

Adams County 2017 Annual Action Plan



Program Year
July 1, 2016 - June 30, 2017



Executive Summary

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

1. Introduction

The mission of Adams County is to responsibly serve the Adams County community with integrity and innovation. With this foundation, the Adams County Community Development's (ACCD) goals are to support the economic, social, environmental, and cultural well-being of its communities. This is best achieved through effective partnerships, capacity building and management of funding to foster socio-economic vitality and maximize opportunities throughout the county. ACCD accomplishes this through the administration of federal, state, and local grants, all of which leverage existing efforts to address the needs within the county.

Adams County works in partnership with representatives from the Town of Bennett, and the Cities of Brighton, Federal Heights, Northglenn, Thornton and Westminster. It also partners with many non-profit organizations and local housing authorities that contribute to the delivery of services. These partners serve on boards, committees and task forces to build community collaboration and, as federal funding recipients, work hard to meet the local goals and needs of the community.

ACCD provides residents with the following opportunities:

- Affordable housing;
- Infrastructure and public facility improvements; and
- Programs to provide minor home repairs for low to moderate income homeowners.

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 below Priorities and Objectives for the term of the Five Year Consolidated Plan. These priorities and objectives were discussed with key community informants, Urban County partners, and used to solicit applications for CDBG and HOME funding for the 2017 plan year. In 2017, ACCD will oversee many activities which will meet these Priorities and Objectives as discussed within AP-35, Projects.

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.

ACCD has relationships with many of the agencies and its 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 for the 2017 program year. Unfortunately, due to historical commitment deficiencies (especially regarding HOME funds), ACCD has been proactively setting the stage to commit and spend prior year resources and will continue these efforts through 2017 for shovel ready projects. With its decision to move its program year to July 1 last December, ACCD still met its timeliness ratio on January 1, 2017 as well as on May 1, 2017, its new timeliness ratio due date. ACCD is committed to ensuring timeliness for future years by choosing projects that have realistic and feasible outcomes that meet the Con Plan goals. ACCD also recognized that monitoring needed to be evaluated, addressed and set a rigorous schedule of monitoring for early 2016 with an emphasis on communicating expectations with all of its past and current Subrecipients so that compliance and any issues or concerns are addressed in a timely fashion. ACCD has had ongoing conversations with the HOME Consortia members regarding the seriousness of this issue and the potential loss of funding due to the new grant based accounting system as well as the new HOME commitment interim rule.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

ACCD included a variety of outreach efforts to have optimal public input that would inform the Annual Action Plan. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, the County and ACCD's webpage, and public hearings. Information regarding the proposed 2017 activities was available on the Adams County website for public comment. Outreach efforts varied to reach diverse populations and ensure that the input received was insightful and representative of all County residents. It also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County published the draft Annual Action Plan, solicited input from providers and the public, and held a public hearing to adopt the final plan.

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.

The 2017 AAP public comment period began on May 10, 2017 and ended on June 13, 2017 at the Board of County Commissioners' public hearing. No comments were received.

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

Not applicable as no comments were received.

7. Summary

Not applicable.

DRAFT

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

ACCD’s primary purpose is to improve the quality of life for the citizens of Adams County. It manages several grant-funded programs for housing, community development, neighborhood revitalization, economic development and human service activities. The common thread of the funds administered by ACCD is to benefit low- and moderate-income residents. More than 70% of all funds and programs administered by ACCD directly impact the lives of low- and moderate-income residents. Adams County's Board of County Commissioners opted to not accept ESG funding beginning in the 2016 program year, and allocated it to the State of Colorado who had been administering ESG funding to several Adams County non-profits for many years. With this arrangement, the county non-profits applying to the State for ESG are considered a first priority for the County's ESG allocation.

Consolidated Plan Public Contact Information

Joelle S. Greenland, AICP, Community Development Manager, Community and Economic Development Department

Adams County Government Center

4430 S. Adams County Pkwy, Suite W6204

Brighton, CO 80601

jgreenland@adcogov.org

DRAFT

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 Con Plan, AAP, and the Balanced Housing Plan and Needs Assessment (BHPNA). Key partner focus groups and interviews were held to gather the data to inform the BHPNA.

