

Adams County 2018 Annual Action Plan



DRAFT
Program Year
July 1, 2018 - June 30, 2019



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 communities with integrity and innovation. With this foundation, the County's 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. The County accomplishes this through the administration of federal, state, and local grants, all of which leverage existing funds to address the needs within the County.

The 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. Representatives of these partners serve on boards, committees and focus groups to build community collaboration and, as federal funding recipients, work hard to meet the local goals and needs of the community.

The County provides residents with the following opportunities:

- Affordable housing;
- Code enforcement;
- 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 set Priorities and Objectives for the term of the 2015-2019 Five (5) Year Consolidated Plan (Con Plan). These priorities and objectives were discussed with key community members, Urban County partners, and used to solicit applications for Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) program funding for the 2018 program year (PY2018). In 2018, the County will oversee the Plan's defined activities to meet these Priorities and Objectives as discussed below:

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.

The County maintains positive relationships with agencies and Urban County partners responsible for undertaking many of the projects described in the Annual Action Plan (AAP). Past project and program successes with these partners helped shape the County's goals for the PY2018. Due to historic commitment deficiencies (especially regarding HOME funds), the County has been proactively setting the stage to commit and spend prior year resources by prioritizing "shovel ready" projects. The County has also continued to meet its timeliness ratio for the last two program years. This outcome is a result of the County being committed to ensuring timeliness by choosing realistic and feasible projects that met those goals and objectives defined in the Con Plan. In addition, the County has taken several steps to improve the required monitoring process for subgrantees and subrecipients. This has improved the County's communication with all partners and ensures a positive relationship with any compliance issues. The County continues to have ongoing conversations with the HOME Consortia members regarding the County's expectations for long-term monitoring. The County is committed to ensuring compliance with all federal regulations through its monitoring obligations.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The County included a variety of outreach efforts to have optimal public input that would inform the AAP. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, the County's webpage, and public hearings. Information regarding the proposed 2018 activities was available on the County's 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 AAP, solicited input from providers and the public, and held a public hearing to approve the final plan for submittal to the U.S. Department of Housing and Urban Development (HUD).

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 2018 AAP public comment period will begin on May 30, 2018 and end July 3, 2018 at the Board of County Commissioners' public hearing.

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.

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

Table 1 – Responsible Agencies

Narrative

The County’s primary purpose is to improve the quality of life for its residents through the management of grant-funded programs for housing, community development, neighborhood revitalization, economic development and human service activities. The common thread of the funds administered by the County is to benefit low- and moderate-income residents. More than seventy percent (70%) of all funds and programs administered by the County directly impact the lives of low- and moderate-income residents. The County continues to opt out of Emergency Services Grant (ESG) funding and allocates those funds to the State of Colorado who administers the grant. With this arrangement, non-profits only have to apply to the State for ESG and are considered a first priority for the County's ESG allocation.

Consolidated Plan Public Contact Information

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

1. Introduction

Adams County worked with a variety of agencies and municipalities that provide services to residents in order to collect data around housing, services and economic development needs. Key partner focus groups and interviews were held to collect the data to inform the development of the Con Plan, the AAP, the 2017 Housing Needs Assessment (HNA), and the County's anticipated 2018 Balanced Housing Plan (BHP).

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 in late 2016 for the HNA. The County then held additional stakeholder engagement events to shape the BHP. The BHP's purpose is to take the information collected from the HNA and stakeholder input, and present defined goals and outcomes through a multifaceted and collaborative approach. As a result, the following goals were created to further speak to the many barriers in achieving "balanced housing" across a county with a diverse population and housing needs:

- Utilize New and Existing Tools
- Reduce Constraints to Development
- Expand Opportunities for Housing

For more information, the final HNA and BHP can be found at <https://www.adcogov.org/BHP>. The BHP is due to be ratified in July 2018.

