

Executive Summary

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

1. Introduction

The Mission of Adams County Community Development (ACCD) is to support and build the capacity of citizen groups in Adams County so they may enhance the economic, social, environmental, and cultural well-being of its communities. This mission is best achieved through effective partnerships, capacity building and management of funding to foster socio-economic vitality and maximize opportunities throughout Adams County. ACCD accomplishes this through the administration of federal, state, and local grants, all of which leverage existing efforts to address the needs within Adams County.

Adams County works in partnership with the Town of Bennett, and Cities of Brighton, Federal Heights, Northglenn, Thornton and Westminster. Adams County also partners with many neighborhood groups, local housing authorities and non-profit organizations that make up the delivery network for services. These partners serve on boards and task forces to build community collaboration and, as federal funding recipients, work hard to meet the goals and targets locally established to meet citizen needs.

ACCD provides the residents of Adams County with the following opportunities:

- Affordable housing (both rental and home ownership);
- Infrastructure and public facility improvements;
- Public services such as education, financial counseling, food, nutrition, and case management; and
- Non-profit and agency capacity building.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Adams County has set the following Priorities and Objectives for the term of the Five Year Consolidated Plan. These priorities and objectives were discussed during community forums, with key informants, with Urban County partners, and used to solicit applications for CDBG and HOME funding during the 2016 plan year.

Priorities & Objectives

Priority: Housing

Objective #1 Rental housing is available for the low and very low-income populations where rental housing rates are low

Objective #2 Affordable housing is located in areas easily adjacent to services including transit by the low to moderate- income populations

Objective #3 Affordable housing is available for low-income renters that want to buy

Objective #4 Aging housing stock of low to moderate-income owner-occupied units is rehabilitated and/or repaired

Priority: Community and Economic Development

Objective #1 More job services and job creation for Adams County residents

Objective #2 Public facilities and community resources are created and enhanced to support low to moderate-income populations

Objective #3 Invest strategically in neighborhoods to assist in revitalization

Priority: Seniors and other Prioritized Populations

Objective #1 Prioritized populations have housing options, especially those earning less than 40% AMI

Objective #2 Services available for at-risk children

Objective #3 Prioritized populations are educated about housing and service options

Objective #4 Housing and services options near transit are enhanced for prioritized populations

Objective #5 Integration of prioritized populations into the community

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Adams County has relationships with many of the agencies and the Urban County partners responsible for undertaking many of the projects included in the plan. The past successes of programs operated by these partners, by the County, and documented need for projects and programs was one consideration used by Adams County when setting goals the 2016 program year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Adams County Community Development included a variety of outreach efforts to have as much citizen participation and gather as much input possible to include in the Annual Action Plan in all steps of the process. These efforts included service provider/key partner meetings, newspaper notifications, Urban County meetings, public hearings, and internet outreach. Information regarding the proposed 2016 activities and reprogramming information has been available on the Adams County website for citizen input as well. Outreach efforts varied to reach diverse populations and assure that the input received was insightful and representative of all Adams County residents. It also encouraged the participation of those in specialized populations such as non-English speakers, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County published the draft Annual Action Plan, solicited input from providers and the public, and held a public hearing to adopt the final plans.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Citizens had the opportunity to comment on the draft Annual Action Plan. The public comment period began on March 3, 2016 and will end on April 11, 2016. The public hearing is scheduled for April 12, 2016. UPDATE ONCE COMMENTS ARE RECEIVED

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

UPDATE ONCE COMMENTS ARE RECEIVED

7. Summary

Not required - NA

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 administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ADAMS COUNTY	Adams County Community Development
HOME Administrator	ADAMS COUNTY	Adams County Community Development
ESG Administrator		Adams County Community Development

Table 1 – Responsible Agencies

Narrative

The primary intent of the Community Development Division is to improve the quality of life for the citizens of Adams County. Adams County Community Development manages several grant-funded programs for housing, community development, neighborhood revitalization, economic development and human service activities. The common theme of the funds administered by Community Development is the benefit to low- and moderate-income residents of Adams County. Nearly all funds and programs administered by Community Development directly impact the lives of low- and moderate-income people in Adams County.

Consolidated Plan Public Contact Information

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

1. Introduction

Adams County worked with a variety of agencies and municipalities that provide services to residents in order to gather data around housing, services, economic development and any other needs to provide information for the Consolidated Plan. A key partners meeting was held to gather this data as well as interviews.

