments</a>
4	Public Comment Period	Non-targeted/broad community	The County held a 30-day public comment period from <b>June 27, 2024 to July 30, 2024</b> to give the public an opportunity to review and make comments on the proposed AAP. The AAP could be viewed at the Housing Policy & Community Investments office at 4430 S. Adams Pkwy., Brighton, CO 80601 and online at <a href="http://www.adcogov.org/housing-policy-community-investments">www.adcogov.org/housing-policy-community-investments</a> . Written comments could be returned to the contact in the PR-05.	A summary of comments will be included after the public comment period.	All comments are accepted.	<a href="https://www.adcogov.org/housing-policy-community-investments">https://www.adcogov.org/housing-policy-community-investments</a>

**Table 4 – Citizen Participation Outreach**

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

### **Introduction**

Adams County anticipates receiving CDBG and HOME grant funds from HUD that will help address the goals and objectives identified in the AAP. The County is the lead agency for Urban County and the HOME Consortium. The cities that are members of these respective groups will partner with the County on the use of these funds. The Urban County includes the cities of Northglenn, Federal Heights, Brighton, the Town of Bennett, and unincorporated Adams County. The HOME Consortium includes the Urban County cities, as well as the cities of Thornton, Commerce City, and Westminster.

Based on HUD allocation notices, the grant fund allocations for PY 2024 will be \$1,251,668 for CDBG and \$1,104,723.89 for HOME. In addition to the PY 2024 grant allocations, Adams County has unused prior year funds in the amount of \$27,167 from CDBG and \$2,622,917.06 from HOME. These funds will be reallocated towards housing activities. The HOME program also anticipates it will have \$123,000 in program income to be used towards affordable housing activities.

**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	1,251,668	0	27,167	1,278,835	0	Adams County will allocate CDBG funds to the Urban County members and unincorporated Adams County for eligible projects approved by the County Commissioners. PY 2024 is the fifth and final year of the Consolidated Plan. No more funds are expected in this 5-year Consolidated Plan period, and the next year will start a new cycle.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,104,723.89	123,000.00	2,622,917.06	3,850,640.95	0	Adams County will use funds throughout the County to address community housing needs. PY 2024 is the fifth and final year of the Consolidated Plan. No more funds are expected in this 5-year Consolidated Plan period, and the next year will start a new cycle.

**Table 2 - 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 County encourages subgrantees and subrecipients to leverage other resources to cover the total cost of projects. CDBG funded projects leverage general funds from the County, the member Urban County cities and in-kind donations. State and private grants may be used to fill gaps in funding, especially with public service projects.

HOME funded projects may use Low Income Housing Tax Credit (LIHTC) equity, Private Activity Bonds, State of Colorado funds, private equity, and other resources to cover the cost of the development. Activities funded by HOME will have the required twenty-five (25%) match from previous program years and from fee reductions by member HOME Consortia members. To be considered for HOME match, the funding must be a non-federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Adams County encourages all HOME funded projects to have program funding match.

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

Adams County and local jurisdictions may choose to provide publicly held land for housing, community facilities, and other eligible HOME and CDBG projects. In recent years, Adams County has donated land to both Maiker Housing Partners and Brighton Housing Authority. Maiker Housing Partners has recently completed The Caraway, an affordable housing development that repurposed a former-County building into 44 units of affordable housing and constructed another 72 units on the property to serve youth transitioning out of foster care as well as other low-income individuals.

## 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: \$663,978	Rental units rehabilitated: 120 Household Housing Unit Homeowner Housing Rehabilitated: 20 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: \$481,412	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6335 Persons Assisted Businesses Assisted: 3 Businesses
3	Emergency Housing and Shelter for the Homeless	2020	2024	Non-Housing Community Development	County-Wide	Homelessness	CDBG: \$133,444 HOME: \$341,824	Public service activities other than Low/Moderate Income Housing Benefit: 9 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted
4	Construction of New Rental Housing	2020	2024	Affordable Housing	County-Wide	Housing Needs	HOME: \$2,954,769	Rental units constructed: 262 Household Housing Unit



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Expanding and Preserving Homeownership	2020	2024	Affordable Housing	County-Wide City of Brighton	Housing Needs	HOME: \$554,047.95	Homeowner Housing Added: 2 Household Housing Unit

Table 3 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Preservation of Existing Housing Stock
	<b>Goal Description</b>	<p>The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the Consortium member cities 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>Rental rehabilitation activities will be provided to maintain the affordable housing stock in the County.</p> <p>City of Federal Heights will utilize its CDBG allocation to continue operating its Rental Inspection Program. The program promotes affordable, safe rental housing for its residents by bringing rental properties into code compliance.</p>
2	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	<p>The County will support public improvements throughout Adams County such as accessibility and ADA improvements. These activities include improving sidewalk accessibility and ADA improvements in the unincorporated areas in Adams County as well as the Urban County cities. Improvements also include assistance to businesses with commercial property and façade improvements. These efforts will help with the revitalization of low/mod areas in Adams County.</p>
3	<b>Goal Name</b>	Emergency Housing and Shelter for the Homeless
	<b>Goal Description</b>	<p>The County will support programs that prevent homelessness in the area through emergency housing programs and rental assistance. These include the Almost Home Respite Housing program that will provide services to help vulnerable households avoid homelessness and TBRA rental assistance through the BHA for those with housing instability.</p>