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 cities of Westminster and Thornton through the HOME Consortia to distribute HOME funds for eligible projects that create or preserve housing. Adams County also works with local certified CHDOs and local housing authorities to provide essential health and mental health services. These organizations include Community Resources and Housing Development Corporation (CRHDC), Unison Housing Partners (UHP), formally Adams County Housing Authority, and the Brighton Housing Authority (BHA).

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.

Metro Denver Homeless Initiative (MDHI) works with homeless providers throughout the metro Denver region to coordinate homeless service efforts. In Adams County specifically, MDHI has a VISTA member placement with UHP 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 individuals homeless or at risk of becoming homeless throughout the metro Denver region. MDHI staff was

consulted during the development of the 2015-2019 Con Plan. Adams County continues to coordinate with homeless providers working in the County to fund programs serving homeless individuals, families, families with children, veterans, youth, and persons at risk of becoming homeless.

In 2017, the Burnes Center presented the results of their study on homelessness in the County to the County to the Board of County Commissioners. The plan provided a number of short- and long-term recommendations. Since then the County has hired a Homelessness Liaison to specifically address homelessness in the County.

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.

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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 2018 AAP by discussing proposed HOME activities and participation in developing the HNA and BHP.
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 2018 AAP by discussing proposed HOME activities and participation in developing the HNA and BHP.
3	Agency/Group/Organization	Unison Housing Partners (formally Adams County Housing Authority)
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Affordable Housing
	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 2018 AAP by discussing proposed HOME activities and participation in the HNA and BHP.
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 2018 AAP by discussing proposed HOME activities and participation in the HNA and BHP.

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 2018 AAP by discussing proposed CHDO activities and contributed to the development of the HNA and BHP.
6	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 Minor Home Repair 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 2018 AAP by discussing proposed CDBG activities.
7	Agency/Group/Organization	City of Brighton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Seniors and Other Prioritized Populations, Minor Home Repair 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 2018 AAP by discussing proposed CDBG activities.
8	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 2018 AAP by discussing proposed CDBG activities.

9	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 2018 AAP by discussing proposed CDBG activities.
10	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Sustainability, Minor Home Repair Program and Infrastructure Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Adams County Community and Economic Development Department and the Board of County Commissioners participated in the development of the 2018 AAP by discussing proposed CDBG and HOME activities.

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

Not applicable.

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**

The County included a variety of outreach efforts for citizen participation to provide valuable input included in the AAP. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, the County's webpage, and public hearings. The County has also made available information regarding the AAP and related citizen participation process on the County's website. Outreach efforts varied to reach diverse populations to include input that 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, service providers, special needs providers, nonprofit organizations, and housing developers. This data was then analyzed by staff who incorporated the findings on housing, special needs, and community development into the priority outcomes. By determining the Priorities, the County was able to allocate funds to the appropriate agencies to provide those necessary services. Residents were encouraged to provide comments on the draft AAP through a publicized thirty (30) day public review period. The County publicized the availability of the draft AAP in multiple local newspapers and on the County's webpage on the County's website.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (if applicable)
Internet Outreach	Non-targeted/broad community	The County utilized its website to provide updates the public on upcoming public hearings, funding allocations, and reports, including the AAP.	The County has not received any comments to date regarding BoCC approved funding allocations and reports.	No comments received.	www.adcogov.org/community-development
Public Hearing	Non-targeted/broad community	The AAP Public Hearing on July 3, 2018.	No comments received.	No comments received.	http://adcogov.legistar.com/calendar.aspx
Newspaper Ad	Non-targeted/broad community	The County published a Notice of Public Hearing and Request for Public Comments on May 30, 2018 in multiple local newspapers.	No comments received.	No comments received.	
Urban County Meetings	Urban County Members	Urban County members participated in several meetings in regard to the development and allocation of the 2018 CDBG activities.	No comments were received.	No comments were received.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Adams County's allocation of HUD funds (CDBG and HOME) 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 (2) 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 precede that benefit 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.

The County also leverages other streams of funding that help provide necessary services to the low-income population. Funding includes: 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 twenty-five percent (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 program funding match.

