



Fourth Program Year Action Plan

GENERAL

I. Executive Summary

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

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

Two primary grants used to facilitate the goals and objectives of Adams County are the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG). Adams County is currently not eligible for Emergency Shelter Grant (ESG) funding. All agencies previously awarded ESG funds will be able to request allocations from the State of Colorado.

With the federal funding, ACCD provides the residents of Adams County with the following opportunities:

- affordable housing (both rental and home ownership)
- infrastructure and public facility improvements
- public services such as education, financial counseling, food, nutrition, and case management
- homelessness prevention
- non-profit and agency capacity building

Adams County has also received Department of Housing and Urban Development recovery funds through both Housing and Economic Recovery Act (HERA) and American Recovery and Reinvestment Act (ARRA). These funds can be used to strategically leverage and further target the areas of greatest need. These funding streams are the following:

- Neighborhood Stabilization Program (NSP),
- Homelessness Prevention and Rapid Re-Housing Program (HPRP)
- Community Development Block Grant Recovery (CDBG-R).

Adams County received a new NSP3 allocation, selected an agency for the service delivery of that grant, and incorporated those goals into this Action Plan. Each of these funding streams allows Adams County to target at-risk populations and leverage fixed program year allocations. While they have distinct regulations and targets, these funding streams help provide resources to both services and opportunities for people that might not qualify strictly under HOME or CDBG Guidelines. These funds can assist certain blighted neighborhoods that have not been targeted with regular Program Year funding.

ACCD also received various streams of money that help provide necessary services to the low-income population. With the help of Community Service Block Grants (CSBG) and Human Services Agency Grants (HSAG) the 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. CSBG and HSAG fund activities around education, counseling, transportation, nutrition, emergency services, and various other services necessary for the most at-risk populations. The strategic leveraging of these funds with HOME and CDBG dollars allows the County to provide the most comprehensive support to its citizens and the agencies serving its citizens.

The 2013 Action Plan is the fourth year plan under the 2010-2015 Consolidated Plan. This Action Plan addresses specific strategies the County will follow over 2013 to meet the needs of the low- to moderate-income population in Adams County.

The Adams County Consolidated Plan is a five year planning document that identifies goals, priorities and strategies related to the need for housing, community and economic development for low to moderate-income individuals in the county. The overall goals of the Consolidated Plan include:

1. Meet individual family or community needs for decent housing;
2. Create a suitable living environment which benefits communities, families or individuals by addressing issues in their living environment; and
3. Create economic opportunities for low- and moderate-income residents and targeted areas within Adams County that relates to economic development, commercial revitalization, or job creation.

The priority outcomes developed in the Consolidated Plan are:

Priority Outcomes for Housing:

Priority #1

Rental Housing is available for the low and very low-income populations

Priority #2

Affordable housing is located in areas easily accessed by the low to moderate-income populations

Priority #3

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

Priority #4

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

Priority #5

Homeownership increases in areas where the ownership rates are low

Priority Outcomes for Special Needs

Priority #1

The special needs populations have housing options, especially those earning less than 40% AMI

Priority #2

Services for at-risk children

Priority #3

The special needs population is educated about housing and service options

Priority #4

Transit options near housing and support services for special needs populations are enhanced

Priority #5

The special needs population is integrated into the community

Priority Outcomes for Community Development:

Priority #1

More jobs are created for the county's residents

Priority #2

Public facilities are created to support low to moderate-income populations

Priority #3

Distressed neighborhoods are improved

EVALUATION OF PRIOR YEAR PROGRAM ACCOMPLISHMENTS

Adams County has been working toward the completion of all projects and activities funded through the Program Year (PY) 2012 Annual Action Plan, which was the third year of the 2010-2015 Consolidated Plan. Adams County's program year 2012 (March 1, 2012 through February 29, 2013) program performance and evaluation is recorded in the Consolidated Annual Performance and Evaluation Report (CAPER) which can be viewed at the County web site www.adcogov.org or through the Adams County Community Development office.

PY2012 included the reconstruction of partnerships and a strong evaluation of the activities engaged throughout Adams County. Goals targeted in the PY2011 Action Plan included homelessness, affordable rental housing, affordable homeownership, and services to the special need populations.

II. INTRODUCTION

The 2011 Act of Consolidated and Further Continuing Appropriations set appropriation levels based on the 2010 Census have resulted in significant changes to HUD allocations throughout the United States. ACCD estimates PY2013 entitlement allocations of \$1,612,599 for CDBG funding and \$639,725 HOME funding, which is based off of American Community Survey (ACS) data and the projected PY2013 Federal Budget.

** Uncommitted prior year fund balances for CDBG and HOME, have been included in the PY2013 Annual Action Plan and activity categories, as follows:*

CDBG Prior Year Fund Balance:	\$ 961,426
CDBG PY12 Allocation	\$1,611,842
CDBG TOTAL	\$2,573,268
HOME Prior Year Fund Balance:	\$1,486,807
HOME PY12 Allocation	\$ 645,652
HOME TOTAL	\$2,132,459

The following programs are included in the PY2013 Action Plan:

Community Development Block Grant (CDBG):

Adams County receives CDBG funds annually to address local needs including:

- housing public services
- community facilities
- public improvements
- economic development
- community revitalization

The following activities have been approved by the Board of County Commissioners (BOCC) for PY2013 funding:

Community Development		
City of Northglenn- Grange Hall Creek Project	CDBG	People
City of Federal Heights –Code Enforcement	CDBG	People
City of Brighton- Accessibility Project	CDBG	People
City of Brighton- City Hall Accessibility Project	CDBG	People
Housing		
City of Brighton- Brighton Housing Authority – rehabilitation	CDBG	Housing Units
Adams County Housing Authority – Down Payment Assistance	CDBG	Household
Adams County Minor Home Repair	CDBG	Housing Units
Brighton Housing Authority- Housing Rehabilitation	CDBG	Housing Units
Special Needs		
Arapahoe House Facility Upgrades	CDBG	Facility
Community Reach Center	CDBG	Facility
Almost Home Facility Improvements	CDBG	Facility
Alternatives to Family Violence Shelter Upgrades	CDBG	Facility
Children’s Outreach Project	CDBG	Facility

HOME Investment Partnership Program (HOME): Adams County receives an annual allocation of HOME funds to the Adams County HOME Consortium. Adams County is the lead agency for the Adams County HOME Consortium, which includes the City of Westminster. Although Adams County administers Westminster’s portion of HOME funds, which are estimated to be \$186,790 in PY2013, the City utilizes local goals and plans to allocate funds throughout the City. The City of Westminster is

engaged in a larger Transit-Oriented District initiative throughout Metro Denver and has identified target areas for the investment of HOME funds. In 2013, the City of Thornton will be joining the consortium. The County utilizes HOME funds to address permanent affordable housing through down payment assistance programs, homeowner-occupied rehabilitation, and improvement and community stability through rental property acquisition, rental property rehabilitation, and providing coordinated assistance to participants in the development of affordable, low-income housing throughout Adams County. HOME funding in 2013 has been allocated towards projects previously reported upon and will also include a continuation of the First Time Homebuyers Program thru the Adams County Housing Authority.

Emergency Solutions Grant (ESG): Adams County has contracted for 2010 projects. Adams County did not receive Emergency Solutions Grant (ESG) funds for the PY2011 or PY2013. To that end, agencies currently receiving ESG funding through Adams County from prior years need to approach the State of Colorado for continued ESG funding.

Program Income (PI): Adams County has historically received an annual average of \$90,000 in HOME PI through the receipt of HOME loan payments from the Owner-Occupied Repair Program. Through PY2013, payments through the Owner-Occupied Repair program are expected to contribute a minimum of \$50,000 in PI. The decrease in PI is contributed to the number of loans provided throughout the last two years. Economic conditions have reduced home values county wide resulting in more grant fund distribution to ensure independent living for our residents.

All amounts are subject to change, pending Federal determinations.

PY2013 CDBG and HOME Projects:

Project Title: **Administration**
Project Description: Administration by Adams County Community Development Department of the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program (HOME), to include salaries, office rent, supplies, and other eligible expenses.
Location: 4430 South Adams County Parkway, Suite C1900, Brighton, CO 80601
Funding Source: **CDBG:** NTE \$322,368
HOME: NTE \$64,469

Project Title: **Down Payment Assistance**
Project Description: Provide down payment assistance to low and moderate-income, first-time homebuyers within the Urban County. The HOME Down Payment Assistance Program (DPA) supports the increase of homeownership throughout the Urban County, especially among lower income and minority households; it also facilitates the revitalization and stabilization of communities. HOME DPA will assist first-time homebuyers through down payment assistance and closing costs.
Location: Community Wide
Funding Source: **HOME:** NTE \$631,200

Project Title: **Public Infrastructure/Facilities**

Project Description: Improve public infrastructure and facilities for low to moderate-income populations and revitalize distressed areas within the Urban County.
Location: Community Wide
Funding Source: **CDBG:** NTE \$1,501,918

Project Title: **Local Government Allocations**
Project Description: Allocate CDBG funds to local participating cities based on a formula using population and low-mod income data. Projects approved by city are reviewed and approved through Adams County for eligibility and priority.
Location: Community Wide
Funding Source: **CDBG:** NTE \$877,804

Project Title: **Rehabilitation**
Project Description: Provide emergency and home rehabilitation improvements for low to moderate-income homeowners in priority areas throughout the Urban County.
Location: Community Wide
Funding Source: **CDBG:** NTE \$TBD
HOME: NTE \$TBD

Project Title: **Rental Housing**
Project Description: Increase and/or sustain available affordable rental housing for low to moderate-income populations within the Urban County.
Location: Community Wide
Funding Source: **CDBG:** NTE \$56,000

Any program income received, from any program, will be reapplied to activities from the program it originated from.