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

Adams County works in collaboration with the City of Thornton and the City of Westminster through the HOME Consortium to distribute HOME funds to housing projects. Adams County also works with Adams County Housing Authority, Community Resources and Housing Development Corporation (CRHDC) and Archway Housing and Services as Community Housing Development Organizations (CHDOs). Housing and other service providers working in Adams County coordinate services with health and mental health service agencies so that clients receive the services that they require.

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.

Not required - NA

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 required - NA

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Westminster
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed HOME activities.
2	Agency/Group/Organization	City of Thornton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed HOME activities.

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

Adams County contacted other agencies that provide housing, development, and other varying services, however, some agencies did not attend the key partner meeting or return our emails. The opportunity to participate was made available for these organizations and the citizens of Adams County.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative (MDHI)	When accepting ESG funding, 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.

Table 3 – Other local / regional / federal planning efforts

Narrative

Not required - NA

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

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

Adams County Community Development included a variety of outreach efforts to have as much citizen participation and gather as much input possible to include in the Action Plan in all steps of the process. These efforts included service provider/key partner meetings, newspaper notifications, Urban County meetings, public hearings, and internet outreach. Information regarding the Annual Action Plan has been available on the Adams County website for citizen input as well. Outreach efforts varied to reach diverse populations and assure that the input received was insightful and representative of all Adams County residents. It also encouraged the participation of those in specialized populations such as non-English speakers, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County encouraged participation by local institutions, members of the Continuum of Care, organizations that include service providers, faith-based organizations, philanthropic organizations, special needs providers and other nonprofit organizations, and housing developers. This data was then analyzed by staff who incorporated the findings around housing, special needs, and community development into the priority outcomes. By determining the priorities within Adams County, Community Development Department was able to allocate funds to the appropriate agencies to provide those necessary services. Citizens were encouraged to provide input into the draft Annual Action Plan through a widely publicized 30 day public review period. Adams County publicized the availability of the draft plan in multiple newspapers of general circulation and on the Adams County website.

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	Internet Outreach	Non-targeted/broad community	Adams County Community Development utilizes the Adams County website to continually update the public on upcoming public hearings, funding allocations, and reports, including the Annual Action Plan.	Adams County Community Development has not received any comments to date regarding BoCC approved funding allocations and reports. COMPLETE WHEN COMMENTS ARE RECEIVED FOR AAP.	COMPLETE WHEN COMMENTS ARE RECEIVED FOR AAP.	http://co-adamscounty.civicplus.com/index.aspx?NID=471
2	Public Hearing	Non-targeted/broad community	The Annual Action Plan Public Hearing is scheduled for April 12, 2016.	COMPLETE WHEN COMMENTS ARE RECEIVED FOR AAP.	COMPLETE WHEN COMMENTS ARE RECEIVED FOR AAP.	

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	Newspaper Ad	Non-targeted/broad community	Adams County Community Development published a Notice of Public Hearing and Request for Public Comments on March 2 and 3, 2016 in multiple local newspapers.	COMPLETE WHEN COMMENTS ARE RECEIVED FOR AAP.	COMPLETE WHEN COMMENTS ARE RECEIVED FOR AAP.	
4	Urban County Meetings	Urban County Members	Adams County Urban County Members participated in several meetings in regard to the development and allocation of the 2016 CDBG activities.	No comments were received.	No comments were rejected.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Adams County receives allocations of HOME, CDBG and ESG each year from HUD. CDBG funds are allocated to jurisdictions within the County for projects in those communities, and are also provided to applicants through the County's annual CDBG application process. Adams County is a HOME consortium, which includes the Cities of Thornton and Westminster, as well as the remainder of the County. HOME funds are allocated to the two Consortium Cities, and throughout the year to housing projects. ESG funds are also a county wide funding resource, and have an annual application and award cycle. Adams County will not be accepting the 2016 funding allocation for ESG.

Federal dollars leverage additional funds in many of the projects completed as part of the Consolidated Plan. Federal dollars are limited, and agencies completing projects will often utilize other funds to complete projects. The leveraged dollars represent a benefit to all Adams County residents. They stretch the grant funds received by the County, while allowing projects to proceed, which benefits either the area or a specific clientele and at the same time aids the agencies supplying the leveraged funds in meeting their goals. In addition to CDBG and HOME funds, Adams County provides local grants to human service organizations serving the county's low income individuals and families through its Human Services Agency Grant (HSAG) Program.