CDBG Prior Year Resources total \$0 and no Program Income is projected.

Through reconciliation, HOME Prior Year Resources total \$442,427. Program Income that could be programmed in the PY2018 is \$234,758 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 Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,309,418	0	0	1,309,418	1,309,418	Adams County will allocate 2018 CDBG funds to its Urban County members (four local jurisdictions) for their proposed projects.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,047,548	234,758	442,427	1,724,733	1,047,548	HOME funds are allocated in Thornton, Westminster (HOME Consortia), and throughout the county. Adams County uses 10% of HOME funds for administration of programs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	ESG funds are allocated to the State of Colorado.

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

County funded projects use a variety of other leveraged funds to cover the total cost of projects. HOME funded projects use Low Income Housing Tax Credit (LIHTC) equity, State of Colorado 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 jurisdictions through the form of waiving of water tap and development fees. Activities funded by HOME will have the required twenty-five (25%) match from previous program years and from fee reductions by local jurisdictions.

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 2018 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	City of Northglenn	Community and Economic Development Needs	CDBG: \$216,094	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1445 Persons 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: \$749,697	Homeowner Housing Rehabilitated: 74 Household Housing Unit
3	Construction of New Rental Housing	2015	2019	Affordable Housing	County-Wide City of Thornton City of Westminster	Housing Needs Seniors and other Prioritized Populations	HOME: \$990,118	Rental units constructed: 280 Household Housing Unit

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure Improvements
	Goal Description	The City of Northglenn has proposed to install new infrastructure for a bicycle/pedestrian plan in its low to moderate income neighborhoods to improve overall mobility and accessibility for residents to other residential areas as well as connections to neighborhood services in commercial areas and public facilities.
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. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. County staff will administer the MHR program for the Cities.</p> <p>The County has identified a potential reserve project by Unison Housing Partners that would include funds towards tap fees for the rehabilitation of a office building into rental housing for families and seniors.</p>
3	Goal Name	Construction of New Rental Housing
	Goal Description	<p>The following are the descriptions for two affordable rental projects:</p> <p>Crossing Point is UHP’s planned affordable housing development with a multigenerational focus located less than one-half (½) mile from the light rail station. Crossing Pointe will be developed in two phases. When fully built out, there will be two hundred six (206) units of affordable housing serving a wide-range of persons from young children to seniors with household incomes ranging from at or below 30% of the Area Median Income (AMI), to up to 60% AMI. The first phase of construction, for which we are applying, focuses on sixty-four (64) units of affordable senior housing. Seven (7) of the units will serve seniors at or below thirty percent (30%) of AMI, nine (9) will serve those below forty percent (40%) of AMI, thirty-three (33) units will serve those below fifty percent (50%) of AMI, and fifteen (15) units will be for those below sixty percent (60%) of AMI.</p> <p>St. Mark Village is a two hundred sixteen (216), six (6) building LIHTC project located at the NW corner of 97th Avenue and Federal Boulevard. The project will be financed with non-competitive private activity bonds issued by CHFA. One hundred percent (100%) of the units in the community will serve families earning at or below sixty-percent (60%) AMI.</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

Adams County has allocated CDBG and HOME funds to projects in 2018 that meet the County's 2015-2019 Con Plan's Priority Needs and Annual Goals.

CDBG projects include minor home rehabilitation and public infrastructure. Adams County and the cities of Brighton, Northglenn and Federal Heights have prioritized projects in their jurisdictions and will oversee projects within their communities.

HOME projects include the creation of two new affordable housing rental projects.