*All amounts are subject to change pending federal determination.

Other Resources

Adams County Community Development receives various resources that it utilizes to meet community needs and serve low- and moderate-income residents and neighborhoods. Adams County continues to be effective in leveraging non-federal funds with federal funds to increase additional resources. Sources of leveraged funds include HHS/DOLA Community Services Block Grants (\$416,133), Adams County Human Services Agency Grants (\$255,000), Denver Regional Council of Governments (\$251,860), and local municipalities (\$116,000)

Annual Objectives/Outcomes

The following is a summary of specific annual objectives Adams County expects to achieve during the program year 2013.

**Table 3A
Summary of Specific Annual Objectives**

Activity	Sources of Funds	Perf Indicator	Expected Number	Priority Outcome
Community Development				
City of Northglenn- Grange Hall Creek Project	CDBG	People	6500	CD #2
City of Federal Heights – Code Enforcement	CDBG	People	2500	CD #3
City of Brighton- Accessibility Project	CDBG	People	4304	CD #3
City of Brighton- City Hall Accessibility Project	CDBG	People	3300	CD #3
Housing				
City of Brighton- Brighton Housing Authority – rehabilitation	CDBG	Housing Units	6	HS #1
Adams County Housing Authority – Down Payment Assistance	CDBG	Household	105	HS #3
Adams County Minor Home Repair	CDBG	Housing Units	?	HS #4
Brighton Housing Authority- Housing Rehabilitation	CDBG	Housing Units	4	HS #1
Special Needs				
Arapahoe House Facility Upgrades	CDBG	Facility	1	SN #1
Community Reach Center	CDBG	Facility	1	SN #1
Almost Home Facility Improvements	CDBG	Facility	1	SN #1
Alternatives to Family Violence Shelter Upgrades	CDBG	Facility	1	SN #1
Children’s Outreach Project	CDBG	Facility	1	SN #1

County Profile

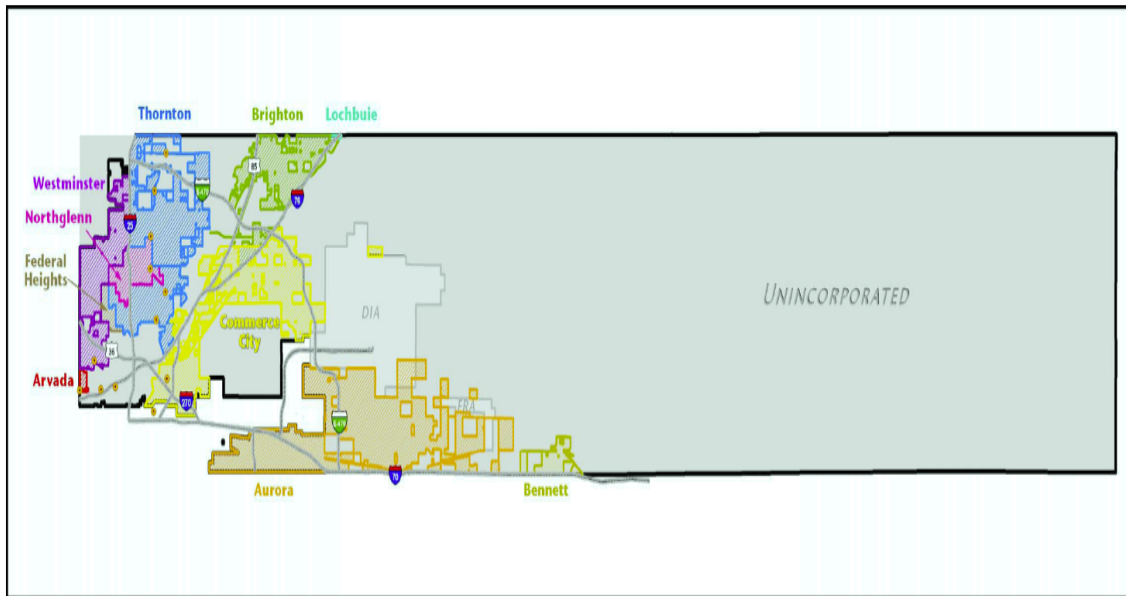
Geography

Adams County encompasses approximately 1,183.6 square miles. It extends 72 miles west to the east, and 18 miles north to south (see Map 1). 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 DIA and finally to I-25.

Adams County surrounds Denver International Airport, which will influence the amount and type of growth that will occur in Adams County over the next twenty years. In addition, Front Range Airport offers businesses the alternative of a full service regional airport. Union Pacific, Southern Pacific and Burlington Northern are national rail companies, all of which have had a long history and a strong presence in Adams County.

The County, which traditionally 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 Bennett and Strasburg, are comprised mainly of farms, rangeland, and wide-open spaces. The Town of Bennett, which is a participating jurisdiction in the Adams County Urban County, has experienced historic growth throughout the last year, including the addition of a Love's Truck Stop and a new King Soopers grocery store. Additionally, the Town has developed a strategic plan for growth, which includes the development of the downtown "Main Street", construction of a new Town Hall, and major improvements to the only Community Center for the residents. The last project will utilize both CDBG and CDBG-R to incorporate much-needed improvements to the HVAC system and aesthetic aspects of the building, to facilitate increased use and ADA access for residents.

Cities within the geographic county include Arvada, Aurora, Bennett, Brighton, Commerce City, Federal Heights, Northglenn, Strasburg, Thornton and Westminster. Only Bennett and Strasburg are located in the far southeastern area of Adams County. 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.



Map 1: County Map

Population

According to the U.S. Census 2010 data, Adams County had an estimated population of 441,603, a 21.4% (77,746) increase over ten years from the 2000 Census count of 363,857 (U.S. Census Bureau, 2010 Census Interactive Population Search).

Additionally, according to the 2010 Census, Adams County has roughly 163,136 total households (the Census defines a household as the collection of people who occupy

separate living quarters). Among the households in Adams County during 2006-2010 time period 68.4% of the population were home owners. Further, the average family size in Adams County is 3.36, which is substantially larger than the average household size in Adams County of 2.85 (U.S. Census Bureau, 2010.) Approximately 14% of persons in the County are living below the poverty level, which is above the State average of 12.2%.

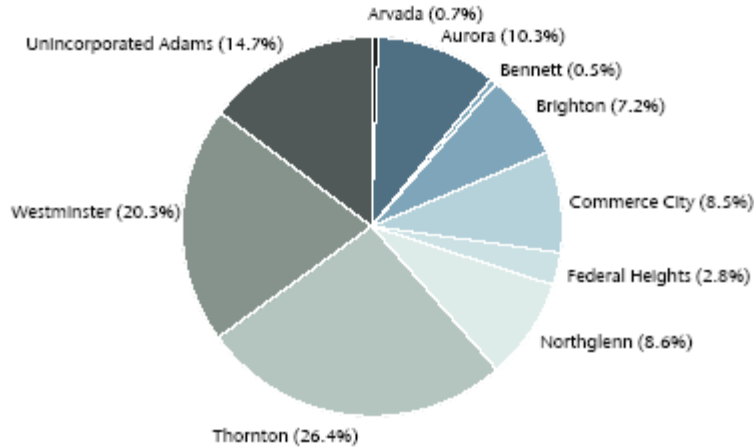
The following table (Table 1) displays the Adams County household demographics, by total number, followed by percentage. The table shows that just over 40% of Adams County households include at least one person under the age of 18. An average of 6% of the senior population resides alone.

Table 1: Percentage of Total Households with Children or Older Adults.

Total households	153,764	100.0
Family households (families) [4]	108,794	70.8
With own children under 18 years	56,219	36.6
Husband-wife family	78,596	51.1
With own children under 18 years	39,244	25.5
Male householder, no wife present	10,177	6.6
With own children under 18 years	5,408	3.5
Female householder, no husband present	20,021	13.0
With own children under 18 years	11,567	7.5
Male	16,804	10.9
65 years and over	2,737	1.8
Female	17,435	11.3
65 years and over	6,451	4.2

The following pie chart is a breakdown of the population percentage by municipality:

Figure 1: Population Percentage by Municipality



Gender and Age Distribution

The table below shows the gender and age distribution for Adams County, Colorado.

Table 2: Gender and Age Distribution of Adams County, Colorado, 2010

	Adams County	Colorado
Population, 2010	441,603	5,029,196
Population, percent change, 2000 to 2010	21.4%	16.9%
Population, 2000	363,857	4,301,261
Persons under 5 years, percent, 2010	8.5%	6.8%
Persons under 18 years, percent, 2010	28.6%	24.4%
Persons 65 years and over, percent, 2010	8.3%	10.9%
Female persons, percent, 2010	49.7%	49.9%

As the data above display, the breakout was close to 50% male and 50% female for both Adams County and Colorado.

In addition to gender distribution, this section includes data on the distribution of age within Adams County. Adams County has a slightly younger population than that of Colorado as a whole. The population of persons 65 years and over is just over 8% in Adams County but almost 11% in Colorado as a whole. While the population in Colorado grew by 16.9% between 2000 and 2010, Adams County experienced 21.4% population growth within that same time period. Adams County is growing as an urban county and enjoys relatively moderate home prices, when compared with other Denver Metro areas, which could be a contributor to the population growth.