Beginning in late 2016, to gain a more thorough understanding of the housing situation in Adams County, three focus groups and a series of interviews with community leaders were conducted for the Housing Needs Assessment (HNA) of the BHPNA. The three focus groups consisted of: the Attainable Housing Group; Developers and Builders; and Real Estate Brokers. Overall, there is optimism about the housing situation in Adams County, but also an awareness of the struggles ahead. Relatively low housing prices and an abundance of available land make Adams County ripe for economic success, but the public-school system and transportation issues are a problem. In addition, respondents acknowledged that state-level policies are causing road blocks for affordable housing, particularly the Tax Payers Bill of Rights (TABOR) and the Construction Defect law. These policies prevent private construction of a variety of housing types and limit public support of affordable housing. The primary findings through the focus groups include:

- Housing is less affordable;
- Affordability gap is increasing for all income levels;
- Housing supply is not meeting demand; and
- Adams County is an outlier in the region.

For more information, the final HNA can be found at <https://www.adcogov.org/balanced-housing-plan-and-needs-assessment-bhpna>. The Balanced Housing Plan will be completed by fall 2017.

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 Consortia to distribute HOME funds to housing projects. Adams County also works with Community Resources and Housing Development Corporation (CRHDC) a certified Community Housing Development Organizations (CHDO). The County works closely with the Adams County Housing Authority (ACHA) and the Brighton Housing Authority (BHA) which provide essential housing services. In addition to ACHA and BHA, other county non-profit organizations provide and coordinate essential and vital services. These non-profits also 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.

While Adams County has not been accepting ESG funding since 2016, Adams County will remain in coordination with the Continuum of Care (CoC) organization, Metro Denver Homeless Initiative (MDHI). MDHI works with homeless providers in throughout the metro Denver region to coordinate homeless service efforts. In Adams County specifically, MDHI has a VISTA member placement with the Adams County Housing Authority (ACHA) to assist with coordinating the annual point-in-time homeless count. MDHI is developing a regional coordinated assessment system, building a housing pipeline, and engaging other community partners to provide services to the homeless throughout the metro Denver region. MDHI staff were consulted with during the development of the 2015-2019 Con Plan. Adams County has coordinated with homeless providers working in Adams County to fund programs serving homeless individuals, families, families with children, veterans, youth, and persons at risk of becoming homeless.

Recently, the County hired the Burnes Center to conduct a homelessness study in the County. The study, which was presented to the Board of County Commissioners in early 2017, made a number of short, mid and long term recommendations. The County will be analyzing these recommendations in more detail and will be taking various initiatives in order to address homelessness as a whole but also the tent encampments in multijurisdictional areas.

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

Not applicable.

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?	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 2017 AAP by discussing proposed HOME activities and participation in the BHPNA.
2	Agency/Group/Organization	City of Thornton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	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 2017 AAP by discussing proposed HOME activities and participation in the BHPNA.
3	Agency/Group/Organization	ADAMS COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs First Time Home Buyers Program
	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 2017 AAP by discussing proposed HOME activities and participation in the BHPNA.

4	Agency/Group/Organization	BRIGHTON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	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 2017 AAP by discussing proposed HOME activities and participation in the BHPNA.
5	Agency/Group/Organization	Community Resources and Housing Development Corp
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	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 2017 AAP by discussing proposed CHDO activities and the BHPNA.
9	Agency/Group/Organization	CITY OF FEDERAL HEIGHTS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Code Enforcement, Reduction of Slum and Blight
	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 2017 AAP by discussing proposed CDBG activities.
10	Agency/Group/Organization	City of Brighton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Seniors and Other Prioritized Populations

	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 2017 AAP by discussing proposed CDBG activities.
11	Agency/Group/Organization	CITY OF NORTHGLENN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Infrastructure Improvements
	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 2017 AAP by discussing proposed CDBG activities.
12	Agency/Group/Organization	TOWN OF BENNETT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Public Facility
	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 2017 AAP by discussing proposed CDBG activities.
13	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Economic Development Minor Home Repair Program and Infrastructure Improvements

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Adams County Community and Economic Development Department and the Board of County Commissioners participated in the development of the 2017 AAP by discussing proposed CDBG and HOME activities.</p>
---	--

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 residents of Adams County especially through the BHPNA focus groups and its Public Event.