#	Project Name
1	CDBG: Housing
2	CDBG: Infrastructure
3	CDBG: Administration
4	HOME Administration
6	HOME: Thornton
7	HOME: CHDO
8	HOME: Westminster

Table 3 – Project Information

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

Community input from the Urban County members, community organizations, and non-profits determined how the County will allocate priorities described in the Con Plan. Urban County members participate in the Urban County through a formula basis and after receiving their allocation, the County works with each to identify a project that addresses the Con Plan goals and meets the needs of their respective residents. While the current housing market creates barriers to addressing many of the issues contributing to the increase in need for affordable housing, the County continues to improve its working relationships with developers, housing authorities and others to overcome this obstacle. In addition, the County dedicated part of its 2016 CDBG administration costs to the development of the County's 2017 Housing Needs Assessment and 2018 Balanced Housing Plan to address the issues that were raised in the 2015 Analysis of Impediments to Fair Housing Choice.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Housing
	Target Area	County-Wide City of Federal Heights City of Brighton
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$809,877.48
	Description	Minor Home Repair (MHR) Program will serve individual homeowners of low-to-moderate income throughout the Cities of Brighton and Federal Heights, and unincorporated Adams County. The program will address essential home repairs that are in danger of failure or that could lead to health, safety, or accessibility issues. County staff will administer the MHR program for the Cities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The MHR budget of \$749,697.48 will serve approximately seventy-four (74) low-to-moderate income households. With \$532,065.55 being allocated to unincorporated Adams County (approximately fifty-three (53) households), \$178,916.81 being allocated to Brighton (approximately seventeen (17) households) and \$38,715.12 being allocated to Federal Heights (approximately four (4) households).
	Location Description	The MHR Program will take place within unincorporated Adams County, and in the city limits of the cities of Brighton and Federal Heights. In the event that funding is allocated to the reserve activity, Unison Housing Partners Broadway Redevelopment Project, funding will serve Adams County residents.
	Planned Activities	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 and address sustainability through energy efficient replacements. The MHR Program will be administered and managed by the County and will retain twenty percent (20%) of each jurisdiction's allocation for Activity Delivery Costs (ADCs). Any overage amounts of ADCs will be allocated back into the appropriate jurisdiction's budget to serve more homeowners. Operating the MHR Program in unincorporated Adams County will stand as a reserve project, in the event that any of the proposed 2018 CDBG activities become infeasible. The MHR Program meets the National Objective of assisting low-moderate income residents under low mod income housing. The CDBG matrix code is 14A, Rehab: Single-Unit Residential.

2	Project Name	CDBG: Infrastructure
	Target Area	City of Northglenn
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$224,090.55
	Description	CDBG funding will be utilized in City of Northglenn's bicycle/pedestrian plan, which was approved in January 2018. The plan aims to improve overall mobility and accessibility throughout the City.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	City of Northglenn's ADA Sidewalk activity will benefit 2,480 people within the below Census Tracts and Block Groups.
	Location Description	Various areas within the City of Northglenn, Census Tracts and Block Groups as outlined below.
	Planned Activities	The City of Northglenn proposes to improve the overall mobility and accessibility of trails that run through the City's residential neighborhoods located within any of the following census tracks within the City of Northglenn: Census Track 85.07, Block Group 1 Census Track 85.07, Block Group 5 This project will consist of the overall enhancement of the neighborhoods with accessibility connectivity for pedestrian and bicycle trails. City of Northglenn has been allocated \$202,528, of which, the County will retain five percent (5%) of the allocation for ADCs. City of Northglenn's activity meets the National Objective of assisting low-moderate income residents under low mod benefit on an area basis. The CDBG matrix code of 03L.
3	Project Name	CDBG: Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$261,883.60
	Description	Adams County will retain the allowable twenty percent (20%) of 2018 CDBG funding for Adams County Community Development staff to administer the program.
	Target Date	6/30/0019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Adams County will retain the allowable twenty percent (20%) of 2018 CDBG funding for County staff to administer the program.

