



2015 – 2019  
Consolidated Plan and  
2015 Annual Action Plan

Adams County Neighborhood Services Department  
Adams County Government Center

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July, 2015

Consolidated Plan

ADAMS COUNTY

1

## Executive Summary

### ES-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

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 its 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.

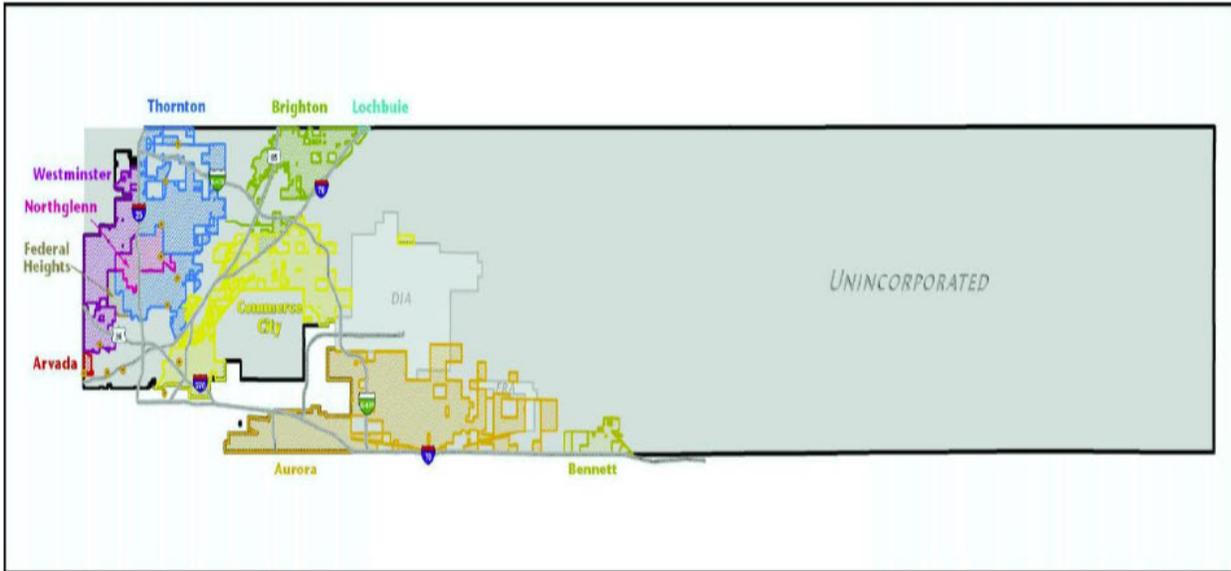
In program years 2015 - 2019, Adams County will receive federal funding from the U.S. Department of Housing and Urban Development. Federal funding will assist local residents with housing and community development needs. The 2015 - 2019 Consolidated Plan outlines the activities, goals, and objectives to be accomplished locally with HUD funding. The program year for HOME Investment Partnership (HOME) Program and Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds begins March 1, 2014 and ends February 29, 2015.

Adams County works in partnership with the Town of Bennett, and Cities of 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 make 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.

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.

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.Â



**Map of Adams County**

**2. Summary of the objectives and outcomes identified in the Plan**

Adams County has set the following Priorities and Objectives for the term of the Five Year Consolidated Plan. These priorities and objectives were discussed during community forums, with key informants, with Urban County partners, and used to solicit applications for CDBG, HOME, and ESG funding during the 2015 plan year. Â

**Priorities & Objectives**

**Priority: Housing**

*Objective #1*

Rental housing is available for the low and very low-income populations where rental housing rates are low

*Objective #2*

Affordable housing is located in areas easily adjacent to services including transit by the low to moderate- income populations

*Objective #3*

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

*Objective #4*

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

**Priority: Community and Economic Development**

*Objective #1*

More job services and job creation for Adams County residents

*Objective #2*

Public facilities and community resources are created and enhanced to support low to moderate-income populations

*Objective #3*

Invest strategically in neighborhoods to assist in revitalization

**Priority: Seniors and other Prioritized Populations**

*Objective #1*

Prioritized populations have housing options, especially those earning less than 40% AMI

*Objective #2*

Services available for at-risk children

*Objective #3*

Prioritized populations are educated about housing and service options

*Objective #4*

Housing and services options near transit are enhanced for prioritized populations

*Objective #5*

Integration of prioritized populations into the community

**3. Evaluation of past performance**

Adams County has relationships with many of the agencies and the Urban County partners responsible for undertaking many of the projects included in the plan. The past successes of programs operated by these partners, by the County, and documented need for projects and programs was one consideration used by Adams County when setting goals for the next five years.

**4. Summary of citizen participation process and consultation process**

Adams County Community Development included a variety of outreach efforts to have as much citizen participation and gather as much input possible to include in the Consolidated Plan in all steps of the process. These efforts included a citizen survey, service provider/key partner meeting, key informant interviews, focus groups at a variety of agencies accessible to citizens and community meetings. Information regarding the Consolidated Plan has been available on the Adams County website for citizen input as well. Outreach efforts varied to reach diverse populations and assure that the input received was insightful and representative of all Adams County residents. It also encouraged the participation of those in specialized populations such as non-English speakers, persons with disabilities,

residents of public housing, low-income residents and seniors. Adams County published the draft Consolidated Plan and Annual Action Plan, solicited input from providers and the public, and held a public hearing to adopt the final plans.

**5. Summary of public comments**

Citizens had the opportunity to comment on the draft Consolidated Plan and Annual Action Plan. One citizen submitted a question to Adams County staff related to potential future donations of land for construction of affordable housing. Adams County does not have any current plans to provide county owned land for affordable housing development. No other comments were received.

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

There were no comments that were not accepted.

**7. Summary**

Not required - NA

## The Process

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

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

Agency Role	Name	Department/Agency
CDBG Administrator	ADAMS COUNTY	Neighborhood Services Dept, Community Development
HOME Administrator	ADAMS COUNTY	Neighborhood Services Dept, Community Development
ESG Administrator	ADAMS COUNTY	Neighborhood Services Dept, Community Development

**Table 1 – Responsible Agencies**

### Narrative

The primary intent of the Community Development Division is to improve the quality of life for the citizens of Adams County. Adams County Community Development manages several grant-funded programs for housing, community development, neighborhood revitalization, economic development and human service activities. The common theme of the funds administered by Community Development is the benefit to low- and moderate-income residents of Adams County. Almost all funds and programs administered by Community Development directly impact the lives of low- and moderate-income people in Adams County.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Adams County worked with a variety of agencies and municipalities that provide services to residents in order to gather data around housing, services, economic development and any other needs to provide information for the Consolidated Plan. A key partners meeting was held to gather this data as well as interviews.

**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(I)).**

Adams County works in collaboration with the City of Thornton and the City of Westminster through the HOME Consortium to distribute HOME funds to housing projects. Adams County also works with Adams County Housing Authority, Community Resources and Housing Development Corporation (CRHDC) and Archway Housing and Services as Community Housing Development Organizations (CHDOs). The housing, homeless, and other service providers working in Adams County coordinate services with health and mental health service agencies so that clients receive the services that they require.

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

The Metro Denver Homeless Initiative (MDHI) works with homeless providers in Adams County and throughout the metro Denver area to coordinate homeless service efforts. In Adams County specifically, MDHI has a VISTA member placement with the Adams County Housing Authority (ACHA) to assist with coordinating the annual point-in-time homeless count. MDHI is developing a regional coordinated assessment system, building a housing pipeline, and engaging other community partners to provide services to the homeless throughout the metro Denver region. MDHI staff were consulted with during the development of the Consolidated Plan and provided data and information that has been incorporated into various sections of the plan. Adams County has coordinated with homeless providers working in Adams County to fund programs serving homeless individuals, families, families with children, veterans, youth, and persons at risk of becoming homeless. Homeless programs and assistance are a priority need and a goal within the Consolidated Plan and Annual Action Plan.

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

MDHI has been meeting with the Metro Denver Continuum of Care (CoC), Adams County, and other ESG entitlement communities to standardize the ESG grant making process. MDHI is discussing regional priorities with the CoC and other ESG funders, addressing HMIS and ESG issues, and helping to determine monitoring protocols for ESG grantees. Homeless providers who serve Adams County were interviewed

during the development of the Consolidated Plan, and information provided by these agencies was used in part to develop the plan.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Westminster
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
2	<b>Agency/Group/Organization</b>	City of Thornton
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
3	<b>Agency/Group/Organization</b>	ALMOST HOME INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County. The agency also was interviewed as a Key Informant for developing the homeless needs section of the plan.
4	<b>Agency/Group/Organization</b>	Community Reach Center, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Mental Health

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
5	<b>Agency/Group/Organization</b>	Audio Information Network of Colorado
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
6	<b>Agency/Group/Organization</b>	Project Angel Heart
	<b>Agency/Group/Organization Type</b>	Services - meal delivery to people with illnesses
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
7	<b>Agency/Group/Organization</b>	Servicios de la Raza
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services - Victims Services - Mental Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
8	<b>Agency/Group/Organization</b>	Adams County - Planning Department
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
9	<b>Agency/Group/Organization</b>	Denver Metro Fair Housing Center
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
10	<b>Agency/Group/Organization</b>	A Precious Child
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
11	<b>Agency/Group/Organization</b>	CASA of Adams and Broomfield County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
12	<b>Agency/Group/Organization</b>	GROWING HOME, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
13	<b>Agency/Group/Organization</b>	ADAMS COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County. Staff from the Adams County Housing Authority (ACHA) were interviewed as Key Informants for developing the portions of the plan related to public housing authorities. ACHA staff provided information and data used to develop these sections of the plan.
14	<b>Agency/Group/Organization</b>	Adams County Human Services
	<b>Agency/Group/Organization Type</b>	Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
15	<b>Agency/Group/Organization</b>	COMMERCE CITY COMMUNITY ENTERPRISE
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
16	<b>Agency/Group/Organization</b>	Platte Valley Medical Center
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
17	<b>Agency/Group/Organization</b>	Centura - The Villas at Sunny Acres
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.

18	<b>Agency/Group/Organization</b>	Early Childhood Partnership of Adams County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
19	<b>Agency/Group/Organization</b>	Adams County Community Neighborhood and Resources Advisory Council
	<b>Agency/Group/Organization Type</b>	Council
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Board member participated in the Service Providers meeting and gave input around the various needs within the County.
20	<b>Agency/Group/Organization</b>	Coal Creek Adult Education Center
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
21	<b>Agency/Group/Organization</b>	Arapahoe House, Inc.
	<b>Agency/Group/Organization Type</b>	Services - substance abuse and residential treatment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
22	<b>Agency/Group/Organization</b>	Kids First Health Care
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
23	<b>Agency/Group/Organization</b>	PLAN DE SALUD CLINIC
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
24	<b>Agency/Group/Organization</b>	THE SENIOR HUB, INC.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
25	<b>Agency/Group/Organization</b>	Adams County Youth Advocacy Program
	<b>Agency/Group/Organization Type</b>	Services-Children

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the Service Providers meeting and gave input around the various needs within the County.
26	<b>Agency/Group/Organization</b>	Adams County Veteran Services
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff was interviewed to gather information around veteran needs in regards to housing and services.
27	<b>Agency/Group/Organization</b>	BRIGHTON HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Brighton Housing Authority Executive Director was interviewed as a Key Informant during development of the Consolidated Plan and Annual Action Plan. The agency provided information and insights into their PHA operations and properties, needs of their clients, and plans for future housing development. Information gathered from the PHA was also used to complete the Public Housing Authority sections of the Consolidated Plan.
28	<b>Agency/Group/Organization</b>	METRO DENVER HOMELESS INITIATIVE
	<b>Agency/Group/Organization Type</b>	Services-homeless Services - Victims Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MDHI was consulted to assist in the development of narrative related to homeless needs, regional plans for the homeless delivery system, ESG program policies and procedures. MDHI operates throughout Adams County and the Metro Denver area with all homeless providers and ESG grantees to coordinate homeless service provision and funding.
29	<b>Agency/Group/Organization</b>	Arising Hope
	<b>Agency/Group/Organization Type</b>	Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Director of Arising Hope was interviewed as a Key Informant to identify the needs of victims of domestic violence, service provision to victims, and to gather data and information used in the homeless and non-homeless special needs sections of the Consolidated Plan.

