





## STUDY SESSION AGENDA ITEM

<b>DATE:</b> April 7, 2020
<b>SUBJECT:</b> 2020-2024 Consolidated Plan Update
<b>FROM:</b> Jill Jennings Golich, Community & Economic Development Director
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development
<b>ATTENDEES:</b> Jill Jennings Golich, Director; Ryan M. Nalty, Deputy Director; Melissa Scheere, Community Development Manager; Heidi Aggeler, Managing Director of Root Policy Research
<b>PURPOSE OF ITEM:</b> Update on the 2020-2024 Consolidated Plan resident survey and discuss goals and priorities.
<b>STAFF RECOMMENDATION:</b> The purpose of this study session is to provide an informational update.

### **BACKGROUND:**

Adams County is the participating jurisdiction for the Adams County Urban County and HOME Consortium which annually receives and allocates Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds from U.S. Department of Housing and Urban Development (HUD) to the respective communities during each program year, July 1 – June 30.

In order to continue qualifying for HOME and CDBG funds, HUD requires grantees to submit a five-year strategic plan, known as a Consolidated Plan (Con Plan). On behalf of the Urban County and HOME Consortium, Adams County must submit its 2020-2024 Con Plan and AI to HUD no later than August 16, 2020.

On August 20, 2019 staff and Root Policy Research discussed the upcoming 2020-2024 Con Plan, process, and timeline. Since then, Root Policy Research has been working with local partners and stakeholders to conduct a resident survey, focus groups, and public outreach events to gather information regarding housing and community needs. This input was used to develop the Con Plan's Goals and Priorities.

Root Policy Research will discuss the findings of the community engagement and the aligned Goals and Priorities with the Board.

**STAFF RECOMMENDATION**

The purpose of this study session is to provide an informational update.

**AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

None

**ATTACHED DOCUMENTS:**

PPT Presentation

**FISCAL IMPACT:**

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:             YES             NO

**Additional Note:**

All funds are appropriated by HUD with no general funds.

## MEMORANDUM

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**To:** Melissa Scheere  
**From:** Heidi Aggeler  
**Re:** High-level Summary of Consolidated Plan  
**Date:** March 30, 2020

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The Consolidated Plan is a strategic plan, developed every 5 years, for allocating annual block grant funds from the U.S. Department of Housing and Urban Development (HUD). Funds include the \$1.4 million of the Community Development Block Grant (CDBG) and \$1 million of the HOME Partnerships Program.

**Top needs of Adams County residents.** A 2020 survey of 1,700 households helped guide the 5-year goals for the Consolidated Plan. Top findings, summarized below, do not include recent impacts of covid-19. As such, actual needs are likely higher:

- 60% of renters worry about rent increasing; 20% struggle to pay rent.
- 40% of renters want to buy a home but cannot qualify for a mortgage due to too much debt and/or lack of a downpayment.
- 22% of households are currently doubled up, couch surfing, living in other temporary situations, or are homeless.
- 13% of households have moved when they didn't want to in the past 5 years. Top reasons were: rent increase (36% of those who moved), personal reasons (31%), lost job (17%), evicted (16%).
- Half of Adams County renters (53%) and 10 percent of Adams County homeowners consider their home to be in fair or poor condition. Windows, interior wall/ceiling repair, weatherization and HVAC are the most common needed repairs. For residents with disabilities, the top accessibility improvements needed are grab bars in the bathroom, ramps, and reserved accessible parking in multifamily housing.

### **Recommended 5-year Goals to Guide Housing and Community Development Funding**

**Goal 1.** Increase the stock of affordable rental units, including permanent supportive housing, to stabilize low income families.

**Goal 2.** Improve public infrastructure in low and moderate neighborhoods to help low and moderate income households remain in their homes (including mobile homes), facilitate safe neighborhoods, and better access services, recreation/parks, and transit.

**Goal 3.** Stabilize households with repair needs and invest in innovative programs to increase homeownership options as opportunities arise.