Each of these funding streams has allowed Adams County to target at-risk populations and leverage fixed program year allocations. These funding streams helped provide resources, services, and opportunities to people that may not qualify under HOME or CDBG guidelines and to neighborhoods that may not have been targeted with regular Program Year funding.

ACCD also leverages other streams of funding that help provide necessary services to the low-income population. These include; Community Services Block Grant (CSBG), Older Americans Act (OAA), Colorado State Funding for Senior Services (SFSS), Colorado Department of Transportation (CDOT), and Adams County Human Services Agency Grants (HSAG). With these federal, state and local funds, Adams County is able to provide vital agency support to non-profits and partner agencies that carry out the HUD programs and provide essential services to the residents of the county. The strategic leveraging of these funds allows the county to provide the most comprehensive support to its citizens and

the agencies serving its citizens.

HOME project expenditures require a 25% match. In order to be considered HOME match, the funding must be a non-federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Adams County encourages all HOME funded projects to have match.

CDBG Prior Year Resources total \$562,837 and Program Income is projected to be \$1,000. The 2015 Slums and Blight activity (\$421,837) was deemed infeasible during the environmental review process and has been reprogrammed in 2016. Other reprogrammed funds include various 2015 CDBG activities that were completed under the anticipated budget, totaling approximately \$141,000. Adams County will utilize all the 2015 remaining resources for the 2016 program year.

Through reconciliation, HOME Prior Year Resources total \$2,383,567.26 and program income is projected to be \$250,000. To comply with the new grant based accounting system, these funds from prior years are will be reallocated to 2016 activities, some of which are being rolled over from prior years. While not all activities are known at this time, as applications are still being reviewed, the 2016 Annual Action Plan projects will state what activities are known as well as those that are to be determined.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,147,371	1,000	562,837	1,711,208	3,442,113	Adams County will allocate 2016 CDBG funds to its Urban County members (four local jurisdictions)for their proposed projects. Adams County proposes to uses less than 20% of CDBG funds for administration.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	748,971	250,000	2,383,567	3,382,538	2,246,913	HOME funds are allocated in Thornton, Westminster (HOME Consortia), and throughout the county, and applications are taken throughout the year. Adams County uses 10% of HOME funds for administration of programs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	ESG funds are allocated throughout the county, and funding decisions are made during the annual application cycle.

Table 1 - 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

Adams County funded projects use a variety of other leveraged funds to cover the total cost of projects. HOME funded projects use Low Income Housing Tax Credit (LIHTC) equity, debt, State of Colorado HOME funds, Federal Home Loan Bank Board and other resources to cover the cost of development, redevelopment, rehabilitation, homebuyer assistance, and other project costs. CDBG projects leverage grant funds from private foundations, local jurisdiction funding resources, and other federal funds such as federal Weatherization funds. Adams County reviews applications submitted during annual and open application rounds to verify match sources, ensure that match ratios are met, and then tracks match during the grant cycle to ensure that each program match is met.

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

Adams County and local jurisdictions may choose to provide publically held land for housing, community facility, and other eligible HOME and CDBG projects. No specific parcels are being used in the 2016 program year.

Discussion

Not required - NA

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	Infrastructure Improvements	2015	2019	Non-Housing Community Development	County-Wide City of Northglenn	Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$680,347	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1770 Persons Assisted
2	Public Facility Improvements	2015	2019	Non-Housing Community Development	Town of Bennett	Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$306,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1015 Persons Assisted
3	Preservation of Existing Housing Stock	2015	2019	Affordable Housing	County-Wide City of Federal Heights City of Brighton		CDBG: \$381,241	Homeowner Housing Rehabilitated: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Reduction of Slum and Blight	2015	2019	Affordable Housing Non-Housing Community Development	City of Federal Heights	Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$58,000	Housing Code Enforcement/Foreclosed Property Care: 625 Household Housing Unit
5	Construction of New Rental Housing	2015	2019	Affordable Housing	City of Thornton City of Westminster		HOME: \$850,000	
7	Expanding and Preserving Homeownership	2015	2019	Affordable Housing	County-Wide	Seniors and other Prioritized Populations	HOME: \$92,685	
8	Youth Services and Facilities for At-Risk Children	2015	2019	Non-Homeless Special Needs Non-Housing Community Development			HOME: \$10,000	