<b>4</b>	<b>Goal Name</b>	Construction of New Rental Housing
	<b>Goal Description</b>	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 will serve LMI families and prioritized special needs populations.
<b>5</b>	<b>Goal Name</b>	Expanding and Preserving Homeownership
	<b>Goal Description</b>	The County has a goal of ensuring that affordable housing is available for LMI households in Adams County. These activities will be undertaken by CHDOs in accordance with HOME program guidelines.

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

### Introduction

In PY 2024, up to 20% of the CBDG allocation and 10% of the HOME allocation will be used to support the administration of each respective program. CBDG has a total 15% grant cap allowable for public service grants and 15% of HOME funds must be set-aside for Community Housing Development Organizations (CHDO). The remainder of the grants will fund projects that will benefit LMI households and special needs groups and meet a priority need identified in the plan.

#	Project Name
1	CDBG: Administration (20%)
2	CDBG: Public Services
3	CDBG: Housing
4	CDBG: Public Facilities & Infrastructure
5	CDBG: Economic Development
6	HOME: Administration (10%)
7	HOME: CHDO Reserves (15%)
8	HOME: Adams County
9	HOME: Commerce City
10	HOME: Thornton
11	HOME: Westminster

**Table 4 – Project Information**

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

Housing has been identified as a high priority in Adams County. Even though parts of the County are considered ideal first-time home buyer locations, the high cost of housing in Adams County and the adjacent counties in the region is driving people farther from their places of work, public transportation routes, medical services, childcare, and other services. This situation has created a major need for affordable housing and preservation of existing housing that allow people to live in safe, decent, and healthy environments.

Funding public facility and infrastructure activities with CBDG is a priority in 2024 to support safe neighborhoods in LMI neighborhoods to gather and recreate. Public improvements help to revitalize LMI neighborhoods and invite other public and private investments into these areas. Public improvements are also focused on ADA and accessibility improvements for special needs groups.

Public services that address housing instability and help LMI households from becoming homelessness has been identified as a priority in Adams County. CBDG grant guidelines do not allow for more than 15%

of grant funds to be spent on public services.

HOME funds are allocated throughout Adams County to serve residents and communities across the County. Adams County and the HOME Consortium members receive an allocation of HOME funding each year through their participation in the Urban County to support housing projects. The allocations are identified through a formula basis. The County works with the HOME Consortium members, developers, housing authorities, and the local Continuum of Care organization to identify strategies to increase the amount of affordable housing, help LMI people purchase homes, or assist low-income residents with remaining in their homes. While the funding allocations are broken out between Adams County, the local CHDO, and the HOME Consortium, all members collaborate to achieve the goals of the HOME funds and the Consolidated Plan.

One of the obstacles of addressing the underserved community through these federal funds is the ability of the Entitlement and the Consortia members to move several projects forward in a timely fashion. Therefore, Adams County reserves the right to re-assign funds to any of the other existing approved 2024 projects. The re-assigned funds can include any reserve projects; any of the 2024 projects or proposed activities that are not able to start by the required timeframe; have unused or remaining funds after they commence; or are completed. Some of the reasons a project may not be able to start including 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, and/or the failure to meet or abide by federal regulations.

# AP-38 Project Summary

## Project Summary Information

1	<b>Project Name</b>	CDBG: Administration (20%)
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Preservation of Existing Housing Stock Public Facility Improvements Emergency Housing and Shelter for the Homeless
	<b>Needs Addressed</b>	Housing Needs Special Needs Populations Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$250,333
	<b>Description</b>	Adams County will retain up to the allowable twenty percent (20%) of PY 2024 CDBG funding for Adams County HPCI staff to administer the program.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A, Other: 1
	<b>Location Description</b>	Countywide, low/mod eligible.
	<b>Planned Activities</b>	CDBG administration (21A). The use of the CDBG funds will meet the national objective benefiting low- and moderate-income persons since 100% will benefit low/mod income areas in Adams County.
2	<b>Project Name</b>	CDBG: Public Services
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Emergency Housing and Shelter for the Homeless
	<b>Needs Addressed</b>	Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	CDBG funding will support programs that prevent homelessness in the area such as the Almost Home Respite Housing program that will provide services to help vulnerable households avoid homelessness.
	<b>Target Date</b>	9/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 9 Persons Assisted
	<b>Location Description</b>	Countywide, eligible.
	<b>Planned Activities</b>	Planned activities include: Almost Home (AH) - Respite Housing Program (O3T). The Respite Housing Program is an immediate response program that quickly diverts households from entering homelessness through light case management and a short-term hotel/motel stay for up to fourteen (14) calendar days. Causes may include a life-altering event, such as job loss, domestic violence, medical emergency, natural disaster, or being forced out of a doubled-up living situation. Households impacted by domestic violence, are not capped at fourteen (14) days to develop a re-housing and safety plan.
3	<b>Project Name</b>	CDBG: Housing
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Preservation of Existing Housing Stock
	<b>Needs Addressed</b>	Housing Needs Special Needs Populations
	<b>Funding</b>	CDBG: \$580,534
	<b>Description</b>	CDBG funding will be utilized for minor home repair for Urban County members and unincorporated Adams County residents. The County will also allocate funds to assist with the rental housing code enforcement inspection program in Federal Heights. Rehabilitation site work will take place at the Brighton Housing Authority Hughes Station development.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 20 Household Housing Unit (MHR) Housing Code Enforcement/Foreclosed Property Care: 625 Household Housing Unit (Rental Housing Inspection program) Rental Housing Rehabilitated: 120 Household Housing Unit (BHA Hughes Station)
	<b>Location Description</b>	Countywide, eligible.