**Goal 4.** Support service providers address the needs of low income residents, residents vulnerable to displacement, and special needs populations.

**Goal 5 .** Provide community development and economic assistance to businesses, residents, and neighborhoods in need.

Priorities for each goal are outlined within the PowerPoint Presentation under each goal.

**For the five goals, the populations and needs that should be highest priority include:**

- Affordable rental housing
- Low income renters and low- to moderate-income owners
- Persons at risk of homelessness
- Youth aging out of foster care
- Special needs residents, including seniors and persons with disabilities

**Commissioner questions:**

Do the Commissioners have questions about the Consolidated Plan?

Would the Commissioners recommend changes to any of the goals?

*A presentation to the BoCC regarding*

# 2020-2024 Consolidated Plan Update

Community & Economic Development

April 7, 2020



ADAMS COUNTY  
COLORADO

Adams County

# Five-Year Consolidated Plan

PRESENTED BY

Heidi Aggeler, *Managing Director*



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# Agenda

- (Brief) Background on Consolidated Plan
- Top findings from
  - Resident survey
  - Focus groups/pop up events
  - Data analysis
- Five-year Goals and Priority Needs

# Consolidated Plan and Allocation

Strategic plan for allocating block grant funds from the U.S. Department of Housing and Urban Development (HUD)

Sets expectations for allocation of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME)

Expected funding:

- Community Development Block Grant (CDBG) = \$1.4 million annually
- Adams County HOME = \$1 million annually

# Past Funding and Projects

CDBG (Urban County) projects:

- Infrastructure improvements, housing rehabilitation, public services
- Bennett, Brighton, Northglenn, Federal Heights, Unincorporated Adams County

HOME (HOME Consortium) projects:

- Gap financing for new construction; operating support for housing development organizations
- Urban County areas, Thornton, and Westminster

