# 2020 Consolidated Annual Performance and Evaluation Report (CAPER)

**Adams County**
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OMB Control No: 2506-0117 (exp. 09/30/2021)

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## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Adams County is an entitlement jurisdiction receiving annual entitlement grant funds from the US Department of Housing and Urban Development (HUD). In FY 2020, the County was allocated $1,410,933 in CDBG and $1,046,683 in HOME entitlement funds. Together with other local resources, these funds help the County address the housing and community development objectives outlined by HUD. In PY 2020, CARES Act CDBG-CV funds were also made available to the County, and the uses of these funds are reported further below in this section. The County was able to successfully accomplish many goals to address the community needs and these are highlighted below:

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) program. There were 31 LMI households assisted in this way in Brighton, Federal Heights, Northglenn and unincorporated Adams County. With the HOME program, the County was able to complete 6 new HOME-funded rental units as part of the 64 unit development at 4220 E 104th Ave in Thornton, known as Crossing Pointe Senior Apartments. The County was also able to assist 1 eligible LMI homebuyer household. Not reported in the table below, are 10 LMI households assisted with tenant based rental assistance (TBRA). TBRA activities were carried out by the Brighton Housing Authority. Code enforcement activities in Federal Heights had a citywide benefit of 14,370 persons. It is a benefit to Federal Heights residents and the community as a whole to provide a program to address safely and health concerns of rental housing by bringing rental properties into code compliance, ultimately reducing deterioration of neighborhoods and avoid slum and blight.

Public Facility Improvements: The Adams County Public Works Department is working to improve the overall mobility and accessibility of the Sherrelwood residential neighborhood within the southwest corner of unincorporated Adams County. This project consists of the overall enhancement of the neighborhood with ADA accessibility, connectivity including ADA complaint sidewalks and the addition of ADA pedestrian ramps. When competed, this project will increase the usage of sidewalks, provide a safer ways for pedestrians to connect to areas around their neighborhood.

Public Services: The County assisted 3 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 the hotel/motel stays by use of vouchers.

CARES Act Accomplishments: In PY 2020, the County worked to assist 62 small businesses affected by COVID-19 with the Small Business Stabilization Program (SBSP). The SBSP helps to provide local businesses with grants to retain jobs during the COVID-19 pandemic. The County is also working with Almost Home's Homeless Prevention Program which provides LMI households affected by COVID-19 with rental, mortgage and/or utility assistance.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|---|---|---|---|---|---|---|---|---|---|---|
| Construction of New Rental Housing | Affordable Housing | HOME: $ | Rental units constructed | Household Housing Unit | 150 | 6 | 4.00% | 100 | 6 | 6.00% |
| Emergency Housing and Shelter for the Homeless | Homeless | CDBG: $ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0 | 0 | | 0 | 0 | |
| Emergency Housing and Shelter for the Homeless | Homeless | CDBG: $ | Homeless Person Overnight Shelter | Persons Assisted | 144 | 3 | 2.08% | 29 | 3 | 10.34% |
| Expanding and Preserving Homeownership | Affordable Housing | HOME: $ | Direct Financial Assistance to Homebuyers | Households Assisted | 50 | 1 | 2.00% | | | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Preservation of Existing Housing Stock | Affordable Housing | CDBG: $ / HOME: $ | Homeowner Housing Rehabilitated | Household Housing Unit | 38 | 31 | 81.58% | 38 | 31 | 81.58% |
| Preservation of Existing Housing Stock | Affordable Housing | CDBG: $ / HOME: $ | Housing Code Enforcement/Foreclosed Property Care | Household Housing Unit | 625 | 14370 | 2,299.20% | 125 | 14370 | 11,496.00% |
| Public Facility Improvements | Non-Housing Community Development | CDBG: $ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 7484 | 6265 | 83.71% | 1497 | 6265 | 418.50% |

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The County's use of funds addresses the priorities and objectives in the plan and supports programs and services that benefit the most vulnerable members of the community which are: the homeless or those at-risk of homelessness, LMI households, and special needs groups. The provision of funds to benefit these populations is reflected in the priorities and activities identified in the CDBG program. CDBG funds were used to assist with vital public services, public improvements and affordable housing rehabilitation. HOME funds were used to create affordable housing opportunities and ensure the long-term viability of our existing stock of affordable housing. These activities included new rental construction, affordable homeowner housing opportunities and TBRA assistance through the Brighton Housing Authority.

In particular for CDBG funds, the breakdown of priorities by project was:

Housing Program (MHR): $584,679 (29.0%)

Public Infrastructure Improvements: $538,257 (26.7%)

Code Enforcement: $16,231 (0.8%)

Economic Development (Small Business Stabilization): $637,477 (31.5%)

Admin of the CDBG Program: $241,955 (12.0%)

Total CDBG in PY 2020: $2,018,599

**CARES Act Funds**

The County has planned to fund two programs with CDBG-CV funds, which are the Small Business Stabilization Program (SBSP) and a Homeless Prevention Program by Almost Home for LMI households affected by COVID-19. The SBSP was established to provide local eligible businesses with grants to retain jobs during the COVID-19 pandemic. Full details of how to apply are on the County website. The Almost Home Homeless

Prevention Program helps eligible households affected by COVID-19 with emergency assistance such as rental, mortgage and/or utility assistance. The County has not reported any beneficiaries from these activities in PY 2020, however these activities are underway and the County anticipates to report them in the upcoming program year.