	<b>Planned Activities</b>	<p>The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the Urban County member jurisdictions. 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. (Matrix Code/National Objective – 14A/LMH)</p> <p>The City of Federal Heights will continue to fund the Rental Housing Inspection Program to promote affordable, safe, sanitary and healthy rental housing for its residents. With the aging of rental housing stock within the city and approximately 2500 rental units, it is a benefit to our rental residents and community as a whole to provide a program to address safety and health concerns of rental properties by administering a city-wide program to bring rental properties into code compliance thereby reducing deteriorating neighborhoods and avoid slum/blight concerns. The inspector will physically inspect rental units systematically and order code violations identified to be repaired within specific timeframes as set by Code and Ordinance requirements. A database of registrations and inspections will be maintained to ensure compliance and track improvements to individual units and neighborhoods. (Matrix Code/National Objective – 15/LMA)</p> <p>Brighton Housing Authority, rental housing rehabilitation at Hughes Station. Development will include necessary infrastructure improvements. for 120 units of affordable rental housing. All units will serve individuals and families who make between 30%-70% of Area Median Income (AMI). (Matrix Code/National Objective – 14C/LMH)</p>
4	<b>Project Name</b>	CDBG: Public Facilities & Infrastructure
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$297,968
	<b>Description</b>	CDBG funding will be utilized for infrastructure projects in the Urban County member cities and unincorporated Adams County.
	<b>Target Date</b>	9/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6335 Persons Assisted
	<b>Location Description</b>	The outlined activities will be undertaken in eligible low/mod areas of Urban County cities and unincorporated Adams County.
	<b>Planned Activities</b>	<p>Adams County, Sherrelwood ADA Sidewalk Improvements. The intention of the project is to facilitate the continuation of overall mobility and accessibility improvements in the Sherrelwood residential neighborhood, generally located within the southwest corner of unincorporated Adams County. This project will consist of the reconstruction of curb ramps, sidewalks, and related work to improve accessibility and improve compliance of the neighborhood infrastructure with American with Disability Act (ADA), and helping to provide safer pedestrian connectivity within the neighborhood and to the surrounding areas. (Matrix Code/National Objective - 03L/LMA)</p> <p>Bennett - Centennial Sidewalks. This project will consist of the reconstruction of curb ramps, sidewalks, and related work to improve accessibility and improve compliance of the neighborhood infrastructure with American with Disability Act (ADA), and helping to provide safer pedestrian connectivity within the neighborhood and to the surrounding areas. (Matrix Code/National Objective - 03L/LMA)</p>
5	<b>Project Name</b>	CDBG: Economic Development
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	CDBG funding will be utilized for the Adams County Business Revitalization Program. The program provides grant assistance to eligible businesses within low/mod areas. Applicants may apply for a grant up to \$35,000 for rehabilitation of their business' façade.
	<b>Target Date</b>	9/30/2025



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Businesses Assisted: 3 Businesses
	<b>Location Description</b>	County-wide, eligible.
	<b>Planned Activities</b>	Adams County created a Brownfields Site Inventory which compiled information about past and present uses of the properties along the Clear Creek Corridor. The inventory takes into account past uses of properties and potential environmental concerns that property owners or developers may need to address. This program will use Community Development Block Grant (CDBG) funding for the objective of aiding Adams County businesses to retain or create jobs for low-to-moderate income (LMI) individuals. The Business Revitalization Program (BRP) provides grant assistance to eligible businesses within the Target Area. Applicants may apply for a grant up to \$35,000 for rehabilitation of their business' façade. (Matrix Code/National Objective - 14E)
6	<b>Project Name</b>	HOME: Administration (10%)
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Preservation of Existing Housing Stock Construction of New Rental Housing Expanding and Preserving Homeownership
	<b>Needs Addressed</b>	Housing Needs Special Needs Populations
	<b>Funding</b>	HOME: \$110,472
	<b>Description</b>	Adams County will retain ten percent (10%) of HOME funding for Adams County HPCI staff for HOME program administration.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A, Other: 1
	<b>Location Description</b>	County-wide, eligible.