4	Project Name	HOME Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$104,754.80
	Description	Adams County will retain ten percent (10%) of 2018 HOME funding for Adams County Community Development staff for HOME program administration. Further, ten percent (10%) of applicable Program Income (PI) from prior year(s) activities will also be used for administration.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Adams County will retain ten percent (10%) of 2018 HOME funding for Adams County Community Development staff for HOME program administration. Further, ten percent (10%) of applicable Program Income (PI) from previous grant year activities will also be used for administration.
5	Project Name	HOME: Thornton
	Target Area	County-Wide City of Thornton
	Goals Supported	Construction of New Rental Housing
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations
	Funding	HOME: \$830,000
	Description	First phase of a two phased new affordable rental construction project know as Crossing Pointe
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit approximately sixty-four (64) elderly individuals or couples at or below sixty percent (60%) AMI.
	Location Description	4220 East 104th Avenue, Thornton, CO 80233
	Planned Activities	Adams County will be allocating additional HOME funds to Crossing Pointe to construct a new affordable housing development with a multigenerational focus in the City of Thornton. The County will be allocating \$500,905.17 in HOME funds in addition to the City of Thornton's \$120,109.00. The project will produce 64 units of affordable senior housing at or below 60% AMI.

6	Project Name	HOME: CHDO
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$157,132.20
	Description	The County has not identified a CHDO activity to date.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	HOME: Westminster
	Target Area	City of Westminster
	Goals Supported	Construction of New Rental Housing
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations
	Funding	HOME: \$369,103.39
	Description	St. Mark Village is a two hundred sixteen (216) unit, six (6) building LIHTC project located at the NW corner of 97th Avenue and Federal Boulevard. The project will be financed with non-competitive private activity bonds issued by CHFA. One hundred percent of the units in the community will serve families earning at or below sixty percent (60%) AMI.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	A total of two hundred sixteen (216) units in the project will serve families earning at or below sixty percent (60%) AMI.
	Location Description	The NW corner of 97th Avenue and Federal Boulevard in the City of Westminster
	Planned Activities	The City of Westminster will be allocating all of their 2017 and 2018 HOME funds (\$369,103.39) to St. Mark Village. The new affordable rental housing project will provide two hundred sixteen (216) units serving between thirty percent (30%) to sixty percent (60%) AMI. The project consists of one (1)-, two (2)-, and three (3)-bedroom units located in North Central Westminster and will be adjacent to regional transportation services.

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 run through the County. E-470 completes the connection from C-470 in the south, through Denver International Airport and finally to I-25.

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

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
County-Wide	26
City of Thornton	30
City of Federal Heights	5
City of Northglenn	11
City of Commerce City	0
Town of Bennett	1
City of Brighton	9
City of Westminster	18

Table 3 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In 2018, the Urban County IGA will be recertified for another three (3) year requalification period. CDBG funding allocations can be made up to the amounts in the agreement, if the local governments have eligible projects each year. Applications for funding are made to Adams County, and reviewed for eligibility within the CDBG and HOME program guidelines. Public improvements are made in jurisdictions mentioned throughout the AAP, and must serve low-to-moderate income census tracts.

Affordable Housing

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

Introduction

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

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

Table 4 - 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	280
Rehab of Existing Units	74
Acquisition of Existing Units	0
Total	354

Table 5 - One Year Goals for Affordable Housing by Support Type

Discussion

County new construction projects will produce a total two hundred eighty (280) new affordable rental units (Crossing Pointe (64) and St. Mark Village (216).

An estimated seventy-four (74) units will be benefit from the County's Minor Home Repair Program. The program will focus on units in unincorporated Adams County and the cities of Brighton and Federal Heights.

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

Introduction

Unison Housing Partners (UHP) will be adding 64 affordable housing units in the City of Thornton known as Crossing Pointe. Crossing Pointe includes 16 project-based vouchers.

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

Unison Housing Partners (UHP) values the input of its residents. UHP's Resident Advisory Board, made up of residents who reside at UHP properties, meets quarterly to discuss UHP's priorities and property improvements. The UHP Board 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. UHP's Board includes a seat for an Adams County resident of low-income housing; currently this seat is held by a resident of an UHP property. Annually, UHP 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, UHP 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 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 households maintain stability in their housing. In order 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.