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)	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

ACCD included a variety of outreach efforts to have as much citizen participation and gather as much input as possible to include in the Action Plan. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, the County and ACCD's webpage, and public hearings. Information regarding the AAP has been available on the County's website for resident input as well. Outreach efforts varied to reach diverse populations and ensure 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, 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, ACCD was able to allocate funds to the appropriate agencies to provide those necessary services. Residents were encouraged to provide input into the draft Annual Action Plan through a publicized 30+ day public review period. ACCD publicized the availability of the draft plan in multiple newspapers of general circulation and on ACCD's webpage on the County's 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	ACCD utilizes the Adams County website to continually updates the public on upcoming public hearings, funding allocations, and reports, including the AAP.	Adams County Community Development has not received any comments to date regarding BoCC approved funding allocations and reports.	No comments received.	www.adcogov.org/community-development
2	Public Hearing	Non-targeted/broad community	The Annual Action Plan Public Hearing on June 13, 2017.	No comments received.	No comments received.	http://adcogov.legistar.com/calendar.aspx
3	Newspaper Ad	Non-targeted/broad community	ACCD published a Notice of Public Hearing and Request for Public Comments on May 10 and 11, 2017 in multiple local newspapers.	No comments received.	No comments received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Urban County Meetings	Urban County Members	Adams County Urban County members participated in several meetings in regard to the development and allocation of the 2017 CDBG activities.	No comments were received.	No comments were received.	

Table 4 – Citizen Participation Outreach

DRAFT

Expected Resources

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

Introduction

Adams County's allocation of HUD funds (CDBG, HOME and ESG) is determined annually, and only after it receives a formal letter from HUD regarding the amount for each program. CDBG funds are allocated to jurisdictions that are Urban County members with projects in the county. Adams County is a HOME consortia, which includes the Cities of Thornton and Westminster, as well as the remainder of the County. HOME funds are allocated to the two Consortia cities, and throughout the year to housing projects within the county. While ESG funds are allocated to Adams County, the Board in 2016 agreed not to accept these funds but rather allocate them to the State of Colorado due to a number of factors including, costs recovery burden and capacity issues. The State must give first priority to county-based applicants.

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, benefits either the area or a specific clientele. At the same time, it 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 the HSAG program. 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 \$117,731.93 and no Program Income is projected. Prior year resources include funds from various 2015 CDBG activities that were completed under the anticipated budget. Adams County will utilize all the 2015 and 2016 remaining resources for the 2017 program year.

Through reconciliation, HOME Prior Year Resources total \$521,551.79. Program income that could be programmed in the 2017 program year is \$90,574 for activities related to HOME approved activities, including, but not limited to, activity delivery costs.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,147,371	0	117,732	1,265,103	2,294,742	Adams County will allocate 2017 CDBG funds to its Urban County members (four local jurisdictions)for their proposed projects.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	752,959	90,574	521,552	1,365,085	1,519,918	HOME funds are allocated in Thornton, Westminster (HOME Consortia), and throughout the county. Adams County uses 10% of HOME funds for administration of programs.
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 will be allocated to the State.

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 uses 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, HUD 221 (d)(4) FHA Loan and other resources to cover the cost of development, redevelopment, rehabilitation, homebuyer assistance, and other project costs. CDBG projects leverage grant funds from local jurisdiction funding resources.

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 2017 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	Housing Needs Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$311,358	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17295 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 142 Households Assisted
2	Preservation of Existing Housing Stock	2015	2019	Affordable Housing	County-Wide City of Federal Heights City of Brighton	Housing Needs Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$611,625	Rental units rehabilitated: 142 Household Housing Unit Homeowner Housing Rehabilitated: 24 Household Housing Unit
3	Construction of New Rental Housing	2015	2019	Affordable Housing	County-Wide	Housing Needs Seniors and other Prioritized Populations	HOME: \$160,000	Rental units constructed: 142 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Expanding and Preserving Homeownership	2015	2019	Affordable Housing	County-Wide City of Thornton	Housing Needs	HOME: \$537,734	Homeowner Housing Added: 4 Household Housing Unit

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure Improvements
	Goal Description	<p>The City of Northglenn has proposed to install new ADA compliant sidewalks and ramps in its low to moderate income neighborhoods to improve overall mobility and accessibility for 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, while improving streetscapes for areas that are beyond their intended lifecycle.</p> <p>The County will be allocating HOME funds to Baker School Apartments a new affordable housing project located in unincorporated Adams County on the northeast corner of 64th Avenue and Lowell Boulevard in unincorporated Adams County. The complex will provide 142 affordable rental housing units. Due to the size of the development and increase in traffic, Adams County Transportation Department is requiring infrastructure street improvements to provide safe access in and out of the site. CDBG funds will be used to cover the costs of the required street safety improvements, which otherwise would not be required without the development of the Baker School Apartments.</p>