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

Adams County contacted other agencies that provide housing, development, and other varying services, however, some agencies did not attend the key partner meeting or return our emails. The opportunity to participate was made available for these and the entire public of Adams County.

**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.
Adams County Housing Authority PHA Plan 2015	Adams County Housing Authority	The Adams County Housing Authority (ACHA) worked with Adams County to develop the PHA sections of the Consolidated Plan, using goals and objectives from within the PHA plan.
Adams County Comprehensive Plan	Adams County Planning Department	ACCD and the Planning Department work together to develop goals, programs and projects to meet identified needs from both the Consolidated Plan and Comprehensive Plan.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Adams County works in collaboration with the City of Thornton and the City of Westminster through the HOME Consortium. Adams County also works with Adams County Housing Authority, Community Resources and Housing Development Corporation (CRHDC) and Archway Housing and Services as Community Housing Development Organizations. There are also Intergovernmental Agreements between the County and the Town of Bennett, City of Brighton, City of Commerce City, City of Northglenn, City of Federal Heights. Adams County coordinates with these communities to distribute CDBG funds to high priority projects throughout the County. Adams County works with the CoC, the Metro Denver Homeless Initiative, to coordinate homeless services and funding throughout the County.

**Narrative**

Not required - NA

## **PR-15 Citizen 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**

Adams County Community Development included a variety of outreach efforts to have as much citizen participation and gather as much input possible to include in the Consolidated Plan in all steps of the process. These efforts included a citizen survey, service provider/key partner meeting, key informant interviews, focus groups at a variety of agencies accessible to citizens and community meetings. Information regarding the Consolidated Plan has been available on the Adams County website for citizen input as well. Outreach efforts varied to reach diverse populations and assure that the input received was insightful and representative of all Adams County residents. It also encouraged the participation of those in specialized populations such as non-English speakers, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County encouraged participation by local institutions, members of the Continuum of Care, organizations that include service providers, faith-based organizations, philanthropic organizations, special needs providers and other nonprofit organizations, and housing developers. This data was then analyzed by staff who incorporated the findings around housing, special needs, and community development into the priority outcomes. By determining the priorities within Adams County, Community Development Department was able to allocate funds to the appropriate agencies to provide those necessary services. Citizens were encouraged to provide input into the draft Consolidated Plan through a widely publicized 30 day public review period. Adams County publicized the availability of the draft plan in multiple newspapers of general circulation, on the Adams County website, and through local providers.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
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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)
2	Citizen Survey	Minorities  Persons with disabilities  Residents of Public and Assisted Housing	An invitation was sent to a large list of nonprofits: school districts, health clinics, human services agencies, etc. to gather input as these agencies are the frontline staff who provide direct services. Breakout group topics were around housing, public services, needs of low-income and prioritized populations. Thirty-four service providers/key partners participated.	Needs identified by providers are additional funding, capacity building, transportation for clients, substance abuse care, health care facilities and access to health and dental care, access to food and nutrition, and opportunities for residents to exercise. Identified barriers include language barriers, geographic barriers, and inadequate service delivery. Service needs of agency clients include ESL classes, GED preparation, cooking classes, affordable child care, financial planning, and jobs for hard to place clients.	None	

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	Citizen Survey	Minorities  Persons with disabilities  Residents of Public and Assisted Housing	Adams County and CSI conducted Key Informant interviews with the Adams County Veteran Services Officer, local homeless providers, the two housing local housing authorities, the Metro Denver Homeless Initiative (MDHI) staff, domestic violence providers, disability and senior service providers.	Each agency provided insights and data related to their clients and needs throughout Adams County. Key Informants also provided information about local programs to service low and moderate income households, and future program plans.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Citizen Survey	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing	Adams County Community Development worked with City of Thornton and City of Westminster to conduct five focus groups with a range of targeted populations such as persons with disabilities, seniors, low-income. All groups had interpretation services in Spanish available.	Top housing concerns include maintenance of homes, accessibility of housing units, affordability of housing. Other concerns include transportation services, senior services, more parks and recreational opportunities for youth, code enforcement, graffiti removal, job training and resources, more childcare opportunities, access to food and food banks, and low cost senior and recreation services.	None	

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)
5	Public Meeting	Residents of Public and Assisted Housing	The City of Thornton and Adams County co-facilitated a focus group at the Senior Hub, a local non-profit focused on advancing the quality of life for older adults through advocacy, community partnerships, and a variety of direct services. Nine seniors that live or work in Adams County participated in the focus group. The goal of the meeting was to have seniors identify needs within the Adams County-Thornton-Westminster Consortium for seniors.	<p>Top concerns: - Maintenance of homes; - Accessibility of housing; - Affordability of housing for all populations, including building new housing or subsidizing current housing; - Educating families on supporting seniors; - Providing more affordable housing for independent senior living; - Developing a resource list of available services;- Increasing in home care services to allow seniors to age in place; - Outreaching to people in need of help.</p> <p>Secondary concerns: - Providing transportation to services such as doctor appointments to allow seniors to age in place;- Improving the timeliness of transportation services.</p>	None	

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)
6	Newspaper Ad	Non-targeted/broad community	Citizens were notified of the availability of the Draft Consolidated Plan, and encouraged to review and comment on the plan. Comments are included as an attachment to the Plan.	One citizen submitted a question related to Adams County land available for development of affordable housing, requesting more detail about the process for designating land for this purpose. Staff responded with an explanation of the planning process that would need to be undertaken to provide land for this use, which is not currently planned.	None	
7	Public Hearing	Non-targeted/broad community	No public attendees at meeting	None received	None	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Adams County is experiencing a shortage of affordable housing units, as is the entire Metro Denver area.

Prices for both rental and for-sale housing are on the rise, as is the population. Shortages of housing at all price levels are making it hard for households to find units affordable to them, and low and very low income households have been affected harder than higher income households.

According to the new 2015 study Housing Affordability's Impact on Local Government Finance: Adams County, A Case Study written by the Colorado State University Futures Center and The Piton Foundation, the number of new households that entered Adams County between 2010 and 2013 outpaced new housing production by a factor of 3.5. Adams County also experienced the largest share of the region's increase in suburban poverty since 2000, of over 28,000 people. The need for housing, public facilities, and services for low and moderate income households continues to be an issue in Adams County.

## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Adams County has a need in the next five years for new rental housing affordable to households at 60% AMI or less, as well as preservation of price restricted and other rental housing affordable to these households. There is a need to locate new price restricted housing near public transportation options, such as high frequency bus routes and new light rail lines. Persons living on fixed incomes, especially those with disabilities, are especially vulnerable to recent price increases for rental housing throughout the Metro Denver area. Adams County has many areas with aging housing stock, and low and moderate income homeowners are in need of housing rehabilitation or repair in order to maintain the safety, energy efficiency and existing conditions of their homes. Moderate and low income renters are finding it increasingly more difficult to find affordable homes to purchase in Adams County as the stock of homes for sale declines and prices increase. Homebuyer counseling and down payment assistance are essential to assist these households in the move from renting to owning a home in the next five years.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2010</b>	<b>% Change</b>
Population	349,004	425,413	22%
Households	125,207	150,374	20%
Median Income	\$33,888.00	\$40,829.00	20%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

2010 American Community Survey

**Data Source Comments:**

Total Population Estimates and Projections				
Area	Census April 2000	SDO July 2010	SDO/CSI July 2014	SDO/CSI July 2019
Adams County	363,857	443,711	475,956	520,000
Arvada (Part)	2,847	2,861	3,095	3,381
Aurora (Part)	40,249	40,035	42,847	46,813
Bennett (Part)	20,121	1,964	2,096	2,290
Brighton (Part)	20,751	33,171	35,646	38,945
Broomfield (Part)	15,239	-		
Commerce City	-	46,209	49,689	54,287
Federal Heights	12,065	11,517	12,316	13,456
Lochbuie (Part)	-	2	2	2
Northglenn (Part)	31,563	35,932	38,359	41,908
Thornton (Part)	82,384	119,339	128,564	140,461
Westminster (Part)	57,419	63,981	68,515	74,855
Unincorp. Area	81,219	88,700	94,826	103,601

Sources: SDO: State Demographer's Office; CSI; US Census Bureau

### Total Population and Projections

The population throughout Adams County is forecast to grow. According to the Denver Regional Council of Governments, Adams County will have a population of approximately 840,000 in 2035, the largest of any county in the metro Denver region. The jurisdictions with the largest populations are Thornton, Westminster, Commerce City, and Northglenn.

Population by Age Group										
Age Group	2000 Census		2010 Census		2007-2011 Average		2014 Estimate		2019 Projection	
	Number	Pct	Number	Pct	Number	Pct	Number	Pct	Number	Pct
Population Age 0-17	103,956	28.6%	103,956	28.6%	124,116	28.6%	136,599	28.7%	149,240	28.7%
Population Age 18-24	37,470	10.3%	37,470	10.3%	40,685	9.4%	44,264	9.3%	47,840	9.2%
Population Age 25 - 64	194,049	53.3%	194,049	53.3%	233,558	53.8%	255,112	53.6%	278,710	53.6%
Population Age 65 and over	28,382	7.8%	28,382	7.8%	35,936	8.3%	40,456	8.5%	44,710	8.5%
Total	363,857		363,857		434,295		475,956		520,000	

Sources: US Census Bureau (2000, 2010 and 2007-2011); Colorado Demographer's Office; CSI

### Population by Age

#### Growth by Age

The Colorado State Demographer's Office provides a forecast of population by age. While the percentage of seniors in the total population will grow slightly, population increases are expected to remain proportional, for the most part, between 2011 and 2019. The total number of persons will grow in all age ranges.

Household Income by Tenure			
Adams County			
2011-2013 American Community Survey 3-Year Estimates			
Household Income	Owner occupied:	Renter occupied:	Total
Less than \$5,000	1,282	2,254	3,536
\$5,000 to \$9,999	1,035	3,761	4,796
\$10,000 to \$14,999	2,490	3,591	6,081
\$15,000 to \$19,999	2,535	3,324	5,859
\$20,000 to \$24,999	3,405	4,782	8,187
\$25,000 to \$34,999	8,296	7,871	16,167
\$35,000 to \$49,999	12,897	10,761	23,658
\$50,000 to \$74,999	23,163	9,940	33,103
\$75,000 to \$99,999	17,324	4,807	22,131
\$100,000 to \$149,999	18,421	2,703	21,124
\$150,000 or more	8,971	787	9,758
Total:	99,819	54,581	154,400
Median Household Income	\$ 68,483	\$ 37,076	\$ 55,223

#### Adams County Households by Tenure and Income Range

#### Households

In Adams County, the 2013 homeownership rate was 65%, according to the American Community Survey. The median owner income was \$68,483 while the median income for renter households was \$37,076.

	Median Income All Households	Owner occupied (dollars)	Renter occupied (dollars)
Adams County	\$56,270	\$70,279	\$36,908
Arvada (part)	\$62,870	\$59,236	\$68,882
Aurora (part)	\$39,196	\$51,340	\$26,548
Bennett (part)	\$42,107	\$44,750	\$40,052
Brighton (part)	\$62,441	\$72,849	\$40,437
Commerce City	\$60,857	\$77,154	\$39,767
Federal Heights	\$63,555	\$76,210	\$34,183
Northglenn	\$36,998	\$40,402	\$32,413
Thornton	\$52,886	\$68,130	\$33,887
Westminster (part)	\$64,525	\$79,329	\$41,804

2009-2013 American Community Survey 5-Year Estimates

#### 2013 Median Income by Community

#### Median Incomes by Jurisdiction

The table above shows the median income in 2013 for each Adams County community. Households in Westminster had the highest median income, while those in Northglenn had the lowest.