	<b>Planned Activities</b>	HOME program administration. The use of HOME funds will meet the national objective benefiting low and moderate-income persons and households. Planned activities will include general program admin, planning for the program.
<b>7</b>	<b>Project Name</b>	HOME: CHDO Reserves (15%)
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Construction of New Rental Housing Expanding and Preserving Homeownership
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME: \$517,223.95
	<b>Description</b>	Adams County will set aside at least 15% of the HOME grant for CHDO affordable housing development activities. Adams County is in the process of building and certifying new CHDOs in the County for the purposes of expanding affordable housing development activities.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Added: 2 Household Housing Unit
	<b>Location Description</b>	County-wide, eligible.
	<b>Planned Activities</b>	CHDO affordable housing development activities.
<b>8</b>	<b>Project Name</b>	HOME: Adams County
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Preservation of Existing Housing Stock Construction of New Rental Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME: \$1,381,256
	<b>Description</b>	The County will fund affordable rental housing construction and homeowner housing preservation projects in HOME Consortium member cities and throughout Adams County. Funding from this project will be \$331,417 from the PY 2024 allocation, \$123,000 from program income generated through housing activities and \$926,839 from prior year funds.

	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed: 192 Household Housing Unit (Devco W. 64 <sup>th</sup> Apartments) TBRA: 12 Household Housing Unit
	<b>Location Description</b>	County-wide, eligible.
	<b>Planned Activities</b>	Devco West 64th Apartments will serve families earning 30%-70% of AMI. The property will consist of 192 units contained in four, four-story elevator-serviced buildings. Each unit will include an extensive amenity package including balconies, blinds, central heating and air conditioning, LVT and carpet flooring, and walk-in closets. The appliance package will include refrigerators, disposal, range/oven, dishwasher, microwaves, and in-unit washer/dryer. The property will also have a community clubhouse containing on-site property management and service provider offices, a business center/computer lab, a community room with kitchen, exercise room, meeting space, and central laundry. \$500,000  BHA TBRA: The Brighton Housing Authority aims to continue a Tenant-Based Rental Assistance (TBRA) project designed to provide rental support for up to 24-months to very low-income and extremely low-income rental-cost burden residents of Adams County. Eligible participants must have a gross income below 60% AMI, pay more than 30% of their gross income towards rent, and have no more than \$25,000 in assets/resources. The project's goal is to reduce participants' rent burden and to enable participants to find more affordable housing while increasing self-sufficiency by the project conclusion. \$305,000  Housing Development, balance to commit: \$576,256
9	<b>Project Name</b>	HOME: Commerce City
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Construction of New Rental Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME: \$82,855
	<b>Description</b>	TBD. The City of Commerce City will utilize HOME program funds towards affordable housing activities under the program guidelines.
	<b>Target Date</b>	9/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	City of Commerce City, eligible.
	<b>Planned Activities</b>	TBD. Affordable housing development or preservation activities that are eligible under the HOME program guidelines.
<b>10</b>	<b>Project Name</b>	HOME: Thornton
	<b>Target Area</b>	City of Thornton
	<b>Goals Supported</b>	Preservation of Existing Housing Stock Construction of New Rental Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME: \$687,345
	<b>Description</b>	TBD. The City of Thornton will utilize HOME program funds towards affordable housing activities under the program guidelines.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	City of Thornton, eligible.
	<b>Planned Activities</b>	TBD. Affordable housing development or preservation activities that are eligible under the HOME program guidelines.
<b>11</b>	<b>Project Name</b>	HOME: Westminster
	<b>Target Area</b>	City of Westminster
	<b>Goals Supported</b>	Preservation of Existing Housing Stock Construction of New Rental Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME: \$1,071,489
	<b>Description</b>	The City of Westminster will utilize HOME program funds towards affordable rental housing development activities under the program guidelines.

<b>Target Date</b>	9/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed: 70 Household Housing Unit (Maiker Uplands)
<b>Location Description</b>	City of Westminster, eligible.
<b>Planned Activities</b>	The Maiker Uplands construction project will contain 70 affordable units at corner of 88th Ave & Federal Blvd. Providing 10 units for the IDD special population, 70 units for families (between 30%-60% AMI).

## **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 1,184 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 10 counties that make up the Denver-Aurora-Lakewood metropolitan statistical 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 of counties near a major metropolitan city. Urbanization has occurred most rapidly in the western part of the County around the interstates and highway systems 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 past several years and has developed a strategic plan for growth largely due to its proximity to Front Range Airport, one hour drive to downtown Denver and the cost of housing, which is 11% lower than the Colorado housing cost average.

Cities within the geographic County include Arvada, Aurora, Brighton, Commerce City, Federal Heights, Northglenn, 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: Unincorporated Adams County, the Town of Bennett, and the Cities of Brighton, Federal Heights, and Northglenn.