Discussion

Not required - NA

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

Introduction

Over the last decade Adams County has experienced a wide range of economic and demographic transitions. These transitions have led to a county that can pride itself on becoming a desirable destination for those looking to live in a community that is inclusive and that provides lifestyle opportunities that fail to exist in other areas in the seven (7) county Denver Metro region (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson). The County's current housing climate and geographic location have contributed to the County's growing population – fifth largest and second fastest in the region. In addition, a diversity of land uses from dense cities to suburbs and open range-land, gives the County a unique identity aiding in its growth. The resulting pressures of this growth and housing stock demands have pushed housing prices to a point where many residents struggle to either find attainable housing or maintain their housing.

In a proactive effort to create solutions to the County's housing challenges, the County commissioned the 2017 Housing Needs Assessment (HNA). The HNA created a thorough economic and demographic description of the County, including its strengths and challenges as they relate to housing. The HNA identified findings that were then presented to various stakeholders who provided valuable input and possible solutions. This input also helped build the framework for developing the County's 2018 Balanced Housing Plan (BHP). The BHP's purpose is to take the information collected from the HNA and stakeholder input, and present defined goals and outcomes through a multifaceted and collaborative approach. This plan is truly a balanced housing plan as it seeks to build a platform that allows all areas of the County to achieve housing of all types, and meets the needs of the County's diverse and growing population.

BHP provides recommendations on how to address the following findings:

- Finding 1: Housing is less affordable
- Finding 2: Increasing affordability gap at all income levels
- Finding 3: Housing supply is not meeting demand
- Finding 4: Adams County has distinct socioeconomics

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

Adams County has identified affordable housing as a high priority and has moved to address this through several planning efforts including the Adams County 2015-2019 Con Plan. Through the development of the HNA and BHP, the county focused on creating a plan that provides a roadmap to addressing some of the County's housing barriers by focusing on a balance of the housing.

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

1. Utilize New and Existing Tools
2. Reduce constraints to development
3. Expand Opportunities

Policies

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

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 making 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. 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. The County 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, the County hopes to increase its outreach at community meetings hosted by other departments, public input gained through 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 receiving HOME and CDBG funds. 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 will be completing its 2018 Balanced Housing Plan in July 2018, which outlines specific recommendations to address housing barriers and increase opportunity for the creation and preservation of housing in the County.

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 Uniform Condition Property Standards (UPCS) for public housing and Section 8 tenants, and the Lead Safe Housing Rule. Housing Authorities will not allow Section 8 tenants to rent units with lead hazards that are not mitigated by the landlord. 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

The Adams County Workforce and Business Center, the County's Community Enrichment Committee, local municipalities, and community agencies work together 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. The County 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 UHP 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

The 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

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 based on a formula allocation (total and low-income populations). As the lead agency, the County 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 eligibility and feasibility.

In addition to the Urban County, 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. The County will be recertifying the HOME Consortia and Urban County IGAs for an additional three (3) year period in 2019.

The County 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 will continue to seek and certifying new CHDOs throughout the County for the purposes of expanding the County's capacity to undertake projects. The County also provides operating expenses to certified CHDOs to help increase capacity and administer HOME projects.

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. The County fosters collaboration between departments to determine the highest and best use of all funding received by the division. These departments include, but not limited to, Public Works, 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(I)(2)

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 CFR 92.205.

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:

In regard to activities in the 2017 AAP, recapture and resale provisions are relevant to the Community Resources and Housing Development Corporation (CRHDC) and Habitat for Humanity's proposed HOME activities for low-to-moderate income homebuyers.

CRHDC will acquire and rehabilitate affordable homes and sell to eligible homebuyers. Through this program, the homebuyer will also receive HOME assistance by the reduction of the purchase price of the home through the utilization of HOME funds for acquisition and rehabilitation. Proceeds from the sale of the property to an eligible homebuyer will be returned to the County as program income and revolved back into another home for acquisition and rehabilitation – similar to NSP. The HOME assistance provided to the homebuyer will follow Recapture Provisions as set forth in a Deed Restriction and Covenant to reduce/forgive the direct subsidy of the HOME investment on a pro-rata basis for the amount of time the homeowner owned and occupied the housing measured against the affordability period. The period of affordability will be set by the applicable period in the HOME rule based on the subsidy amount. Resale provisions will not apply to this activity.

