

2021 Annual Action Plan (AAP)



Adams County Community & Economic Development

Community Development Division

Executive Summary

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

1. Introduction

Adams County is eligible to receive an annual allocation of HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). This document is the Adams County 2021 Annual Action Plan (AAP) for the Adams County HOME Consortium (Consortium) and Urban County. The AAP is a one-year plan that addresses strategic goals and program objectives for the future use of HOME and CDBG as outlined by the 2020-2024 Consolidated Plan (Con Plan).

The goals and objectives of the Con Plan were developed based on stakeholder and community feedback. HOME is a federal housing grant that assists communities in addressing residents' housing needs. The HOME Consortium includes the Urban County, as defined below, as well as the cities of Thornton and Westminster. Adams County is the lead agency for the Consortium's HOME funds. CDBG funds are used to address community development and housing needs of the residents of the Urban County, which includes the cities of Northglenn, Federal Heights, Brighton, the Town of Bennett, and unincorporated Adams County. The Cities of Westminster and Thornton receive CDBG directly and, as such, do not receive CDBG funds from the County.

In 2021, Adams County is eligible to receive \$1,452,015 in CDBG funds and \$1,061,747 in HOME funds. Future funding is determined on an annual basis.

2. Summarize the objectives and outcomes identified in the Plan

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

3. Evaluation of past performance

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

Adams County has successfully focused its use of CDBG and HOME to meet housing and community development needs, targeted to low-to-moderate income residents, neighborhoods, and developments. Adams County plans to continue to focus federal resources on meeting the needs of the community.

Additionally, Adams County maintains positive relationships with organizational partners, including the Urban County and HOME Consortium members, local housing authorities, and non-profit organizations. Past project and program successes with these partners helped shape the County's goals for the 2020-2024 program years. Adams County is committed to responsibly managing HOME and CDBG. Adams County has improved processes from the application through the required monitoring phases for each project. As such, Adams County works closely with the Subgrantees and Subrecipients to ensure that realistic and feasible projects are selected for funding. All projects must meet the goals and objectives defined in the Con Plan but must also be considered feasible and meet all federal regulations. The County is committed to ensuring compliance with all federal regulations.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

5. Summary of public comments

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

This section will be completed when the public comment period is complete.

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

All comments and views were accepted.

7. Summary

In conclusion, CDBG and HOME funded projects for the 2021 AAP will meet the County's priorities, goals, and objectives. Residents and community organizations will continue to be informed and invited to participate in the CDBG and HOME process to ensure projects meet the needs of the community.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

Adams County Community and Economic Development Department, through the Community Development Division (Community Development), administers Adams County’s annual CDBG and HOME awards. Adams County is the lead entity for preparing the Con Plan for the HOME Consortium and Urban County. The Urban County and HOME Consortium members participated in development of the Con Plan. Thornton and Westminster completed its own Consolidated Plan for CDBG funds for its respective community.

Lead Agency (CDBG Administrator)

Adams County works in partnership with the cities of Brighton, Northglenn, and Federal Heights, Town of Bennett, and unincorporated Adams County to make up the Adams County Urban County. Each year, the Urban County members are awarded a proportionate share of CDBG funds that are to be utilized to meet the community and housing needs of each community. At minimum, 70% of CDBG funds benefit low-to-moderate income residents within the Urban County areas. As the lead agency of the Urban County, Adams County assumes the responsibility of administering the CDBG funds and completes all required CDBG reporting. Adams County retains the allowable 20% cap of CDBG for program administration. Each year the Urban County members submit a CDBG application for projects. Applications are reviewed for eligibility with CDBG by Community Development staff. Upon review, Community Development presents eligible applications to the Board of County Commissioners for final approval.