**Actual Goal Accomplishments and Proposed Goal Outcomes Comparison**

Construction of New Rental Housing: The County had a goal for 100 Rental units constructed, however there were only 6 units completed. This goal was associated with the new rental construction of 4220 E 104th Ave. in Thornton, CO, known as Crossing Pointe Senior Apartments (Activity ID #2086), which had a total of 64 units/6 HOME. The County is still in the process of funding and developing another new rental construction on 7401 Broadway in Denver, known as Caraway Apartments, that will help to satisfy this goal.Emergency Housing and Shelter for the Homeless: The County has a goal to assist 29 persons with homeless prevention services. As this program was recently launched, only 3 LMI persons were assisted. This activity is the Adams County Housing Respite Program, which includes outreach, motel vouchers and navigation services. The County will continue to assist this group and work to accomplish this goal. Preservation of Existing Housing Stock: The County had a goal to assist 38 LMI households with housing rehab activities and assisted 31 LMI households through the Minor Home Repair (MHR) program. The program is designed to maintain safe homes, preserve and improve the quality of the existing housing stock, assist seniors to age in-place, and/or the disabled to remain in their homes. Preservation of Existing Housing Stock: The County had a goal to assist 125 households with Housing Code Enforcement in Federal Heights and code enforcement activities had an area-wide benefit of 14,370 persons. It is a benefit to Federal Heights residents and the community as a whole to provide a program to address safely and health concerns of rental housing by bringing rental properties into code compliance, ultimately reducing deterioration of neighborhoods and avoid slum and blight.Public Facility Improvements: The County had a goal of 1,497 persons assisted through public infrastructure improvements in Adams County. Public improvement activities in PY 2020 had an area-wide low/mod benefit of 6,265 persons. This was associated with the Sherrelwood ADA sidewalks and ramps activity, which improved the overall mobility and accessibility of pedestrian walkways in that residential low/mod area.

## CR-10 - Racial and Ethnic composition of families assisted

**Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

| | CDBG | HOME | ESG |
|---|---|---|---|
| White | 65 | 10 | 0 |
| Black or African American | 0 | 2 | 0 |
| Asian | 9 | 0 | 0 |
| American Indian or American Native | 2 | 1 | 0 |
| Native Hawaiian or Other Pacific Islander | 1 | 0 | 0 |
| **Total** | **77** | **13** | **0** |
| Hispanic | 34 | 10 | 0 |
| Not Hispanic | 48 | 7 | 0 |

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

**DATA NOTE:** The Table above does not include a category for people of "other or multiple races" or people who "refused to answer either racial or ethnic information" therefore the numbers in the above table do not necessarily match the number of people actually served through City CPD programs.

According to the 2015-2019 American Community Survey (ACS) 5-year estimates, the population of Adams County was 504,108 persons. A majority of the population was White with 81.6% followed by Asian with 4.0% and Black or African American with 3.4%. The rest of the population was 1.1% Native American Indian or Alaska Native (AIAN) and 0.1% were Native Hawaiian or Pacific Islander. "Some other" race was 5.6% and "Two or more" races was 4.3%. Persons identifying as ethnically Hispanic were 40%. The following is an assessment of how program services reached minority populations.

CDBG: The table above only shows 77 persons assisted with CDBG, however the actual total was 82 persons that were served during PY 2020. The data table does not have a category for "Other multi-racial" of which the County also assisted 5 persons. Race was reported as follows: 80% White; 0% Black; 11% as Asian; 2% as AIAN and 1% Native Hawaiian/Other Pacific Islander. There were also 6% reporting as "Other multiracial". For ethnicity, 41% reported as Hispanic. With the exception of Black or African American persons, the County assisted minority groups adequately and CDBG benefits were generally in line with the County demographic estimates. The County will continue to make efforts to include minority race/ethnic groups in CDBG program, and in particular Black or African American persons.

HOME: HOME program accomplishments are only counted if the activity has been completed in the program year. In PY 2020, the HOME program assisted 17 households with new rental housing construction, TBRA and homebuyer activities. Of these households assisted, 59% were White, 12% were

Black or African American and 24% were AIAN. Identifying by ethnicity 59% were Hispanic. Even with a smaller sample of households served by this program, the HOME program has assisted adequately the Black or African American and the Hispanic population, however the County will work to provide benefits to other minority race households.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|---|---|---|---|
| CDBG | public - federal | 1,685,710 | 2,018,599 |
| HOME | public - federal | 1,592,358 | 47,179 |
| ESG | public - federal | 0 | 0 |

**Table 3 - Resources Made Available**

### Narrative

The table above shows the resources made available through the CDBG and HOME program as well as program expenditures for the program year. The following is a summary of expenditures by program.

For CDBG, there was $1,685,710 in funds made available for program use. Sources were $1,410,933 from the FY allocation, $70,111 from program income and $204,666 from prior year resources. In the program year, the County expended $2,018,599 with funds from fiscal years 2016, 2017, 2018, 2019 and 2020. Funds were used for the Minor Home Repair (MHR) program, public infrastructure improvements throughout the county, code enforcement activities in the City of Federal Heights, the Small Business Stabilization Program and admin of the CDBG program. Expenditures by priorities and projects are described in the CR-05.

For HOME, there was $1,592,358 in funds made available for program use. Sources were $1,046,683 from the FY allocation, $7,444 from program income and $538,231 from prior year resources. In the program year, the County expended $47,179 with funds from fiscal years 2016, 2018 and 2020. Funds were utilized for CHDO rental activities and HOME admin.

**CARES Act Funds**

The CARES Act Allocation for CDBG-CV was awarded in two rounds with $830,131 for CDBG-CV1 and $819,890 for CDBG-CV3 for a total of $1,650,021. In PY 2020 running from July 1, 2020 to September 30, 2021 the County did not expend any CDBG-CV funds, however the County has planned to fund several public service activities as well as a Homeless Prevention Program by Almost Home for LMI households affected by COVID-19.

### Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|---|---|---|---|
| City of Brighton | 8 | 10 | MHR and public infrastructure improvements |

| | | | |
|---|---|---|---|
| City of Federal Heights | 5 | 2 | MHR |
| City of Northglenn | 10 | 6 | MHR and public infrastructure improvements |
| City of Thornton | 23 | 0 | Municipality |
| City of Westminster | 8 | 15 | Municipality |
| County-Wide | 45 | 67 | Adams County provides services throughout the entire county and does not target funds to any specifi |
| Town of Bennett | 1 | 0 | None in PY2020 |

**Table 4 – Identify the geographic distribution and location of investments**

## Narrative

The Urban County Intergovernmental Agreement (IGA) was recertified for another three (3) year requalification period in the previous program year. 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 were made in jurisdictions identified in the AAP and must serve low-to-moderate income census tracts.