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	17,110	17,270	28,644	18,449	68,900
Small Family Households *	6,560	6,460	11,680	8,508	42,870
Large Family Households *	1,974	2,550	4,350	2,550	6,255
Household contains at least one person 62-74 years of age	2,604	2,934	4,096	2,509	7,951
Household contains at least one person age 75 or older	2,037	2,242	2,444	1,138	2,364
Households with one or more children 6 years old or younger *	4,487	4,482	7,431	3,803	10,525
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

Data Source: 2006-2010 CHAS

HUD Comprehensive Housing Affordability Strategy (CHAS) data shows that the greatest concentration of households are small family households in Adams County. This data is provided by HUD, which uses US Census Bureau data to create unique tabulations for the Consolidated Plan. There are a similar number of households with children age six and under as those age 62 or over in Adams County.

### Housing Needs Definitions

The four housing needs identified by HUD and included in this analysis are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	159	84	90	95	428	40	45	114	25	224
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	235	265	210	25	735	24	150	99	15	288
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	989	680	339	100	2,108	333	240	559	308	1,440
Housing cost burden greater than 50% of income (and none of the above problems)	6,343	2,295	319	60	9,017	3,969	3,240	2,970	525	10,704
Housing cost burden greater than 30% of income (and none of the above problems)	1,145	3,964	3,854	775	9,738	930	1,853	6,479	5,422	14,684

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	660	0	0	0	660	530	0	0	0	530

**Table 7 – Housing Problems Table**

Data 2006-2010 CHAS

Source:

**Greatest Needs**

The households with the greatest housing needs are renters with cost burden and owners with cost burden. Renters at 0 - 30% AMI have the highest incidence of severe cost burden (paying 50% of income or higher for housing), and owners earning between 50 and 80% of the AMI have the highest incidence of cost burden of 30% of income for housing. While some households have substandard kitchens and are overcrowded, cost burden is by far the greatest issue facing Adams County households.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	7,718	3,304	953	280	12,255	4,359	3,685	3,740	874	12,658
Having none of four housing problems	2,090	5,435	10,019	5,075	22,619	1,753	4,849	13,949	12,209	32,760
Household has negative income, but none of the other housing problems	660	0	0	0	660	530	0	0	0	530

**Table 8 – Housing Problems 2**

Data 2006-2010 CHAS

Source:

Owners and renters earning 0 - 30% of the AMI are more likely than not to have one of the four housing problems. The incidence of housing problems declines as household incomes increase.

### Cost Burden

Small related and "other" renter households have the highest numbers of cost burdened households in Adams County. Other households include individuals not living in families and roommates. For owners, small related households and seniors have the highest incidence of cost burden.

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	4,000	3,045	1,659	8,704	1,604	2,164	4,600	8,368
Large Related	1,182	974	525	2,681	562	884	1,788	3,234
Elderly	1,243	664	349	2,256	1,969	1,521	1,299	4,789
Other	2,330	2,214	1,729	6,273	1,069	802	2,109	3,980
Total need by income	8,755	6,897	4,262	19,914	5,204	5,371	9,796	20,371

**Table 9 – Cost Burden > 30%**

Data 2006-2010 CHAS

Source:

### Severe Cost Burden

There are over 20,000 households earning 80% AMI or less in Adams County paying more than 50% of their income for housing. For renters, these households are almost all earning 50% of the AMI or less. Just over 70% of severely cost burdened owners earn 50% AMI or less. Small related and "other" renter households are most affected by severe cost burden.

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	3,340	1,055	80	4,475	1,440	1,524	1,300	4,264
Large Related	998	389	0	1,387	493	545	315	1,353
Elderly	948	250	154	1,352	1,256	733	564	2,553
Other	2,045	745	75	2,865	980	574	810	2,364
Total need by income	7,331	2,439	309	10,079	4,169	3,376	2,989	10,534

**Table 10 – Cost Burden > 50%**

Data 2006-2010 CHAS

Source:

## Overcrowded Households

Overcrowding, or having more than one person per room within a dwelling unit, affects both renters and owners at 100% AMI or less. Renters, however, are more affected than owners. When households cannot afford a housing payment, they are more likely to choose to live in smaller homes, or share dwelling units. While most overcrowded households are single family households, 275 renter households and 425 owner households have more than two unrelated families living within their home in Adams County. Most likely even more related families, with multiple generations or extended families living under one roof, cause some of the single family crowding as well. For renters, the lowest income households are most affected, while owners at all income ranges are doubling up or living in smaller homes.

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,199	880	419	60	2,558	203	335	483	204	1,225
Multiple, unrelated family households	30	65	115	65	275	74	53	169	129	425
Other, non-family households	0	0	15	0	15	80	0	15	0	95
Total need by income	1,229	945	549	125	2,848	357	388	667	333	1,745

**Table 11 – Crowding Information - 1/2**

Data 2006-2010 CHAS  
Source:

While HUD does not provide the number of households with children present in Adams County by tenure and income range, CSI has created the following estimate for Adams County, using the distribution of all households in Adams County in these ranges, and the 2013 American Community Survey number of households with own children in household under 18 (55,830). In Adams County, there are an estimated 14,775 renter households and 15,355 owner households at 80% AMI or less who have children.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	5,717	4,403	4,655	14,775	3,396	4,531	7,428	15,355

**Table 12 – Crowding Information – 2/2**

### Households with Disabled Members

HUD CHAS data from 2008 - 2010 was used to determine the number of households living in Adams County who have a disabled household member and at least one of the four housing problems. The table below shows the number of household by AMI range with housing problems who have household members with various disabilities. Households could have members with more than one disability, so numbers cannot be totaled. By far, this data shows that housing problems are suffered most by those with self-care or independent living limitations, at all income ranges. Households with housing problems and disabled household members are distributed across all income ranges, though there are many more at or below 80% AMI than above 80% AMI. These households may have multiple challenges, including cost burden and unit access issues.

	Total	0 - 30% AMI	31 - 50% AMI	51 - 80% AMI	> 80% AMI
<b>All Households</b>	6,415	1,870	1,990	1,270	1,285
Household member has a hearing or vision impairment	6,570	2,480	1,335	1,600	1,155
Household member has an ambulatory limitation	5,110	1,560	1,380	1,060	1,110
Household member has a cognitive limitation	5,485	2,000	1,300	1,145	1,040
Household member has a self-care or independent living limitation	45,840	11,690	10,165	12,560	11,425

**Describe the number and type of single person households in need of housing assistance.**

Many seniors and "other" households are single person households. After small related households, these households have the highest incidence of housing cost burden in Adams County. Many individuals with lower incomes struggle to pay rent, and many disabled persons living on fixed incomes are being priced out of the Adams County rental market.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Housing providers interviewed for this study indicate that there is much more demand for housing from victims of domestic violence than shelter beds, and many very low and low income victims are staying with the perpetrator because they cannot find another place to live and shelters are full. Agencies serving the disabled also noted severe housing shortages for their clients, especially of small, affordable studio or one bedroom rental units located near public transportation. Please see NA-45, Non-homeless Special Needs Assessment for more details about the housing needs of persons who have disabilities and special needs in Adams County.

**What are the most common housing problems?**

The most common housing problems, by far, are cost burden and severe cost burden.

**Are any populations/household types more affected than others by these problems?**

Yes, small related households, and "other" households, as well as the lowest income households, are most affected.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Households with children, especially those at 50% AMI or less, have high incidences of housing cost burden, and are more likely to be overcrowded than other households. Housing providers interviewed mention long waiting lists for affordable rental units, growing numbers of homeless children in the Adams County school districts, and overcrowded households as a result of high and rising housing costs and low inventory. Homeless providers have more demand than beds or housing units, and must turn away families seeking assistance. One domestic violence agency noted that they have changed the policy for families to leave the facility because there are no available, affordable housing units for the families to move to after assistance is over. Others confirm that finding a place for clients to live once they leave homeless assistance programs is a problem in Adams County.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Severely cost burdened households (those paying 50% or more for housing) are a group at-risk of becoming homeless, and are described above. Adams County does not have specific estimates of other at-risk populations, though there is an estimate and discussion of doubled up households in the NA-40 Homeless Needs Assessment section of the Consolidated Plan.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Renter households in Adams County who are severely cost burdened and cost burdened have more housing instability and increased risk of homelessness than others. This is especially true for extremely low income households at 0 - 30% AMI, and those on fixed incomes.

**Discussion**

Not required - NA

## NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of racial or ethnic groups at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following data has been provided by HUD to conduct an analysis of disproportionate needs in Adams County. Service and housing providers interviewed for this study did not indicate that their clients are discriminated against because of language, race and ethnicity.

The four housing needs identified by HUD and included in this analysis are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,937	1,577	944
White	5,307	1,253	529
Black / African American	219	40	25
Asian	214	25	10
American Indian, Alaska Native	30	54	10
Pacific Islander	0	0	0
Hispanic	5,040	217	360

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,454	3,595	0
White	5,069	2,453	0
Black / African American	105	30	0
Asian	344	94	0
American Indian, Alaska Native	38	0	0
Pacific Islander	0	0	0
Hispanic	3,800	963	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,779	10,852	0
White	6,559	6,922	0
Black / African American	199	159	0
Asian	320	214	0
American Indian, Alaska Native	10	99	0
Pacific Islander	55	0	0
Hispanic	3,388	3,348	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,223	9,332	0
White	3,582	6,752	0
Black / African American	135	78	0
Asian	250	250	0
American Indian, Alaska Native	10	44	0
Pacific Islander	0	0	0
Hispanic	1,195	2,060	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

American Indian and Alaska Native households at 30 - 50% AMI have disproportionately greater housing needs than other households in this income range. Asian and Pacific Islander households at 50 - 80% AMI have a higher incidence of housing problems than other households in this income range. In the 80 - 100% AMI income range, African American and Asian households have a higher incidence of housing problems than other households in the income range. In other income ranges, there is no disproportionate need in any racial or ethnic group.

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The following tables show disproportionate housing needs for those with one of four housing problems, including severe cost burden (paying >50% of income for housing).

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,142	3,378	944
White	4,442	2,108	529
Black / African American	189	70	25
Asian	159	80	10
American Indian, Alaska Native	30	54	10
Pacific Islander	0	0	0
Hispanic	4,230	1,019	360

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,829	8,210	0
White	2,304	5,245	0
Black / African American	55	80	0
Asian	190	248	0
American Indian, Alaska Native	4	34	0
Pacific Islander	0	0	0
Hispanic	2,209	2,554	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,195	18,427	0
White	1,564	11,907	0
Black / African American	54	304	0
Asian	170	364	0
American Indian, Alaska Native	0	109	0
Pacific Islander	40	15	0
Hispanic	1,276	5,438	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	704	13,841	0
White	453	9,871	0
Black / African American	35	178	0
Asian	44	455	0
American Indian, Alaska Native	0	54	0
Pacific Islander	0	0	0
Hispanic	175	3,080	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

Asian and Pacific Islander households in the 50 - 80% AMI range, and African American households in the 80 - 100% AMI income range had higher instances of severe housing problems than for all households in the income ranges.

**NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

The following table shows the incidence of cost burden for households by race and ethnicity, and breaks the percent of cost burden into three categories. Pacific Islander households have a disproportionately greater incidence of cost burden of 30 - 50% of their income than all households within the jurisdiction. Otherwise, no racial group has any higher incidence of cost burden than others in Adams County.

**Housing Cost Burden**

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
Jurisdiction as a whole	68,771	24,957	15,344	1,009
White	50,804	15,813	8,527	529
Black / African American	833	520	298	25
Asian	1,694	740	479	10
American Indian, Alaska Native	454	129	38	10
Pacific Islander	4	55	0	0
Hispanic	14,005	7,385	5,729	425

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2006-2010 CHAS

**Cost Burden by Jurisdiction, 2013**

The following table shows the number of cost burdened households in Adams County jurisdictions by tenure and income range.