Lead Agency (HOME Administrator)

Adams County works in partnership with the cities of Thornton and Westminster to make up the Adams County HOME Consortium. Each year, the HOME Consortium and Urban County areas are awarded a proportionate share of HOME funds that are to be utilized to meet housing needs of each community. A minimum, 90% of HOME funds benefit low-to-moderate income residents within the Urban County and HOME Consortium areas. As the lead agency of the HOME Consortium, Adams County assumes the responsibility of administering the HOME funds and completes all required HOME reporting. Adams County retains the allowable 10% cap of HOME funds for administration expenses. Twice a year Adams County opens a Notice of Funding Availability (NOFA) to announce the HOME application cycle. Affordable housing developers apply for HOME funds directly from the County. Applications are reviewed for eligibility with HOME by Community Development staff and presented to the HOME Consortium members. Upon review, Community Development presents eligible applications to the Board of County Commissioners for final approval.

Consolidated Plan Public Contact Information

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

1. Introduction

The County included a variety of outreach efforts to have optimal public input that would inform the AAP. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, the County's webpage, and public hearings. Information regarding the proposed 2021 activities was available on the County's website for public comment for more than 30 days. Outreach efforts varied to reach diverse populations and ensure that the input received was insightful and representative of all County residents. It also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County published the draft AAP, solicited input from providers and the public, and held a public hearing to approve the final plan for submittal to HUD.

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

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

During development of the AAP, Adams County staff in Community & Economic Development and Community Safety & Well-Being were actively involved in several regional task forces to address regional challenges of homelessness; facilitate coordinated service provision; and deploy funds to mitigate economic losses and homelessness stemming from the COVID-19 pandemic. Adams County staff also led countywide outreach efforts to encourage residents to participate in the 2020 Census. These regional groups met weekly or monthly and included: Tri-County Health; Maiker Housing Partners; Growing Home; Rocky Mountain Cradle to Career Partnership; the Early Childhood Partnership of Adams County; Adams County School Districts; Colorado 9 to 5; Mile High Connects; Enterprise Community Partners; and the Colorado Center on Law and Policy.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Metro Denver Homeless Initiative (MDHI) works closely with each county in the continuum (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson) to build a homeless crisis response

system that gets people back into housing as quickly as possible. MDHI is a member of the Adams County task force overseeing development of a countywide plan to address homelessness. Adams County has coordinated with homeless providers working in Adams County to fund programs serving homeless individuals, families, families with children, veterans, youth, and persons at risk of becoming homeless. The Continuum of Care system in the greater Denver area would benefit from a stronger network of community navigators and satellite sites outside of the City of Denver to connect persons experiencing homelessness more readily with resources.

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

N/A; Adams County no longer receives ESG directly.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Westminster
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed HOME activities.
2	Agency/Group/Organization	CITY OF THORNTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed HOME activities.
3	Agency/Group/Organization	Maiker Housing Partners (Adams County Housing Authority)
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed HOME activities.

4	Agency/Group/Organization	BRIGHTON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed CHDO activities.
5	Agency/Group/Organization	CITY OF FEDERAL HEIGHTS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed CDBG activities.
6	Agency/Group/Organization	City of Brighton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed CDBG activities.
7	Agency/Group/Organization	CITY OF NORTHGLENN
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed CDBG activities.
8	Agency/Group/Organization	BENNETT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed CDBG activities.
9	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Adams County Community and Economic Development Department and the Board of County Commissioners participated in the development of the 2021 AAP by discussing proposed CDBG and HOME activities.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative (MDHI)	Adams County uses the MDHI Point in Time annual homeless count, and other research and coordination efforts to develop plans for serving homeless persons in Adams County.

Table 3 – Other local / regional / federal planning efforts

Narrative

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

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

The County included a variety of outreach efforts to have optimal public input that would inform the AAP. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, the County’s webpage, and public hearings. Information regarding the proposed 2021 activities was available on the County’s website for public comment for more than 30 days. Outreach efforts varied to reach diverse populations and ensure that the input received was insightful and representative of all County residents. It also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County published the draft AAP, solicited input from providers and the public, and held a public hearing to approve the final plan for submittal to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	The County published a Notice of Public Hearing and Request for Public Comments in multiple local newspapers.			
2	Public Hearing	Non-targeted/broad community	The AAP Public Hearing on July 27, 2021.			http://adcogov.legistar.com/calendar.aspx

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	The County utilized its website to continually updates the public on upcoming public hearings, funding allocations, and reports, including the AAP.			www.adcogov.org/community-development
4	Urban County Public Hearings	Non-targeted/broad community Urban County Members	Urban County members had public hearings for the proposed 2021 CDBG activities.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Adams County is eligible to receive an annual allocation of HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). Tthe Annual Action Plan (AAP) addresses the annual goals, projects, and objectives for the HOME Consortium and Urban County. The identified projects meet the goals and objectives related to the 2020-2024 Consolidated Plan (Con Plan), which were developed based on stakeholder and resident feedback.