2	Goal Name	Preservation of Existing Housing Stock
	Goal Description	<p>The Minor Home Repair (MHR) Program will service individual homeowners of low-to-moderate income throughout the Cities of Brighton and Federal Heights, and unincorporated Adams County (as a reserve activity). The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. ACCD staff will administer the MHR program for the Cities.</p> <p>Additionally, the County plans to contribute approximately \$365,000 post construction to the affordable rental housing project (Baker School Apartments) to install solar panels. This endeavor will further help in reducing financial burden to the renters through lowering utility costs. In the event that solar panels will not be installed at Baker School Apartments, the County will install solar on another affordable housing structure in the County.</p>
3	Goal Name	Construction of New Rental Housing
	Goal Description	<p>Adams County will be allocating an additional \$160,000 in HOME funds to Baker School Apartments to construct a new affordable housing development in unincorporated Adams County. Total HOME funds will equal \$650,000, of which \$490,000 has been approved through the First Substantial Amendment to the 2016 AAP. The new affordable housing project will provide 142 affordable rental units serving between 30% to 60% AMI individuals/families. The units will be one, two, and three bedroom units.</p>

4	Goal Name	Expanding and Preserving Homeownership
	Goal Description	<p>City of Thornton allocated \$50,000 in HOME funds to Habitat for Humanity through the 2016 AAP for construction of a new duplex (2 affordable housing units) for two low-to-moderate income homebuyers. Due to unforeseeable project constraints with finding undeveloped land within Thornton, Habitat for Humanity's proposed 2016 activity will be amended to acquiring and rehabilitation of existing housing within the Thornton. In addition, funds from the the 2016 TBRA activities (ACHA TBRA & Shiloh House) needing to be reprogrammed will go to this activity bringing the total budget up to \$160,000.</p> <p>City of Thornton and Adams County will allocate Community Resources & Housing Development Corporation (CRHDC) CHDO HOME funds for its acquisition rehab program. The requested HOME funds will be used to acquire properties, rehabilitate and/or construct the housing for resale to low-to-moderate income, mortgage-ready households for down payment assistance. Additionally, CRHDC will receive the allowable 5% CHDO operating costs. Two low-to-moderate income homebuyers will benefit from these activities.</p>

Table 3 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

Adams County has allocated CDBG and HOME funds to projects in 2017 that meet its Priority Needs and Annual Goals.

CDBG projects include minor home rehabilitation, public infrastructure, and a solar panel project. Adams County and the cities of Brighton, Northglenn and Federal Heights have prioritized projects in their jurisdictions and will oversee projects within their communities. The Town of Bennett will not be accepting CDBG funds in 2017 as they received over \$300,000 in CDBG funding for the rehabilitation of a park in a low income neighborhood. This project is still active and anticipated for completion by early summer of 2017. The Town of Bennett typically receives less than \$15,000 for its CDBG allocation.

HOME projects include new affordable housing construction, a CHDO project, and CHDO operating costs.

#	Project Name
1	CDBG: Housing
2	CDBG: Infrastructure
3	CDBG: Administration
4	HOME: Administration
5	HOME: Adams County
6	HOME: Thornton
7	HOME: CHDO

Table 3 – Project Information

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

Based on input from the Urban County members, community organizations, and non-profits, the County determined how to allocate priorities as outlined in the Consolidated Plan. Urban County members participate in the Urban County through a formula basis and after receiving their allocation, the County works with each to identify a project that addresses the Consolidated Plan goals and meet the needs of their respective residents. While the housing market is a big obstacle in meeting housing needs in the County, it is doing its best to work with developers, housing authorities and others to overcome this obstacle. In addition, the County dedicated part of its 2016 CDBG administration costs to the Balanced Housing Plan and Needs Assessment to address the issues that were raised in the 2015 Analysis of Impediments to Fair Housing Choice as well as the challenging market conditions. The Needs Assessment was completed in January 2017, which will be used to help guide the recommendations and housing policies developed for the Balanced Housing Plan. This plan is anticipated to be adopted by the Board in early fall 2017.

DRAFT

AP-38 Project Summary

Project Summary Information

Table 4 – Project Summary

1	Project Name	CDBG: Housing
	Target Area	County-Wide City of Federal Heights City of Brighton
	Goals Supported	Expanding and Preserving Homeownership Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$611,625
	Description	Minor Home Repair (MHR) Program will service to individual homeowners of low-to-moderate income throughout the Cities of Brighton and Federal Heights, and unincorporated Adams County (as a reserve). The program will address essential home repairs that are in danger of failure or that could lead to health, safety, or accessibility issues. ACCD staff will administer the MHR program for the Cities. CDBG funds will be utilized to install solar panels on a local affordable housing development. This endeavor will further help in reducing financial burden through lowering utility costs.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	<u>The MHR budget of \$246,625 will serve approximately 24 low-to-moderate income households. With \$158,836 being allocated to Brighton (approximately 15 households) and \$87,789 being allocated to Federal Heights (approximately 9 households).</u> The Baker School Apartments solar activity will benefit 142 affordable rental housing units.