<b>Cost Burdened Households (paying 30% or more for housing), by Income Range - 2013 American Community Survey</b>										
<b>Owner Households</b>	<b>Less than \$20,000</b>		<b>\$20,000 to \$34,999</b>		<b>\$35,000 to \$49,999</b>		<b>\$50,000 to \$74,999</b>		<b>\$75,000 or more</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Adams County	5,293	80.0%	6,800	61.3%	7,002	53.7%	8,961	39.8%	3,972	8.6%
Arvada (part)	29	51.8%	31	29.2%	99	60.4%	75	34.1%	30	7.8%
Aurora (part)	402	79.0%	806	66.6%	486	43.8%	503	28.1%	68	4.4%
Bennett (part)	17	70.8%	76	63.3%	16	24.6%	27	23.1%	0	0.0%
Brighton (part)	384	85.5%	386	65.1%	384	52.5%	792	43.0%	261	7.9%
Commerce City	409	77.5%	643	65.9%	632	53.5%	1,395	56.7%	639	11.7%
Federal Heights	250	76.5%	333	60.3%	129	28.0%	136	25.9%	8	2.5%
Northglenn	437	86.7%	359	47.5%	562	57.5%	734	37.4%	143	4.1%
Thornton	1,230	87.7%	1,770	70.4%	2,181	58.6%	2,406	41.5%	1,285	8.4%
Westminster (part)	692	76.2%	931	63.9%	974	56.1%	1,125	37.0%	496	6.2%
Unincorporated	1,443	75.6%	1,465	52.0%	1,539	53.1%	1,768	37.3%	1,042	12.1%
<b>Renter Households</b>	<b>Less than \$20,000</b>		<b>\$20,000 to \$34,999</b>		<b>\$35,000 to \$49,999</b>		<b>\$50,000 to \$74,999</b>		<b>\$75,000 or more</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Adams County	10,806	91.8%	9,788	82.7%	4,139	41.2%	1,684	18.0%	81	1.1%
Arvada (part)	19	100.0%	9	100.0%	10	100.0%	42	66.7%	0	0.0%
Aurora (part)	1,996	94.2%	1,280	76.7%	396	32.3%	129	14.2%	0	0.0%
Bennett (part)	16	55.2%	47	69.1%	7	23.3%	0	0.0%	0	0.0%
Brighton (part)	640	84.9%	440	69.7%	319	42.1%	104	19.3%	0	0.0%
Commerce City	971	83.2%	645	85.7%	276	41.6%	138	20.8%	5	0.9%
Federal Heights	529	95.8%	377	71.5%	87	19.5%	10	3.9%	0	0.0%
Northglenn	1,153	90.3%	1,134	80.5%	408	36.9%	119	15.6%	0	0.0%
Thornton	1,995	96.3%	2,546	90.3%	1,211	54.3%	511	19.4%	44	2.2%
Westminster (part)	1,774	89.0%	1,732	84.3%	672	37.8%	250	12.8%	25	1.4%
Unincorporated	1,713	95.9%	1,578	83.3%	753	41.9%	381	24.7%	7	0.6%

Source: 2009-2013 American Community Survey

## Discussion

Not required - NA

### **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

No, there is no pattern to disproportionate housing needs in Adams County, and no specific income range or household type that seems to have more need than others.

**If they have needs not identified above, what are those needs?**

NA

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

CPD Maps data and maps were analyzed to determine that there are no areas or specific neighborhoods in Adams County where groups are concentrated.

## NA-35 Public Housing - 91.405, 91.205 (b)

### Introduction

The Adams County Housing Authority (ACHA) is the largest affordable housing provider in Adams County. The highly rated organization provides 1,460 households with an affordable rental, through the Section 8 Voucher program, Project Based Vouchers and Family Unification Vouchers. A staff of 74 operates in six departments, caring for approximately 17,211 residents who live in ACHA owned, developed or mainstreamed housing units or who are accessing program services.

ACHA owns and manages 42 public housing units targeted to seniors and persons with disabilities. ACHA also manages Orchard Crossing, a 72-unit property with project based rental assistance in Westminster, and Creekside Place Apartments, a 71-unit property with project based rental assistance in Thornton. ACHA offers housing counseling services, including foreclosure prevention counseling, homebuyer counseling, Back to Work counseling, and rent and utility delinquency counseling and assistance. ACHA is in the process of developing Transit Oriented rental units at multiple sites in Adams County to help meet the growing unmet demand for more affordable rental units near transportation services.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	42	1,374	4	1,333	1	36	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Housing Authority Rental Assistance

ACHA has 42 public housing units, 36 family unification vouchers, and 1,333 tenant based rental assistance vouchers. The Housing Authority has a nonprofit sister organization that owns and develops rental properties to help meet affordable housing demand beyond those using vouchers.

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,122	11,529	7,887	11,617	8,088	8,789
Average length of stay	0	0	4	6	0	6	0	0
Average Household size	0	0	1	2	1	2	2	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	41	218	0	218	0	0
# of Disabled Families	0	0	0	280	2	277	0	1
# of Families requesting accessibility features	0	0	42	1,374	4	1,333	1	36
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## ACHA Tenant Characteristics

Residents who receive assistance from AHCA have extremely low average annual incomes. Seniors living in public housing have average incomes of less than \$10,000 per year. Project based voucher holders have even lower incomes, while those with tenant based Section 8 Vouchers have incomes just slightly higher than \$10,000/year. Many residents are elderly or have disabled household members.

The following tables provide further information about the incomes of ACHA rental clients in 2015, and was provided by ACHA through the HUD PIC Resident Characteristic Report.

<b>Adams County Housing Authority Data</b>	
<b>Income of Housing Authority Clients</b>	
0 - 30% AMI	85.0%
31 - 50% AMI	13.0%
51 - 80% AMI	2.0%
Above 80% AMI	0.0%
<b>Average Income</b>	
	\$12,456
<b>Distribution by Income Range</b>	
\$0	7.0%
1 - \$5,000	11.0%
\$5,001 - \$10,000	33.0%
\$10,001 - \$15,000	20.0%
\$15,001 - \$20,000	12.0%
\$20,001 - \$25,000	7.0%
Above \$25,000	10.0%
<b>Income Sources</b>	
With any wages	35.0%
With any welfare	49.0%
With any SSI/SS/Pension	50.0%
With any other income	21.0%
With no income	0.0%

**Tenant Income Details**

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	40	1,167	2	1,130	1	34	0
Black/African American	0	0	0	146	0	144	0	2	0
Asian	0	0	2	27	0	27	0	0	0
American Indian/Alaska Native	0	0	0	29	2	27	0	0	0
Pacific Islander	0	0	0	5	0	5	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	21	780	1	768	0	11	0
Not Hispanic	0	0	21	594	3	565	1	25	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### **ACHA Tenant Characteristics**

PIC 2015 data provided by ACHA shows that forty-six percent (46%) of ACHA tenants are non-disabled households with children, and another 8% are disabled households with children. Over 60% of ACHA residents are children age 17 and under. Another 13% are elderly residents, and 18% are disabled persons who are not elderly and do not have children.

Thirty-five percent (35%) of households have one person, 18% have two, and 17% have three. The percent of ACHA households that have four or more persons is higher than throughout the general population. Thirty percent (30%) of ACHA residents have four or more persons in their household.

Most ACHA clients use Section 8 rental assistance vouchers and live in open market rental units. Almost 30% live in one bedroom units, 37% live in two bedroom units, and 24% live in three bedroom units. Very few (9%) live in units with more than three bedrooms.

<b>Family Types</b>	
Elderly, No children, Non-disabled	5.0%
Non-Elderly, No Children, Non-Disabled	10.0%
Non-Elderly, With Children, Non-Disabled	46.0%
Elderly, No Children, Disabled	12.0%
Elderly, with Children, Disabled	1.0%
Non-Elderly , No Children, Disabled	18.0%
Non-Elderly, With Children, Disabled	8.0%
<i>Female Healded Household, With Children</i>	<i>51.0%</i>
<b>Age of Residents</b>	
0 - 5	23.0%
6 - 17	38.0%
18 - 50	33.0%
51 - 61	8.0%
62-82	7.0%
83+	1.0%
<b>Household Size</b>	
1 Person	35.0%
2 Persons	18.0%
3 Persons	17.0%
4 Persons	13.0%
5 Persons	10.0%
6 Persons	4.0%
7 Persons	3.0%
<b>Bedrooms in Client Units</b>	
1 Bedroom	29.0%
2 Bedroom	37.0%
3 Bedroom	24.0%
4 Bedroom	8.0%
5 + Bedroom	1.0%

**Tenant Characteristics**

**Length of Stay**

Most residents in Section 8 and public housing units stay for over two years. Over 60% of residents have lived in their units for five or more years. Many seniors, persons living on disability income, and with low wage jobs cannot afford market rate rental units and need these rent subsidies.

<b>Length of Stay</b>	
Less than a Year	8.0%
1+ to 2 Years	15.0%
2+ to 5 Years	19.0%
5+ to 10 Years	26.0%
10+ to 20 Years	27.0%
Over 20 Years	5.0%

**ACHA Waiting List**

There are a total of 3,841 households on the waiting list for housing at ACHA. Households stay on the waiting list for an average of 142 days. Thirty percent (30%) of households on the waiting list are one person households. Approximately 45% are two and three person households, and another 15% are four person households. Only 10% have five or more household members.

Forty-four percent (44%) of households on the waiting list are white, 30% are black, and 7% are American Indian. Thirty-six percent (35.5%) are Hispanic.

Just under 60% of households on the waiting list are families, another 17% are disabled, 6.6% are elderly, and 17.1% are "other".

**Number of Households on the Waiting List by Household Size**

Household Size	Number	Percentage
1	1161	30.0%
2	923	23.9%
3	783	20.3%
4	564	14.6%
5	246	6.4%
6	124	3.2%
7	59	1.5%
8	5	0.1%
9	1	0.0%
	3866	

**Race and Ethnicity of Waiting List Households**

American Indian	6.8%
Asian	0.5%
Black	29.8%
Native Hawaiian	0.2%
White	44.1%
Multiple	2.8%
Unknown	15.8%
Hispanic	35.5%

**Household Type of Waiting List Households**

Disabled	17.1%
Elderly	6.6%
Family	59.2%
Other	17.1%

**ACHA Waiting List Details**

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Seventeen percent (17%) of the persons on the waiting list for public housing and Section 8 tenant-based rental assistance, or 654 individuals, are disabled. There are also 252 elderly households on the waiting list. Disabled applicants need accessible housing units, and often have extremely low incomes. Of current residents, there are 173 elderly disabled households (13% of all residents), 235 non-elderly disabled residents with no children (18% of residents), and 108 disabled residents without children (8% of all residents). A lack of accessible units near transit, and affordable units near transit, are a need for current residents and those on the waiting list for housing.

## **What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

The large number of households, families, seniors, and persons with disabilities, especially, is an indication of the large unmet need for affordable rental housing in Adams County. Households who are able to secure assistance keep it, and few new opportunities are available for the thousands of households waiting for assistance. This waiting list indicates a need for the development of more price restricted rental housing in Adams County that is targeted to households at 0 - 30% AMI, and to households at 31 - 50% AMI.

## **How do these needs compare to the housing needs of the population at large**

Households on the waiting list for Section 8 vouchers, and those receiving assistance, have extremely low and very low incomes. These households are priced out of the rental market throughout the metro Denver area. As rents continue to rise and vacancies remain tight, the number of cost burdened households will only continue to rise. The number at risk of becoming homeless will also rise as a result of this gap in housing units. While there is a need to develop more rental housing for most income levels in Adams County, these households are the least able to afford market rate units, and most impacted by rising prices.