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
County-Wide	42
City of Thornton	17

Target Area	Percentage of Funds
City of Westminster	26
City of Federal Heights	2
Town of Bennett	4
City of Northglenn	5
City of Brighton	4

**Table 5 - Geographic Distribution**

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

PY 2024 is the third year of the Urban County Intergovernmental Agreement (IGA), which was recertified for another three (3) year requalification period from 2022 to 2024. 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 were made to Adams County and reviewed for eligibility within the CDBG and HOME program guidelines.

Public improvements are to be made in eligible areas identified in the AAP and must serve low-to-moderate income areas tracts. These tracts have been defined by HUD’s CDBG Low Mod Income Summary Data (LMISD), which has defined the eligible tracts within the jurisdiction. The identified census block group tracts within the jurisdiction that are considered low-moderate income can be found on the HUD Exchange website at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

**Discussion**

*Race/Ethnic Minority Concentration*

A “racial or ethnic concentration” is any census tract where a racial or ethnic minority group makes up 10% or more of that group’s County-wide percentage. Data was taken from the 2018-2022 ACS 5-Year estimates (DP05). Due to the small sample size, only racial or ethnic groups that make up at least 1% of the County’s population were analyzed.

Black or African American, non-Hispanic: Black persons make up 3.4% of the County population, and a census tract is considered a concentration if 13.4% of the population is part of this racial group. There are several tracts south of Denver International Airport with a concentration: 08001007801, 08001007802, 08001007900, 08001008308, and 08001008354.

Asian (alone): Approximately 3.8% of the population identifies as Asian. A census tract is considered a concentration if 13.8% of the population is part of this racial group. There are two tracts with a concentration, with one tract east of Northglenn along East 120<sup>th</sup> Ave. (08001008551) and the second located in the City of Aurora along the southern border of the County (08001007801).

Hispanic: Hispanics make up 41.4% of the County's population, and a census tract is considered a concentration if 51.4% of the population is part of this ethnic group. The majority of tracts with a concentration are located in the southwest part of the County in the cities of Thornton, Westminster, Commerce City and Aurora. There is also a tract with a concentration in the City of Brighton.

#### *Low-Income Households Concentration*

A “low-income concentration” is any census tract where the Median Household Income (MHI) for the tract is 80% or less than the median household income for Adams County. According to the 2018-2022 ACS 5-Year Estimates (DP03), the MHI in the County was \$86,297. A tract is considered to have a low-income concentration if the MHI is \$69,038 or less. The majority of tracts with a concentration of LMI are located in the southwest part of the County in the cities of Thornton, Westminster, Commerce City and Aurora. There are also several tracts with a concentration in the City of Brighton. The location of these concentrated tracts correlate with the concentration of Hispanic persons.



## Affordable Housing

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

#### Introduction

Adams County will fund affordable housing projects with CDBG and HOME funds, including homeowner- and renter-occupied housing rehabilitation and new construction of affordable rental housing. The County is still working to fund CHDO affordable housing development activities and these goals will be adjusted when activities have been identified.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	386
Special-Needs	0
<b>Total</b>	<b>386</b>

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	12
The Production of New Units	264
Rehab of Existing Units	110
Acquisition of Existing Units	0
<b>Total</b>	<b>386</b>

**Table 7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

##### CDBG:

Homeowner Housing Rehabilitated: 20 Household Housing Unit (MHR)

Rental units Rehabilitated: 90 Household Housing Unit (BHA Hughes Station)

##### HOME:

Rental units constructed: 262 Household Housing Unit (Devco W 64<sup>th</sup> Apartments & Maiker Uplands)

Tenant Based Rental Assistance: 12 Household Housing Unit (BHA)

Homeowner Housing Added: 2 Household Housing Unit (CHDO, pending)

## **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. The Housing Authority of the County of Adams, dba Maiker Housing Partners, Brighton Housing Authority, and Commerce City Housing Authority are the primary providers of affordable housing in the county for households in the low- to moderate- 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 housing authorities own and operate public housing units, senior and disabled affordable units, and administer tenant and project-based Section 8 vouchers. The Commerce City Housing Authority partners with developers of four affordable properties, facilitates Housing Choice Vouchers, and provides housing resources to help residents buy, rent, or improve their homes.

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

As described above, the Housing Authority of the County of Adams, dba Maiker Housing Partners, Brighton Housing Authority (BHA), and Commerce City Housing Authority are the primary providers of affordable housing in the county for LMI households. The housing authorities all work continually to improve the quality of life for public housing residents. Adams County supports these agencies by providing HOME funds to obtain and maintain affordable properties, as well as donating land or buildings, when possible.

In the PY 2024 AAP, the County will fund several of the BHA's programs. The County will fund rehabilitation and ADA improvements at the Hughes Station public housing development which will assist 90 residents living at the facility. The BHA also currently administers a Tenant-Based Rental Assistance (TBRA) program for households who are seeking help obtaining permanent housing or who are at risk of experiencing homelessness. Funding would pay for administration costs of the TBRA program.