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure Improvements
	Goal Description	<p>City of Northglenn has proposed to install new ADA compliant sidewalks in low to moderate income neighborhoods throughout the City to improve overall mobility and accessibility of residents. Such accessibility will include access to other residential areas as well as connections to neighborhood services in commercial areas and public facilities. Infrastructure improvements reduce neighborhood blight and decline while improving streetscapes for areas that are beyond their intended lifecycle.</p> <p>Adams County Transportation Department has proposed to install new sidewalks in the Berkeley neighborhood to improve overall mobility and accessibility of the residential neighborhood established in 1916 located within the southwestern corner of unincorporated Adams County. The project objectives are to enhance the overall historic neighborhood of Berkeley with ADA accessibility connectivity including ADA compliant sidewalks and the addition of ADA pedestrian ramps. Residents of Berkeley have expressed the need to provide pedestrian connectivity at numerous 2014 and 2015 community and town hall meetings. In addition, it would address the need for complete sidewalks as identified as a Goal in the Berkeley Neighborhood plan adopted by the County in 2008.</p>
2	Goal Name	Public Facility Improvements
	Goal Description	<p>Town of Bennett has proposed replacement of Centennial Park which was identified by the Town of Bennett in 2009 as a high priority for replacement after seeking community input on current and future park facility needs. Centennial Park is currently non-ADA compliant, poses public safety risks, and does not meet the needs of the current neighborhood users. The town believes the park will become a community resource and asset for this primarily very low income neighborhood. In addition, plans for the park include remediation ongoing drainage issues.</p>
3	Goal Name	Preservation of Existing Housing Stock
	Goal Description	<p>City of Brighton, City of Federal Heights, and Unincorporated Adams County have proposed to implement Minor Home Repair Program (MHR) to individual homeowners with low-to-moderate income throughout the Cities and Unincorporated Adams County. The program will address essential home repairs that are in danger of failure or that could lead to health, safety, or sanitation issues.</p>

4	Goal Name	Reduction of Slum and Blight
	Goal Description	<i>City of Federal Heights</i> has proposed to utilize CDBG funds for the salary for an inspector for the City's Rental Housing Inspection Program to promote affordable, safe, sanitary, and healthy rental housing for residents. With an aging rental stock of approximately 2,500 rental units, this has been a successful city-wide program to bring the units into code compliance. The program has actively reduced deteriorating neighborhoods and slum/blight concerns.
5	Goal Name	Construction of New Rental Housing
	Goal Description	Cities of Thornton and Westminster are in the planning stages of constructing new affordable rental housing within Thornton and Westminster.
7	Goal Name	Expanding and Preserving Homeownership
	Goal Description	Adams County Housing Authority (ACHA) will provide first time home buyer down payment and closing cost assistance.
8	Goal Name	Youth Services and Facilities for At-Risk Children
	Goal Description	City of Thornton will allocate \$10,000 to Shiloh House for foster care security deposits.

Table 3 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

Adams County has allocated CDBG, HOME and ESG funds to projects in 2016 that meet its Priority Needs and Annual Goals.

CDBG projects include minor home rehabilitation, public facilities, and public infrastructure throughout the County. The Town of Bennett and the Cities of Brighton, Northglenn and Federal Heights have prioritized projects in their jurisdictions and will oversee projects within their communities. Adams County reviewed funding applications in November of 2015, and the County Commissioners formally adopted funding recommendations in December of 2015.

HOME projects include new affordable housing construction, First Time Home Buyer (FTHB) closing cost and down payment assistance, Tenant Based Rental Assistance (TBRA), CHDO projects, and assistance to provide security deposits for foster care.

ESG projects include shelter, homelessness prevention, and HMIS.

#	Project Name
1	CDBG: Code Enforcement
2	CDBG: Housing
3	CDBG: Public Facilities
4	CDBG: Infrastructure
5	CDBG: Administration
6	HOME: Adams County
7	HOME: CHDO Projects
8	HOME: Westminster
9	HOME: Thornton
10	HOME: Administration

Table 3 – Project Information

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

AP-38 Project Summary

Project Summary Information

Table 4 – Project Summary

1	Project Name	CDBG: Code Enforcement
	Target Area	City of Federal Heights
	Goals Supported	Preservation of Existing Housing Stock Reduction of Slum and Blight
	Needs Addressed	Community and Economic Development Needs
	Funding	CDBG: \$58,000
	Description	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.
	Target Date	2/28/2017
	Estimate the number and type of families that will benefit from the proposed activities	625 households will be inspected.
	Location Description	Rental Housing Inspection Program will take place in the City of Federal Heights.
	Planned Activities	With the aging of rental housing stock of approximately 2500 within the City of Federal Heights, it is a benefit to Federal Heights 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 deterioration of neighborhoods and avoid slum/blight concerns. The inspector will physically inspect rental units and order code violations to be remediated within specific timeframes as set by Code and Ordinance requirements. It is projected that the Code Enforcement Officer will inspect 625 households during the 2016 CDBG Program Year.
2	Project Name	CDBG: Housing