## **Discussion**

ACHA has published their Public Housing Authority Plan for 2015, which outlines the Authority's Goals and Objectives for the next five years. Goals are focused on developing new housing opportunities throughout the county, preserving housing units, providing services to residents, promoting fair housing, educating Adams County residents about the need for housing, and using technology to reach and serve residents county-wide. These goals include:

- 1. Increase decent affordable housing options through real estate development activities and the expansion of housing programs.** ACHA plans to do this by developing, creating, and/or rehabilitating additional units in Adams County, pursuing funding opportunities to develop new units affordable to households earning between 30 - 60% AMI, participate in public/private partnerships to develop new housing units, develop new units that are Transit Oriented

Development (TOD), especially at new light rail stations, employ project based voucher (PBV)s as a tool to support the development of new housing units, and explore opportunities to create units for special needs populations, including seniors, veterans, homeless households and other special needs populations.

2. **Strengthen communities through the expansion of programs and services to encourage economic self-sufficiency among residents and program participants**, through resident services, financial counseling services, working with community partners that can assist residents to achieve economic self sufficiency, provide post-purchase homebuyer counseling and other activities.
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 to a diverse population.**

## NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

### Introduction:

The seven county Metro Denver Homeless Initiative (MDHI) conducts an annual Point-in-Time (PIT) count of people experiencing homelessness in Adams County and throughout the jurisdiction. On January 27, 2014, there were a total of 5,812 homeless persons counted in the Metro Denver Seven County jurisdiction. In Adams County, 215 homeless individuals were surveyed (respondents), and also reported their family members for a total of 532 (all homeless in Adams County). This number represents 9.2% of the overall homeless population for the seven county metro area.

The following table organizes homeless individuals in Adams County into HUD required categories. The PIT tabulates sheltered and unsheltered, but does not break this information down into sub-population categories required for Consolidated Plans by HUD. CSI estimated sheltered and unsheltered based upon the total ratio of unsheltered individuals (11.2%) to sheltered individuals (88.8%) in Adams County. Certain subpopulations are more likely to be unsheltered than others. CSI also estimated the total number of persons experiencing homelessness each year by multiplying those homeless on a given night by 1.538, as 53.8% of those counted had been homeless for less than 12 months. The number exiting homelessness was estimated by taking the total number who may be homeless in a year and subtracting those counted in shelters during the count. The estimated days persons experienced homelessness could not be calculated by population group, and was estimated using weighted averages of the length of homelessness for all persons who reported in the count.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	48	380	958	230	279	270
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	5	37	65	23	27	270
Chronically Homeless Individuals	4	32	55	19	23	270

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	0	0	0	0	0	0
Veterans	2	12	22	8	9	270
Unaccompanied Child	0	0	0	0	0	270
Persons with HIV	0	1	2	1	1	270

**Table 26 - Homeless Needs Assessment**

**Alternate Data Source Name:**  
Metro Denver Homeless Initiative 2014 PIT  
**Data Source Comments:**

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

There are no homeless shelters or homeless providers in rural Adams County. There is a food bank, but households must come to the incorporated areas of Adams County for services.

## Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	170	0
Black or African American	62	0
Asian	1	0
American Indian or Alaska Native	1	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	65	0
Not Hispanic	137	0

**Alternate Data Source Name:**

Metro Denver Homeless Initiative 2014 PIT

**Data Source**

**Comments:**

### Point in Time Findings

The PIT found that approximately fifty-four percent (54%) of homeless counted had been homeless for less than 1 year and eighteen percent (18%) had been homeless for 1-3 years. These estimates do not include the “hidden homeless”, or those doubled up with friends and relatives in order to avoid living on the streets or in emergency shelter facilities. CSI estimates that this is the largest segment of the homeless population in Adams County. These arrangements are usually temporary and often the party who is a guest must seek other housing options including shelter space. The “hidden homeless” can either find new housing on their own or can end up as one of the homeless without a place to stay, depending upon their individual situation. Often, if members of this group are able to gain better employment or get some economic assistance with medical bills or other expenses, they will find a way to obtain a new housing arrangement on their own.

CSI estimates that there are 3,779 persons doubled up with friends or non-relatives in Adams County, and 9,240 doubled up with family. The estimate is formulated using national research and accepted methods for calculating doubled up numbers. The estimate is made using 2013 American Community Survey census data that details the relationship of persons living in each housing unit.

### Race and Ethnicity

There is a higher percentage of minorities in Adams County’s homeless population than within the population as a whole. Only 35% of the Adams County homeless counted in 2013 were white, while over eighty percent (80.6%) of Adams County’s population as a whole is white. Sixteen percent (16%) were African American, and 3.4% were Native American. Almost thirty-five percent (34.7%) were Hispanic.

### Homeless Duration

Forty-four percent (44%) of the homeless persons counted in the PIT had been homeless for more than one month but less than one year. Another eighteen percent (18%) had been homeless from one to three years, and four percent (4%) had been homeless for more than three years.

**Duration of Homelessness, Point-in-Time 2014**

	Percent
I am not homeless now	4.3%
Less than 1 month	9.5%
More than 1 month but less than 1 year	44.3%
1 to 3 years	18.1%
More than 3 years	4.3%
Total	100.0%

Source: Metro Denver Homeless Initiative 2014 Point-in-Time Count

**Homeless Episodes**

Fifty percent (50%) of homeless had been homeless only one time, according to the count. Another forty-two percent (42%) had been homeless two or more episodes of homelessness. An individual is considered to be experiencing “episodic homelessness”, becoming homeless multiple times, when they are having recurrent problems with housing. Often these individuals have seasonal/minimum wage income or sporadic domestic situations that affect stable housing, according to national researchers.

**Homeless Episodes, Point-in-Time, 2014**

	Percent
One	50.0%
Two	22.2%
Three	8.5%
Four	2.8%
Five or more	8.0%
Not homeless any time last 3 years	8.5%

Source: Metro Denver Homeless Initiative 2014 Point-in-Time Count

**Episodes**

**Causes of Homelessness**

The leading causes of homelessness in Adams County, according to PIT respondents, were lost jobs, high housing costs, family problems, credit problems, and mental illness. Twenty-four respondents were homeless because of domestic violence issues.

All homeless providers interviewed cited a lack of affordable rental housing units for very low income households and for those who have experienced bad credit. The recent increases in rental prices and reduction in vacancy rate is only increasing this problem.

## **Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Forty-nine percent (49%) of homeless counted in Adams County were single persons in households with children. Thirty-two percent (32%) of homeless counted were a couple with children. Nineteen percent (19%) reported being a single individual with no children. Fourteen (14) veterans were counted in Adams County during the January PIT survey period and 22 chronically homeless individuals. MDHI reports that some strides have been made in reducing veteran homeless in the overall jurisdiction; however, significantly fewer surveys were completed metro-wide compared to 2013 due to inclement weather and fewer volunteers at designated sites.

## **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

See above

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The January 2014 PIT counted 22 chronically homeless individuals throughout the county, however, fewer surveys were completed metro-wide compared to 2013 due to inclement weather and fewer volunteers at designated sites. The chronically homeless are less likely to be sheltered than other households individuals and households.

## **Discussion:**

Almost Home in Brighton operates three family units year round for homeless families. The units stay occupied continually. Almost Home also provided rent and utility assistance to its clients, and in 2014, provided 2,110 nights of shelter. Still, the agency receives over 400 calls a month, and can only help 1 – 12 families a month. Emergency rent and utility assistance requests in one month equal the total amount of funds the agency receives for assistance annually. Almost Home has expanded its capacity and now can serve up to six families with emergency shelter at a time. As one of only three shelters in Adams County, the agency has more demand than they can serve. In 2014, over 52% of the individuals Almost Home served were children.

Access Housing in Commerce City provides emergency shelter with 20 beds available year round and 14 emergency overflow beds. The agency also owns 27 transitional housing units utilized by families. In 2013, Access Housing served 97 families in emergency shelter and 49 families in short-term shelter and 122 families received \$101,798 in financial assistance to prevent homelessness.

Growing Home in Westminster provides emergency rent and utility assistance, operates 14 shelter beds, and owns 16 permanent and four transformational housing units for families. Growing Home served over 5,000 residents with housing and services last year.

Communities of Faith United operates a cold weather shelter in Adams County called Cold Weather Care. The beds are open at local churches that rotate hosting beds. The shelter operates from October through April each year. Over the past four seasons, Cold Weather Care has served 323 individuals. Cold Weather Care offers intensive case management geared toward self-sufficiency. In 2013, during the

winter months, the coalition of churches sheltered 24 households and 51 people. This organization focuses on helping its guests find permanent housing options. According to staff, this is becoming more difficult as the vacancy rate in Adams County is low and rents are often out of reach.

Shiloh House is a youth oriented service provider in Thornton with a 20 emergency bed capacity for homeless or run away youth. Youth must access services through a sister agency, The Link, in order to access a bed at Shiloh House. Also on-site is P.A.T.H., which offers pre-trial release supervision, work with youth with truancy cases, and work with families whose youth have been away at treatment. The 2014 MDHI PIT survey counted eighteen youth (or 8.4% of homeless population), ages 18 – 24.

## **NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)**

### **Introduction**

There are a variety of agencies that serve persons with special needs in Adams County. These groups include the elderly, persons with mental, physical, and intellectual and developmental disabilities (IDD), persons with HIV/AIDS, and persons with alcohol or drug addictions. Some individuals with disabilities may have limited ability to work and earn a living, requiring them to live on Social Security Disability. They may also require modified housing units that include ramps, widened doors, and other features, service enriched housing that includes assistance with activities of daily living, a group quarter or an assisted living environment.

### **Describe the characteristics of special needs populations in your community:**

The US Census American Community Survey (ACS) collects data related to disability status. In 2013, Adams County showed that 11% of its population had a disability (compared to 10% throughout Colorado). Persons may have more than one self-reported disability. The most common disabilities were ambulatory, hearing and independent living difficulties. These disabilities can all require service enriched or modified housing units. The percentage of the population with disabilities grows as the population ages, and more individuals have mobility impairments.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

In Adams County, there are a variety of nonprofit organizations that specialize in serving persons with mental illness, developmental disabilities, the frail elderly, and persons with substance abuse issues. Overall, the biggest need mentioned by providers in interviews, discussion panels, and public meetings, was for additional housing units affordable to very low income households, units that have accessibility features for those with physical disabilities, additional service dollars, and more reliable and cost efficient transportation options for clients.

Senior citizen residents in Adams County are one special needs group that may require assistance with finding affordable and accessible housing, service enriched housing, and other services such as meal delivery and transportation.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Colorado Department of Public Health and Environment estimated that in 2010, there were 670 persons living with HIV/AIDS in Adams County. There are no HIV/AIDS specific programs targeted to residents of Adams County, but residents can access services through the Colorado AIDS project. One of the biggest needs of persons with HIV/AIDS in Adams County is affordable housing.

### **Discussion:**

Not required - NA

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Adams County is lacking public facilities that serve and support low to moderate-income persons throughout the county. By creating new public facilities and rehabilitating existing public facilities in distressed areas for low income populations, Adams County can collaborate with its Urban County and agency partners to provide shelter, education, and necessary services to its target populations. The needs in these distressed neighborhoods include supporting shelters for homeless populations, encouraging partnerships with existing facilities to provide after pre-K programs and school activities for children, and encouraging partnerships with existing facilities to provide counseling and activities for homeless individuals and families throughout the county.

### **How were these needs determined?**

These needs were determined through gathering input from the community, local government partners in the Urban County, and through local assessments of specific facilities during the CDBG application process. Throughout the previous program year and into the current program year, ACCD engaged community partners diligently to enhance coordination between county departments, local housing authorities, agencies, and non-profit and municipal 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.

### **Describe the jurisdiction's need for Public Improvements:**

Neighborhood revitalization is an integral part of improving distressed neighborhoods. Homeowners are more likely to remain in, and invest in their homes, if the neighborhoods around them are improved and are not blighted. Many areas in Adams County have a need for new street lighting for safety, landscaping, and graffiti removal. Safety improvements such as code enforcement, crosswalks, and ADA sidewalk repairs are also needed in low and moderate income census tracts across the county. Adams County works with residents, owners, and local jurisdictions to create a comprehensive approach to revitalization that includes public improvements and private improvements to private property.