In Colorado, late career/empty nesters and retired people became a higher proportion of the population since 2000, while all other age categories dropped.

Employment and Income

The Adams County median household income in 2010 was \$54,666, which was \$200 higher than the median household income for the State of Colorado (\$56,456).

Both the state and Adams County have higher median household incomes than the rest of U.S. which is \$49,445 (census.gov, 2010). This is despite the fact that 13.9% of the Adams County population lives below the poverty level, which is slightly higher than the State average of 12.2% and relatively close to the national average of 13.8%.

Census employment data apply only to people 16 years old and older. In 2010, there were 329,430 Adams County residents 16 years old or older, making up just over 75% of the Adams County population (U.S. Census Bureau, 2010). The employment data are further divided into three major categories: (a) employed, (b) unemployed and (c) not in labor force. The Census considers one to be “employed” when one had a paid form of employment or work for 15 hours or more during the reference week. This definition does not include housework or volunteer work. The Census considers one to be “unemployed” when one had no paid employment *and* had been looking for a job for the last four weeks *and* was available to start a job. To be considered “not in labor force,” one had to be 16 years old or older, not be employed and had not been looking for work for the last four weeks *or* not be able to start work (U.S. Census Bureau, 2010).

With these definitions in mind, the table below displays the employment status of Adams County and Colorado residents in 2010.

Table 3: Employment Status of Adams County Residents, Ages 20 to 64.

Area	Employed	Employed & Below Poverty	Unemployed
Adams County	66.1%	11.2%	7.9%

(U.S. Census Bureau, 2010)

Adams County had a higher proportion of people employed *and* people unemployed than Colorado as a whole.

Poverty

The U.S. Census defines poverty by income thresholds that vary according to family size. If a family’s total pre-tax income falls below this threshold, then everyone within the family is considered to be in poverty. Table 4 below displays the estimated percentage of people of all ages and those under 18 living below the poverty threshold in the U.S., Colorado and Adams County.

Table 4: Percentage of the Population in Poverty in 2010 by Location and Age

Table 4.a: Under 18 Years of Age in Poverty 2010

State & County	Percentage in Poverty	Lower Bound	Upper Bound
US	21.6	15.2	15.4
Colorado	17.1	12.9	13.5

Adams County	17.5	11.5	14.5
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Table 4.b: Ages 5-17 in Families in Poverty 2010

State & County	Percentage in Poverty	Lower Bound	Upper Bound
US	19.8	19.6	20.0
Colorado	15.1	14.2	16.0
Adams County	16.0	13.2	18.8

As the table above shows, children under the age of 18 were almost as likely to live below the poverty threshold compared to those 18 and older. Adams County has a poverty rate near the national average and higher than Colorado for all populations.

The estimated number of Adams County residents living in poverty has increased since the last Census in 2000. This heightens the importance of public services that engage in education and workforce development. It's important to note that the 2010-2015 Adams County Consolidated Plan specifically identifies economic development and job creation as important needs of communities throughout the County.

Areas of Poverty Concentration

Adams County households are primarily classified as middle to lower income demographics. According to the 2010 census, 80 percent of residents earned less than \$100,000, and 15 percent earned less than \$25,000. The majority of residents earning less than \$20,000 were seniors. By city, residents in Arvada, Thornton and Westminster had incomes above the county median of \$54,666. Conversely, residents in Commerce City and Federal Heights had incomes far below the county median. In 2006, 13 percent of Adams County residents were living in poverty. The county's youth were more vulnerable to poverty conditions where, 1 in 5 residents under the age of five (20% of this demographic) were considered impoverished.

Race/Ethnicity

Census data break race and ethnicity into two separate categories. The Census supplies six categories for *race*:

- American Indian or Alaska Native
- Asian
- black or African American
- Native Hawaiian or Other Pacific Islander
- white
- some other race

It supplies two categories for *ethnicity*: Hispanic or Latino and Not Hispanic or Latino. Respondents are allowed to select one or more of these races and one ethnicity for the purposes of self identification. Following the U.S. Census Bureau's categories, Hispanics and Latinos may be of any race (U.S. Census Bureau, 2010).

This report includes the ethnic identification of Latino or Hispanic/Not Latino or Hispanic because (1) they are important segment of the population that seek services (2) of the large influx within this population over the years in Adams County. To further identify the non-Latino/Hispanic population, this report included the race selections of this population. Table 5 below displays the racial and ethnic composition of Adams County in 2010.

Table 5: Hispanic or Latino and Race

2000 Census			
Ethnicity by Latino/Hispanic	% of Total Population	2007 Est. % of Total Population	Change in % Pts
Hispanic or Latino (of any race)	28.2%	35.2%	+7.0% pts
Not Hispanic or Latino	71.8%	64.8%	-7.0% pts
Race of non-Latino/Hispanics			
White alone	63.3%	56.4%	-6.9% pts
Black or African American alone	2.8%	2.9%	+0.1% pts
American Indian and Alaska Native alone	0.6%	0.7%	+0.1% pts
Asian alone	3.1%	3.1%	0.0% pts
Native Hawaiian and other Pacific Islander alone	0.1%	0.0%	-0.1% pts
Some other race alone	0.1%	0.2%	+0.1% pts
Two or more races	1.7%	1.5%	-0.2% pts

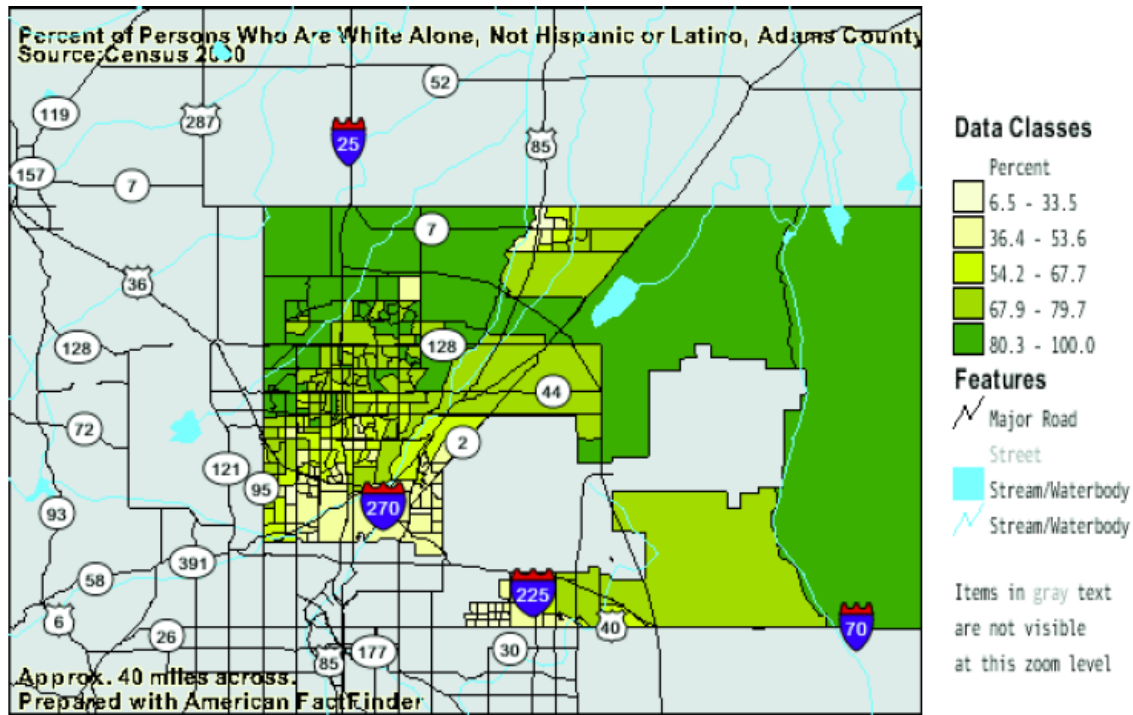
Source: U.S. Census Bureau, Census 2000 and American Community Survey 2007.

The table above demonstrates that in 2007 a little over one-third (35.2%) of Adams County residents self-identified as Hispanic or Latino; an increase from 2000 (28.2%). Additionally, the largest single racial/ethnic identity was non-Latino whites (at 56.4%), but this cohort decreased as a percentage of the population since 2000.

Areas of Minority Concentration

When looking at the 2010 Census in Adams County that contains a significant portion (at least 15%) of households at or below poverty levels, it is evident that these areas also contain comparatively high levels of minority households. The most recent and significant data supporting this information comes from the 2000 Census data which reflects similar numbers in 2010. Those areas that contain high concentrations of poverty also have higher numbers of Hispanic or Latino households. In addition, the percentage of households that speak a language other than English is higher in those areas (except in Thornton) than the County as a whole.

Map 2: Minority Concentration from 2000 Census Data



*Areas in Light Yellow show Minority Concentration

One of Adams County strengths is its racial diversity. The top three cities with the largest population percentage of Hispanics or Latinos were Commerce City (53.3%), Aurora (42.2%) and Brighton (38.7%). Aurora also had the largest population percentage of African Americans (15.5%). Arvada had the largest percentage of the Asian population at 9.4%. The areas that had the largest percentage of White Non-Hispanics were Bennett (90.6%), Northglenn (72.6%), Thornton (72.3%). Conversely the smallest populations of White Non-Hispanics were in Aurora (36.4%) and Commerce City (42.7%).