Target Area	County-Wide City of Federal Heights City of Brighton
Goals Supported	Preservation of Existing Housing Stock
Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
Funding	CDBG: \$382,241
Description	Minor Home Repair Program (MHR) to individual homeowners with low-to-moderate income throughout the City of Brighton, City of Federal Heights, and unincorporated Adams County. The program will address essential home repairs that are in danger of failure or that could lead to health, safety, or sanitation issues. ACCD staff will administer the MHR program for the Cities.
Target Date	2/28/2017
Estimate the number and type of families that will benefit from the proposed activities	City of Brighton, City of Federal Heights, and Adams County Community Development estimate that a total of 50 to 67 homeowners will benefit from the MHR Program. City of Brighton estimates 22 to 26 households; City of Federal Heights estimates 3 to 6 households; and Adams County Community Development estimates 25 to 35 households.
Location Description	Low-to-moderate income homeowners living within the limits of City of Brighton, City of Federal Heights, and Unincorporated Adams County can benefit from the MHR Program.

	Planned Activities	<p>Minor Home Repair Program is intended to impact the health, safety, and sanitary conditions as well as address sustainability for low-to-moderate income owner occupied households. The program is designed to maintain safe homes, preserve and improve the quality of the housing stock, assist seniors to age in-place or the disabled to remain in their homes as well as address sustainability through energy efficient replacements. The Minor Home Repair Program will be administered and managed by Adams County Community Development. City of Brighton has been allocated \$186,636; City of Federal Heights has been allocated \$14,878; and Adams County Community Development has been allocated \$180,000. Program Income will be allocated to the Minor Home Repair Program less the allowable 20% administration costs to be retained.</p>
3	Project Name	CDBG: Public Facilities
	Target Area	Town of Bennett
	Goals Supported	Public Facility Improvements
	Needs Addressed	Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$306,000
	Description	CDBG funding will be used for the replacement of Centennial Park which was identified by the Town of Bennett in 2009 as a high priority for replacement after seeking community input on current and future park facility needs. Plans for the park also include remediation of ongoing drainage issues.
	Target Date	2/28/2017
	Estimate the number and type of families that will benefit from the proposed activities	The Town of Bennett is estimating that the entire population of Bennett, 1,965, will benefit from revitalization of the park. An estimated 541 people live within a 10 minute walk of the park. The immediate neighborhood is considered very low income.
	Location Description	Centennial Park is located at Madison Way and Hancock Court in the Town of Bennett.

	Planned Activities	Construction will include revitalization of the entire site with construction plans, demolition, site work, irrigation, pour in place surfacing, a shaded picnic shelter, site furnishings, play equipment, drainage remediation, and plantings. Revitalization of the park will make the park ADA accessible, increase the opportunity for visual sight lines from the street to reduce unwarranted crime, and create a park for the entire Town of Bennett to utilize.
4	Project Name	CDBG: Infrastructure
	Target Area	County-Wide City of Northglenn
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$680,347
	Description	CDBG funding will be utilized in City of Northglenn and Unincorporated Adams County through Adams County Transportation Department to improve overall mobility and accessibility by installing ADA sidewalks and ramps.
	Target Date	2/28/2017
	Estimate the number and type of families that will benefit from the proposed activities	City of Northglenn estimates that 15,075 low-to-moderate income households will benefit from the proposed project. Adams County Transportation department are estimating 1,770 low-to-moderate income households will benefit from the proposed project.
	Location Description	The proposed plan will take place in the Berkeley neighborhood located in Unincorporated Adams County (near the community center; just west of Lowell Boulevard between 52nd and 54th Streets), and in selected low-to-moderate income neighborhoods throughout the City of Northglenn listed in Planned Activities.