The BHA is currently working on the RAD Conversion Phase II at two sites. BHA is proposing the rehabilitation of five (5) duplexes across two sites, which have been converted from public housing through the HUD RAD Conversion Program. The two locations will provide much needed and often underrepresented larger family unit sizes in the County's affordable housing inventory. These units will serve those at 30%, 60% and 80% AMI.

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

Maiker Housing Partners has a Resident Advisory Board made up of residents of Maiker properties. It 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 a 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.

The Commerce City Housing Authority has a website with low- and moderate-income housing information and housing resources. Their strategic plan, which is available on the website, was created with public input received through an open house forum, surveys and in-person presentations.

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

Not applicable. Maiker Housing Partners and the Brighton Housing Authority are not designated as “troubled”. The Commerce City Housing Authority is not covered by a PHA Plan and is not subject to a HUD review or designation of this type.

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

### **Introduction**

The Board of County Commissioners has identified addressing homelessness and reducing poverty as priority needs for the County. The Commissioners have recently accepted a homeless reduction strategic plan titled Homeward Adams. The implementation of the plan is the responsibility of the Community Safety and Well-Being Department, a department that coordinates initiatives related to homelessness, housing, neighborhoods, and quality of life. Implementation strategies include the County continuing to collaborate with local homeless providers, the Metro Denver Homeless Initiative (MDHI), and municipalities to reduce homelessness throughout Adams County and the region. The three strategies of the plan include homelessness prevention, strengthening the housing continuum, and homelessness services.

### **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**

Adams County will continue to work with homeless service providers to learn about the needs of the homeless and 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 to assess individual needs and link people to resources. There are four (4) primary service providers in Adams County who have a strong presence in the community and provide services specifically for people experiencing homelessness. These agencies include Almost Home, ACCESS Housing, Cold Weather Care, and Growing Home, which are located in various areas of the County and provide numerous services including shelter, housing navigation, case management, employment services, homelessness prevention and life skill classes to reduce and end homelessness. Below is a highlight of each organization.

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. The City of Brighton and Almost Home developed a Housing Respite program funded with CDBG to provide people, especially domestic violence victims and those with unhealthy home situations, with hotel vouchers for emergency housing assistance.

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

Cold Weather Care provides shelter from 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. The long-term approach for family self-sufficiency and economic stability is the Collaborative Coaching program. Collaborative Coaching is an evidence-based case management system that supports families in setting goals to enhance their stability and creating paths to achieve those goals, such as homeless encampments and vaccinations for people who are homeless, and long term strategies to create a resource navigation network and a coordinated entry system that will help people retain housing.

The Adams County Community Safety and Well-Being Department and the cities in the County developed a severe weather activation program to fund hotel vouchers for emergency overnight shelter.

### **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 created the Community Safety & Well-Being Department. This department oversees the implementation of the goals and objectives of the homeless reduction strategy. Within this department is a Homelessness Outreach Coordinator. The Homelessness Outreach Coordinator is responsible for assisting in the coordination, creation, implementation, and oversight of services and programs for people dealing with homelessness. During the next year the Coordinator will continue to work on increasing protections for those living in mobile home parks and extended stay motels; supporting efforts to provide pathways for people to exit homelessness; reducing barriers to receiving one-time financial assistance; and homeless prevention assistance. The Coordinator and department will work track service connections through outreach to those who are experiencing homelessness, establish a day shelter program, track usage of mobile showers and laundry and determine if there are other mobile service needs, and promote the Day Works program to those who are at-risk of losing housing due to lack of employment.

Almost Home will continue to operate its Severe Weather Activation Plan (SWAP), which provides shelter at different hotels/motels for homeless individuals from October to April each year. This program helps to offset the needs at the emergency shelters and transitional housing when they are at full capacity in the coldest months of the year.

**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**

Adams County strives to help LMI individuals and families that are currently homeless or are at-risk of homelessness to find needed and appropriate services and support. Resources offered by community partners and the CoC members such as MDHI, Almost Home, ACCESS Housing, Cold Weather Care, and Growing Home have the purpose of helping LMI individuals and families avoid homelessness, including those at-risk of becoming homeless after being discharged from systems of care and those who are already receiving various types of housing or supportive public services. Helping individuals and families to avoid chronic homelessness is vital in the effort to ending homelessness in Adams County.

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 are 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 listed below. Through the help of these programs, homeless persons can make the transition to permanent housing and independent living:

- **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. Last year, the County = partnered with the three housing authorities and The Community Firm, a nonprofit organization that is operating a COVID Eviction Defense Project, to distribute Emergency Rental Assistance from the U.S. Treasury to those at risk of losing their housing. The County is currently partnering with and supporting Colorado Legal Services to help individuals and families on the brink of losing their current housing due to an eviction. Colorado Legal Service can help people over the phone and offers limited times at the Westminster Public Library (Irving St.) and the County Courthouse. Also, the County has funded a Tenant Based Rental Assistance program that serves people for a minimum of 12 months with financial assistance while those served achieve a plan for self-sufficiency with the help of regular case management.