Infrastructure is an important aspect of thriving neighborhoods. Some areas throughout the county, including unincorporated areas, suffer from a lack of county infrastructure, like sidewalks and drainage. In order to have healthy, thriving, and sustainable communities, Adams County must support new and improved infrastructure to establish and maintain suitable living environments for residents.

### **How were these needs determined?**

These needs were determined through consultations with local Urban County partner jurisdictions, gathering input from various county departments overseeing planning and infrastructure, community meetings and community input, and through assessment of public improvement needs through the CDBG application process. 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 the division. Community and Neighborhood Resources continues to work with Planning and Development, Transportation, Human Services, Workforce Business Center, and various other partners to strengthen the delivery of services to all areas of the county.

### **Describe the jurisdiction's need for Public Services:**

Adams County has identified special needs groups that are priorities for public services funding. Adams County does not always use CDBG to support these groups, as the county provides a variety of funds to groups supporting special needs populations, including CSBG and the county Human Service Agency Grant (HSAG) Program. However, Adams County does allow applicants to apply for Public Services funding from the CDBG program and may in any year choose to use the resource to fund these applications for programs that serve eligible populations such as seniors or low income youth. Priority need groups that have been identified by Adams County include, but are not exclusive to, at-risk youth, persons with disabilities, seniors and very low incomes in need of transit options, persons with language barriers, populations in group homes, and seniors.

Activities identified that are needed to meet the needs of these populations include supporting programs for at-risk youth, subsidized preschool programming, supporting programs for at-risk youth in danger of becoming homeless, providing translation for housing providers serving non-English speaking populations, providing transportation options for special needs populations, and supporting the programming and services provided by nonprofit organizations which serve special needs populations.

### **How were these needs determined?**

These needs were determined through consultations with local Urban County partner jurisdictions, gathering input from various nonprofit and special needs providers in community forums and key informant interviews, community meetings and community input.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Adams County's housing market has recovered from the recession that started in 2008. Rental vacancy rates have declined and rents are on the rise, as are prices of units for sale. Realtors® interviewed for this study indicate a lack of affordable units for sale within the county. There are gaps in the inventory of housing units to meet existing and growing demand, especially in the price ranges affordable at 80% AMI or less.

Almost 50% of all housing units in Adams County were constructed prior to 1980, and deferred maintenance and disrepair are an issue for some of the housing stock. A Minor Home Repair program for low and moderate income owners is offered by ACCD and is important for ensuring that the existing housing stock is maintained. Older rental housing properties in some areas of unincorporated Adams County are in need of upgrades and repairs.

The most significant HUD "housing condition" experienced in Adams County is cost burden, the result of a lack of affordable units.

## MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

### Introduction

The majority of housing units in Adams County are single family units, with three or more bedrooms. Renters live in denser, attached units, with two or less bedrooms.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	102,956	63%
1-unit, attached structure	12,897	8%
2-4 units	5,843	4%
5-19 units	19,594	12%
20 or more units	12,051	7%
Mobile Home, boat, RV, van, etc	9,938	6%
<b>Total</b>	<b>163,279</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

### Units in Structure by Tenure

As is the case in most communities, the majority of owner occupied housing units in Adams County are single family homes and one unit attached homes, while renters live in denser, multi-unit properties.

Tenure by Units in Structure						
2011-2013 American Community Survey 3-Year Estimates						
Units in Structure	Owner-occupied housing units		Renter-occupied housing units		Total occupied units	
	Number	Percent	Number	Percent	Number	Percent
1, detached	82,390	82.5%	15,735	28.8%	98,125	63.6%
1, attached	6,649	6.7%	4,414	8.1%	11,063	7.2%
2	274	0.3%	1,410	2.6%	1,684	1.1%
3 or 4	868	0.9%	3,412	6.3%	4,280	2.8%
5 to 9	1,484	1.5%	5,463	10.0%	6,947	4.5%
10 to 19	593	0.6%	10,330	18.9%	10,923	7.1%
20 to 49	342	0.3%	7,257	13.3%	7,599	4.9%
50 or more	61	0.1%	3,886	7.1%	3,947	2.6%
Mobile home	7,096	7.1%	2,631	4.8%	9,727	6.3%
Boat, RV, van, etc.	62	0.1%	43	0.1%	105	0.1%
<b>Total:</b>	<b>99,819</b>		<b>54,581</b>		<b>154,400</b>	

## Bedrooms in Units

Rental units in Adams County have a higher concentration of one and two bedroom units. Units that are occupied by owners are larger, and have predominately three or more bedrooms.

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	72	0%	830	2%
1 bedroom	1,210	1%	12,586	28%
2 bedrooms	17,402	17%	17,570	39%
3 or more bedrooms	86,680	82%	14,024	31%
<b>Total</b>	<b>105,364</b>	<b>100%</b>	<b>45,010</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2006-2010 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Adams County and the Adams County Housing Authority serve all household types and sizes. There are approximately 6,500 assisted units within Adams County. Assisted units in Adams County are targeted to families, seniors, and individuals. Two percent (2%) of assisted units are studios, 35% of assisted units are one bedroom units, 38% are two bedroom units and 12% are three bedroom units. Five percent (5%) serve households at 30% AMI, 11% serve households at 40% AMI, 16% serve households at 50% AMI, 55% serve households at 60% AMI, and the remainder serve households up to 80% AMI.

### Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Colorado Housing Finance Authority (CHFA) and local housing financing agencies have acknowledged that expiring tax credit and other financing is an issue in the metro Denver area. CHFA and Mile High Connects recently announced an initiative to preserve units that could be lost to the affordable inventory, by having a dedicated state staff person who will identify all expiring properties and make all efforts to extend restrictions or negotiate sales to nonprofit and local owners who will keep properties affordable for extended periods. At this time, there are no known properties that are expected to be lost from the affordable housing inventory in Adams County.

### Does the availability of housing units meet the needs of the population?

No, Adams County's population has grown at a faster pace than the expansion of the housing stock. Rising housing prices and reduced vacancies are the result, as are high numbers of rent burdened households. Households at the lowest income levels are most impacted by rising prices and reduced housing stock throughout the county.

### Describe the need for specific types of housing:

There is a need for more price restricted rental housing targeting households at 50% AMI or less, housing located near public transportation, accessible rental units, and units for sale that are affordable to households at 80% AMI or less. Housing providers note that it is very hard for households with vouchers to find units affordable to them at the Fair Market Rent.

## **Discussion**

The FMR and High HOME rents in Adams County run from between 80% of the median rent in Adams County (1 BR FMR) to 98% of the median rent in Adams County (efficiency High HOME rent). However, the median rents do not include utilities, and the reduction of the FMR and HOME rents by a utility allowance make it even more difficult for voucher users to find an affordable unit.

## MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

### Introduction

Housing costs are on the rise in Adams County. The county has recovered from the recession, and the population is growing. The rental vacancy rates have dropped, rents are on the rise, as are prices for units for sale. Prices for housing in Adams County have risen over 60% within the past 14 years. The county is also affected by the entire metro Denver housing market, which is one of the tightest in the country.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2014	% Change
Median Home Value	149,800	245,000	64%
Median Contract Rent	639	1,067	67%

Table 29 – Cost of Housing

**Alternate Data Source Name:**

Metro Denver Rent and Vacancy Survey

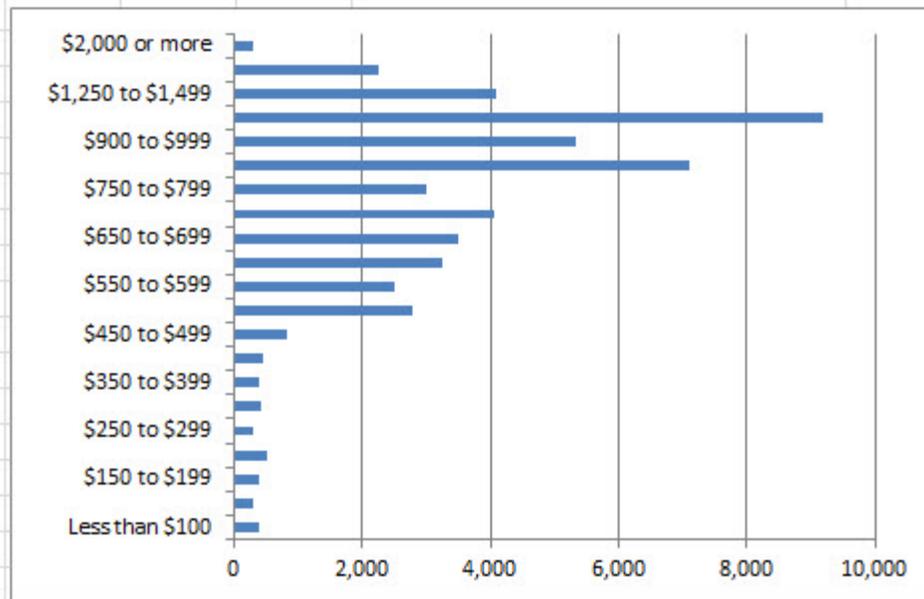
**Data Source Comments:**

Rent Paid	Number	%
Less than \$500	5,457	12.1%
\$500-999	27,980	62.2%
\$1,000-1,499	9,605	21.3%
\$1,500-1,999	1,747	3.9%
\$2,000 or more	221	0.5%
<b>Total</b>	<b>45,010</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2006-2010 ACS

**CONTRACT RENT**  
 2009-2013 American Community Survey 5-Year Estimates



**Contract Rents, 2013 American Community Survey  
 Rents Throughout Adams County**

The 2013 American Community Survey shows that rents in Adams County are concentrated in price ranges of \$600 to \$1,500 per month.

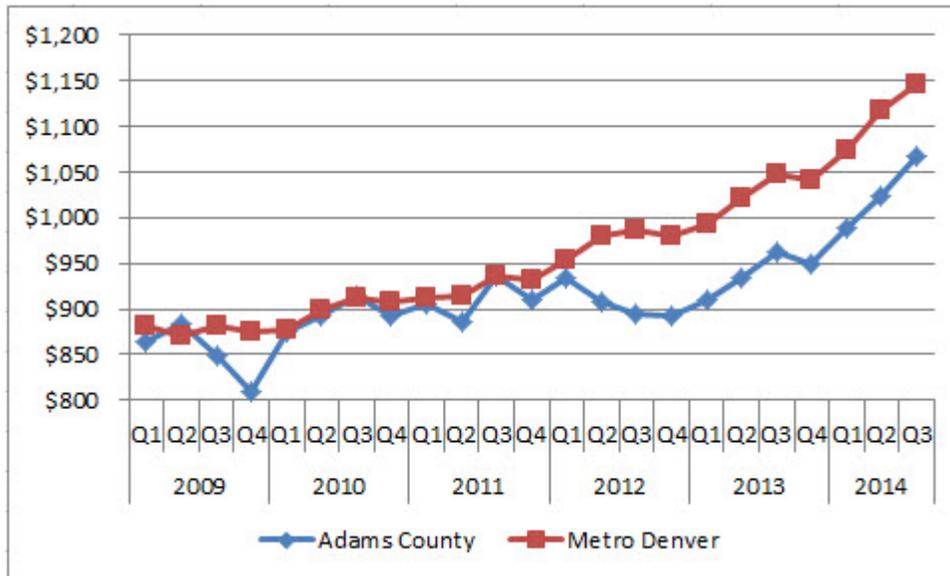
Rents vary throughout Adams County. American Community Survey data shows that in 2013, the highest rents were reported in Arvada and Thornton, while the lowest rents were in Aurora and Bennett.

Rents increased 17% in Adams County between the 3rd quarter of 2010 and the 3rd quarter of 2014, according to the Denver Metro Apartment Vacancy and Rent Survey, conducted by the Apartment Association of Metro Denver.