The planned allocations for the target areas are displayed above, however due to funds being expended from previous program years to complete activities started prior to PY 2020 and available new funds not yet expended, the actual allocations differ from the planned allocations.

**Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

County funded projects with CDBG and HOME are used to leverage a variety of other local and private funds to cover the total cost of projects. CDBG is typically used to leverage locally funded projects and/or help support gaps in funding that meet the goals of the Con Plan. HOME funds are used to leverage Low Income Housing Tax Credit (LIHTC) equity, State of Colorado funds, private equity, and other resources to cover the cost of the development.

*Publicly Owned Land Used to Address the Needs in the Plan*

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

*Program Income*

According to the PR09 Receipt Fund Type Detail Report, at the beginning of the reporting period Adams County had $266,278 in program income on hand. These receipted funds are associated with the Homeownership Assistance Program, Minor Home Rehab and CHDO Acquisition/Rehab activities. Funds by program year are:

2018 (PI): $40,781.49

2019 (PI): $225,496.84

Total Program Income at beginning of PY 2020 (PI): $266,278

In the program year, the County receipted a total amount of $50,415 and did not expend any program income funds. As a result, the balance on hand at the end of PY 2020 was $316,693.

Program Year Note: The County updated its program year from a July 1 start date and June 30 end date to an October 1 start date and September 30 end date. For program year 2020, because of the change of start and end dates to the program year, the PY started on July 1, 2020 and ended on September 30, 2021 to account for the change (an addition of two months for 14 months). In the upcoming 2021 program year the program year will start will be October

1, 2021 and end on September 30, 2022 (a return to 12 months).

*HOME Match*

Adams County encourages applicants to work with the applicable local jurisdictions to provide matching contributions in the form of development incentives for HOME activities. Activities funded by HOME are required to have twenty-five (25%) match funds. To be considered HOME match, the funding must be a non-federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Adams County encourages all HOME funded projects to have program funding match.

*HOME MBE/WBE*

The County did not have any HOME contracts including for MBE/WBE in PY 2022.

| **Fiscal Year Summary – HOME Match** | |
|---|---|
| 1. Excess match from prior Federal fiscal year | 2,470,667 |
| 2. Match contributed during current Federal fiscal year | 3,350,000 |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2) | 5,820,667 |
| 4. Match liability for current Federal fiscal year | 90,094 |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 5,730,573 |

**Table 5 – Fiscal Year Summary - HOME Match Report**

| Match Contribution for the Federal Fiscal Year | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Project No. or Other ID** | **Date of Contribution** | **Cash (non-Federal sources)** | **Foregone Taxes, Fees, Charges** | **Appraised Land/Real Property** | **Required Infrastructure** | **Site Preparation, Construction Materials, Donated labor** | **Bond Financing** | **Total Match** |
| Maiker Housing Partners - The Caraway Apartments | 11/13/2018 | 0 | 0 | 3,350,000 | 0 | 0 | 0 | 3,350,000 |

**Table 6 – Match Contribution for the Federal Fiscal Year**

## HOME MBE/WBE report

| **Program Income** – Enter the program amounts for the reporting period | | | | |
|---|---|---|---|---|
| **Balance on hand at begin-ning of reporting period $** | **Amount received during reporting period $** | **Total amount expended during reporting period $** | **Amount expended for TBRA $** | **Balance on hand at end of reporting period $** |
| 266,278 | 50,415 | 0 | 0 | 316,693 |

**Table 7 – Program Income**

| **Minority Business Enterprises and Women Business Enterprises –** Indicate the number and dollar value of contracts for HOME projects completed during the reporting period | | | | | | |
|---|---|---|---|---|---|---|
| | **Total** | **Minority Business Enterprises** | | | | **White Non-Hispanic** |
| | | **Alaskan Native or American Indian** | **Asian or Pacific Islander** | **Black Non-Hispanic** | **Hispanic** | |
| **Contracts** | | | | | | |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 | 0 |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| **Sub-Contracts** | | | | | | |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 | 0 |

| | **Total** | **Women Business Enterprises** | **Male** |
|---|---|---|---|
| **Contracts** | | | |
| Dollar Amount | 0 | 0 | 0 |
| Number | 0 | 0 | 0 |
| **Sub-Contracts** | | | |
| Number | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 |

**Table 8 - Minority Business and Women Business Enterprises**

| **Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted | | | | | | |
|---|---|---|---|---|---|---|
| | **Total** | **Minority Property Owners** | | | | **White Non-Hispanic** |
| | | **Alaskan Native or American Indian** | **Asian or Pacific Islander** | **Black Non-Hispanic** | **Hispanic** | |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 9 – Minority Owners of Rental Property**

| **Relocation and Real Property Acquisition –** Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition | | |
|---|---|---|
| Parcels Acquired | 0 | 0 |
| Businesses Displaced | 0 | 0 |
| Nonprofit Organizations Displaced | 0 | 0 |
| Households Temporarily Relocated, not Displaced | 0 | 0 |

| **Households Displaced** | **Total** | **Minority Property Enterprises** | | | | **White Non-Hispanic** |
|---|---|---|---|---|---|---|
| | | **Alaskan Native or American Indian** | **Asian or Pacific Islander** | **Black Non-Hispanic** | **Hispanic** | |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Cost | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

| | One-Year Goal | Actual |
|---|---|---|
| Number of Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 38 | 34 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| **Total** | **38** | **34** |

**Table 11 – Number of Households**

| | One-Year Goal | Actual |
|---|---|---|
| Number of households supported through Rental Assistance | 0 | 10 |
| Number of households supported through The Production of New Units | 0 | 7 |
| Number of households supported through Rehab of Existing Units | 38 | 17 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| **Total** | **38** | **34** |

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The first table shows the program year goals for assistance by household type. The County had a goal to assist 38 LMI Non-Homeless households with affordable housing activities. The County assisted 34 LMI households through both the CDBG and HOME program. With CDBG, the County assisted 17 LMI households with the preservation of the existing housing stock through the Minor Home Repair (MHR) program in Brighton, Federal Heights, Northglenn and unincorporated Adams County. With the HOME program, the County was able to complete 6 new HOME funded rental units as part of the 64 unit

development at 4220 E 104th Ave in Thornton. The County was also able to assist 1 eligible LMI homebuyer household. Finally, there were 10 LMI households assisted with tenant based rental assistance (TBRA). TBRA activities were carried out by the Brighton Housing Authority.