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 homeless outreach and support, which connects people experiencing homelessness with services, understands their needs, and provides 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.

Almost Home, Inc. operates the Respite Housing Program (RHP) and seeks to maintain, support and expand the program to Adams County households. Almost Home developed and implemented the Respite Housing Program out of an increased need to address sudden onset causes of homelessness for individuals. Specifically, RHP is an immediate response program that quickly diverts households from entering homelessness through light-touch case management and a short-term hotel/motel stay for up

to fourteen (14) calendar days. The intent of diversion through Respite Housing is to give someone who has become homeless (or is about to become homeless) a positive alternative to entering emergency shelter. There are three programmatic elements of the RHP outlined later in this application. It is important to note RHP focuses on situational homelessness which is different from chronic homelessness. Situational homelessness is the status of being forced to live without housing due to a life-altering event, such as job loss, domestic violence, medical emergency, natural disaster, or being forced out of a doubled-up living situation. When Respite Housing is requested by households impacted by domestic violence, Almost Home does not cap to fourteen (14) days (average stay is 61 days) to develop a re-housing and safety plan. This program has been funded by the County in PY 2024 with CDBG funds.



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

### **Introduction**

Adams County has experienced rapid population growth due to the County's current housing climate, geographic location, and a desirability to move near large employers, such as Amazon. In addition, a diversity of land uses from 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 find attainable housing or maintain their current 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 helped build the framework for developing the County's 2018 Balanced Housing Plan (BHP), which defined goals and recommendations to achieve housing that meets the needs of the County's diverse and growing population. The BHP determined that the following were barriers to balanced housing:

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

As recommended by the Balanced Housing Plan, the County continuously supports affordable housing developments through various means. At this time, there are three developments underway that will result in 270 new units of affordable housing upon completion. The County has provided over \$2.55M in HOME and CDBG to these projects. In 2019, the County deeded the decommissioned Children & Family Services building to Maiker Housing Partners. This housing development now provides 116 total units. In 2021, the County deeded Brighton Housing Authority vacant land in Brighton to develop an affordable housing development. These affordable housing projects are in various stages of development, however when completed they will increase the number of affordable units in the County.

The County completed an Analysis of Impediments to Fair Housing Choice (AI) in 2020. The AI heavily relied on public input which was obtained through a housing survey. The housing survey was launched in the fall of 2019 and ended on February 28, 2020. It is important to note that the survey was completed before the COVID-19 pandemic and the County is studying the effects this might have on the AI. At this

time, impediments found were:

1. Shortage of affordable, accessible housing
2. Discrimination in rental transactions
3. Barriers to homeownership
4. Lack of resources to address poor housing conditions
5. Disparate access to opportunity
6. Limited zoning code and land use regulations

**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 Consolidated Plan and the September 2022 update to the Comprehensive Plan for the unincorporated areas of Adams County to envision a population of 40,000 more residents by 2040. The County will be using the future land use categories established in this update to aid in the upcoming Zoning Code (Development Standards and Regulations) update.

The County has been working to address the barriers identified in the 2018 Balanced Housing Plan through various means including policy change. As such, the County has been working to 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; and integrates development practices the increase diversity in housing options.

One of the changes has been the creation of the Accessory Dwelling Unit standards and regulations in Chapter 4 of the Development Standards and Regulations, Section 4-03-03-02-01, to allow homeowners the ability to create an accessory dwelling unit. Another change that is in the process is adding an affordable housing component to the Transit-Oriented Development (TOD) zone district that would allow the County to provide incentives to developers constructing affordable housing for low- and moderate-income residents at TOD sites.

The PY 2024 AAP will address the preservation of affordable housing through the County's Minor Home Repair (MHR) Program, which will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Brighton, Northglenn, Town of Bennett, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues.

## **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**

One of the obstacles to meeting underserved needs is the size of the County. 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. An action the County has planned is to continue to include the northern and rural areas by working closely with agencies that specialize in these areas. As part of the IGA a significant portion of CDBG funds have been set-aside for programs and projects designated for Unincorporated Adams County.

A lack of adequate funding is also an obstacle to meeting underserved needs in Adams County. To try to address this, the County works with its local governments and subrecipients to use federal funds to leverage other state and local funds for projects that further the goals of the plan. However, there is an increasing need for services requested by residents, which continues to put a strain on County resources and its ability to provide adequate care and services to its most vulnerable and in need.

Another area of weakness is that the County continues to need a fully functional and coordinated 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 work to increase the availability of information for service-providers to be carried on to residents.

The County also operates its Human Services Center, which provides a centralized location for residents to seek services such as TANF, Children & Family Services, Community Support Services, Domestic Violence Services & Shelter, Child Support Services, Foster Care, and the Workforce & Business Center.

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

Adams County has made the construction of affordable rental housing, home buyer assistance, and the preservation of existing affordable housing priorities for HOME and CDBG funds. Funds may be used to construct new rental housing, provide TBRA, purchase and rehabilitate older rental units, rehabilitate

owner-occupied housing, 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.