<p>Location Description</p>	<p>The MHR Program will take place within the city limits of Brighton and Federal Heights. In the event that funding is allocated to the reserve activity, Adams County MHR Program, funding will serve unincorporated Adams County residents.</p> <p>The Baker School Apartments solar activity will be installed on the apartment complex post construction on the northeast corner of 64th Avenue and Lowell Boulevard, in unincorporated Adams County. In the event that the proposed activity becomes infeasible, the County will select another local affordable housing development to install solar panels. The particular development and location will be determined at a later date; however, the activity will take place within the County.</p>
------------------------------------	--

	<p>Planned Activities</p>	<p>The MHR 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 MHR Program will be administered and managed by ACCD. ACCD will retain 20% of each jurisdiction's allocation for Activity Delivery Costs (ADCs). Any overage on ADCs will be allocated back into the appropriate jurisdiction's budget to serve more homeowners. <u>City of Brighton has been allocated \$158,836 and City of Federal Heights has been allocated \$87,789. Operating the MHR Program in unincorporated Adams County will stand as a reserve project, in the event that any of the proposed 2017 CDBG activities become infeasible. The MHR Program meets the National Objective of assisting low-moderate income residents as well as eliminating/reducing Slums and Blight. The CDBG matrix code is 14A, Rehab: Single-Unit Residential.</u></p> <p>Adams County will be allocating HOME funds to Baker School Apartments to construct a new affordable rental housing development in unincorporated Adams County. The new affordable housing project will provide 142 affordable rental units serving between 30% to 60% AMI. The units will be one, two, and three bedroom units. Additionally, the County will contribute approximately <u>\$365,000</u>, post construction, to Baker School Apartments. The CDBG funding is to be used to install solar panels on the development. This endeavor will further help in reducing financial burden through lowering utility costs. In the event that the proposed activity becomes infeasible, the County will select another local affordable housing development to install solar panels. The particular development and location are to be determined, however, the activity will take place within the County. Solar panels meet the National Objective of assisting low-moderate income residents. The CDBG matrix code is 14F, Rehab: Energy Efficiency Improvements.</p>
2	<p>Project Name</p>	<p>CDBG: Infrastructure</p>
	<p>Target Area</p>	<p>County-Wide City of Northglenn</p>

Goals Supported	Infrastructure Improvements
Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
Funding	CDBG: \$311,358
Description	CDBG funding will be utilized in City of Northglenn as a continuation of the 2016 ADA sidewalk activity to improve overall mobility and accessibility by installing ADA sidewalks and ramps. Due to the size of the Baker School Apartments development and increase in traffic, Adams County Transportation Department is requiring infrastructure street safety improvements to 64th Avenue and Lowell Boulevard. CDBG funds will be used to cover the costs of the street safety improvements, which otherwise wouldn't be required without the development of Baker School Apartments.
Target Date	6/30/2018
Estimate the number and type of families that will benefit from the proposed activities	City of Northglenn's ADA Sidewalk activity will benefit 17,295 people within the below Census Tracts and Block Groups. Of which, 11,360 persons are considered low/moderate income (65.68% area benefit). The Baker School Apartments infrastructure improvements will benefit the 142 rental housing units to be constructed on the northeast corner of 64th Avenue and Lowell Boulevard.
Location Description	Various areas within the City of Northglenn, Census Tracts and Block Groups as outlined below. Baker School Apartments infrastructure improvements will take place on the northeast corner of 64th Avenue and Lowell Boulevard.