Areas of Priority Investment

Areas of Priority Investment are communities with higher minority populations and high poverty concentration, which include:

- Commerce City
- Town of Bennett
- unincorporated areas of Adams County, including the neighborhoods of Welby, Perl, Mack, Goat Hill,
- neighborhoods within the Mapleton School District

Adams County receives a formula allocation for both HUD administered programs-HOME and CDBG. As a part of the CDBG Urban County, participating cities receive a formula allocation based on their population and poverty levels. In order to fully satisfy the needs of HUD administered programs, ACCD will focus money and attention on areas that are recognized by HUD and other supporting data (community input, Census data, housing studies) as the areas with the greatest need.

Gaps

Adams County is a large county and it will be difficult to adequately deliver services to both urban and rural constituencies. In addition, 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 (Southwest and I-25 Corridor), 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 receiving 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 decreases within all federally-funded areas (TANF, Food Stamps, Medicaid, etc.) and the vast geographic parameters of service-delivery agencies. Adams County recently revised its website and Community Development 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.

ACCD has been working with local non-profit and government partners throughout the last year to increase their capacity and decrease dependence on local government funding sources. Free workshops and individualized training programs that focusing on grant writing, logic model delivery of service, and managing federal funds are examples of the resources and technical assistance the agency has offered to partners. The feedback from the courses has spread beyond the metro area, with statewide agencies recognizing the need to diversify and increase capacity for longevity, which has resulted in an increased demand for knowledge sharing. ACCD will continue to provide these resources to our partners throughout the PY2013 year.

Lead Agency

Adams County Community Development (ACCD) was the coordinating agency for the development of 2010-2015 Consolidated Plan, and is the Urban County agency responsible for managing two of the entitlement grant programs that are included the Consolidated Planning process:

- Community Development Block Grant (CDBG)
- Home Investment Partnerships Program (HOME).

ACCD staff provides project oversight for each activity funded by the programs covered under this Consolidated Plan.

As part of their administrative responsibility, ACCD ensures that grant funds are used for eligible activities and funds are spent on allowable line items. ACCD staff members also monitor all activities for compliance with HUD and other cross-cutting federal regulations. Each year, ACCD completes Annual Action Plans such as this one as part of the Five-Year Consolidated Plan process, which outline activities to be implemented for each year. Finally, ACCD produces annual Consolidated Annual Performance and Evaluation Reports (CAPERs), which provide an analysis on the performance of all funded activities to the general public and to HUD on an annual basis.

ACCD staff members also coordinate the public outreach and consultation pursued in the development of priorities and strategies contained in this document.

Plan Process

ACCD works throughout the County to garner insight and information from non-profit agencies, cities within the County jurisdiction, neighborhood groups, and local businesses regarding Annual Action Plan priorities. In preparation of the PY2013 Annual Action Plan, Adams County met with current and previous subrecipients, internal partners, potential grantees, community groups, and un-funded partners to develop the priorities for the current Action Plan.

After a review of the existing process, ACCD is implementing significant changes to the way information is solicited and projects are sought, beginning with a more comprehensive process with the Board of County Commissioners (BOCC) and more involvement from the communities served. ACCD will provide informational sessions to the BOCC and municipal councils related to the availability and eligibility of federal grants administered through ACCD. These sessions will engage leadership in the process of identifying local priorities and aligning the solicitation of projects with those imminent needs. Additionally, local community and neighborhood groups will continue to be a large contributor of information. ACCD staff attend monthly neighborhood group meetings, graffiti task force meetings, and local community provider meetings, to work with internal and external partners catalogue the needs as identified and that require a more timely response or those which the received grants cannot address.

Consultation with Provider Agencies

ACCD submitted its 2010-2015 Consolidated Plan in 2010; part of the plan included an extensive Community Needs Assessment. ACCD continues to use this data to create its 2013 Action Plan priorities.

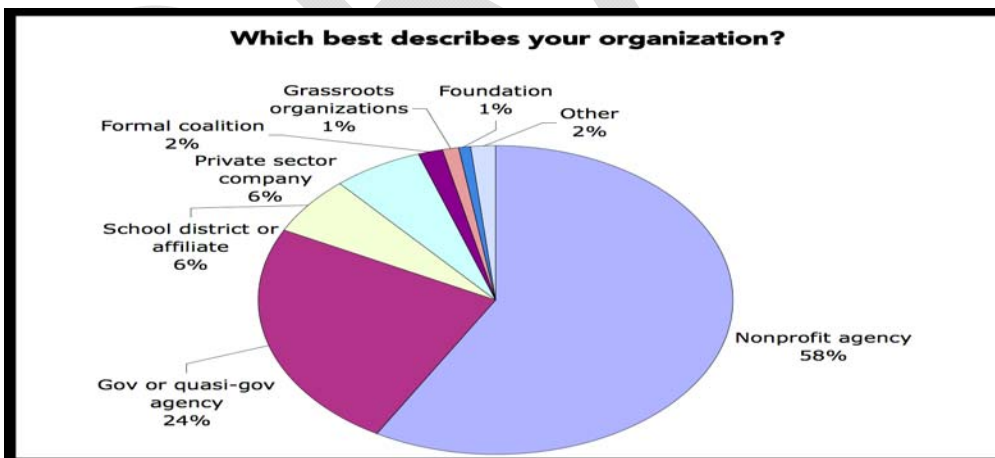
The inclusive process of developing the priorities contained in the Consolidated Plan was one of which included residents, community housing and service providers, business owners, city representatives, County agencies and numerous other community stakeholders. As part of the development of this plan, a multitude of new community partnerships were formed and existing collaborative relationships were strengthened.

A major component of the ACCD's Community Needs Assessment was a survey of Adams County service providers. In order to gain the most perspective on both the needs of the residents and the service providers, ACCD defined two primary objectives for the provider survey:

1. The County wanted to better understand providers that serve Adams County residents and what can be done to better service them
2. The County wanted to collect insight from the service providers about the primary needs of the individuals they serve.

The survey had a high participation rate of 38% where the typical response rate hovers around 10. Organizations were asked to provide their organizations' name and also what type of organization they represent (FIGURE 2). Over half of the respondents represent non-profit agencies, while almost a fourth represent government or quasi-governmental organizations.

Figure 2: Types of Organizations Provider Survey Respondents Represent



Enhancing Coordination

Throughout the previous program year and into the current program year, Adams County Community Development engaged community partners diligently to enhance coordination between County departments, agencies, and non-profit partners across the Metropolitan area. In order to fully serve the targeted population and areas of greatest need, coordination between all partners is essential.

Efforts to provide technical assistance to community partners was part of this coordination as well as encouraging subrecipients 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 Community Development. Community Development continues to work with Planning and Development, Public Works, Human Services, Workforce Business Center, and various other partners to strengthen the delivery of services to all areas of the County.

Citizen Participation Process

The primary purpose of the Citizen Participation Plan is to provide an on-going and predictable framework for citizen and other interested stakeholder participation in housing and community development programs in Adams County. As the lead agency responsible for the development of the Consolidated Plan, the Annual Action Plans and CAPER reports, ACCD works diligently to provide opportunities for all interested parties to have reasonable opportunity for meaningful input into the planning and administration of these activities.

ACCD adopted a newly-revised Citizen Participation Plan in 2011, as an integral component of the agency's strategic planning process with the administration of grant programs and also with the implementation of community projects. As part of the overall effort to involve Adams County residents in community development efforts, ACCD will also take appropriate actions to involve the participation of minorities, people with disabilities and residents who do not speak English.

This Citizen Participation Plan provides a framework for consultation and input for on-going HUD planning and reporting processes. These main planning and reporting processes include:

1. Five Year Consolidated Plan
2. Annual Action Plan
3. Consolidated Annual Performance and Evaluation Report (CAPER)
4. Amendments to the Plan or its main elements.

Citizen Comments

Institutional Structure

ACCD is the lead agency in both CDBG Urban County and HOME Consortium. ACCD Urban County consists of

- Bennett
- Brighton

- Commerce City
- Federal Heights
- Northglenn
- Thornton

Every three years, these cities are re-invited to renew their Intergovernmental Agreement with the County. Each of the cities receives a percentage of the County's CDBG allocation. As the lead agency ACCD monitors each City's projects to ensure they meet national objectives, eligibility, and compliance. In addition to the Urban County cities proportional allocation, ACCD targets a percentage of its CDBG funding available to agencies. These projects are assessed through an application process for appropriateness and eligibility.

Adams County leads a HOME Consortium with the City of Westminster and in 2013 the City of Thornton will also join the consortium. With a determined percentage of the County's HOME allocation goes to Westminster for projects within the City limits. ACCD also works with

- Community Development Housing Organizations (CHDO's)
- non-profit housing developers
- for profit developers
- first time homebuyers
- existing homeowners

Adams County has increased CHDO qualification strategies, which closely align with HUD requirements and 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.

After internal review, all projects related to the County's HUD allocations are presented to the Board of County Commissioners at an informational study session and the Public Hearing for resolution approval. This transparent process ensures that the funds are allocated for their best use.

Strengths and Gaps

The County's strength in delivering services and funds to partners lies in the relationships with its subrecipients. In order to be an effective lead agency, ACCD must not only provide funding to its partners to carry out the priorities of the County, but also provide guidance, education, and technical assistance. The relationships created among ACCD's partner agencies is a major strength to delivery of service and resident assistance. In the past year, ACCD has worked diligently to ensure a collaborative approach with its partners so they understand the restrictions and regulations of HUD dollars while also being able to provide services to the community and County residents effectively and properly. This approach involves constant contact, technical assistance, and training opportunities.