The second table show the program year goals for assistance by affordable housing project type. The County had a goal to assist 38 LMI households with the rehab of existing units and assisted 17 LMI households with this activity. There were no other goals for the other project types, however the County assisted 10 LMI households with TBRA, 6 LMI households with new rental housing construction and 1 LMI first-time homebuyer with direct financial assistance.

**Discuss how these outcomes will impact future annual action plans.**

The County continues to prioritize the need for affordable housing development and preservation as planned in its Annual Action Plans. The outcomes for PY 2020 continue to demonstrate that the County is meeting its overall goals for affordable housing. As such, the County will continue to fund programs such as the CDBG Minor Home Repair program and HOME CHDO activities that help to increase and preserve the affordable housing stock in Adams County. These will continue to have outcomes in future plans.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

| Number of Households Served | CDBG Actual | HOME Actual |
|---|---|---|
| Extremely Low-income | 8 | 13 |
| Low-income | 4 | 3 |
| Moderate-income | 5 | 1 |
| **Total** | **17** | **17** |

**Table 13 – Number of Households Served**

**Narrative Information**

For CDBG, there were 17 households assisted in the CDBG Minor Home Repair Program (MHR) program across the County. The breakdown of households assisted by income were 8 extremely low-income, 4 low-income and 5 moderate-income households. All the households assisted with MHR were homeowners.

In the HOME program, there were three housing programs that assisted LMI households. The breakdown of these were:

New Rental Construction: 4 extremely low-income and 2 low-income.

TBRA: 9 extremely low-income and 1 low-income.

First-Time Homebuyer: 1 moderate-income.

*Worst Case Needs*

Those with worst case needs are individuals or households at-risk of or experiencing homelessness and/or are extremely low-income. The City will continue to prioritize and work with partners that assist these groups. In the program year, there were 13 extremely low-income households in the HOME program with various housing assistance and 8 extremely low-income households in the CDBG Minor Home Repair Program (MHR) program. Households served in the MHR program were assisted with housing rehabilitation to maintain the condition of their housing. Households with extremely low-incomes lack the funds to properly upkeep their homes which may promote unsafe conditions and contribute to situations that lead to homelessness.

The CDBG MHR prioritizes the elderly and persons with a disability, and is administered and managed by Adams County Community Development. The MHR is intended to impact the health, safety, and sanitary conditions for low-to-moderate income owner-occupied households in the County. Applicants are income-verified and screened for eligibility prior providing repairs.

## CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

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

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

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

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

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

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

The County refers to the agencies listed above to address the homeless emergency shelter and transitional housing needs in Adams County. Almost Home has 30 beds and can accommodate up to 6

families. ACCESS Housing has 16 beds for families. Cold Weather Care provides 20 beds available for single adults and families with children experiencing homelessness. As mentioned earlier, these agencies also provide wrap-around services to help individuals and families.

The Community Safety & Well-Being Department is responsible for assisting in the coordination, creation, implementation, and oversight of services and programs for citizens dealing with homelessness. The Division was formed in response to the growing homeless population in various parts of the County.

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

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

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

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

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

- Medicaid: Homeless service providers screen clients for Medicaid eligibility and refer for enrollment when appropriate;
- Children's Health Insurance Program: For children not eligible for Medicaid, the State administers the Children's Health Insurance Program, which provides low-cost health, dental, and vision coverage to children in low wage families;
- Temporary Aid for Needy Families (TANF): Administered by the Adams County Community Support Services Division provides funding to eligible families while enrolled into a self-sufficiency program;
- Food Assistance Program: Administered by the Adams County Community Support Services 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 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**

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

The County is partnering with and supporting Colorado Legal Services to target individuals and families on the brink of losing their current housing due to an eviction. Services are provided by appointment at

a Westminster Public Library (Irving St.) as well as a walk-in basis at the County Courthouse. Service providers are also working to coordinate and implement a diversion or rapid resolution program for people who may resolve their housing crisis before entering the homelessness service system. The County is also proactively looking at zoning and code to preserve and prevent displacement of current mobile home communities.

ACCESS provides services for families looking to make the transition from homelessness to permanent housing. Participants in the Family Shelter Program are assigned an ACCESS Housing Case Manager who provides weekly case management to help families. Case managers help these families work towards goals of permanent housing while also providing supporting services such as food services, clothing, transportation, and referrals to the Adams County Workforce and Business Center.

The Community Safety & Well-Being Department has a coordinator that works with eligible households with homeless coordination, services to attain housing and housing and workforce programs. Through these activities the Department can help homeless individuals and families find stable housing and transition to independent living.

## CR-30 - Public Housing 91.220(h); 91.320(j)

### Actions taken to address the needs of public housing

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

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

Maiker Housing Partners values the input of its residents. Maiker Housing Partners has a Resident Advisory Board (RAB), that is made up of residents of Maiker properties, and meets quarterly to discuss the housing authority's priorities and property improvements. Maiker Housing Partners' Board of Commissioners includes a seat for an Adams County resident of low-income housing and currently this seat is held by a resident of a Maiker property. Annually, the housing authority surveys all residents of its properties to gather 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.

The 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 CHFA has a homeownership program that helps with homebuyer education, down-payment and closing cost assistance and referrals to lenders.

### Actions taken to provide assistance to troubled PHAs

Not applicable. Maiker Housing Partners and the Brighton Housing Authority are not designated as "troubled".

## CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

### Actions taken 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. 91.220 (j); 91.320 (i)

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

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

Goals

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

Policies

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

*Past Actions*

In 2015, the county adopted its Analysis of Impediments to Fair Housing Choice which also included a summary of the barriers to affordable housing. With a reorganization of county departments, the Community & Economic Development Department was created thus breaking down silos to share information and speed up the development review process. As such, the Development Review division began working closely with the Community Development to include them in developer discussions to encourage the inclusion of affordable housing in prospective projects. As a result, many developers

became knowledgeable about HOME funds and were interested in developing projects to include affordable housing.