# Top Needs & Challenges

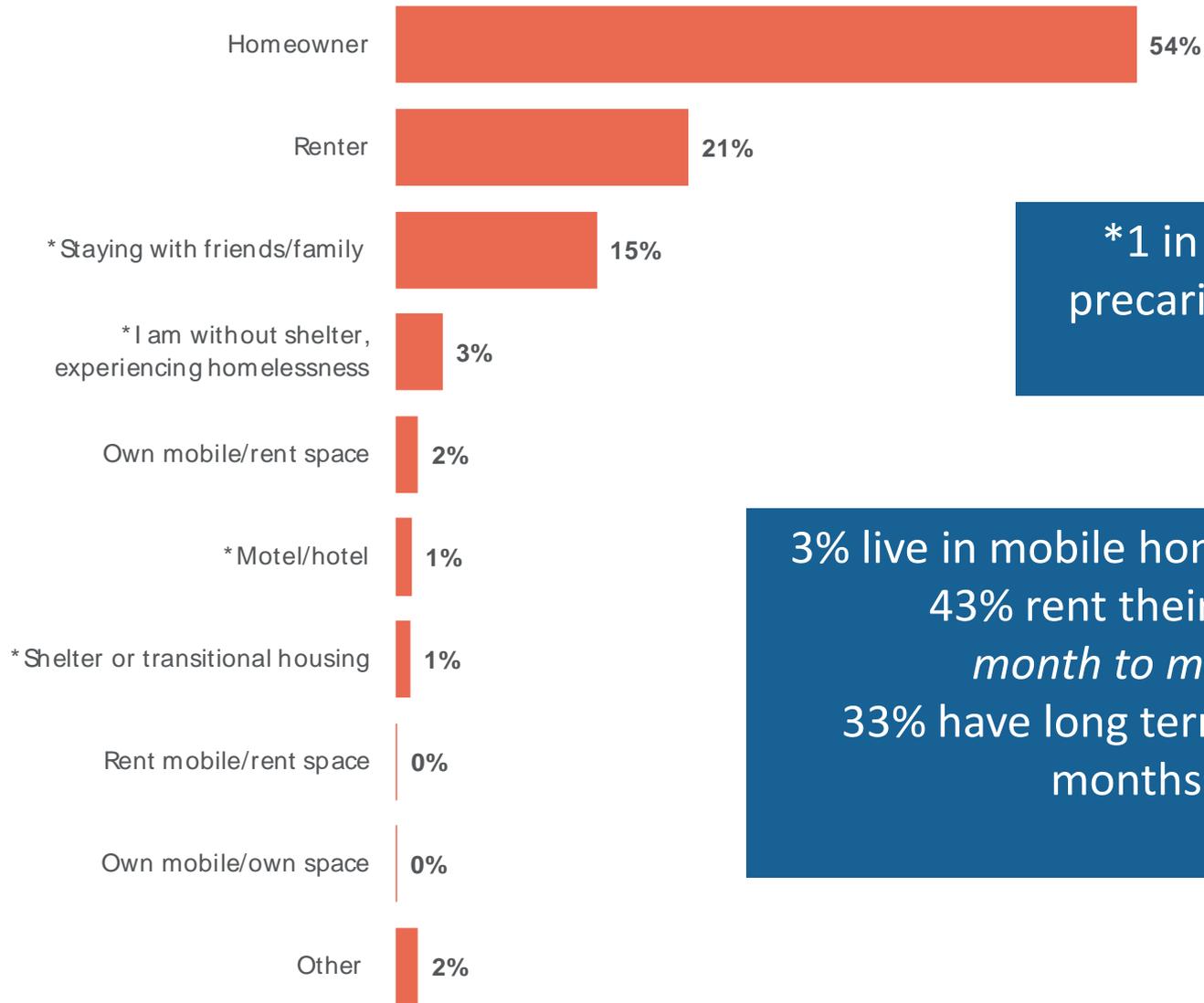
## Survey Findings

Resident survey was available and promoted through housing providers and supportive service agencies and by government entities.

County respondents:

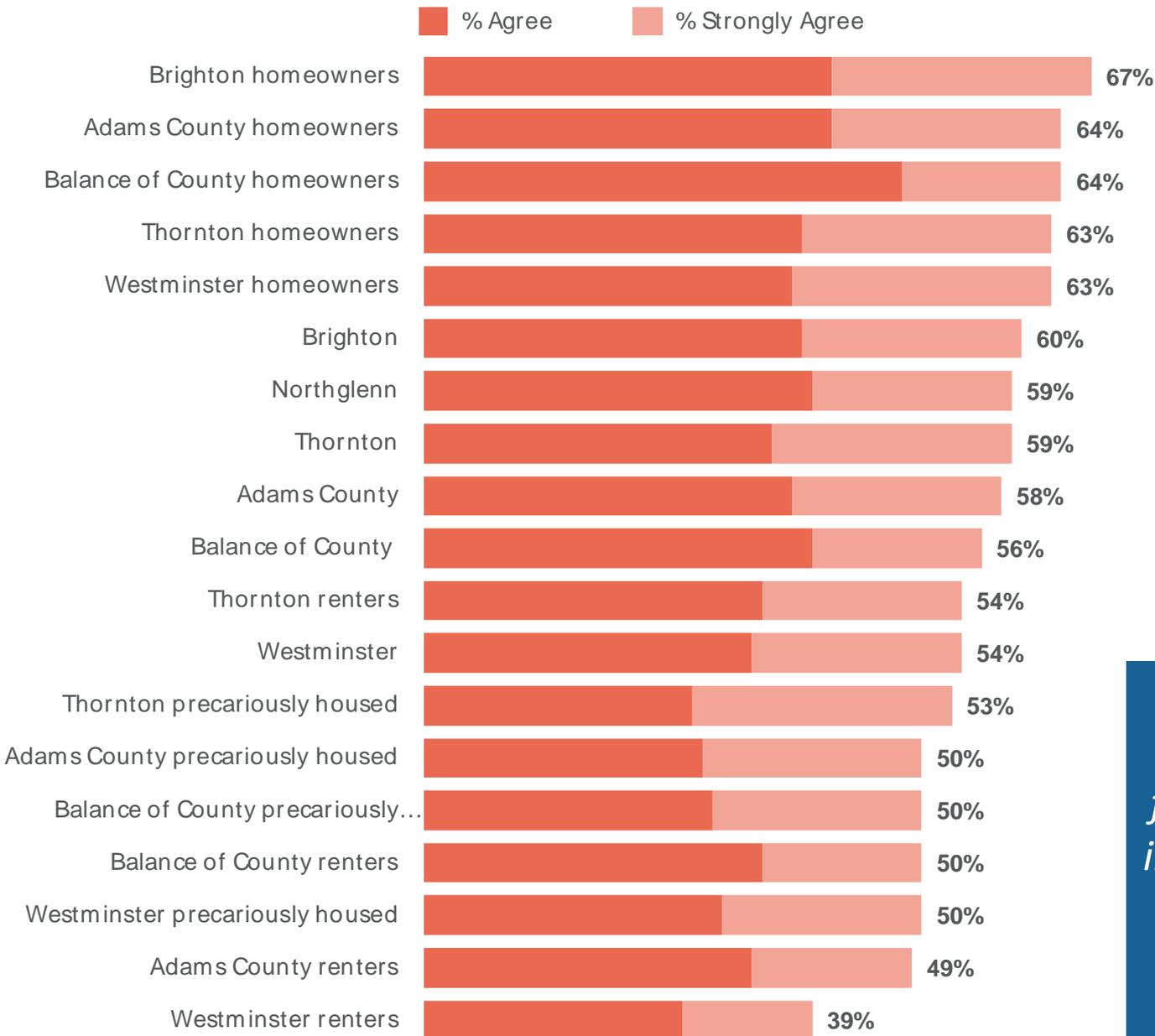
- 1,700 households total
- 55% Non-Hispanic White; 18% Hispanic
- 16% large families (5+ members), 13% seniors
- 28% persons with disabilities
- 38% incomes < \$25,000
- 58% incomes < \$50,000

# Current Housing Situation



\*1 in 5 (22%) are precariously housed

3% live in mobile homes. Of these:  
43% rent their space  
*month to month*  
33% have long term lease (>6 months)



*“I feel that people like me and my family are welcome in all neighborhoods in my city.”*