	Planned Activities	<p>Adams County Transportation Department will facilitate the project within the historic Berkeley Neighborhood that will result in an overall enhancement of ADA connectivity including ADA-compliant sidewalks and ramps. Unfortunately, a number of sidewalks are missing in the area, thus the proposed project will provide great benefit to the residents of the community to connect to the community center and elementary school. Construction will consist of approximately 8,400 lineal feet of ADA sidewalk and six ADA sidewalk ramps. Adams County Transportation Department has been allocated \$475,000.</p> <p>The City of Northglenn proposes to improve the overall mobility and accessibility of the residential neighborhoods located within any of the following census tracks within the City of Northglenn:</p> <ul style="list-style-type: none"> • Census Track 85.05, Blocks 3 & 6 • Census Track 85.06, Blocks 1-4 • Census Track 85.07, Blocks 1 & 5 • Census Track 85.29, Block 3 • Census Track 85.33, Block 1 • Census Track 93.23, Block 4 • Census Track 93.27, Blocks 3 & 4 <p>This project will consist of the overall enhancement of the neighborhoods with ADA accessibility connectivity including ADA-compliant sidewalks and the addition of ADA pedestrian ramps where absent. City of Northglenn has been allocated \$205,347.</p>
5	Project Name	CDBG: Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$245,129

	Description	Adams County will retain 20% of 2016 CDBG funding for Adams County Community Development staff and Housing Needs Assessment.
	Target Date	2/28/2017
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	Administer 2016 CDBG Projects.
6	Project Name	HOME: Adams County
	Target Area	County-Wide
	Goals Supported	Construction of New Rental Housing Expanding and Preserving Homeownership
	Needs Addressed	
	Funding	HOME: \$600,395
	Description	2016 HOME funding for Adams County will be distrusted to the First Time Home Buyer program , rehabilitation of existing affordable housing, and new affordable housing construction.
	Target Date	2/28/2017
	Estimate the number and type of families that will benefit from the proposed activities	ADD DATA
	Location Description	County-Wide and City of Westminster.

	Planned Activities	<p>Adams County Community Development is proposing to fund \$400,000 to the ACHA new affordable housing project on 71st and Federal in conjunction with City of Westminster (\$400,000). The project is in the planning stages.</p> <p>Adams County is allocating \$92,685.18 of 2016 HOME funds to ACHA to provide first time home buyer down payment assistance and closing cost assistance.</p> <p>Brighton Housing Authority (BHA) applied for Phase I in expanding affordable housing in Brighton. BHA applied for \$250,000 in 2016 HOME funds to renovate six (6) existing affordable housing duplexes and finish the basements in the existing (6) affordable housing duplexes. Phase I will result in a total of 12 new three-bedroom affordable housing units and six (6) renovated units. Once all Phases are complete, BHA will expand the number of units from 16 to 32, by finishing the basements in existing duplexes.</p> <p>Adams County will have a remaining \$107,709.87 in 2016 HOME funds as well as any program income funds that are anticipated/received during the year. Activities are to be determined upon receipt of HOME applications throughout the year.</p>
7	Project Name	HOME: CHDO Projects
	Target Area	County-Wide City of Thornton City of Westminster
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations
	Funding	HOME: \$112,345
	Description	HOME projects related to CHDO requirements are to be determined.
	Target Date	2/28/2017

	Estimate the number and type of families that will benefit from the proposed activities	As of February 2016, Adams County Community Development has received an application to complete an eligible CHDO project for 2016.
	Location Description	TBD
	Planned Activities	TBD
8	Project Name	HOME: Westminster
	Target Area	City of Westminster
	Goals Supported	Construction of New Rental Housing
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	HOME: \$704,589
	Description	City of Westminster has \$704,589.15 in prior years HOME funding. City of Westminster is in the planning stages of constructing a new affordable housing project on 71st and Federal. City of Westminster has allocated \$400,000 in HOME funds to said project. The remaining \$304,589.15 in HOME funds have not been allocated to date.
	Target Date	2/28/2017
	Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> • 71st and Federal will consist of 70 low-to-very low income units. • There are no other planned activities to date.
	Location Description	City of Westminster <ul style="list-style-type: none"> • 71st and Federal • Other activities to be determined

	Planned Activities	<p>71st and Federal is currently in the planning stages. The objective is to construct a new affordable housing project on 71st and Federal. City of Westminster is contributing \$400,000 and Adams County is contributing \$400,000 to this project.</p> <p>City of Westminster has a remaining \$304,589.15 in HOME funding. City of Westminster has not allocated these funds to date.</p>
9	Project Name	HOME: Thornton
	Target Area	City of Thornton
	Goals Supported	Construction of New Rental Housing Youth Services and Facilities for At-Risk Children
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations
	Funding	HOME: \$60,000
	Description	City of Thornton has identified
	Target Date	2/28/2017
	Estimate the number and type of families that will benefit from the proposed activities	TBA
	Location Description	City of Thornton
	Planned Activities	<p>City of Thornton is in the planning stages with ACHA to provide funding for constructing a new affordable housing project on 104th and Colorado. The amount of funding is to be determined.</p> <p>City of Thornton is in the planning stages with Habitat for Humanity to provide funding for constructing a new affordable housing duplex or two single family homes in Thornton. City of Thornton is proposing to allocate \$50,000 to Habitat for Humanity.</p> <p>City of Thornton is proposing to fund \$10,000 to Shiloh House to provide foster care security deposits.</p>