Along with the County/Subrecipient collaboration and communication, service providers throughout the County collaborate with each other to ensure the best service delivery possible. Agencies work together to determine who can provide the best services to their clients and how to refer clients they cannot service to other provider agencies. There are numerous task forces throughout the County that bring together service providers, municipalities, and County liaisons to determine the best

way to deliver their particular services to the County residents in the most efficient and appropriate way. These collaborations and task forces are a striking example of the proper delivery of priority services, whether they are funded by HUD dollars or general County or State dollars. These collaborations provide a critical platform to determine the best use of all funding available to the County and its partners.

Many of the gaps in delivery system lie in the past deficiencies with Adams County Community Development related capacity. In previous years, ACCD has not had the capacity to efficiently carry out its responsibilities as it relates to its HUD allocations. Gaps are being addressed through a comprehensive staffing strategy and training plans for each staff. There is a strong emphasis on collaboration, education, and technical assistance both internally with county departments and externally with community partners. Unfortunately, some of the deficiency related to capacity is a result of the lack of funding for administrative costs. As such, internal departmental collaboration is vital to the continued improvements and ultimate success of Community Development. In support of this goal, ACCD is aligned with the Adams County Transparency Initiative, which will include the sharing of required actions by additional Adams County departments and divisions. The agencies included are:

- Adams County Finance
- Adams County Purchasing
- Adams County Planning and Development
- divisions within Adams County Human Services

This collaborative approach will ensure all County processes are aligned to allow maximum efficiencies.

The County is large, with a majority of the land being rural and unincorporated. Slowly, the County is becoming more urbanized. It is difficult to provide service delivery in such an expansive County that has operated under a majority rural structure for much of its history. As the County and its services expand, ACCD must identify how to minimize any gaps in the transition from rural to urban and provide the best services possible.

ACCD continues to implement numerous changes to its monitoring procedures, including the implementation of a Compliance Unit. These changes not only strengthen the previous procedures but also put into place new and more thorough review of activities and projects to ensure the best use of funds. The newly-implemented Compliance Unit engages staff members and partners to ensure projects are in compliance from the start. This unit also provides internal monitoring to ensure all project files are substantial and complete, all provisions of agreements are being monitored and are satisfactory, and provides objective monitoring of subrecipients to ensure compliance.

ACCD's principal monitoring objective is to ensure that federal funds received are used only for approved activities and are administered according to all applicable statutory and regulatory requirements. This established monitoring approach provides an early indication of problems or potential problems in meeting applicable requirements. This approach also helps to prevent fraud, waste, and mismanagement.

To achieve this monitoring objective, ACCD's Compliance Unit uses an interactive, ongoing process. This approach includes instructional training, ongoing compliance

technical assistance, site visits, monthly and quarterly reporting, and annual monitoring. ACCD promotes efficient and effective subrecipient performance.

Monitoring begins in the very early stages of the contracting process. Before an agency receives a contract, ACCD meets with each subrecipient to ensure they understand all aspects of the Program – HOME, CDBG, ESG, HPRP, and CSBG. These “pre-contract” meetings review requirements for contracting, disbursement, and other cross-cutting regulations. Once the contract is executed and the subrecipient is given the notice to proceed, ACCD completes monthly desk monitoring to make sure the project is proceeding on schedule and within budget.

Municipalities involved in the Urban County are monitored using the same standards and procedures that apply to all awards.

Staff use appropriate monitoring tools available and ensure that all funded activities receive a professional monitoring to confirm compliance with all ACCD and Federal requirement

Lead-based Paint Units

In 1978 the Consumer Product Safety Commission banned the production of paint that included more than 0.06% lead by weight. Approximately three quarters of the nation’s homes still have lead-based paint hazards in chipping paint in older homes, to dust and soil from paint particles. Other hazards include lead pipes, toys, remodeling, and home repairs. Based on the 2008-2009 Annual Report, Adams County is home to 435,000 people spread over 1,194 square miles.

The 2000 U.S. Census Bureau Report states that there are 132,594 total housing units in Adams County ranging from 1 unit to 20 units, including over 13,000 mobile homes. Lead-based paint (LBP) has not been a factor in our mobile home communities due to the complete exclusion of LBP in the manufacturing process of mobile homes in general.

This factor adjusts the number of housing units that may have lead-based paint hazards from 132,594 to 119,594. Homes constructed prior to 1979 (roughly 79,632) represent 60% of the total housing units in Adams County. In any homes dating prior to 1979 it may be generally assumed that LBP is evident, to which protective measures such as encapsulation or abatement to alleviate that burden especially for homes with children.

Evaluating Lead-Based Paint Hazards

All applicants for assistance are provided with a copy of the Lead Hazard Information Pamphlet and after some discussion, sign an acknowledgement form for the files. Lead hazard evaluation serves to identify lead-based paint and lead hazards. Common areas where LBP may be present include doorframes, window sills, interior and exterior painted surfaces, and soil containing paint chips along the footprint of the building.

The HUD regulation define six types of evaluations:

- visual assessment
- Risk Assessment
- lead hazard screen

- LBP inspection
- LBP paint testing
- Combination approach

Three of these methods are used in our rehabilitation program:

1. Visual assessment for chipped or peeling paint
2. Lead-based paint testing provided by a qualified risk assessor using XRF detectors
3. LBP laboratory tests of paint and/or soil samples.

This process is used for both the Minor Home Repair Program (excluding Mobile Homes) and HOME Rehabilitation projects.

If an in-depth report determines that if LBP is present, recommendations for addressing the work, and recommendations for clearance testing is submitted to the Housing Coordinator and reviewed with the homeowner.

If the proposed rehabilitation work does not impact the LBP area or the impact is minimal, then lead-safe work practices (stabilization, encapsulation, abatement) are undertaken for the protection of the homeowner. The selected contractor is required to undergo training for lead-safe practices prior to beginning any work. A copy of their certification is kept in the contractor files. If LBP abatement is required then a qualified contractor will undertake interim measures, address stabilization, encapsulation, or full abatement as recommended by the Risk Assessor. Clearance (or secondary) testing is conducted after the abatement work has been completed in the identified areas to ensure the LBP has been removed to within EPA specifications.

These practices are compliant with the Lead-Based Paint Poisoning Prevention Act (42 USC 4821, et seq.) and the Residential Lead-Based Paint Hazard Reduction Act of 1992, which

- prohibited the use of lead based paint in residential structures constructed or rehabilitated with federal assistance;
- required notification to purchasers and tenants of such housing of the hazards of lead-based paint and of the symptoms and treatment of lead-based paint Poisoning.
- required inspection and testing of such housing and required the elimination of any lead-based paint hazards in such housing that has to be rehabilitated or modernized.

HOUSING

Specific Housing Objectives

Adams County will maintain proper livable conditions of owner occupied homes throughout the Urban County. Secondly, Adams County will address the affordability of housing in the County through strategic partnerships with private and non-profit developers. During PY2013, The County will work in four specific areas of affordable housing:

- Acquisition, new construction, and/or rehab of rental property
- homeowner-occupied rehabilitation
- first-time home buyer down payment program

- new construction home ownership

The County will use both CDBG and HOME funds to address these areas of affordable housing.

ACQUISITION, NEW CONSTRUCTION, AND/OR REHABILITATION OF AFFORDABLE RENTAL UNITS

Adams County works with partners and municipalities to acquire and rehabilitate rental units for eligible residents. Growing Home, a Community Development Housing Organization (CHDO), is developing and planning a new affordable rental project to begin construction within the next year. The County also works with other agencies to identify appropriate affordable rental opportunities and projects throughout the year, such agencies include:

- Access Housing
- Almost Home
- Adams County Housing Authority
- Brighton Housing Authority

The County continues to work with all partnering agencies to acquire and/or rehabilitate rental units throughout the Urban County to ensure preservation of affordable rental units as noted in Tables 1., 2., and 3.

Additionally, Adams County works closely with developers and non-profit agencies to spend funds from previous program years for construction and development of new rental units for low-income renters with special needs. In 2013, Adams County will:

1. Work to develop ACCESS Housing and CRHDC into qualified CHDO's
2. Work with Brighton Housing Authority to Rehab 10 rental units

HOMEOWNER-OCCUPIED REHABILITATION

Adams County currently runs a successful Homeowner-Occupied Rehabilitation Program. This program provides rehabilitation for much-needed improvements throughout the County. Typical projects include roof and emergency repairs, electrical and plumbing updates, and energy efficiency updates such as window replacement, insulation, and appliances. Adams County supports these programs through portions of received & allocated HOME funds from Westminster. Adams County also utilizes CDBG funding for Homeowner-Occupied Repair. At the completion of all Homeowner-Occupied Rehabilitation activities, housing units will be in compliance with applicable local housing codes.

In 2013, Adams County hopes to develop an RFP to procure for a county-wide provider that leverages resources from area wide agencies.

FIRST-TIME HOME BUYER DOWNPAYMENT PROGRAM

The County currently partners with the Adams County Housing Authority to provide first-time home buyer down-payment assistance to those eligible residents of the County. The 2011 program year saw another strong year for ACHA's program where it helped over 55 homeowners purchase their first home. There is currently a waiting list for this program showing the strong need for this assistance and a slight upturn in the affordable housing market.

Adams County will continue this partnership with Adams County Housing Authority through an already executed agreement from 2011 that goes through February

2013. An additional agreement has been approved for PY2013, to ensure the program can continue without interruption. All home purchases will adhere to all applicable housing codes and regulations.