**60%** “worry about my rent going up to an amount I can’t afford”

**43%** “struggle to pay my rent”

**41%** “want to buy a house, but I have too much debt to qualify for a mortgage”

**41%** “want to buy a house but can’t afford the down payment”

**27%** “have bad/rude/loud neighbors”

**Top housing challenges: all renters**

**46%** “I am homeless/  
without permanent housing”

**27%** “struggle to pay my  
rent”

**25%** “My house or  
apartment isn’t big enough  
for my family members”

**23%** “want to buy a house  
but can’t afford the down  
payment”

**21%** “want to buy a house,  
but I have too much debt to  
qualify for a mortgage”

**Top housing challenges: precariously housed**

**44%** Have repairs they need to make

**21%** **“Too much traffic/too much street/highway noise”**

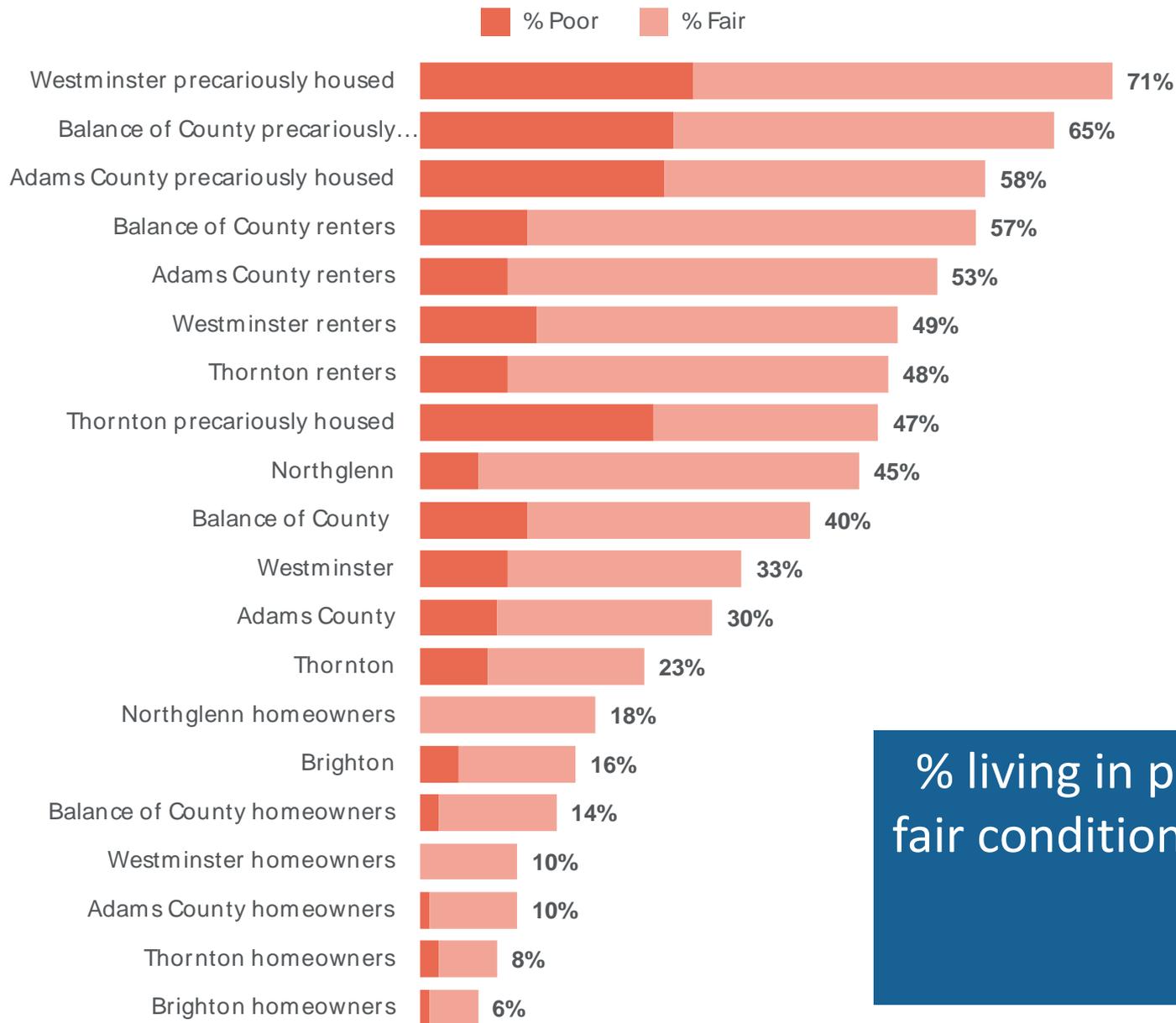
**16%** **“No or few grocery stores/healthy food stores in the area”**

**15%** **“Inadequate sidewalks, streetlights, drainage, or other infrastructure in my neighborhood”**

**14%** **“Poor/low school quality in my neighborhood”**

**12%** **“I struggle to pay my mortgage”**

**Top housing challenges: homeowners**



% living in poor and fair condition housing

- 16%** **Windows**
- 11%** **Interior walls or ceilings (e.g., cracks, water damage)**
- 9%** **Weatherization (e.g., insulation, weather stripping)**
- 9%** **Heating system (e.g., furnace, hot water heater)**
- 8%** **Electrical wiring**