	<p>Planned Activities</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 \$196,358, of which, ACCD will retain 5% of the allocation for ADCs. City of Northglenn's activity meets the National Objective of assisting low-moderate income residents and the CDBG matrix code of 03L.</p> <p>Adams County will be allocating HOME funds to Baker School Apartments a new affordable rental housing project located in unincorporated Adams County at the northeast corner of 64th Avenue and Lowell Boulevard. The complex will provide 142 of affordable rental housing units. Due to the size of the development and increase in traffic, Adams County Transportation Department is requiring street safety infrastructure improvements to 64th Avenue and Lowell Boulevard. CDBG funds will be used to cover the costs of the required improvements, which otherwise wouldn't be required without the development of Baker School Apartments. Such improvements will provide the necessary safety measure for residents or visitors to enter and exit the property safely. The infrastructure improvements meet the National Objective of assisting low-moderate income residents. The CDBG matrix code is 03k, Street Improvements.</p>
3	<p>Project Name</p>	<p>CDBG: Administration</p>
	<p>Target Area</p>	

	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$229,474
	Description	Adams County will retain the allowable 20% of 2016 CDBG funding for Adams County Community Development staff to administer the program.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Adams County will retain the allowable 20% of 2016 CDBG funding for Adams County Community Development staff to administer the program.
4	Project Name	HOME: Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$75,296
	Description	Adams County will retain 10% of 2016 HOME funding for Adams County Community Development staff for HOME program administration. Further, 10% of applicable Program Income (PI) from previous grant year activities will also be used for administration.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Adams County will retain 10% of 2016 HOME funding for Adams County Community Development staff for HOME program administration. Further, 10% of applicable Program Income (PI) from previous grant year activities will also be used for administration.
5	Project Name	HOME: Adams County
	Target Area	County-Wide
	Goals Supported	Construction of New Rental Housing
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations
	Funding	HOME: \$160,000
	Description	Adams County will be allocating additional HOME funds to Baker School Apartments to construct a new affordable housing development in unincorporated Adams County.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Baker School Apartments will result in 142 new affordable rental housing units consisting of one, two, and three bedroom apartments.
	Location Description	Baker School Apartments will be constructed at the northeast corner of 64th Avenue and Lowell Boulevard.
	Planned Activities	Adams County will be allocating an additional \$160,000 in HOME funds to Baker School Apartments to construct a new affordable housing development in unincorporated Adams County. Total HOME funds will equal \$650,000, of which \$490,000 has been approved through the First Substantial Amendment to the 2016 AAP. The new affordable housing project will provide 142 affordable rental units serving between 30% to 60% AMI. The units will be one, two, and three bedroom units.
6	Project Name	HOME: Thornton

	Target Area	City of Thornton
	Goals Supported	Expanding and Preserving Homeownership Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs
	Funding	HOME: \$110,000
	Description	City of Thornton has identified to amend an already approved 2016 AAP approved activity. Thornton's other proposed HOME activity is taken into account under HOME: CHDO.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Habitat for Humanity will benefit a minimum of two homebuyers.
	Location Description	City of Thornton
	Planned Activities	City of Thornton allocated \$50,000 in HOME funds to Habitat for Humanity through the 2016 AAP for construction of a new duplex (2 affordable housing units) for two low-to-moderate income homebuyers. Due to unforeseeable project constraints with finding undeveloped land within Thornton, Habitat for Humanity's proposed 2016 activity will be amended to acquiring and rehabilitation of existing housing within the Thornton. Additionally, the City has proposed to reprogram an additional \$110,000 in prior year HOME resources, totaling \$160,000, to this activity. The funding will benefit a minimum of two families or individuals.
7	Project Name	HOME: CHDO
	Target Area	County-Wide City of Thornton
	Goals Supported	Preservation of Existing Housing Stock

Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
Funding	HOME: \$377,734
Description	Community Resources and Housing Development Corporation (CRHDC), a certified Community Housing Development Organization (CHDO), will be allocated HOME funds for an acquisition/rehab rental activity and CHDO operating expenses for the activity.
Target Date	6/30/2018
Estimate the number and type of families that will benefit from the proposed activities	A total of two families will benefit from the acquisition/rehab program.
Location Description	One home within unincorporated Adams County and one home within the City of Thornton.
Planned Activities	CRHDC will be allocated CHDO HOME funds for its acquisition rehab program. The requested HOME funds will be used to acquire properties and renovate or reconstruct the housing for resale to low-to-moderate income, mortgage-ready households for down payment assistance. CRHDC has been allocated 15% of the 2017 HOME allocation, prior year CHDO resources, and City of Thornton's 2017 HOME allocation, totaling \$340,086. Additionally, CRHDC will receive the allowable 5% CHDO operating costs to carry out the above mentioned activity, \$37,648.