NEW CONSTRUCTION HOMEOWNERSHIP

Affordable housing is available throughout the County, but problems with quality stock remain. Much of the housing stock in the County has fallen victim to the foreclosure crisis – while cheaper homes are available, they do not meet many building codes and/or housing quality standards. Adams County will work closely with agencies who wish to become CHDOs. The main CHDO in Adams County remains Habitat for Humanity of Metro Denver, which is not seeking to develop housing until PY 2013. Adams County will work with both HOME funds and CHDO set aside a reserve to achieve this goal.

Adams County works with local non-profits and developers to construct and preserve affordable housing options for County residents. Project approvals are contingent upon strategic leveraging of funds, funding partners, which include

- the State Division of Housing
- Colorado Housing Finance Authority/ Low-Income Housing Tax Credit (LIHTC)
- Private Activity Bond allocations
- tax-exempt financing,
- foundation funding, and other local funding.

Adams County also works with its partners to provide resources to the homeowners and renters to allow them the best living arrangement possible. This includes homeownership and credit counseling, supportive services, job training, and educational opportunities.

Needs of Public Housing

Adams County does not currently host a substantial number of Public Housing units, but the Adams County Housing Authority strives to meet the needs of citizens of Adams County served in the existing Public Housing System. These goals and objectives touch on all aspects of ACHA and how they can address their housing stock, the residents, citizens in need, and the services they provide to agencies. These goals and objectives mirror Adams County's Goals and Priority Outcomes as it relates to the similar populations they serve.

ACHA's PHA 5 Year Plan has defined six goals that reflect their dedication and support of affordable housing and the population they serve:

1. Increase decent affordable housing options through real estate development activities and the expansion of housing programs.
2. Strengthen Communities through the expansion of programs and services to encourage self-sufficiency among residents.
3. Endorse fair and equal opportunity in housing.
4. Incorporate and support high standards of ethics, effective management, and promote accountability throughout the organization.
5. Develop and launch an educational campaign designed to promote the need for affordable housing and services and the value it brings to the community.
6. Connect the community at large to appropriate housing information opportunities and resources to meet the needs of a diverse population.

Barriers to Affordable Housing

The major barrier to the development of affordable housing in Adams County, as in other Colorado Front Range communities, is the cost of land, coupled with impact fees that are applied to new development. Communities heavily rely upon the fees charged for water and sewer lines that serve new development, it is difficult for those municipalities to defer or waive these charges. Some communities have adopted inclusionary housing ordinances, which require developers to allocate a portion of their housing projects as "affordable" to lower income households. At this time, Adams County has no plans to adopt an inclusionary housing policy for unincorporated development.

Many of the existing affordable housing developers that operate in Adams County and have historically partnered with ACCD have indicated that no plans exist to develop in the County throughout the next two (02) years. This is attributed to the fact that most of the affordable housing developers operating within the County have well-developed plans and schedules for acquisition, new construction, and priority areas. These cycles of these developers usually include new development or acquisition every two (02) years. Developers are forced to review and prioritize those areas wherein development is most cost-effective because of funding constraints and the increased competition for State and tax credit funds. ACCD understands the anticipated gap in development and is working within communities throughout the County to attract new developers and community development agencies that have not previously worked within the area. New partnerships and an influx of new developers are anticipated and, as a result, additional affordable housing opportunities should be realized, pending funding availability.

ACCD and their community housing partners will continue to identify opportunities to address the barriers to affordable housing, particularly the high cost of impact fees and land acquisition. ACCD can use its HOME funds to help defray some of the development costs that are incurred at the beginning of a project. In addition, HOME funding can be used to assist in the acquisition of land for housing development, where appropriate. One of the primary goals of the Adams County Housing Task Force is to develop a strategy to address the various regulatory barriers that exist in the County and within the cities that create problems for affordable housing development.

ACCD facilitates partnerships to increase and improve affordable housing opportunities throughout the County. Both traditional partnerships and new partnerships are encouraged & fostered through ACCD sponsored public events, training opportunities and quarterly cities meetings. ACCD meets with the existing participating jurisdictions of the Town of Bennett and cities of Brighton, Commerce City, Federal Heights, and Northglenn. Additionally, the cities of Arvada and Thornton have been invited, as well as the local economic development agencies, financial educators, and local businesses interested in participating. This initiative has resulted in shared visions, regional discussions, and new partnerships, and the streamlining of similar/same activities throughout the various cities.

HOME/ American Dream Down payment Initiative (ADDI)

1. Adams County does not currently administer the ADDI program and does not intend to use any other forms of funding other than those described in 92.205(b)

2. Adams County will ensure affordability by imposing a recapture provision on HOME assisted housing in accordance with 24 CFR 92.254. Recapture provisions will ensure that Adams County recoups all or a portion of the HOME assistance to the homebuyers if the housing does not continue to be the principal resident of the family for the duration of the period of affordability.

When a homeowner receives a direct subsidy from HOME funds (Down Payment Assistance, below market write-down on the purchase of a HOME-assisted unit, owner occupied rehabilitation assistance) Adams County will reduce the HOME investment amount to be recaptured on a prorated basis for the time the homeowner has owned and occupied the housing measured against the affordability period. This will be communicated to the client via their homeownership counseling/intake sessions and also specified in their recorded deed of trust at the time of closing.

All recaptured funds will be used for HOME eligible activities. If HOME assistance is only used for the development subsidy, and therefore not subject to recapture, the resale option will be used.

3. Adams County does not use HOME funds to restructure existing debt.

4. Currently, Adams County does not receive ADDI funds. It does, however, work with ACHA to provide down-payment assistance to first-time homebuyers.

5. The HOME Program requires matching funds. The County will utilize the following sources to meet match obligations: Cash from non-federal sources, value of waived taxes and fees, value of land or real property, costs of infrastructure improvements associated with HOME projects, proceeds of housing bonds and value of donated materials and/or labor.

Adams County Community Development has also created a match log that will track HOME match. The purpose of this log is to track HOME expenditures, match liability and match contributions on an ongoing basis. An entry would be made each time a match contribution is made to a HOME-assisted or HOME-match eligible project.

HOMELESS

Specific Homeless Prevention Elements

1. Adams County received ARRA's Homeless Prevention and Rapid Re-Housing Program (HPRP) to address homelessness and homeless prevention. Adams County will also use CDBG and HOME (to a lesser extent) to provide affordable housing resources and services to Adams County's homeless and at-risk populations. Additionally, Community Development utilizes CSGB funds to provide funding to agencies that provide motel vouchers and other emergency services.

The County does not directly administer homeless and homeless prevention programs, but works closely with and funds agencies that provide services and shelter to this target population. Adams County also works with the Homeless Task Force to determine solutions, create accurate homeless counts, and identify funding for the homeless service providers in the County.

The ACCD Interim Administrator is part of a regional initiative, the Adams County Blue Ribbon Commission on Homelessness. This commission includes school districts, the 17th Judicial District Attorney, Human Services, one County Commissioner, several service agencies, as well as homelessness consultants and city mayors. The commission has developed a strategy to implement several additional components that will stave off the existing homelessness rate in Adams County, which challenges Denver. Through a coordinated, policy-level membership, the commission will develop a plan to end homelessness, address the causes of homelessness, and increase service coordination among those agencies providing emergency services, as well as educational and employment-related services. ACCD staff members participate in monthly homeless coordination meetings and share information through the Human Services agency coordinator, who sends information, referrals, and service notices to hundreds of contacts.

2. The Adams County Consolidated Plan has three priorities, including Housing, Special Needs Populations, and Public Facilities, Infrastructure, and Economic Development. All of these priorities will affect the homeless population in Adams County.

Adams County's strategy for addressing homelessness in the County involves an intricate network of service providers and collaborations. This includes leveraging funding from all sources to provide the most extensive services to its most at risk populations. These strategies combine homelessness prevention, affordable and sustainable housing, supportive services, and economic development to properly support homelessness initiatives. The County will look to its priority outcomes identified throughout the Consolidated Plan to achieve the most suitable outcome for each person that enters the system. In order to break the cycle of homelessness, Adams County realizes that homelessness prevention is the most important goal. This includes extensive counseling and education from the agencies in the County that already provide these services. In addition, in order to help people already homeless, the County will ensure education and affordable housing is available to those who are in greatest need. Throughout all of the processes it is imperative that agencies provide the most extensive education and services possible to provide sustainable solutions for at risk populations. Without this education and support, it is impossible break the cycle of homelessness and to prevent people from re-entering the system.

The *Consolidated Plan* addresses six priority outcomes and the strategies for achieving these outcomes:

Priority

Rental housing is available for the low and very low-income populations in the communities of greatest need.

Strategy

- Develop, acquire and rehabilitate rental housing for very low and low-income populations
- Form partnerships with landlords to repair and improve the quality of existing units
- Support new rental housing projects

Priority

The special needs populations have housing options, especially those earning less than 40% AMI.

Strategy

- Support programs that provide housing assistance to special needs populations

Priority

Services for at-risk youth

Strategy

- Support programs for at-risk youth in the County.
- Education and linkages for at-risk youth in need of services in the program.
- Supportive housing for at-risk youth who are facing imminent threat of being on the streets.

Priority

The special needs population is educated about housing and service options

Strategy

- Support programs that educate the special needs population about housing and service options
- Make information available and have support staff available who speak different languages

Priority

Transit options near housing and support services for special needs populations are enhanced

Strategy

- Work with RTD to provide routes near services for the special needs populations
- Support programs that provide transportation services for special needs populations

Priority

More jobs are created for the county's residents

Strategy

- Support programs that provide incentives for businesses to locate and expand
- Support enterprise centers that provide space and services to start up businesses
- Support programs that provide job training and education for the workforce

Priority

Public facilities are created to support low to moderate-income populations

Strategy

- Support a shelter for homeless populations
- Support infrastructure near transit lines or mass transit options and schools for seniors and children
- Encourage partnerships with existing facilities to provide after school activities for children

During PY2013, Adams County will work with community and partner agencies to address these priorities, through not only the projects identified in Tables 1., 2., and

3., but through more coordinated efforts to share information, referrals, and education about homelessness and the contributing factors.