Mid-July 2017, the county ratified the Balanced Housing Plan and Needs Assessment (BHPNA). The BHPNA is an in-depth analysis of the barriers to housing as a whole and a plan to effectively address identified barriers. The BHPNA demonstrates how the county plans to address missing middle housing and density issues, among other strategies.

In 2019, the county amended the Zoning Code to allow for accessory dwelling units (ADUs). The purpose of the amendment was to (1) provide homeowners with an opportunity for companionship and security; (2) better utilize existing infrastructure and community resources; (3) provide a housing type that responds to changing needs and lifestyles (e.g., small families, retirees, caretakers); (4) add to the County's stock of affordable dwelling units; and (5) protect neighborhood character and stability by ensuring that visible ADUs are compatible with surrounding land uses.

### Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

One of the obstacles to meeting underserved needs is the size of the County. Adams County is a large county, which makes it 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 due to distance. Many of the core agencies working with the County are located in the urban portions of the County, which are primarily located in the western areas of Adams County. This complicates meeting the needs of all residents, in particular service delivery in the eastern and northern rural regions. Further, the lack of adequate transportation and service providers in the rural areas are a barrier to meeting the needs of the underserved throughout the entirety of the county. The County has worked to include the northern and rural areas by working closely with agencies that specialize in these areas and 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 its 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 in County resources and its ability to provide adequate care and services to its most vulnerable and in need.

Another area of weakness that the County continues to face is a fully functional referral system. This can be attributed to the recent funding uncertainties within all federally funded areas (TANF, Food Stamps, Medicaid, etc.) and the vast geographic parameters of service-delivery agencies. The County has continued to increase the availability of information for service-providers to be carried on to residents. The County has also opened a new 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 taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The County's Minor Home Repair (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 these housing projects.

Lead-safe practices include providing the family with the Lead Safe Information pamphlet, a "Notice of Presumption" or "Notice of Evaluation" (as applicable), a copy of the final clearance completed by a licensed examiner, and a "Notice of Lead Hazard Reduction" - the required documents for projects receiving rehabilitation assistance between $0-$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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The activities reported in this CAPER worked directly to reduce the number of poverty-level families in Adams County. Public facilities improvements made to LMI areas in its cities and unincorporated Adams County helped to improve streets and sidewalks for ADA compliance and also provide overall safe connectivity. Accessibility improvements were also made to neighborhood facilities. Public improvements help to increase the attractiveness of the area of more local public and private investments into these areas.

The Minor Home Repair program also helps to serve LMI residents throughout the cities of Federal Heights, Brighton, Northglenn, and unincorporated Adams County. The 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.

Adams County Community & Economic Development Department worked 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.

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 taken to develop institutional structure. 91.220(k); 91.320(j)

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

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

Every three years, these jurisdictions are re-invited to renew their Intergovernmental Agreement (IGA) with the county. Each of them receives a percentage of the county's CDBG allocation. As the lead agency Adams County monitors each jurisdiction's projects to ensure they meet national objectives, eligibility, and compliance. In addition to the Urban County jurisdictional proportional allocation, Adams County targets a percentage of its CDBG funding to community agencies. All projects are assessed through an application process for appropriateness and eligibility. During Program Year 2020, the Urban County and HOME Consortia renewed the Intergovernmental Agreements to continue receiving CDBG and HOME funds for the 2022, 2023, and 2024 PYs.

Adams County leads a HOME Consortia with the City of Westminster, the City of Commerce City, 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) (15% set-aside requirement);
- Local housing authorities;
- Non-profit housing developers; and
- For-profit developers.

Adams County has increased CHDO qualification strategies to align with the 2013 HOME Final Rule amendments and HUD best practices. Adams County is also in the process of seeking and certifying new CHDOs throughout Adams 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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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 Community & Economic Development Department 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, Community Safety & Well Being, 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). As well, the County works with organizations applying for CHDO status. Construction resources are provides as well as technical assistance during the application process, which helps applicants learn more about eligible activities and uses of funds in the HOME program.

## Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In PY 2020 the County completed its Analysis of Impediments to Fair Housing Choice (AI) that will guide the County in affirmatively furthering fair housing for the next five years of the Consolidated Plan period. The impediments identified in the AI included:

- Shortage of affordable, accessible housing units.
- Discrimination in rental transactions.
- Barriers to homeownership.
- Lack of resources to address poor housing conditions.
- Disparate access to opportunity.
- Limited zoning code and land use regulations.

To address these impediments to fair housing the County developed as part the AI a Fair Housing Action

Plan, which lists recommended action items on what the County can reasonably do to address these impediments and affirmatively further fair housing in Adams County. These actions can be viewed in the full documents on the City's website at: https://www.adcogov.org/resources-reports

*Actions Taken*

In PY 2020, the County worked to address the following impediments identified in the AI:

Shortage of affordable, accessible housing units: With the HOME program, the County was able to complete 6 new HOME funded rental units as part of the 64 unit development at 4220 E 104th Ave in Thornton.

Barriers to homeownership: With the HOME program, the County was also able to assist 1 eligible LMI homebuyer household with direct financial assistance. This helped to offset the high cost of down-payments and other fees.

Lack of resources to address poor housing conditions: The County assisted LMI households with the preservation of existing housing stock through the Minor Home Repair (MHR) program. There were 31 LMI households assisted in this way in Brighton, Federal Heights, Northglenn and all throughout the County. The program is designed to maintain safe homes, preserve and improve the quality of the existing housing stock, assist seniors to age in-place, and/or the disabled to remain in their homes.

Disparate access to opportunity: The County worked to assist 62 small businesses with small grants and technical assistance with the Small Business Stabilization Program (SBSP). Small businesses were disproportionally affected by COVID-19, and funds helped to retain workers keep businesses open.

## CR-40 - Monitoring 91.220 and 91.230

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

Adams County conducts its monitoring process through four types of monitoring of its Subgrantees/Subrecipients as outlined below:

Individual Monitoring: This includes ongoing contact with the Subrecipients/Subgrantees to provide guidance to prevent potential issues and ensure compliance with Federal regulations.