HOME is a federal housing grant that assists communities in addressing residents' housing needs. The HOME Consortium includes the Urban County, as defined below, as well as the cities of Thornton and Westminster. Adams County is the lead agency for the Consortium’s HOME funds.

CDBG funds are used to address community development and housing needs of the residents of the Urban County, which includes the cities of Northglenn, Federal Heights, Brighton, the Town of Bennett, and unincorporated Adams County. The Cities of Westminster and Thornton receive CDBG directly and, as such, do not receive CDBG funds from the County.

In 2021, Adams County is eligible to receive \$1,452,015 in CDBG funds and \$1,061,747 in HOME funds.

Anticipated Resources

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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,452,015	0	0	1,452,015	410,000	Adams County will allocate CDBG funds to its Urban County members (four local jurisdictions) for their proposed projects.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,061,747	44,201	891,560	1,997,508	3,100,000	HOME funds are allocated in Thornton, Westminster (HOME Consortium), and throughout the county. Adams County uses 10% of HOME funds for administration of programs.

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

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

County funded projects use a variety of other leveraged funds to cover the total cost of projects. HOME funded projects use Low Income Housing Tax Credit (LIHTC) equity, State of Colorado funds, private equity, and other resources to cover the cost of the development. CDBG typically leverage locally funded projects and/or help support gaps in funding that meet the goals of the Con Plan. Activities funded by HOME will have the required twenty-five (25%) match from previous program years and from fee reductions by local jurisdictions. To be considered HOME match, the funding must be a non-federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Adams County encourages all HOME funded projects to have program funding match.

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

Adams County and local jurisdictions may choose to provide publicly held land for housing, community facility, and other eligible HOME and CDBG projects.

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

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of Existing Housing Stock	2020	2024	Affordable Housing	County-Wide City of Federal Heights City of Northglenn City of Brighton	Housing Needs Special Needs Populations	CDBG: \$588,039 HOME: \$600,000	Rental units rehabilitated: 12 Household Housing Unit Homeowner Housing Rehabilitated: 29 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 625 Household Housing Unit
2	Public Facility Improvements	2020	2024	Non-Housing Community Development	County-Wide City of Brighton	Community and Economic Development Needs	CDBG: \$751,325	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8525 Persons Assisted
3	Construction of New Rental Housing	2020	2024	Affordable Housing	County-Wide City of Thornton	Housing Needs	HOME: \$1,247,628	Rental units constructed: 142 Household Housing Unit

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of Existing Housing Stock
	Goal Description	<p>The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Brighton, Northglenn, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. County staff will administer the MHR program.</p> <p>City of Federal Heights will utilize its remaining CDBG allocation to continue operating its Rental Inspection Program. The Rental Inspection Program promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance.</p> <p>Brighton Housing Authority will utilize HOME funding to acquire 12 units of naturally occurring affordable housing.</p>
2	Goal Name	Public Facility Improvements
	Goal Description	CDBG funding will be utilized for infrastructure projects in the cities of Brighton and unincorporated Adams County.
3	Goal Name	Construction of New Rental Housing
	Goal Description	Adams County will provide funding and support to encourage the development of new affordable rental housing that is constructed for low and very low income residents of Adams County, especially in areas adjacent to services, including transit. New rental housing should serve families, prioritized special needs populations, especially those at 40% AMI or less.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Adams County has allocated CDBG and HOME funds to projects in 2021 that meet the County's 2020-2024 Con Plan's Priority Needs and Annual Goals.