3. According to the 2011 Point-In-Time study, only (8.2%) of the individuals counted in Adams County were considered chronically homeless, while (69.1%) were not considered "new" to homelessness and (46%) were homeless because of a lost job. This statistic correlates with the *Point-In-Time* studies conducted over the most recent two years. Among the homeless questioned, (15.1%) have served in the U.S. Armed Forces, of which only 2.6% receive VA benefits. Based on these findings, homeless prevention in Adams County remains extremely important. Priorities based on education and services for at-risk individuals continue to be a high importance, especially in the current economy.

4. Homelessness Prevention is a crucial service in the County. As mentioned above, the majority of the Adams County Homeless populations are first time participants in being homeless. The contributing factors to homelessness are increases to housing costs and the growing unemployment rate. In order to alleviate these burdens, homelessness prevention is both crucial and necessary to combat homelessness.

5. Since Adams County does not directly administer these programs, it does not have a discharge coordination policy. Its partnering agencies, however, work diligently to offer the most comprehensive services to the target population.

Adams County has several agencies throughout the County that provide supportive services, supportive housing, transitional housing, emergency housing, and other services to help homeless persons and families or individuals at risk of becoming homeless. The following table outlines the various *emergency* housing options for families who need immediate shelter. These agencies often refer to longer-term transitional housing, which is further outlined following the matrix:

Agency	City	Program Description	Daytime	Overnight	Men	Women	Children	Couples	Families	Youth	Domestic Violence
ACCESS Housing	Commerce City	Temporary shelter for children and families in Adams County. Must apply, intake M-F 8:30-5pm. 32 beds for 8 families		X			X		X		
Almost Home	Brighton	Adams County residents for the last 90 days, CBI check required: no drug charges, no violence charges, and no felonies in the last 3 years. Need to have a car or employment. 12 beds for 3 families.		X					X		
Alternatives to Family Violence	Commerce City	24/7 Crisis Line . Shelter for battered women and their children. Boys up to age 15. 28 beds.		X		X	X				X
Comitis Center	Aurora	Runaways UNDER 17; 90 day stay; 12 beds for ages 12-17; 8 beds for adults, families, and children; must work or be in school.		X	X	X	X	X	X	X	
Growing Home	Westminster	60 day shelter for homeless families in Adams County		X					X		

The agencies that offer emergency housing are spread throughout the County and have various requirements and restrictions in order to even be considered. In addition, there is a severe lack of accommodations for single persons – both men and women. Growing Home recently noted that in the last 11 months they have received over 150 calls from single individuals requesting shelter that they cannot accommodate. In addition, there are **no** facilities in the County for daytime shelter facilities.

Fortunately, various other programs and supportive services exist to help both the at-risk and already homeless populations throughout the County. These include transitional housing, supportive housing, supportive services, and other programs to address the issue of homelessness in the County. Adams County non-profit service providers meet once a month to identify gaps in services, trends to ensure the most effective and supportive system possible. ACCD incorporated a collaborative agreement with six (06) providers through the use of HPRP to ensure the maximum services are available to those households in need.

Motel Vouchers

ACCESS Housing and Almost Home provide Motel Vouchers to individuals and families in need of temporary shelter. The programs are slightly different, but they provide shelter for a short period of time for people in need:

- ACCESS Housing – Family needs to meet with an intake worker and fill out an application. Provides motel vouchers (2-3 nights to homeless families in needs). Must be able to document previous Adams County residency.
- Almost Home – only operates during winter months only. This program requires that the participant has resided in Adams County for a minimum of 90 days.

Although temporary, both agencies provide case management and support to people in this program to help them find both permanent housing and a sustainable lifestyle.

Additionally, the Adams County Blue Ribbon Commission on Homelessness is exploring the potential to utilize motel vouchers annually, with a coordinated response from social service agencies within 12 hours. If this model is accepted, it will minimize the time homeless families and individuals are in motels and increase the coordinated effort to get them registered for services, which will also reduce the waiting period for services throughout the County.

Transitional and Supportive Housing

Numerous agencies that provide emergency shelter in the County also run affordable housing developments that help people with very low- and low-incomes. These agencies include

- Almost Home (Hughes Station)
- ACCESS Housing (Springbrook)
- Growing Home (Westminster Apartments)
- Adams County Housing Authority (see PHA section)

Numerous other developments across the County have affordable rentals. Many of the agencies work directly with the County to discuss further development for the affordable housing. Unfortunately, with the economy and the collapse of the Tax Credit Market, developments on affordable rental units that help support the homeless populations have stalled.

Supportive Services

Agencies throughout the county – ACHA, ACCESS, Almost Home, Alternatives to Family Violence, and Growing Home, as well as the Food Bank of the Rockies all provide an extensive network of supportive services that are an integral part of homelessness prevention and breaking the cycle of homelessness. Along with the emergency housing assistance there is extensive case management for the clients. Without this case management, people would not be able to maintain their homes or get out of homelessness. When the agencies cannot help monetarily, they still provide counseling and linkage services to help persons with their all of their needs. In addition, the collaboration between these agencies provides a network of providers that can offer streamlined services to the persons with the greatest need with the greatest success. For example, ACHA runs an extensive counseling program for homelessness prevention that offers both monetary support (mortgage payments, utility payments) and counseling to families and individuals at risk of homelessness. Each agency provides support – both monetary and counseling – to the participants in their programs.

Emergency Shelter Grants (ESG)

Beginning in PY 2011, Adams County was no longer eligible for an entitlement under Emergency Shelter Grant. Due to the new allocation criteria, Adams County falls just below the threshold to receive ESG Entitlement funds. Agencies are encouraged to apply for ESG funds through the State of Colorado.

COMMUNITY DEVELOPMENT

Community Development

1. Adams County non-housing community development needs include:
 - public facilities and infrastructure improvements
 - public services
 - economic development

The priorities identified in the Consolidated Plan are:

Priority Outcomes for Community Development:

Priority #1

More jobs are created for the county's residents

Priority #2

Public facilities are created to support low to moderate-income populations

Priority #3

Distressed neighborhoods are improved

2. The above-mentioned priorities create project guidelines in the upcoming 2013 program year. ACCD will consult its partnering agencies and municipalities to create viable projects that support these priority outcomes.

PUBLIC FACILITIES/INFRASTRUCTURE

In the upcoming program year, Adams County will work with both its Urban County and its partnering agencies to improve public infrastructure and facilities for low to moderate-income populations and revitalize distressed areas in the Urban County.

Adams County plans to work on the following initiatives in the 2013 program year:

- Offset the burden of high infrastructure costs at developments throughout the County.
- Improve recreation/senior center(s)
- Support repairs for emergency shelters
- Repair deteriorating public facilities

The County will also identify other areas of slum/blight/deterioration and facilities that need enhancement in the coming program year. The purpose of these improvements to previously mentioned infrastructure will provide a suitable and sustainable living environment for community residents. These troubled areas are most often identified through discussions with partnering agencies and/or community agencies interested in either acquiring a property or locating owner information. Concerned citizens may also inquire about the potential to repair deteriorating facilities or blighted areas; they may call or come to the ACCD offices to discuss opportunities with ACCD staff.

The ACCD facilitated quarterly cities meetings are the most constructive and effective way to both share information and address concerns within municipal jurisdictions. In addition to the quarterly meetings, the ACCD Administrator meets with all municipal partners on a regular basis to discuss ongoing projects, customer service, and potential future projects, including those areas of blight and/or in need of restoration.

The following projects will be supported through CDBG funds to address the priority areas above:

Agency	CDBG Recommendation "An Amount Not To Exceed"	Project Description
Access Housing, Inc.	NTE \$150,000	Public Facility Improvements to property located at 6978 Colorado Boulevard, Commerce City
Arapahoe House	NTE \$185,034	Public Facility Improvements, including HVAC and tap utility upgrades, to facility located in Commerce City, known as Washington House.
Clinica Family Health Services	NTE \$16,200	Public Facility Improvements, including HVAC, drainage, to facility located at 1701 W. 72nd Avenue, Denver, known as Pecos Medical Clinic.
Adams County Community Development Minor Home Repair	NTE \$150,000	Rehabilitation of Adams County owner-occupied units for income-eligible homeowners.
Adams County Community Development	NTE \$90,0000	Administration for the Minor Home Repair Program
Town of Bennett	NTE \$15,330	Public Facilities Improvement of Community Center
City of Brighton	NTE \$155,558	
City of Commerce City	NTE \$187,863	Public Facilities Improvements - Fairfax Park
City of Federal Heights	NTE \$96,631	
City of Northglenn	NTE \$235,632	
Adams County Public Works	NTE \$414,000	Installation of ADA sidewalks where none exist in low-income community to increase pedestrian access to schools and services. (E 78th between Washington/York/ Raleigh Ridge).
Mapleton School District	NTE \$450,652	ADA playground improvements; lighting for community basketball court in low-income areas of Adams County.