Desktop Monitoring: This monitoring is conducted on an ongoing basis while the project is still open and completed annually after closeout. This includes review of Subrecipients'/Subgrantees' quarterly or annual reports, financial audits, and compliance with CDBG and HOME and crosscutting Federal regulations. This type of monitoring enables the County to analyze information such as accomplishments and expenditures and compliance with Federal regulations, which, in turn, helps determine the need for additional technical assistance or future on-site visits. This monitoring also ensures that completed activities continue to be used for the same purpose and continue to benefit eligible populations. The review of reports is completed on a quarterly basis for current projects, and annually for previously funded projects that are required to continue to benefit low- and moderate-income populations. If Davis-Bacon is applicable to the project, the payrolls are reviewed on an ongoing basis until the project is fully completed.

On-site Monitoring: All activities are monitored on-site upon final payment. As a standard, Adams County will conduct subsequent on-site monitoring every three years until the compliance or affordability period is met. However, depending on the results of the desktop and/or on-site monitoring, the county may monitor more frequently if there is an indication of instability in the Subrecipient/Subgrantee. The monitoring consists of interviews with key staff and a review of pertinent records. The County has also regularly conducted on-site Davis-Bacon interviews for construction projects.

Drawdown Requests: County staff reviewed drawdown requests and supporting documents for compliance with all reporting requirements and to verify the Subrecipient/Subgrantee is requesting reimbursement for approved purchases as outlined in the contract. This process is completed through a three-tiered review by staff.

*MBE/WBE & Section 3*

In addition to the above, if an activity is subject to Section 3 of the Housing and Urban Development Act or required to report on Minority or Women Owned Businesses (MBE/WBE) utilized, Adams County provides additional information, technical assistance, and forms. The County complies with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C 1701u) and implementing regulations at 24 CFR Part 75. County staff discusses the requirements applicable to the regulations with both the Subgrantee and subcontractor during the RFP process, pre-construction meetings, Davis-Bacon interviews, and post completion technical assistance.

**Citizen Participation for PY 2020**

Adams County adheres closely to its HUD approved Citizen Participation Plan (CPP) which guides the County in providing constituents with adequate opportunity to participate in the development of plans and review of performance reports as per 24 CRF 91.105. While preparing the 2020-2024 ConPlan and first-year 2020 AAP, the County held a resident survey, community meetings and focus groups. A 30-day public comment period was also held to accept comments on the draft plan and a public hearing was held at a regular Board of County Commissioners meeting to review and discuss the plan. The following are the details of these efforts:Resident Survey: Adams County residents had an opportunity to share their experiences with housing options and community resources through a resident survey. The survey was offered in English and Spanish and in a 508-compliant format. The survey was available online and in a paid postage mail version. A total of 1,708 Adams County residents participated in the survey. Residents who commonly face disproportionate housing needs were well- represented by respondents Community Meetings: In preparation of the ConPlan, in Fall of 2019, the County Housing and Community Development staff from Adams County and other Consortium jurisdictions participated in three community events - Adams County Cares Day, Westminster Halloween Harvest Festival, and Thornton Harvest Festival - to collect resident input on housing and community development needs. A total of 401 residents participated in conversations and activities to identify top community needs; prioritize community development and housing investments; and pinpoint gaps in access to resources and institutional structures. Public Comment Period and Public Hearing: A 30-day comment period on the draft ConPlan, and a Public Hearing was held December 8, 2020 virtually on the Adams Countyâ¿¿s YouTube channel (https://www.adcogov.org/events/bocc-public-hearing-16). Stakeholders engaged throughout the process include Maiker Housing Partners, Growing Home, Adams County Homelessness Task Force, Family Tree, Adams County Education Consortium, Adams 12 Student and Family Outreach Program, Adams County Workforce and Business Center, and CASA.

## Citizen Participation Plan 91.105(d); 91.115(d)

### Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

To meet the requirements for citizen participation for the PY 2020 CAPER, the County gave notice in the local paper and on its website that the draft CAPER report would be available for a 21-day public comment and review period and a public hearing at a regularly scheduled Board of County Commissioners meeting to discuss the CAPER. Below are directions on how citizens can participate in the review of the draft CAPER.

PUBLIC COMMENT PERIOD: The County will hold a 21-day public comment period starting from February 23, 2022 to March 15, 2022. The draft CAPER is available to view at the following locations:

ADDRESS: Community Development Division, Adams County Government Center, 4430 S. Adams County Pkwy, Suite W6204, Brighton, CO 80601

ONLINE: https://www.adcogov.org/community-development

*There were no comments received during the public comment period.*

PUBLIC HEARING: A public hearing is scheduled to be held March 15, 2022 at 9:30AM to approve the draft CAPER. The public hearing will be held at online at https://adcogov.legistar.com/Calendar.aspx. Residents are encouraged to attend and participate.

*There were no comments received at the public hearing.*

ACCESSIBILITY: Adams County encourages participation from all citizens including those with special needs. Persons with disabilities or in need of language translation service should notify the County in advance of three (3) days to make appropriate arrangements and accommodations. Requests can be made by phone at (720) 523-6200 or at the address above. More information on how to contact the Community Development Department can be found on the website: https://www.adcogov.org/community-development

## CR-45 - CDBG 91.520(c)

### Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The PY 2020 CAPER is the first reporting year for the County's 2020-2024 Consolidated Plan and first-year 2020 AAP and there were no changes to the original Strategic Plan priorities or goals. The County will continue its momentum with improvement of its internal processes and continues to work toward improving its internal goals of maximizing CDBG and HOME to its fullest potential. Adams County staff continue to improve and will be increasingly effective in properly directing funds to activities that have the greatest impact on the community's quality of life.

The County does not anticipate any changes in the original program objectives that would result in changes to its current programs, however if at any point in the future it determines there is a need to revise objectives, the County will provide documentation to support the need for a change and will follow proper substantial amendment procedures to the plan and any citizen participation requirements as a result of these changes.

### Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

### [BEDI grantees] Describe accomplishments and program outcomes during the last year.

## CR-50 - HOME 91.520(d)

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During PY 2020, Adams County staff has been unable to conducted on-site inspections due to the public health orders. The County will proceed with HOME inspections once public health orders are lifted and/or when HUD's waivers for on-site inspections expire. While on-site monitoring is not happening, Adams County has completed its desktop monitoring requirements for the program year.

Staff provides technical assistance to all property owners/managers and they are aware of their annual obligations (i.e., rent rolls, financial audits, affirmative marketing plan, etc.) for desktop monitoring. They are also aware of on-site monitoring which will take place at a minimum of every three years. As mentioned above, these were not conducted in the program year, however will be required after the waiver period. Lastly, the County emphasizes property owners to keep the County apprised of any changes in management, financial concerns or conditions which would make the property not in compliance with HOME rules.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

As part of the underwriting and subsidy layering review, Adams County requires all HOME applicants to provide the agency's affirmative marketing plan. Without a complete and compliant affirmative marketing plan, the County will not approve the underwriting and will not move the project forward for Board approval.

The County will provide technical assistance as needed, but all HOME projects must have an approved affirmative marketing plan. Furthermore, as part of the HOME monitoring, the County annually requests and reviews HOME recipients affirmative marketing plan to ensure continued HOME compliance. In PY 2020, the County has determined that all current open activities are compliant with affirmative marketing actions for HOME units.

*HOME MBE/WBE*

The County did not have any HOME contracts including for MBE/WBE in PY 2020.

**Refer to IDIS reports to describe the amount and use of program income for projects,**

**including the number of projects and owner and tenant characteristics**

According to the PR09 Receipt Fund Type Detail Report, at the beginning of the reporting period Adams County had $266,278 in program income on hand. These receipted funds are associated with the Homeownership Assistance Program, Minor Home Rehab and CHDO Acquisition/Rehab activities. Funds by program year are:

2018 (PI): $40,781.49

2019 (PI): $225,496.84

Total Program Income at beginning of PY 2020 (PI): $266,278

In the program year, the County receipted a total amount of $50,415 and did not expend any program income funds. As a result, the balance on hand at the end of PY 2020 was $316,693.

Program Year Note: The County updated its program year from a July 1 start date and June 30 end date to an October 1 start date and September 30 end date. For program year 2020, because of the change of start and end dates to the program year, the PY started on July 1, 2020 and ended on September 30, 2021 to account for the change (an addition of two months for 14 months). In the upcoming 2021 program year the program year will start will be October 1, 2021 and end on September 30, 2022 (a return to 12 months).

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

To address the local housing challenges and create solutions for residents, the County commissioned a Housing Needs Assessment in 2017. The Housing Needs Assessment described the economic and demographic background of the County and identified findings which helped build the framework for developing the Balanced Housing Plan. The Balanced Housing Plan's purpose is to take the Housing Needs Assessment's information and stakeholder input, and present defined goals and outcomes through a multifaceted and collaborative approach. It is truly a balanced housing plan as it seeks to build a platform that allows all areas of the county to achieve housing of all types, and meets the needs of the County's diverse and growing population. It contains three overarching goals, with five supportive policies and recommendations that have specific actions and measurable outcomes. On June 28, 2018, the Planning Commission adopted the Balanced Housing Plan and the Board of County Commissioners ratified the Plan on July 10, 2018.

Adams County has implemented a more robust underwriting and subsidy layering review and will not commit HOME funds nor recommend projects to the Board of County Commissioners unless an applicant has secured all necessary funding. In line with this approach, and to continue fostering and

maintaining affordable housing in Adams County. Multifamily projects typically require LIHTC, thus, the County works closely with the developers in coordinating efforts for project feasibility. Additionally, the County is in the process of developing a local Housing Trust Fund (HTF), a specific strategy outlined in the Balanced Housing Plan and Housing Needs Assessment, with local funds to further support affordable housing.

Adams County accepts online applications from eligible LMI households for its Minor Home Repair 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 efficiency. When an application is accepted, eligibility is determined that you are eligible, by the Community Development department. A representative from the County will 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, all work will be inspected for completeness and compliance with local building codes and permits.

The County 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

## CR-58 – Section 3

**Identify the number of individuals assisted and the types of assistance provided**

| Total Labor Hours | CDBG | HOME | ESG | HOPWA | HTF |
|---|---|---|---|---|---|

**Table 14 – Total Labor Hours**

| Qualitative Efforts - Number of Activities by Program | CDBG | HOME | ESG | HOPWA | HTF |
|---|---|---|---|---|---|

**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

# CR-60 - ESG 91.520(g) (ESG Recipients only)

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

### 1. Recipient Information—All Recipients Complete

**Basic Grant Information**

| | |
|---|---|
| **Recipient Name** | ADAMS COUNTY |
| **Organizational DUNS Number** | 076476373 |
| **UEI** | |
| **EIN/TIN Number** | 846000732 |
| **Indentify the Field Office** | DENVER |
| **Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance** | |

**ESG Contact Name**

| | |
|---|---|
| **Prefix** | Ms |
| **First Name** | Melissa |
| **Middle Name** | 0 |
| **Last Name** | Scheere |
| **Suffix** | 0 |
| **Title** | Community Development Manager |

**ESG Contact Address**

| | |
|---|---|
| **Street Address 1** | 4430 S. Adams County Pkwy |
| **Street Address 2** | 0 |
| **City** | Brighton |

| | |
|---|---|
| **State** | CO |
| **ZIP Code** | - |
| **Phone Number** | 7205236210 |
| **Extension** | 0 |
| **Fax Number** | 0 |
| **Email Address** | mscheere@adcogov.org |

**ESG Secondary Contact**

| | |
|---|---|
| **Prefix** | Mr |
| **First Name** | Richard |
| **Last Name** | Reed |
| **Suffix** | 0 |
| **Title** | Community Development Coordinator |
| **Phone Number** | 7205236203 |
| **Extension** | 0 |
| **Email Address** | rreed@adcogov.org |