#	Project Name
1	CDBG: Administration
2	HOME: Administration
3	CDBG: Housing
4	CDBG: Public Facilities
5	HOME: Thornton
6	HOME: Adams County
7	HOME: CHDO
8	HOME: Westminster

Table 4 – Project Information

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

Community input from the development of the Annual Action Plan, Con Plan and AI, Urban County and HOME Consortium members, community organizations, and non-profits determined how the County will allocate priorities described in the Con Plan. Urban County members participate in the Urban County through a formula basis and after receiving their allocation, the County works with each to identify a project that addresses the Con Plan goals and meets the needs of their respective residents. While the current housing market creates barriers to addressing many of the issues contributing to the increase in need for affordable housing, the County continues to improve its working relationships with developers, housing authorities and others to overcome this obstacle.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG: Administration
	Target Area	County-Wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$294,682
	Description	Adams County will retain the allowable twenty percent (20%) of 2021 CDBG funding for Adams County Community Development staff to administer the program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A.
	Location Description	N/A.
	Planned Activities	CDBG administration costs meet the matrix code 20, Planning. The use of the funds is presumed to meet the national objective benefiting low and moderate-income persons since 100% of Adams County CDBG funds are used to benefit for low-to-moderate income persons or areas.
2	Project Name	HOME: Administration
	Target Area	County-Wide
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$106,174
	Description	Adams County will retain ten percent (10%) of HOME funding for county staff for HOME program administration. Further, ten percent (10%) of applicable Program Income (PI) from prior year(s) activities will also be used for administration.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A.
	Location Description	N/A.

	Planned Activities	Adams County will retain ten percent (10%) of HOME funding for county staff for HOME program administration. Further, ten percent (10%) of applicable Program Income (PI) from prior year(s) activities will also be used for administration.
3	Project Name	CDBG: Housing
	Target Area	County-Wide City of Federal Heights City of Northglenn City of Brighton
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs Special Needs Populations
	Funding	CDBG: \$588,038
	Description	The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Northglenn, Brighton, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. County staff will administer the MHR program. The GRID Alternatives Solar For All Program will provide photovoltaic energy systems to households under 80% AMI in the City of Brighton. City of Federal Heights will utilize its remaining CDBG allocation to continue operating its Rental Housing Inspection Program. The Rental Housing Inspection Program promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The MHR Program will serve the cities of Brighton, Northglenn, and unincorporated Adams County. The Rental Housing Inspection Program will serve Federal Heights. GRID Alternatives Solar For All Program will serve the City of Brighton.
	Planned Activities	See above.
4	Project Name	CDBG: Public Facilities