Antipoverty Strategy

In order to reduce the number of households with incomes below the poverty line, Adams County encourages agencies to work together to address the poverty issue. Through a coordinated effort, these agencies can assist individuals in need of job training, counseling, employment and housing referrals. As part of this program, it is highly recommended that these service providers examine policies that limit the employment of certain segments of the low-income population and policies that constrain the development of affordable housing. When service providers increase individuals’ basic skills, job skills, job management, and job readiness; those individuals are more likely to obtain and retain employment. With more employment opportunities present, there is an increased likelihood to obtain affordable housing options over time. An anti-poverty plan for the Urban County would enable low-income individuals and families to become economically self-sufficient and independent of government assistance programs for basic needs. The anti-poverty strategy will:

- Prepare participants for employment by providing educational, vocational, job readiness, life skills, and other appropriate training
- Provide immediate employment for appropriate participants

- Strengthen the current service delivery system
- Provide vocational and individual counseling and referrals to appropriate services
- Create opportunities in obtaining affordable housing.

ACCD works with the Adams County Workforce and Business Center, the Community Services Advisory Board (CSAG), municipalities, and community agencies to identify the emergent needs of the population and develop appropriate responses to these needs. The ACCD NSP and NSP III Policy and Procedure Manual specifically identifies the development and management of a Section 3 Eligible Business Concerns and Eligible Workers to enhance employment opportunities throughout the County. 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.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs

Adams County has identified four priority outcomes for the non-homeless special needs population:

Priority Outcomes for Special Needs

Priority #1

The special needs populations have housing options, especially those earning less than 40% AMI

Priority #2

Services for at-risk youth

Priority #3

The special needs population is educated about housing and service options

Priority #4

Transit options near housing and support services for special needs populations are enhanced

Priority #5

The special needs population is integrated into the community

The upcoming program year will see a focus on the following activities to address these priority outcomes:

1. Special Needs Housing: Adams County will work with various agencies to ensure there is adequate housing for the special needs population in Adams County. This includes housing for people with disabilities, seniors, and victims of domestic violence.
2. Services for at-risk youth: Adams County will work with agencies to create programs for at-risk youth in the County.
3. Special Needs Education: Programs related to housing education, services, and case management to at risk populations throughout the county. Adams County will also help fund agencies support staff that work on these programs.

4. Integration into the Community: Adams County will work with various developers to create affordable housing for the special needs population in areas throughout the County.

The following projects will be supported through CDBG, CDBG-R, and HOME funds to support these goals and priorities:

Agency	CDBG Recommendation "An Amount Not To Exceed"	Project Description
Access Housing, Inc.	NTE \$150,000	Public Facility Improvements to property located at 6978 Colorado Boulevard, Commerce City
Arapahoe House	NTE \$185,034	Public Facility Improvements, including HVAC and tap utility upgrades, to facility located in Commerce City, known as Washington House.

Housing Opportunities for People with AIDS

Adams County does not receive HOPWA funding.

Other Narrative

Adams County began a Section 108 Loan Guarantee project in 2011. The project, which has been under development for the past four years, will address the cleanup and rebuilding of the Asarco Globe Smelting Plant.

Section 108 Use of Funds

Section 108 Loan funds in the amount of approximately \$10 million will continue to support the Globeville Redevelopment Project in conjunction with the Custodial Trust and Globeville I, LLC; project costs include on-site and off-site improvements, environmental insurance, developmental soft costs, interest reserve, and limited on-site development costs as necessary. The 108 proceeds will also be used to purchase a cost cap environmental insurance policy, which will provide coverage should remediation expenses exceed the available amount, This guarantees the site be cleaned to the Colorado Department of Health and Environment standards.

Owner and Developer

The owner of the Globe property (Property) is the ASARCO Multi-State Custodial Trust (Custodial Trust). Globeville I, LLC (Developer) has been retained by the Custodial Trust pursuant to the terms of the Remediation and Development agreement to serve as a fee developer for the property. The Developer is managing the remediation of the property, including demolition of structures, grading and will install certain on and off-site improvements. The work is managed by Brownfield Partners, LLC, the Developers related management entity. Upon completion of the

remediation and site work, the developer will sell the property to one or more vertical developer(s). The selected buyer will construct warehouse/light industrial product over a multi-year period.

The Custodial Trust provides to the project up to \$14.5 million to pay for the remediation work. The uses of the Custodial Trust funds are restricted to remediation including demolition, and property holding costs only.

Location and History

The ASARCO Globe Plant (now known as Globeville Redevelopment) site is located in a mixed industrial, commercial and residential area, known as Globeville, near the South Platte River, in Denver and south Adams Counties. It is located at the northeast corner of Logan St. and E. 51st Street in northeast Denver, approximately three miles north of Downtown Denver (see Exhibit 1-1 on the following page) and is comprised of nearly 80 acres on three (3) parcels. The southernmost parcel (15.25 acres) lies within the City and County of Denver and the northern two parcels (64.13 acres) are in Adams County.

The ASARCO Globe Plant (which gave the Globeville neighborhood its name) has been in operation since the late 19th Century. Smelting operations that separated impurities from gold, silver, copper and lead began on the site in 1886. ASARCO was founded in 1899 as the American Smelting And Refining Company by Henry H. Rogers, William Rockefeller, and Adolph and Leonard Lewisohn. In 1901 Meyer Guggenheim and his sons took over the company and converted the Globe Plant to a lead-only production facility.

In 1919, ASARCO changed from producing lead to producing arsenic trioxide for insecticides, medicines and glass. In 1926 the company began cadmium production for protective coating of iron and steel. Most recently, the Globe Plant produced high-purity metal alloys and specialty metals for advanced electronic applications. In 1975 the company officially changed its name to ASARCO Incorporated.

In 1980 and 1981, the Colorado Department of Health (CDH; predecessor agency to CDPHE) CDH found the Globe Plant to be out of compliance with the Colorado Solid Waste Disposal Sites and Facilities Act. Subsequent to investigations and inspections conducted by CDH, and later by CDPHE, the EPA listed the Asarco Globe Plant Site on the open dump inventory for 1981 under the Resource Conservation and Recovery Act (RCRA). Following that listing, Asarco was issued a RCRA Order to address waste at the site. It was later determined that the State's CERCLA process would have authority over the Site, and in December 1983, the state of Colorado sued Asarco for natural resource damages under CERCLA in *State of Colorado v. Asarco, Inc.*, Civ. No. 83-C-2383, (US District Court for the District of Colorado).

Ten years later, reportedly as a result of insufficient progress toward remediation, the Site was proposed for the National Priorities List (NPL) on May 10, 1993. All outstanding claims, including natural resource damages and prior RCRA orders were resolved with the entry of a Consent Decree between the State of Colorado and Asarco, Inc., signed on July 15, 1993. After community discussions regarding stigmatizing the community, it was determined that the Consent Decree was sufficient enforcement action and the state and EPA decided not to pursue listing the Site on the NPL. A Record of Decision (ROD) was filed for the Site in 1993, as part of the Consent Decree process described above. Prior to its 2005 bankruptcy, ASARCO completed only limited portions of the remediation as stipulated in the 1993 ROD.

The lead regulatory agency is the Colorado Department of Public Health and Environment (CDPHE), in consultation with the U.S. Environmental Protection Agency (EPA). The remediation is being managed as a state-lead Site under, with EPA Region 8 serving as a concurring agency for purposes of regulatory review and process. Globeville has worked with CDPHE, EPA and the Trust to draft a Proposed Plan for an Amended ROD, which was published for a 30-day public review and comment in early October 2010. The Amended ROD provides for a faster and more cost effective remediation that better achieves the cleanup goals and supports reuse of the Property.

The demolition of all site structures is required to complete remediation of the property. The majority of the structures within the ASARCO Study Area show signs of deterioration, and many display signs of poor maintenance, deterioration, and/or damage. These deteriorated building components include damaged or broken windows and doors, visible weathering of exterior finishes, damage and deterioration of loading dock areas, crumbling and cracked building fascia, visual weathering and deterioration of parapets and soffits, damage and deterioration of fences and gates, and deterioration of ancillary structures. Of the six factors evaluated, deterioration of structures was the most prevalent.

Remediation Schedule and Development Plan

Preliminary work on the development began in mid-2011. The land remediation and site development schedule is approximately 36 months. Work to be completed within the first nine months includes: finalization of design and engineering, structural abatement and selective demolition of buildings and infrastructure, and Phase I installation and operation of remediation systems. The second nine months will entail continued site wide demolition, full installation of the remedial systems and the beginning of site grading. The next six months involve continued systems operations, testing, and monitoring; along with overall site grading. The final twelve months will be required for the installation of select on and off-site infrastructure, property marketing for sale, and reading the vertical development phase. At the end of the schedule, the Developer will deliver a clean, developable property.

ADMINISTRATION

All activities outlined in this Annual Action Plan will be administered by ACCD in conjunction with Adams County Policies and Procedures and all federal regulations, requirements, and guidelines. ACCD staff work collaboratively with other Adams County departments, including Adams County Finance, Purchasing, Planning and Development, and the Human Services Department. These collaborations ensure transparency, accountability, and improved efficiencies throughout all grant programs administered through Community Development. Additionally, the collaboration between departments and divisions ensure a true separation of duties between financial and programmatic duties, as well as compliance of all projects.

Administrative funds will not exceed 20% CDBG and 10% HOME, per federal regulations. In-kind services provided by Adams County will include legal review and other services, human resources, and information technology, all of which are vital to the continued efficiencies and desired improvements of the agency.

ATTACHMENTS

- Table 3C
- SF424 CDBG
- SF424 HOME
- Certifications
- Public Notice and Citizen Participation

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