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 consortia. Consortia 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	56
City of Thornton	15
City of Federal Heights	6
City of Northglenn	13
City of Commerce City	0
Town of Bennett	0
City of Brighton	10
City of Westminster	0

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In January 2016, the IGA with the City of Commerce City to participate in the Urban County was terminated and Commerce City became its own entitlement for 2016. CDBG funding allocations can be made up to the amounts in the agreement, if the local governments have eligible projects each year. Applications for funding are made to Adams County, and reviewed for eligibility within the CDBG and HOME program guidelines. Public improvements are made in jurisdictions mentioned throughout the AAP, and must serve low-to-moderate income census tracts.

Discussion

Not required - NA

Affordable Housing

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

Introduction

Adams County will fund many affordable housing projects, including homeowner rehabilitation, new construction of affordable rental units, and acquisition and rehabilitation for low-to-moderate income homebuyers.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	170
Special-Needs	0
Total	170

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	142
Rehab of Existing Units	28
Acquisition of Existing Units	0
Total	170

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

Discussion

Production of new Units: Baker School Apartments (142)

Rehab of Existing Units: Minor Home Repair Program (24) and CRHDC and Habitat's acquisition and rehab for homebuyers (4).

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 ACHA. No additional rehabilitation is needed at this time. The Brighton Housing Authority is in the process of converting its public housing units and replacing them with renovated and new affordable rentals.

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

The housing authorities have not determined any needs to address at this time.

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

ACHA values the input of its residents. ACHA's Resident Advisory Board, made up of residents who reside at ACHA properties, meets quarterly to discuss ACHA's priorities and property improvements. The ACHA Board of Commissioners is responsible for establishing the policies of the Authority and for oversight of the fiscal and practical implementation of those policies. Members of the Board are appointed by the Adams County Commissioners and serve staggered terms. ACHA's Board 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-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The County works with local homeless providers to reduce and end homelessness throughout Adams County and the region. The County continues to provide HSAG funding to help these efforts.

Additionally, the County recently finished a homelessness study conducted by the Burnes Center on Poverty and Homelessness in Denver, Colorado. This study provided short, mid and long term recommendation for the County to consider in proactively addressing homelessness. The County's Community Enrichment Committee will be looking at the short term recommendations more closely and evaluating a full time position to lead a number of efforts outlined in the Community Enrichment Plan, including homelessness.

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

There is a shortage of emergency and transitional housing in the County. There is little public support for creation of mass shelters. The County and service providers have resorted to a rapid re-housing approach to find shelter for those with no shelter options. Because of the lack of affordable rental units, service providers often have to refer households needing emergency shelter or transitional housing to housing providers in surrounding jurisdictions. The County is taking a proactive approach to addressing the shortage of affordable units by working with non-profit and private developers to encourage new developments that would add to the affordable housing inventory. The County is working with existing homeless providers to increase the number of beds and transitional housing opportunities available through existing homeless providers. The County will be meeting and coordinating with municipal governments to identify development opportunities in their jurisdictions and will be supportive of new

affordable developments that municipalities bring forth.

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

Because of the shortage of transitional units in the County, it is often difficult to move homeless persons into permanent housing. If service providers are unable to place a household in permanently affordable housing in Adams County, they work with housing and service providers in surrounding jurisdictions to find suitable housing. Because of the shortage of both emergency and transitional housing, service providers employ a strategy to either place homeless households outside the County or provide the necessary financial assistance to keep them in their current housing. If the household obtains stable housing, the service providers funded by the County will provide the necessary supportive services to assist that family in maintaining stability and moving toward independence. The supportive services continue so that the formerly homeless households have less chance of experiencing another episode of homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The County funds and supports the local network of service providers which provide homeless prevention services to households in danger of homelessness. By using a prevention strategy, service providers are better able to help that household maintain stability in their housing. In order to maintain stability, financial assistance for rent, mortgage, utility and other household necessities is provided. 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.

Discussion

Not required - NA

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

With population growth that is outpacing both the region and the State as a whole, it is essential for Adams County to adopt a housing plan that will set a solid foundation and encourage balanced healthy growth in key areas such as the economy and housing in the region. To this end, the County has developed the 2017 Adams County Housing Needs Assessment (HNA): the primary assessment of the community's residents, economic workforce and housing. The HNA includes analyses of demographic characteristics, population forecasts, employment and income data, commute patterns, infrastructure, community assets, and housing market trends and housing affordability. These form the three sections of the HNA: the Community, Workforce and Housing Profiles.

A comprehensive review of past studies, HUD planning reports, and detailed current information and data helped inform the HNA. Additional data were obtained from the US Census Bureau, American Community Survey (ACS), HUD, Home Mortgage Disclosure Act database (HMDA), Colorado State Demography Office, Metro Denver Homeless Initiative (CoC), Esri Tapestry, US Bureau of Labor Statistics, Longitudinal Employer-Household Dynamics (LEHD), Valassis via PolicyMap, Boxwood Means, and RealtyTrac.