	Target Area	County-Wide City of Brighton
	Goals Supported	Public Facility Improvements
	Needs Addressed	Special Needs Populations Community and Economic Development Needs
	Funding	CDBG: \$751,321
	Description	CDBG funding will be utilized for infrastructure projects in the cities of Brighton and unincorporated Adams County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will benefit approximately 8,525 low-to-moderate income households, 1,530 in Brighton, and 6,995 in unincorporated Adams County.
	Location Description	The outlined activities will be undertaken in the City of Brighton and the Welby neighborhood of unincorporated Adams County.
	Planned Activities	<p>The City of Brighton is using a portion of its CDBG allocation (\$151,324.69) to address the replacement of lead water pipes in LMA neighborhoods in the city. The City plans to tear out the 60 year old, failing pipes and replace them with plastic piping, which does not rust or corrode over time. Also, the City will extend the service lines to the homes to properly connect the homes to the new main lines. This meets matrix code 03J.</p> <p>Adams County's Department of Parks, Open Space & Cultural Arts (POSCA) is proposing to use a portion of Adams County's CDBG allocation (\$600,000) to renovate City View Park in unincorporated Adams County. Grant funds will be used to pay for construction of improvements such as new shelters, restrooms, and parking, which will make City View Park more accessible to local residents. This activity meets matrix code 03F.</p>
5	Project Name	HOME: Thornton
	Target Area	City of Thornton
	Goals Supported	Construction of New Rental Housing
	Needs Addressed	Housing Needs
	Funding	HOME: \$747,627
	Description	The second phase of a two phased construction project in the City of Thornton, known as Crossing Pointe South Apartments.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The outlined activities will be undertaken in the City of Thornton at 4220 E. 104th Avenue, Buildings 2 and 3, Thornton, CO 80233.
	Planned Activities	Crossing Pointe South is the second and final phase of a multigenerational community created by the Housing Authority of Adams County, Maiker Housing Partners (formerly Unison Housing Partners), in Thornton. After the successful creation of 64 apartment homes for elderly families at Crossing Pointe North, Crossing Pointe South will complete the vision of an exceptional, inviting place for low and moderate-income families to be a part of a “cooperative” community. The 142 apartment homes will serve families earning between 30% and 70% of Area Median Income. Through the use of 34 previously-awarded project based vouchers, Maiker will be able to provide very low-income families an affordable place to call home.
6	Project Name	HOME: Adams County
	Target Area	County-Wide City of Thornton
	Goals Supported	Preservation of Existing Housing Stock Construction of New Rental Housing
	Needs Addressed	Housing Needs
	Funding	HOME: \$1,100,000
	Description	Adams County intends to use HOME funds to subsidize the second phase of a two phased construction project in the City of Thornton, known as Crossing Pointe South Apartments. Additionally, Adams County will work with Brighton Housing Authority to acquire and rehabilitate 12 units of affordable housing in Brighton.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	<p>Crossing Pointe South will benefit 142 low-to-moderate income households, 17 households under 30% AMI, 17 households under 40% AMI, 43 households under 50% AMI, 8 households under 60% AMI, and 57 households under 80% AMI.</p> <p>Brighton Housing Authority's 460 Voiles Street acquisition will benefit 12 households under 60% AMI.</p>
	Location Description	The outlined activities will be undertaken in the City of Thornton at 4220 E. 104th Avenue, Buildings 2 and 3, Thornton, CO 80233 and 460 Voiles Street, Brighton, CO 80601.
	Planned Activities	<p>Crossing Pointe South is the second and final phase of a multigenerational community created by the Housing Authority of Adams County, Maiker Housing Partners (formerly Unison Housing Partners), in Thornton. After the successful creation of 64 apartment homes for elderly families at Crossing Pointe North, Crossing Pointe South will complete the vision of an exceptional, inviting place for low and moderate-income families to be a part of a “cooperative” community. The 142 apartment homes will serve families earning between 30% and 70% of Area Median Income. Through the use of 34 previously-awarded project based vouchers, Maiker will be able to provide very low-income families an affordable place to call home. Goal Outcome Indicators will be reported under project "HOME: Thornton".</p> <p>Brighton Housing Authority's 460 Voiles Street acquisition project will preserve 12 units of affordable housing in the City of Brighton.</p>
7	Project Name	HOME: CHDO
	Target Area	County-Wide
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	This project is the required 15% of the HOME allocation is set aside for a certified CHDO in Adams County and 5% allowable CHDO operating.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD

	Planned Activities	This project is the required 15% of the HOME allocation is set aside for a certified CHDO in Adams County and 5% allowable CHDO operating.
8	Project Name	HOME: Westminster
	Target Area	City of Westminster
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	This project sets aside Westminster's HOME allocation for a project that is to be determined later.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
	Planned Activities	This project sets aside Westminster's HOME allocation for a project that is to be determined later.

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

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

Adams County encompasses approximately 1,183.6 square miles. It extends 72 miles west to east, and 18 miles north to south. It is adjacent to Denver and is one of the five counties that make up the Denver metropolitan area. All of Colorado's interstate highways (I-25, I-70, and I76) and their associated loops (I-225, I-270) converge in Adams County. In addition, US Highways 36, 287, 6 and 85 also run through the County. E-470 completes the connection from C-470 in the south, through Denver International Airport and finally to I-25.