### Median Contract Rent, 2013

	Median contract rent
Adams County	\$837
Arvada (part)	\$1,355
Aurora (part)	\$695
Bennett (part)	\$671
Brighton (part)	\$845
Commerce City	\$761
Federal Heights	\$740
Northglenn	\$836
Thornton	\$912
Westminster (part)	\$855

Source: US Census American Community Survey



### Rents Over Time in Adams County Vacancies Over Time

As is the case throughout the Metro Denver area, vacancy rates in Adams County have been on the decline, falling as low as 2.3% in Aurora.

3rd Quarter 2014 Results - Metro Rent and Vacancy Survey Adams County							
	2013				2014		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Adams County	5.2%	3.8%	5.7%	5.3%	4.7%	4.5%	3.9%
Aurora-North	4.3%	4.0%	5.6%	1.1%	3.7%	0.9%	2.3%
Commerce City/Brighton	5.8%	3.8%	2.8%	2.8%	21.0%	9.2%	3.5%
Northglenn/Thornton	3.5%	3.6%	6.1%	6.3%	4.0%	4.4%	4.2%
Westminster	4.1%	4.0%	5.5%	4.5%	4.2%	4.5%	3.6%
Metro Denver	4.6%	4.2%	4.4%	5.2%	5.1%	4.7%	3.9%

**Adams County Vacancy Rates Over Time**  
**Metro Rent and Vacancy Data for Adams County**

The following tables provide the most recent Adams County rent data from the Metro Denver Rent and Vacancy Survey.

**Average Rents by Apartment Type  
by Market Area for Adams County**

	2013	2014		
	4th	1st	2nd	3rd
<b>Aurora-North</b>				
Efficiency	608.81	872.50	630.00	605.67
1 Bed	706.80	939.17	741.34	673.60
2 Bed, 1 Bath	835.99	894.00	852.03	832.69
2 Bed, 2 Bath	910.00	1290.65		
3 Bed		1581.14		
All	750.61	997.84	780.73	703.23
<b>Commerce City/Brighton</b>				
Efficiency	475.00	500.00	500.00	500.00
1 Bed	704.24	845.05	850.19	989.15
2 Bed, 1 Bath	870.40	952.87	974.88	1100.78
2 Bed, 2 Bath	956.82	1130.59	1203.24	1326.49
3 Bed	1003.85	1387.77	1450.56	1515.43
All	819.03	981.97	1013.19	1157.28
<b>Northglenn/Thornton</b>				
Efficiency	779.16	742.11	761.81	710.46
1 Bed	875.64	885.86	956.50	964.13
2 Bed, 1 Bath	997.47	1022.14	1029.05	1046.52
2 Bed, 2 Bath	1172.34	1205.82	1262.13	1279.06
3 Bed	1314.13	1396.73	1443.46	1413.52
All	1019.27	1045.08	1101.40	1101.00
<b>Westminster</b>				
Efficiency	750.31	766.52	658.48	625.85
1 Bed	787.14	820.03	834.76	887.62
2 Bed, 1 Bath	895.44	917.54	934.45	1005.15
2 Bed, 2 Bath	1075.94	1114.10	1192.70	1235.62
3 Bed	1189.92	1400.63	1368.28	1555.53
All	887.56	924.89	945.16	1024.79
<b>Adams County</b>				
Efficiency	730.12	793.18	665.08	634.23
1 Bed	825.68	858.89	891.45	927.93
2 Bed, 1 Bath	931.98	957.70	973.75	1025.65
2 Bed, 2 Bath	1129.35	1170.24	1234.15	1265.21
3 Bed	1282.23	1402.53	1427.92	1476.72
All	948.68	988.48	1024.07	1066.70

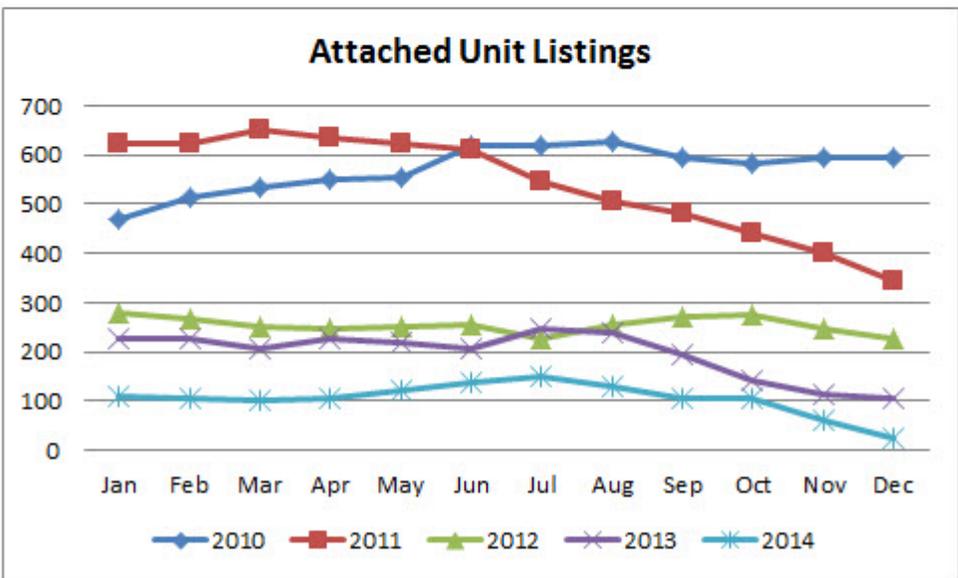
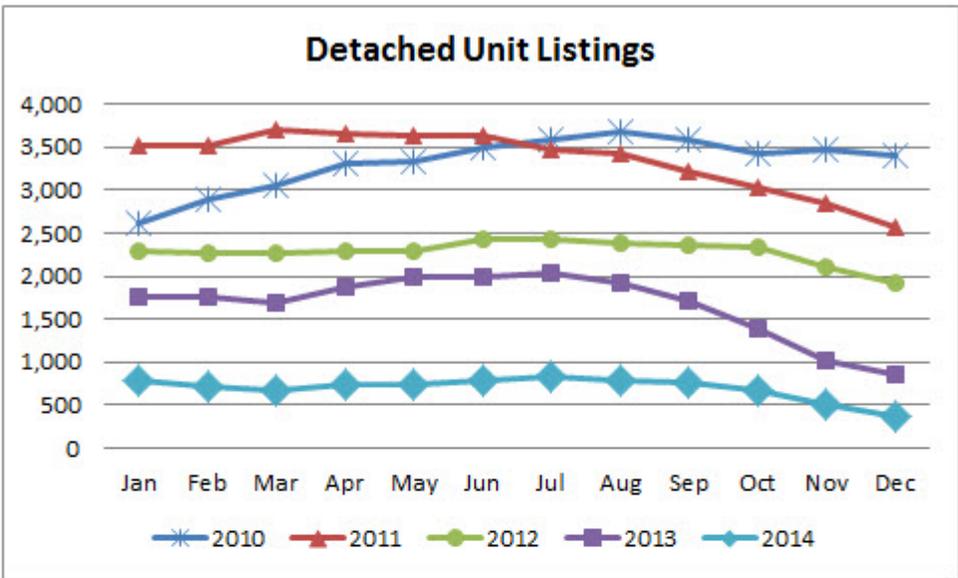
### Average Rent by Size of Building

Number of Units	2013	2014		
	4th	1st	2nd	3rd
<b>Aurora-North</b> Up to 8				
9 to 50	768.93	725.00	720.00	740.00
51 to 99	654.85	731.56	740.38	701.00
100 to 199	787.11	803.60	803.60	
200 to 349				
350 and up		1215.08		
<b>Commerce City/Brighton</b>				
Up to 8				
9 to 50	850.56	907.42	902.98	948.42
51 to 99				
100 to 199	814.49	821.74	865.09	959.23
200 to 349		1193.67	1216.24	1309.40
350 and up				
<b>Northglenn/Thornton</b>				
Up to 8				
9 to 50	733.33	768.75	652.30	808.33
51 to 99	846.20		947.05	1031.85
100 to 199	902.03	936.21	936.81	983.67
200 to 349	1072.29	1087.64	1146.81	1154.13
350 and up	1014.37	1035.81	1112.96	1081.55
<b>Westminster</b> Up to 8			1390.00	1390.00
9 to 50	671.65	665.46	694.36	710.69
51 to 99	738.53		724.20	818.78
100 to 199	735.33	797.42	794.16	770.16
200 to 349	897.16	949.76	972.38	1108.30
350 and up	921.95	924.87	979.00	953.21
<b>Adams County</b> Up to 8			1390.00	1390.00
9 to 50	756.70	785.49	741.49	798.83
51 to 99	750.81	731.56	771.02	820.46
100 to 199	836.29	868.38	869.74	920.76
200 to 349	981.26	1025.28	1065.48	1139.81
350 and up	970.70	998.58	1054.62	1033.38

### Adams County Sales Market

Home prices in Adams County have been on the rise, and the inventory of available units for sale has been on the decline. The following charts provide information about sales, listing, and price trends in Adams County through the end of 2014. Active listings have declined significantly since 2010. In December of 2014, there were only 373 single family and 25 attached units for sale throughout the

county. In December of 2014, the MLS system showed one month's sales inventory available on the market in Adams County.



**Active Listings in Adams County  
Annual Sales**

In the past five years, the number of home sales in Adams County has grown. Median sales prices for detached units grew by over 10% per year for the past three years. Attached unit median sales prices grew by 30.6% from December 2011 to December 2012, and by over 10% per year since.

### Number of Annual Sales, Adams County

	Detached	Attached
2009	5,687	982
2010	4,833	813
2011	4,676	795
2012	5,203	775
2013	6,325	1,040
2014	6,096	1,506

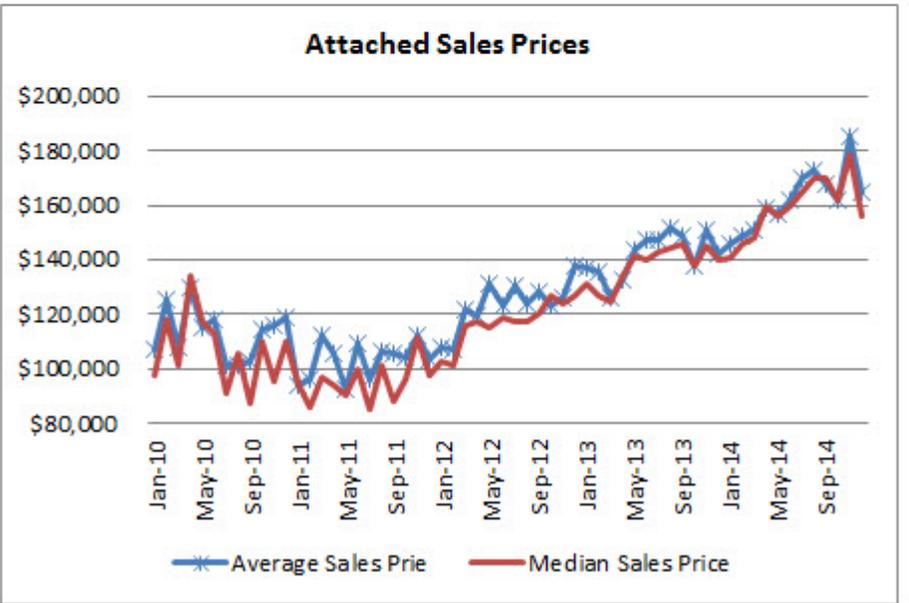
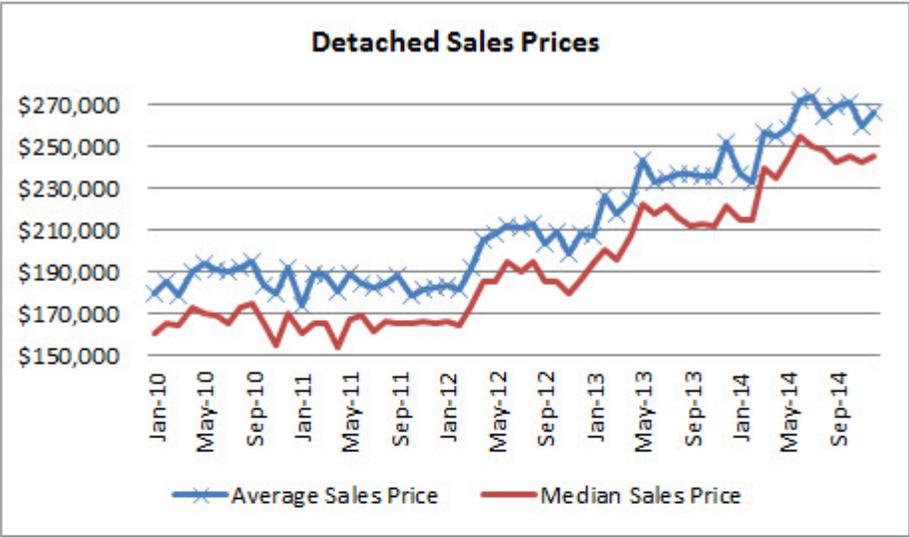
### Annual Sales Data