After thorough review and analysis, the HNA has identified four overarching findings regarding the housing needs of Adams County. These findings will be used to inform the forthcoming Balanced Housing Plan (BHP).

Finding 1: Housing in Adams County is becoming less affordable.

Finding 2: The affordability gap is increasing for all income levels.

Finding 3: Adams County's housing supply is not meeting demand.

Finding 4: Adams County is an outlier in the region.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Adams County has identified affordable housing as a high priority and has moved to address this through several planning efforts including the Adams County 2015-2019 Con Plan. Creating more affordable housing is a good start, but it should not be the end goal of the County's approach to housing.

The notion of balance in Adams County’s housing extends beyond the traditional economic model of supply and demand. Administrators must recognize the unique housing needs of the areas of the County that are driving its population growth: the cities and their surrounding areas. Thoughtful housing policies should aim to provide a more varied housing stock (to include smaller, more densely developed units near the cities in addition to the more traditional single-family homes). In order to achieve this, the County must be willing to enact a set of policies that reflects an understanding of these diverse needs – even if those policies are not wholly focused on the provision of affordable housing.

Housing policy is part of a long-term planning process, and a deliberate, sound investment now will bear fruit in the future when the County is able to meet the housing needs of its residents throughout their lives. The Housing Needs Assessment provides a clear opportunity for Adams County to thoughtfully examine its current housing situation and create sound, balanced policy that is responsive to the needs of all its residents. It is incumbent upon the County to truly understand how the demographic shifts underlying the population growth affect housing policy and to develop a strategic plan that will create a balanced and healthy housing market in Adams County today and well into the future.

The second half of BHPNA, BHP, will propose prescriptive measures which will help to address the findings of the HNA. The BHP is proposed to be completed by early fall 2017.

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. With additional collaboration with the County's Public Information Office, ACCD hopes to increase its outreach at community meetings hosted by other County departments, public hearings, working with the primary senior center (Senior Hub), non-profits who work directly with citizens, and County Poverty Symposiums with regional non-profits addressing the reduction of poverty.

Actions planned to foster and maintain affordable housing

Adams County has made new construction of affordable rental housing and preservation of existing affordable housing priorities for HOME and CDBG funds. HOME funds are to be used to construct new rental housing 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.

Furthermore, the County is in the process of completing the Balanced Housing Plan (BHP) which will provided prescriptive measures to overcome the barriers to affordable housing within the County. The plan is projected to be completed in early fall of 2017.

Actions planned to reduce lead-based paint hazards

The local Housing Authorities, the Minor Home Repair Program, 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 requires lead hazard testing when conducting rehabilitation that could involve lead-based paint, and achieve clearance from certified inspectors when the rehabilitation is required per 24 CFR Part 58. 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 County's Community Enrichment Committee, 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 based on a formula allocation (total and low-income populations). As the lead agency, ACCD monitors each jurisdiction's projects to ensure they meet national objectives, eligibility, and compliance issues such as environmental review clearances. All projects are assessed through an application process for appropriateness and eligibility.

Adams County leads a HOME Consortia with the cities of Westminster and 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 allocation to:

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

Adams County has increased CHDO qualification strategies to align with the 2013 HOME Final Rule amendments and HUD best practices. Adams County is also in the process of seeking and certifying new CHDOs throughout the county for the purposes of expanding the county's capacity to undertake projects. Housing development agencies operating within the county are 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 other county departments including, but not limited to, Transportation, Human Services, Workforce Business Center, and the County Manager's Office and 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.	80.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

Adams County is not utilizing other forms of investment outside as outlined in 92.205.

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

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 under 92.254. The recapture provisions include a HOME written agreement between Adams County and the HOME Subgrantee as well as a Declaration of Deed Restriction and Covenant to the assisted homebuyer. Through the 2017 AAP, the recapture/resale provisions are relevant to the CRHDC and Habitat for Humanity's acquisition and rehab of existing units for low-to-moderate income homebuyers.

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. ACCD is enforcing and administering the resale or recapture per the guidance found in CPD Notice 12-003. Resale and recapture funds will be used by the County to be utilized in future HOME eligible activities that support the priorities and objectives outlined in the Consolidated Plan as well input from the HOME Consortia member and with final approvals from the Board of County Commissioners and HUD.

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

NA