The PY 2024 AAP will address the preservation of affordable housing through the County's Minor Home Repair (MHR) Program, which will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Brighton, Northglenn, Town of Bennett, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. Adams County accepts applications from eligible LMI households for the MHR program. Housing repairs are ranked in accordance with program requirements, with top priority given to those items needed to establish a safe, sanitary, accessible, and energy efficient home. When an application is accepted, eligibility is determined by the Housing Policy & Community Investments Division. A representative from the County will then conduct an on-site visit to determine essential repairs needed. A description of work and cost estimate is prepared and released for a competitive bid to approved and licensed local contractors. Once a qualified contractor is selected to complete the project, all work will be inspected for completeness and compliance with local building codes and permits.

The County also partners with the City of Federal Heights' Rental Housing Inspection Program to promote affordable, safe, sanitary, and healthy rental housing for its residents. Through the program, a certified inspector will inspect rental units to identify code violations to be repaired within specific timeframes as set by Code and Ordinance requirements. A database of registrations and inspections will be maintained to ensure compliance and track improvements to individual units and neighborhoods.

The County also provides Fair Housing information for residents on its website. Information includes Federal Fair Housing Act and State of Colorado Fair Housing laws, where to go to help in case of housing discrimination, resources and other useful website links. The County Fair Housing website is located at: <https://www.adcogov.org/fair-housing-laws>.

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

The County's 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 household with housing constructed prior to 1978. Only lead-certified contractors are solicited to bid for housing built before 1978 assisted through the MHR program.

Lead-safe practices include providing households assisted through County programs 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-\$24,999 per unit. A lead hazard screen and/or full risk assessment is also be performed, as necessary, for projects receiving rehabilitation

assistance.

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

The activities developed for the PY 2024 AAP will work directly to reduce the number of poverty-level families in Adams County. Public facilities improvements will be made to LMI areas in Urban County cities and unincorporated Adams County. These activities will involve improvements to streets and sidewalks for ADA compliance and also provide overall safe connectivity. Public improvements will help to increase the attractiveness of the area of more local public and private investments into these areas.

The MHR program also helps to serve LMI residents throughout the Urban County and the HOME Consortium. The MHR program helped address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. Housing rehabilitation activities also help to maintain adequate housing conditions for LMI residents that might otherwise lead to conditions that cause homelessness.

The County also partners with the City of Federal Heights' Rental Housing Inspection Program to promote affordable, safe, sanitary, and healthy rental housing for its residents. Through the program, the County will help bring rental properties into code compliance in order to maintain the supply of affordable housing that is accessible and livable for LMI households.

Adams County Community & Economic Development Department works with the Adams County Community Safety & Well-Being Department, 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.

CDBG funding has been provided for the County's Business Revitalization Program, which provides grant assistance to eligible businesses within the low/mod areas within the County. Applicants may apply for a grant up to \$35,000 for rehabilitation of their business' façade.

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 helps 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 Consortium. 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. In PY 2022, the Urban County and HOME Consortia renewed their Intergovernmental Agreements (IGA) to continue receiving CDBG and HOME funds, and this is the final year of the current agreement.

Adams County leads a HOME Consortium with the City of Commerce City, 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;
- Nonprofit 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.

Designated local governmental agencies, known as the Urban County, are eligible to apply for Adams County CDBG funding. Urban County members include the cities of Brighton, Northglenn, Federal Heights, Town of Bennett, and unincorporated Adams County. Through the application process, technical assistance is provided and members are guided through eligible activities and uses of funds. A subrecipient handbook is provided as a training resources. Coordination is enhanced as each year members increase their capacity for service delivery through the knowledge gained in the application process.

The County also provides technical assistance to housing providers in the HOME program. These include qualified Community Housing Development Organizations (CHDOs), Public Housing Agencies, For-Profit Developers, and/or Nonprofit Organizations (501(c) 3 or 4). In addition, the County works with organizations applying for CHDO status. Construction resources and technical assistance are provided during the application process, which helps applicants learn more about eligible activities and uses of funds in the HOME program.

## 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. The County does not anticipate generating any program through its CDBG program activities.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### 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%



**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(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 2024 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 2024 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.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

Not applicable. As the HOME Consortium lead, Adams County provides administrative funds for the Brighton Housing Authority's (BHA) TBRA program, but it does not directly fund TBRA activities. At this time the BHA does not have a preference for persons with disabilities, however it gives prioritization to persons experiencing homelessness.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

Not applicable. As the HOME Consortium lead, Adams County provides administrative funds for the BHA's TBRA program, but it does not directly fund TBRA activities. At this time the BHA does not have a preference for persons with disabilities, however it gives prioritization to persons experiencing

homelessness.

7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

In accordance with 24 CFR 92.253(d)(3), an owner of rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by Adams County (PJ) pursuant to § 92.351(a). The owner must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ such as persons with a disability or other special needs. However; at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by County HOME funds.