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

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

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

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

Adams County 2021 CDBG allocation is \$1,473,412, and is allocated to the Urban County members as follows:

- Administration: \$294,682
- Bennett: \$15,265
- Brighton: \$201,325

- Federal Heights: \$111,281
- Northglenn: \$252,156
- Unincorporated Adams County: \$598,702

Adams County 2020 HOME Allocation is \$1,061,747 and is allocated to the HOME Consortium areas as follows:

- Administration: \$106,174
- CHDO Reserve: \$159,262
- CHDO Operating: N/A
- Thornton: \$213,968
- Westminster: \$203,457
- Adams County: \$378,884

Geographic Distribution

Target Area	Percentage of Funds
County-Wide	45
City of Thornton	23
City of Westminster	8
City of Federal Heights	5
Town of Bennett	1
City of Northglenn	10
City of Brighton	8

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In 2019, the Urban County IGA was recertified for another three (3) year requalification period. CDBG funding allocations can be made up to the amounts in the agreement if the local governments have eligible projects each year. Applications for funding are made to Adams County, and reviewed for eligibility within the CDBG and HOME program guidelines. Public improvements are made in jurisdictions mentioned throughout the AAP and must serve low-to-moderate income census tracts.

Discussion

See above.

Affordable Housing

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

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	183
Special-Needs	0
Total	183

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	142
Rehab of Existing Units	29
Acquisition of Existing Units	12
Total	183

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

Discussion

N/A

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

Introduction

This section covers public housing needs in Adams County and actions to address those needs.

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

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

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

Maiker Housing Partners values the input of its residents. The Resident Advisory Board, made up of residents of Maiker properties, meets quarterly to discuss Maiker Housing Partners' priorities and property improvements. Maiker Housing Partners' Board of Commissioners includes a seat for an Adams County resident of low-income housing; currently this seat is held by a resident of an Maiker property. Annually, Maiker Housing Partners surveys all residents of its properties to get feedback across a wide array of topics pertaining to resident housing. Additionally, during the planning stage of any future developments, Maiker Housing Partners will solicit input from residents of its existing properties and area residents for design and programming.

Brighton Housing Authority maintains an active webpage regarding its public housing and wait lists, if any. The organization works closely with Colorado Housing and Finance Authority (CHFA) to direct those that are interested in home ownership to attend one of CHFA's housing counseling workshops.

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

N/A

Discussion

See above.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The County works with local homeless providers and municipalities to reduce homelessness throughout Adams County and the region. Additionally, the Burnes Center on Poverty and Homelessness in Denver, Colorado conducted a homelessness study in 2016 and provided recommendations for the County to consider in proactively addressing homelessness. In response to the study, Adams County hired a Homelessness Outreach Liaison to convene and coordinate homelessness efforts with community partners and municipalities. The Liaison is actively a) coordinating the Adams County Coalition for the Homeless, b) researching initiatives such as tiny home villages and a workforce program for people currently homeless, and c) working with partners to address homeless encampments, support current services, expand outreach efforts, create a resource navigation network and a coordinated entry system.

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

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

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

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

Almost Home has thirty (30) beds and can accommodate up to six (6) families. During their stay, each family attends weekly classes, receives case management and must show progress in reestablishing their self-sufficiency. In 2019, Almost Home was awarded ESG Rapid Rehousing from the region's Continuum of Care (CoC). The pilot program can accommodate two (2) families at a time.

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

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

Growing Home is a leading anti-poverty organization in the county, offering a rich pipeline of programs for children and families. Growing Home's wrap-around approach serves the whole family with intensive support to overcome immediate and long-term obstacles. It strengthens families during times of crisis by offering food, healthcare, and homeless prevention assistance. Their early childhood interventions nurture children from birth through age 8 with evidence-based programs that help prepare young kids for kindergarten and keep older kids on the path to school success. Its Blocks of Hope neighborhood initiative is enlisting an entire community to join forces toward its common goal to transform lives. Growing Home's Canopy Program, which sheltered 3-4 families, will close by the end of 2019 and the organization is in the process of bolstering their homelessness prevention efforts through flexible, short-term financial assistance, eviction prevention, housing navigation, service navigation, and follow-up services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The number of people experiencing homelessness in Adams County, especially those in camps along the Clear Creek and the South Platte River, has grown over the past several years, prompting the county to re-examine its approach to addressing this issue. As a result of increasing public concern, the county Manager's Office and members of the Board of County Commissioners reached out to the Burnes Center on Poverty and Homelessness (BC) to assist in this re-examination. In February 2017, BC presented An Assessment of Adams County's Efforts to Address Homelessness. In response to the Assessment, the county has created the Homelessness Outreach Liaison Division.