10	Project Name	HOME: Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$74,897
	Description	Adams County will retain 10% of 2016 HOME funding for Adams County Community Development staff.
	Target Date	2/28/2017
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	Adminster 2016 HOME Projects.

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

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

Adams County, which historically has been agricultural in nature, has undergone a development typical to counties in close proximity to a major metropolitan city. Urbanization has occurred most rapidly in the western part of the county, due to the proximity to the urban core of Denver. The eastern sections, with the exception of the Towns of Bennett and Strasburg, are comprised mainly of farms, rangeland, and wide-open spaces. The Town of Bennett has experienced historic growth throughout the last year and has developed a strategic plan for growth largely due to its proximity to Front Range Airport as well as downtown Denver.

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
County-Wide	51
City of Thornton	
City of Federal Heights	7
City of Northglenn	21
City of Commerce City	0
Town of Bennett	1
City of Brighton	20
City of Westminster	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Local jurisdictions have an agreement with Adams County to distribute a portion of the CDBG funds to local governments, based on population and low income population. CDBG funding allocations can be made up to the amounts in the agreement, if the local governments have eligible projects each year. Applications for funding are made to Adams County, and reviewed for eligibility within the CDBG and HOME program guidelines.

Discussion

Not required - NA

Affordable Housing

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

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	261
Non-Homeless	138
Special-Needs	20
Total	419

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	5
The Production of New Units	76
Rehab of Existing Units	85
Acquisition of Existing Units	0
Total	166

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

Discussion

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

Introduction

Adams County Housing Authority (ACHA) has undertaken comprehensive rehabilitation of public housing units owned by the authority. No additional rehabilitation is needed at this property. The Brighton Housing Authority is in the process of disposing of their public housing units and replacing them with new affordable rentals.

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

No needs have been determined to date.

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

ACHA values the input of its residents. The Resident Advisory Board, made up of residents of ACHA properties, meets quarterly to discuss ACHA's priorities and property improvements. ACHA's Board of Commissioners includes a seat for an Adams County resident of low-income housing; currently this seat is held by a resident of an ACHA property. Annually, ACHA 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, ACHA will solicit input from residents of its existing properties and area residents for design and programming.

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

Not applicable, PHA is not designated as troubled.

Discussion

Not required - NA

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

Introduction

The major barrier to the development of affordable housing in Adams County is the cost of land coupled with impact fees that are applied to new development. Communities heavily rely upon the fees charged for water and sewer lines that serve new development, and it is difficult for those municipalities to defer or waive these charges. Some communities have adopted inclusionary housing ordinances, which require developers to allocate a portion of their housing projects as "affordable" to lower income households. While Adams County does not have an inclusionary housing policy for unincorporated development, it may begin to explore such a policy.

Affordable housing developers operating within the county have well-developed plans and schedules for acquisition, new construction, and priority areas. Developers must review and prioritize those areas wherein development is most cost-effective because of funding constraints and the increased competition for State and tax credit funds. ACCD understands the anticipated gap in development and is working within communities throughout the county to attract new developers and community development agencies that have not previously worked within the area.

ACCD and its community housing partners will continue to identify opportunities to address the barriers to affordable housing, particularly the high cost of impact fees and land acquisition. ACCD can use its HOME funds to help defray some of the development costs that are incurred at the beginning of a project. In addition, HOME funding can be used to assist in the acquisition of land for housing development, where appropriate.

ACCD facilitates partnerships to increase and improve affordable housing opportunities throughout the County. Partnerships are fostered through ACCD sponsored public events, training opportunities and quarterly cities meetings. This initiative has resulted in shared visions, regional discussions, and new partnerships, and the streamlining of similar/same activities throughout the various cities.

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

ACCD understands the anticipated gap in development and is working within communities throughout the County to attract new developers and community development agencies that have not previously

Discussion

Not required - NA

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

Introduction

Actions planned to address obstacles to meeting underserved needs

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

One of the major problems associated with meeting the needs of the underserved is the levels of funding. In today's economy, more and more county residents are requesting services, which places strains on the county's capacity to adequately provide appropriate care.