## Most Needed Home Repairs

**22% Homeowners**

**24% Renters**

**47% Precariously housed**

*Live in housing that **DOES NOT** meet the accessibility needs of a household member with a disability.*

**Top accessibility improvements needed (all):**

**#1 Grab bars in bathroom (43%)**

**#2 Ramps (27%)**

**#3 Reserved accessible parking spot by entrance (24%)**

**Households with Accessibility Needs**

	Percent Displaced (in Adams County)	Percent Displaced (not in Adams County)	Reason for Displacement			
			Rent Increased More than I Could Pay	Personal reasons	Evicted (behind on rent)	Lost job/hours reduced
<b>Adams County</b>	<b>13%</b>	<b>5%</b>	<b>36%</b>	<b>31%</b>	<b>16%</b>	<b>17%</b>
Brighton	15%	3%	39%	20%	10%	17%
Northglenn	20%	3%	-	-	-	-
Thornton	10%	4%	34%	46%	12%	16%
Westminster	14%	4%	27%	22%	10%	20%
Balance of County	13%	9%	36%	35%	22%	15%

# Displacement Experience

# Challenges and Concerns: Residents in Focus Groups

- Lack of affordable housing to rent
- Lack of accessible housing to rent for persons with disabilities
- Need for resources to prevent eviction
- Lack of accessible sidewalks in older neighborhoods within cities
- Lack of affordable recreation/sports for families with more than one child

# Priority Needs: Pop Up Events

- Ability to stay in a rental unit without rent increasing
- Safe neighborhoods
- Ability to buy a home
- Access to quality parks and greenspace
- Preserving existing affordable housing
- Good schools near affordable housing
- Housing accessible for persons with disabilities
- Well-maintained sidewalks, street lights, and streets

# Challenges and Concerns, Stakeholders

- Housing is needed to stabilize vulnerable families, at-risk youth aging out of foster care
- As needs become more acute, the role of service providers is expanding—without funding increases
- Connections to services are lacking in suburban communities

# Goals and Priorities

# 2020-2024 Goals and Priorities

**Goal 1.** Increase the stock of affordable rental units, including permanent supportive housing, to stabilize low income families.

- Priority needs/priority populations addressed:
  - Affordable rental housing
  - Low income renters
  - Persons at risk of homelessness
  - Youth aging out of foster care
  - Special needs residents

# 2020-2024 Goals and Priorities

**Goal 2.** Improve public infrastructure in low and moderate neighborhoods to help low and moderate-income households remain in their homes, facilitate safe neighborhoods, and better access services, recreation/parks, and transit.

- Priority needs/priority populations addressed:
  - Neighborhoods with aging infrastructure and/or poverty concentrations
  - Seniors aging in place
  - Persons with disabilities
  - Residents in mobile home parks
  - Communities without Internet access
  - Low and moderate-income owners and renters

# 2020-2024 Goals and Priorities

**Goal 3.** Stabilize households with repair needs and invest in innovative programs to increase homeownership options as opportunities arise.

- Priority needs/priority populations addressed:
  - Low and moderate-income homeowners
  - Seniors aging in place
  - Low to moderate-income renters wanting to become owners
  - Persons with disabilities

# 2020-2024 Goals and Priorities

**Goal 4.** Support service providers to address the needs of low-income residents, residents vulnerable to displacement, and special needs populations.

- Priority needs/priority populations addressed:
  - Persons at risk of homelessness
  - Special needs populations
  - Youth aging out of foster care
  - Renters wanting to buy
  - Renters facing eviction

# 2020-2024 Goals and Priorities

**Goal 5.** Provide community development and economic assistance to businesses, residents, and neighborhoods in need.

- Priority needs:
  - Support or create facilities that provide assistance through construction, rehabilitation, acquisition funding
  - Assist businesses that provide jobs to low and moderate income workers
  - Operating support
  - Resources for needs gathering and response plans

Questions?