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

Helping homeless persons (especially chronically homeless individuals and families, families

with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

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

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

- **Medicaid:** Homeless service providers screen clients for Medicaid eligibility and refer for enrollment when appropriate;
- **Children's Health Insurance Program:** For children not eligible for Medicaid, the State administers the Children's Health Insurance Program, which provides low-cost health, dental, and vision coverage to children in low wage families;
- **Temporary Aid for Needy Families (TANF):** Administered by the Adams County Community Support Service Division provides funding to eligible families while enrolled into a self-sufficiency program;
- **Food Assistance Program:** Administered by the Adams County Community Support Service Division, this program is a supplement to the household's nutritional needs for the month. Eligibility is based upon the household's income, resources, household size, and shelter costs. Benefits are given to eligible households through the Colorado Quest Card. Certain food assistance recipients will be referred to the Employment First Program for assistance in employment and training needs; and
- **Workforce Investment Act:** The Adams County Workforce & Business Center receives funding to provide training and job placements. The Workforce & Business Center also works with the County's housing authority to provide a job development program for homeless clients. The housing authority administers the distribution of vouchers to clients referred by Workforce &

Business Center counselors.

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

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

The County is partnering with and supporting Colorado Legal Services to target individuals and families on the brink of losing their current housing due to an eviction. Services are provided by appointment at a Westminster Public Library (Irving St.) as well as a walk-in basis at the County Courthouse. Service providers are also working to coordinate and implement a diversion or rapid resolution program for people who may resolve their housing crisis before entering the homelessness service system. The County is also proactively looking at zoning and code to preserve and prevent displacement of current mobile home communities.

Adams County currently is not funding programs that focus on ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing, and no such coordinated effort currently exists in the county. However, Adams County offers extensive homelessness outreach which connects services with people experiencing homelessness, understand their needs in services, and provide resource navigation. Outreach efforts received funding from the Colorado Department of Local Affairs' (DOLA) Emergency Solutions Grant (ESG). Adams County works with its municipal partners to collaborate and align outreach efforts. Case workers refer residents exiting systems of care to the county's homelessness coordinator and community safety and well being manager to access services.

Discussion

See above.

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

Introduction

Over the last decade Adams County has experienced a wide range of economic and demographic transitions. These transitions have led to a county that can pride itself on becoming a desirable destination for those looking to live in a community that is inclusive and that provides lifestyle opportunities that fail to exist in other areas in the seven (7) county Denver Metro region (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson).

The County's current housing climate and geographic location have contributed to the County's growing population – fifth largest and second fastest in the region. In addition, a diversity of land uses from dense cities to suburbs and open rangeland, gives the County a unique identity aiding in its growth. The resulting pressures of this growth and housing stock demands have pushed housing prices to a point where many residents struggle to either find attainable housing or maintain their housing.

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

BHP provides recommendations on how to address the following findings:

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

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

Adams County has identified affordable housing as a high priority and has moved to address this through several planning efforts including the Adams County 2020-2024 Con Plan. Through the

development of the HNA and BHP, the county focused on creating a plan that provides a roadmap to addressing some of the County's housing barriers by focusing on a balance of the housing.

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

Goals

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

Policies

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

Discussion

Please see above.

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

Introduction

This section covers other actions to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, and develop institutional structure including improved coordination.

Actions planned to address obstacles to meeting underserved needs

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

One of the major problems associated with meeting the needs of the underserved is the levels of funding. In today's economy, more and more Adams County residents are requesting services, which places strains on the county's capacity to adequately provide appropriate care. One of the areas of weakness that the county continues to face is a fully functional referral system. This can be attributed to the recent funding uncertainties within all federally funded areas (TANF, Food Stamps, Medicaid, etc.) and the vast geographic parameters of service-delivery agencies. The county continues to increase the availability of information for service-providers to be carried on to residents.