One of the areas of weakness that Adams County continues to face is a fully functional referral system. This can be attributed to the recent funding uncertainties within all federally-funded areas (TANF, Food Stamps, Medicaid, etc.) and the vast geographic parameters of service-delivery agencies. ACCD is working to increase the availability of information for both service-providers and residents. Due to the lack of funding available for information sharing techniques, the process is slower than anticipated. Despite the lack of funds, the county and local service-delivery agencies strive to increase the availability of information online, to minimize the number of unassisted referrals.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

The local Housing Authorities and other Section 8 provider agencies strictly adhere to the Housing Quality Standards (HQS) for public housing and section 8 tenants, and the Lead Safe Housing Rule.

Housing Authorities will not allow Section 8 tenants to rent units with lead hazards that are not mitigated by the landlord. In addition, all units owned and purchased and rehabilitated by the housing authorities are mitigated for lead.

Grantees receiving HOME or CDBG funds to purchase and renovate properties which contain lead-based paint are responsible for paying for and coordinating detection and mitigation of lead hazards within the property.

The Adams County Minor Home Repair program tests for lead hazards when conducting rehabilitation, and achieve clearance from certified inspectors when the rehabilitation is complete. All work is completed in accordance with the Lead Safe Housing Rule.

Actions planned to reduce the number of poverty-level families

ACCD works with the Adams County Workforce and Business Center, the ACCD Advisory Council, municipalities, and community agencies to identify the emergent employment needs of the low income population and 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. ACCD can also identify qualified and interested business owners, potential business owners and small business owners, as well as those interested in learning a new trade, all of which will foster a comprehensive Section 3 list for future projects. Housing authorities and housing providers are engaged to identify those residents in need of training and/or interested in participating with the Section 3 initiative.

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

Actions planned to develop institutional structure

ACCD is the lead agency in both the CDBG Urban County and the HOME Consortia.

Adams County's Urban County consists of:

- Town of Bennett
- City of Brighton
- City of Federal Heights
- City of Northglenn

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 ACCD monitors each jurisdiction's projects to ensure they meet national objectives, eligibility, and compliance. In addition to the Urban County jurisdictional proportional allocation, ACCD targets a

percentage of its CDBG funding to community agencies. All projects are assessed through an application process for appropriateness and eligibility.

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

- Community Development Housing Organizations (CHDO's) (15% requirement)
- Local Housing Authorities
- Non-profit housing developers
- For-profit developers
- First-time homebuyers
- Existing homeowners

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 fairly small and perform minimal development activities.

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

Adams County will continue 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 sub-recipients to work together to leverage resources and knowledge. ACCD is working with other County departments to determine the highest and best use of all funding received by the division. ACCD continues to work with Planning and Development, Transportation, Human Services, Workforce Business Center, and various other partners to strengthen the delivery of services to all areas of the County.

Discussion

Not required - NA

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

Adams County uses CSBG and Human Service Grant Funds to leverage CDBG funding to support the efforts of homeless and special needs population providers. Adams County housing developers and

providers use a variety of leveraged resources to construct and rehabilitate housing units, including private debt, Low Income Housing Tax Credits (LIHTC), State of Colorado HOME funds, private grants, Federal Home Loan Bank grant funds, and other resources. ACCD and Urban County Cities meet to discuss the most efficient distribution of HOME and CDBG funds throughout the County, to ensure that resources are used to create the highest benefit possible to Adams County residents.

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:

Adams County housing providers will use the recapture requirements to ensure affordability of the new homeownership units created throughout the county in accordance with the HOME rule. The recapture provisions include a HOME written agreement between Adams County and HOME assisted homebuyer constituting a mortgage and a lien document reducing the HOME investment amount to be recaptured on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the affordability period which shall be based on the direct HOME subsidy provided. The recapture provisions will ensure the HOME funds invested by Adams County are recouped during the affordability period and remain with the homeownership program established. The amount recaptured will

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:

Adams County housing providers must adhere to the affordability requirements as set forth in 24 CFR Part 92.254 (a) (4) based on the per unit direct HOME subsidy a on a pro-rata basis per the recapture provision. This period of affordability will be set by the applicable period in the HOME rule.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Adams County does not utilize HOME funds to refinance existing debt of multi-family housing so 24 CFR 92.206 (b) does not apply.

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

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

NA

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

NA

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

NA

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

NA

5. Describe performance standards for evaluating ESG.

NA

Discussion

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