## 2. Reporting Period—All Recipients Complete

| | |
|---|---|
| **Program Year Start Date** | 07/01/2020 |
| **Program Year End Date** | 09/30/2021 |

## 3a. Subrecipient Form – Complete one form for each subrecipient

**Subrecipient or Contractor Name**
**City**
**State**
**Zip Code**
**DUNS Number**
**UEI**
**Is subrecipient a vistim services provider**
**Subrecipient Organization Type**
**ESG Subgrant or Contract Award Amount**

# CR-65 - Persons Assisted

## 4. Persons Served

### 4a. Complete for Homelessness Prevention Activities

| Number of Persons in Households | Total |
|---|---|
| Adults | |
| Children | |
| Don't Know/Refused/Other | |
| Missing Information | |
| **Total** | |

**Table 16 – Household Information for Homeless Prevention Activities**

### 4b. Complete for Rapid Re-Housing Activities

| Number of Persons in Households | Total |
|---|---|
| Adults | |
| Children | |
| Don't Know/Refused/Other | |
| Missing Information | |
| **Total** | |

**Table 17 – Household Information for Rapid Re-Housing Activities**

### 4c. Complete for Shelter

| Number of Persons in Households | Total |
|---|---|
| Adults | |
| Children | |
| Don't Know/Refused/Other | |
| Missing Information | |
| **Total** | |

**Table 18 – Shelter Information**

## 4d. Street Outreach

| Number of Persons in Households | Total |
|---|---|
| Adults | |
| Children | |
| Don’t Know/Refused/Other | |
| Missing Information | |
| **Total** | |

**Table 19 – Household Information for Street Outreach**

## 4e. Totals for all Persons Served with ESG

| Number of Persons in Households | Total |
|---|---|
| Adults | |
| Children | |
| Don’t Know/Refused/Other | |
| Missing Information | |
| **Total** | |

**Table 20 – Household Information for Persons Served with ESG**

## 5. Gender—Complete for All Activities

| | Total |
|---|---|
| Male | |
| Female | |
| Transgender | |
| Don't Know/Refused/Other | |
| Missing Information | |
| **Total** | |

**Table 21 – Gender Information**

## 6. Age—Complete for All Activities

| | Total |
|---|---|
| Under 18 | |
| 18-24 | |
| 25 and over | |
| Don't Know/Refused/Other | |
| Missing Information | |
| **Total** | |

**Table 22 – Age Information**

## 7. Special Populations Served—Complete for All Activities

**Number of Persons in Households**

| Subpopulation | Total | Total Persons Served – Prevention | Total Persons Served – RRH | Total Persons Served in Emergency Shelters |
|---|---|---|---|---|
| Veterans | | | | |
| Victims of Domestic Violence | | | | |
| Elderly | | | | |
| HIV/AIDS | | | | |
| Chronically Homeless | | | | |
| **Persons with Disabilities:** | | | | |
| Severely Mentally Ill | | | | |
| Chronic Substance Abuse | | | | |
| Other Disability | | | | |
| Total (unduplicated if possible) | | | | |

**Table 23 – Special Population Served**

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

| | |
|---|---|
| Number of New Units – Rehabbed | |
| Number of New Units – Conversion | |
| Total Number of bed - nigths available | |
| Total Number of bed - nights provided | |
| Capacity Utilization | |

**Table 24 – Shelter Capacity**

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

# CR-75 – Expenditures

## 11. Expenditures

### 11a. ESG Expenditures for Homelessness Prevention

| | Dollar Amount of Expenditures in Program Year | | |
|---|---|---|---|
| | **2018** | **2019** | **2020** |
| Expenditures for Rental Assistance | | | |
| Expenditures for Housing Relocation and Stabilization Services - Financial Assistance | | | |
| Expenditures for Housing Relocation & Stabilization Services - Services | | | |
| Expenditures for Homeless Prevention under Emergency Shelter Grants Program | | | |
| **Subtotal Homelessness Prevention** | | | |

**Table 25 – ESG Expenditures for Homelessness Prevention**

### 11b. ESG Expenditures for Rapid Re-Housing

| | Dollar Amount of Expenditures in Program Year | | |
|---|---|---|---|
| | **2018** | **2019** | **2020** |
| Expenditures for Rental Assistance | | | |
| Expenditures for Housing Relocation and Stabilization Services - Financial Assistance | | | |
| Expenditures for Housing Relocation & Stabilization Services - Services | | | |
| Expenditures for Homeless Assistance under Emergency Shelter Grants Program | | | |
| **Subtotal Rapid Re-Housing** | | | |

**Table 26 – ESG Expenditures for Rapid Re-Housing**

## 11c. ESG Expenditures for Emergency Shelter

| | Dollar Amount of Expenditures in Program Year | | |
|---|---|---|---|
| | **2018** | **2019** | **2020** |
| Essential Services | | | |
| Operations | | | |
| Renovation | | | |
| Major Rehab | | | |
| Conversion | | | |
| **Subtotal** | | | |

**Table 27 – ESG Expenditures for Emergency Shelter**

## 11d. Other Grant Expenditures

| | Dollar Amount of Expenditures in Program Year | | |
|---|---|---|---|
| | **2018** | **2019** | **2020** |
| Street Outreach | | | |
| HMIS | | | |
| Administration | | | |

**Table 28 - Other Grant Expenditures**

## 11e. Total ESG Grant Funds

| Total ESG Funds Expended | 2018 | 2019 | 2020 |
|---|---|---|---|
| | | | |

**Table 29 - Total ESG Funds Expended**

## 11f. Match Source

| | 2018 | 2019 | 2020 |
|---|---|---|---|
| Other Non-ESG HUD Funds | | | |
| Other Federal Funds | | | |
| State Government | | | |
| Local Government | | | |
| Private Funds | | | |
| Other | | | |
| Fees | | | |
| Program Income | | | |
| **Total Match Amount** | | | |

**Table 30 - Other Funds Expended on Eligible ESG Activities**

## 11g. Total

| Total Amount of Funds Expended on ESG Activities | 2018 | 2019 | 2020 |
|---|---|---|---|
| | | | |

**Table 31 - Total Amount of Funds Expended on ESG Activities**