In late 2017, the county opened its new Human Services building which creates a centralized location for residents in need. It is accessible via public transportation and is fully ADA accessible. The county has a mission to end poverty by bringing together like-minded organizations to meet this goal. Services provided at the Human Services Center includes TANF, Children & Family Services, Community Support Services, Domestic Violence Services & Shelter, Child Support Services, Foster Care, and the Workforce & Business Center. The county also funded \$1,000,000 to the Adams County Foundation, which is a grant program for local non-profit organizations serving worst-case residents in need. The county is also actively pursuing other funding options to add more affordable housing units.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

The MHR program has implemented stringent policies to ensure lead-based paint hazards are addressed proactively and in compliance with Federal regulations. In compliance with HUD’s Lead Safe Housing Rule (24 CFR Part 35) and EPA’s Lead Renovation, Repair, and Painting Program Rule (40 CFR Part 745), lead-safe practices are administered for any eligible home constructed prior to 1978. Only lead-certified contractors are solicited to bid for these homes. Lead-safe practices include providing the family with the Lead Safe Information pamphlet, a “Notice of Presumption” or “Notice of Evaluation” (as applicable), a copy of the final clearance completed by a licensed examiner, and a “Notice of Lead Hazard Reduction”—the required documents for projects receiving rehabilitation assistance between \$0-\$25,000 per unit. A lead hazard screen and/or full risk assessment will also be performed, as necessary, for projects receiving rehabilitation assistance.

Actions planned to reduce the number of poverty-level families

Adams County Community & Economic Development worked with the Adams County Homelessness Liaison, Adams County Workforce Business Center, local municipalities, and community agencies to identify the emergent employment needs of the low-income population and help develop appropriate responses to these needs. The Workforce and Business Center provides routine classes and training to enhance the skills of the emerging labor force. Housing authorities and housing providers are engaged to identify those residents in need of training and/or interested in participating with the Section 3 initiative.

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

Homeless providers funded through the statewide ESG program also provide clients with self-sufficiency case management services and referrals so that households can earn higher incomes and reduce their chances of re-entering the cycle of homelessness.

Actions planned to develop institutional structure

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

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

Every three years, these jurisdictions are re-invited to renew their Intergovernmental Agreement with the county. Each of them receives a percentage of the county's CDBG allocation. As the lead agency Adams County monitors each jurisdiction's projects to ensure they meet national objectives, eligibility, and compliance. In addition to the Urban County jurisdictional proportional allocation, Adams County targets a percentage of its CDBG funding to community agencies. All projects are assessed through an application process for appropriateness and eligibility. During Program Year 2017, the Urban County and HOME Consortia renewed the Intergovernmental Agreements to continue receiving CDBG and HOME funds for the 2019, 2020, and 2021 PYs.

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

- Community Development Housing Organizations (CHDO's) (15% requirement);
- Local housing authorities;
- Non-profit housing developers; and
- For-profit developers.

Adams County has increased CHDO qualification strategies to align with the 2013 HOME Final Rule amendments and HUD best practices. Adams County is also in the process of seeking and certifying new CHDOs throughout the county for the purposes of expanding the county's capacity to undertake projects. Housing development agencies operating within the county are small and perform minimal development activities.

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

Adams County continues its efforts to provide technical assistance to community partners as part of its coordination between public and private housing and social service agencies, as well as encouraging subgrantees to collaborate in leveraging resources and knowledge. The county is working with other county departments to determine the highest priority projects and best use of all funding received by the division. The county continues to work with Planning and Development, Public Works, Human Services, Regional Affairs, Long Range Planning, and various other partners to strengthen the delivery of services to all areas of the county.

Discussion

See above.

Program Specific Requirements

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

Introduction

This section covers program specific requirements in Adams County.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

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

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

Adams County does not plan to use any other forms of investment beyond those identified in

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Section 92.205.

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

There are no activities identified in the 2021 program year that require resale or recapture provisions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

There are no activities identified in the 2021 program year that require resale or recapture provisions.

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

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

Emergency Solutions Grant (ESG)

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

N/A

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

N/A

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

N/A

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with

homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A

5. Describe performance standards for evaluating ESG.

N/A

See above.