Habitat for Humanity's proposed activity is new construction and therefore is not subject to program income unless the affordability period is not met as established under the recapture provisions. Once a home has been sold to an eligible homeowner, the period of affordability is set by the applicable period in the HOME rule based on the subsidy amounts set forth in 24 CFR Part 92.254 (a) (4) based on the per unit direct HOME subsidy and resale and recapture provisions as established and secured by a Deed Restriction and Covenant on the property. The properties must be the principal residence of homeowner throughout the period of affordability, unless the property is resold. In the event of any resale prior to the expiration of the of the affordability period, the property shall be sold only to a buyer whose household qualifies as Low-Income. As such, the new purchaser must use the property as their principal residence unless the affordability period has expired. A household is considered Low-Income if the household's income is at or below 80% of the area median income for the Denver-Aurora Metropolitan Statistical Area as published annually by HUD at the time of contract to purchase. Homeowners will be selected on a first come first serve basis.

The price at resale shall provide the Homeowner (or subsequent owner during the affordability period) a fair return on investment (including owner's investment and any capital improvements) while ensuring that the housing will remain affordable to a reasonable range of Low-Income homebuyers, as described below in Section 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:

“Fair return on investment” is defined as the owner's return at sale, which is the sum of any initial down payment and closing costs made out of the owner's funds at purchase, and any capital improvements made to the property. For example, if the owner paid: \$4,500 for the down payment; \$1,500 for closing costs; and \$2,000 for capital improvements, the fair return on investment would be \$8,000. Fair return on investment is subject to market limitations. In certain circumstances, such as a declining housing market where home values are depreciating, the owner may not receive a return on investment because the home is sold for less or the same price as the original purchase price.

Eligible capital improvements include permanent improvements that add value to the property. Capital improvements do not include regular maintenance and repair items.

Prior to closing on the sale of the property by the homeowner to a prospective purchaser, the homeowner must request the prospective buyer under the affordability requirements and certify that the sales price for the property meets the affordability and fair return criteria. If the property is used as the primary residence of eligible Low-Income households for the affordability period, the owner shall be absolved of the resale provisions. If this property is not used as the primary residence of eligible Low-Income households for the affordability period, the owner shall be required to repay one hundred percent (100%) of the HOME funds attributed to the property.

The County will not be participating in the First Time Homebuyer Program (FTHB) program in 2018; however, it is expected that there will be recapture from FTHB participants who did not meet the affordability period. Adams County Housing Authority operated the FTHB program, and adhered 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.

The period of affordability was set by the applicable period in the HOME rule based on the subsidy amount. The FTHB assistance varied based on the individual's needs, not exceeding \$15,000, as outlined in the Deed of Trust and Promissory Note. The recapture provisions include a written agreement and lien between Adams County and HOME assisted homebuyer constituting the terms of recapture.

Recapture provisions reduce/forgive the HOME investment on a pro-rata basis for the amount of time the homeowner owned and occupied the housing measured against the affordability period. For example, if \$10,000 in down payment and closing costs assistance was provided with a five (5) year affordability period and the homeowner sells the home after two (2) years, the affordability period would not be met. The homeowner would then be required to pay 60% of the down payment assistance or \$6,000 in recapture, while \$4,000 is forgiven. If the homeowner refinances and stays in the home, the affordability period is still being met and no payments are due to the County. If the homeowner refinances to take cash out or takes out a home equity loan, the affordability period is not met and the homeowner is obligated to pay the remaining balance of the loan as outlined above.

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:

24 CFR 92.206 does not apply as the County does not utilize HOME funds to refinance existing debt of multi-family housing.

Emergency Solutions Grant (ESG)

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

NA

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

NA

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

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

Describe performance standards for evaluating ESG.

NA