#### Sales Prices Over Time, Adams County

Detached Units	Average Sales Price	% Change	Median Sales Price	% Change
Dec-10	\$192,210		\$169,900	
Dec-11	\$181,947	-5.3%	\$164,975	-2.9%
Dec-12	\$207,856	14.2%	\$186,500	13.0%
Dec-13	\$251,657	21.1%	\$221,000	18.5%
Dec-14	<b>\$266,054</b>	5.7%	<b>\$245,000</b>	10.9%
Attached Units	Average Sales Price	% Change	Median Sales Price	% Change
Dec-10	\$118,475		\$110,000	
Dec-11	\$103,160	-12.9%	\$97,253	-11.6%
Dec-12	\$137,726	33.5%	\$127,000	30.6%
Dec-13	\$141,715	2.9%	\$139,900	10.2%
Dec-14	\$164,498	16.1%	\$155,625	11.2%

Source: Metro List MLS Data

### Price Trends



**Price Trend Charts**

HUD provides an estimate of the number of units that are affordable to renters and owners in each HUD income range, using 2010 US Census data. This data, provide by HUD, shows that the majority of rental units in Adams County are affordable to households between 50 - 80% AMI in 2010. Very few were affordable to households at 30% AMI or less. Owner occupied units are most likely to be affordable to households at 80 -100% AMI or above. Very few were affordable to households below this income level.

## Housing Affordability

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	2,125	No Data
50% HAMFI	11,518	5,317
80% HAMFI	31,809	26,151
100% HAMFI	No Data	41,982
<b>Total</b>	<b>45,452</b>	<b>73,450</b>

**Table 31 – Housing Affordability**

Data Source: 2006-2010 CHAS

### Gaps Analysis

The Community Strategies Institute estimated the price gap for rental and for-sale housing at each HUD income range for Adams County residents. Renters at 30% AMI or less cannot afford the median rent. Renters at 31 - 60% AMI may be able to afford the median rent, but the current vacancy rate and unit availability makes it difficult for these households to find units affordable to them. Renters interested in purchasing homes earning 60% AMI or less will have a difficult time purchasing a home without significant subsidy. Down payment assistance for households at 80% AMI or less is necessary to help these households purchase units within their price range.

<b>Renter Housing Gap</b>						
<b>Pct of 2013 AMI</b>	<b>Lower end of income range</b>	<b>Upper end of income range</b>	<b>Renter-occupied Households</b>	<b>Max Rent in Range</b>	<b>Median Rent</b>	<b>Gap</b>
0-30%	\$ -	\$ 23,010	15,809	\$575	\$837	\$262
31-50%	\$ 23,011	\$ 38,350	12,177	\$959	\$837	NA
51-60%	\$ 38,351	\$ 46,020	5,503	\$1,151	\$837	NA
61-80%	\$ 46,021	\$ 61,360	7,372	\$1,534	\$837	NA
81-100%	\$ 61,361	\$ 76,700	5,750	\$1,918	\$837	NA
100-120%	\$ 76,701	\$ 92,040	2,950	\$2,301	\$837	NA
Over 120%	\$ 92,041		5,020	>\$2,301	\$837	NA

Source: CSI

<b>Homeowner Gap</b>						
<b>Pct of 2013 AMI</b>	<b>Lower end of income range</b>	<b>Upper end of income range</b>	<b>Owner-occupied Households</b>	<b>Max Purchase Price</b>	<b>Median Priced Home</b>	<b>Gap</b>
0-30%	\$ -	\$ 23,010	9,392	\$88,500	\$226,850	\$138,350
31-50%	\$ 23,011	\$ 38,350	12,531	\$147,000	\$226,850	\$79,850
51-60%	\$ 38,351	\$ 46,020	6,595	\$176,500	\$226,850	\$50,350
61-80%	\$ 46,021	\$ 61,360	13,947	\$235,500	\$226,850	NA
81-100%	\$ 61,361	\$ 76,700	13,815	\$294,500	\$226,850	NA
100-120%	\$ 76,701	\$ 92,040	10,630	\$353,000	\$226,850	NA
Over 120%	\$ 92,041		32,907	>\$353,000	\$226,850	NA

Source: CSI

\*Zillow - Nov 30th median sale price

### Gaps Charts HUD Rent Limits

The following table shows the 2014 HUD rent limits for HOME funded projects.

### Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	588	726	940	1,379	1,599
High HOME Rent	661	773	985	1,307	1,438
Low HOME Rent	661	744	892	1,031	1,150

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

No, there is a shortage of housing for households at 80% AMI or less.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

More households will become cost burdened, doubled up, or overcrowded as they are priced out of the rental and sales market in Adams County. Prices are rising and many low and moderate income households will find it difficult to afford their current housing, or find housing within their price range.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Current High HOME rents are between 83% and 96% of the current market rents by bedroom size in Adams County, when comparing the average rents by bedroom size in the third quarter of 2014 to the High HOME rent. The Fair Market Rents, used by the Section 8 program for housing voucher holders, are between 78% and 93% of the latest average rents in Adams County. The fact that the market rents are higher than rent limits makes finding a rental unit eligible for a Section 8 voucher in Adams County challenging. Housing providers must rely upon relationships with current landlords to find units below the FMR limits, and the tight rental market makes this a growing challenge. Increasing the inventory of affordable rental housing with price restrictions can ease cost burden and provide more options for low income renters.

**Discussion**

Not required - NA

## **MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)**

### **Introduction**

In addition to analyzing housing costs, it is essential to also study the condition of the housing stock within a community. Older housing units may need rehabilitation or upgrades to make them safe and habitable. Older units also may have lead based paint or other hazards that need to be mitigated. The following information provides an analysis of the condition of housing units in Adams County.

HUD calculates the number of occupied housing units with one or more selected conditions, by tenure.

These conditions include:

Lack of complete plumbing

Lack of complete kitchen facilities

More than one person per room

Cost burden greater than 30%

While HUD does not report which specific conditions exist in housing units, cost burden is the greatest issue facing Adams County households, as reported in the Housing Needs section of this report, and can be assumed to be the one selected condition most often found in Adams County housing units. Thirty-four percent (34%) of Adams County owners and 49% of Adams County renters have at least one housing condition.

### **Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":**

Adams County will employ the following definitions and standards to units which may be under consideration for rehabilitation and/or Minor Home Repair services within the Rehabilitation Program:

1. Standard unit(s) not suitable for Rehabilitation: A unit is deemed "Standard, not suitable for rehabilitation", when the unit meets the agency's written rehabilitation standards at the time of the application, but after inspection and project estimation the cost to bring the unit up to the Rehabilitation Standards is at or below \$1,000. A unit deemed standard, not suitable for rehabilitation will not be approved to participate in the Rehabilitation Program. The client may be referred to other service programs to assist the client within their program standards.
2. Sub-standard unit(s) suitable for rehabilitation: A unit is deemed "sub-standard, suitable for rehabilitation", when the unit(s) does not meet the agency's written rehabilitation standards at the time of application, but after inspection and project estimation the cost to bring the unit up to rehabilitation standards exceeds \$1,000, but is less than 75% of the assessed value of the unit. A unit deemed "sub-standard, suitable for rehabilitation" will be approved to participate in the Rehabilitation Program if all other requirements are met.
3. Sub-standard unit(s) not suitable for rehabilitation: A unit deemed "sub-standard, not suitable for rehabilitation", when the unit(s) does not meet the agency's written rehabilitation standards at the time of application but after inspection and cost estimation, the costs to bring the unit up to the rehabilitation standards exceeds the 75% assessed value threshold. A unit deemed "sub-standard, not suitable for rehabilitation" will not be eligible to participate in the Rehabilitation Program. Consideration

may be made on a case-by-case basis by the ACCD Housing Coordinator after review of the project assessment.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	34,205	32%	20,359	45%
With two selected Conditions	1,104	1%	1,990	4%
With three selected Conditions	63	0%	161	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	69,992	66%	22,500	50%
<b>Total</b>	<b>105,364</b>	<b>99%</b>	<b>45,010</b>	<b>99%</b>

Table 33 - Condition of Units

Data Source: 2006-2010 ACS

### Age of Housing Stock in Adams County

In Adams County, 44% of owner occupied housing units and 46% of rental units were constructed before 1980. These units are more likely to need rehabilitation, and could have lead-based paint.

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	24,838	24%	8,672	19%
1980-1999	35,102	33%	15,402	34%
1950-1979	42,670	41%	19,450	43%
Before 1950	2,754	3%	1,486	3%
<b>Total</b>	<b>105,364</b>	<b>101%</b>	<b>45,010</b>	<b>99%</b>

Table 34 – Year Unit Built

Data Source: 2006-2010 CHAS

### Median Age of Units by Jurisdiction

The following table shows the median age of housing units within each Adams County jurisdiction. Northglenn has some of the oldest housing stock in the County, while Thornton and Commerce City have some of the newest housing stock.

Median Year Built	
2009-2013 Average American Community Survey	
	Median year structure built
Adams County	1983
Arvada (part)	1981
Aurora (part)	1970
Bennett (part)	1980
Brighton (part)	1994
Commerce City	2001
Federal Heights	1985
Northglenn	1970
Thornton	1992
Westminster (part)	1984

### Lead Based Paint Risk

HUD estimates that there are over 55,500 owner occupied housing units and 27,000 rental units in Adams County that have a risk of lead based paint, and have children living in them. Children exposed to lead can have health consequences such as lower IQ levels. Owners of older rental units should test properties for lead, as should owners of older homes.

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	45,424	43%	20,936	47%
Housing Units build before 1980 with children present	55,509	53%	27,006	60%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

### Vacant Units

HUD requests that grantees estimate the number of vacant housing units, those suitable for rehabilitation and those not suitable for rehabilitation. This information is not tracked by Adams County. The 2013 American Community Survey estimates the number of housing units that are occupied, and those that are vacant. The following table shows the estimate of vacant units that could be abandoned, those that are called “other vacant” units by the US Census Bureau. The estimated number of Real Estate Owned (REO) properties was taken by February 2015 RealtyTrac data, though there is no way to know or track the numbers that are abandoned. It is also not known how many vacant or REO owned properties are suitable for rehabilitation and which are not. It is assumed that most could be rehabilitated. There are, however, a number of units identified by Adams County as vacant and blighted. These units are scattered throughout the County and have been targeted for the Blight to Bright program that is being developed by the County.

<b>Vacant Units</b>			
	<b>Suitable for Rehabilitation</b>	<b>Not Suitable for Rehabilitation</b>	<b>Total</b>
Vacant Units			7,010
Abandoned Vacant Units			1,787
REO Properties			100
Abandoned REO Properties			NA
<b>Table 10 - Vacant Units</b>			

**Vacant Units**

	<b>Suitable for Rehabilitation</b>	<b>Not Suitable for Rehabilitation</b>	<b>Total</b>
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

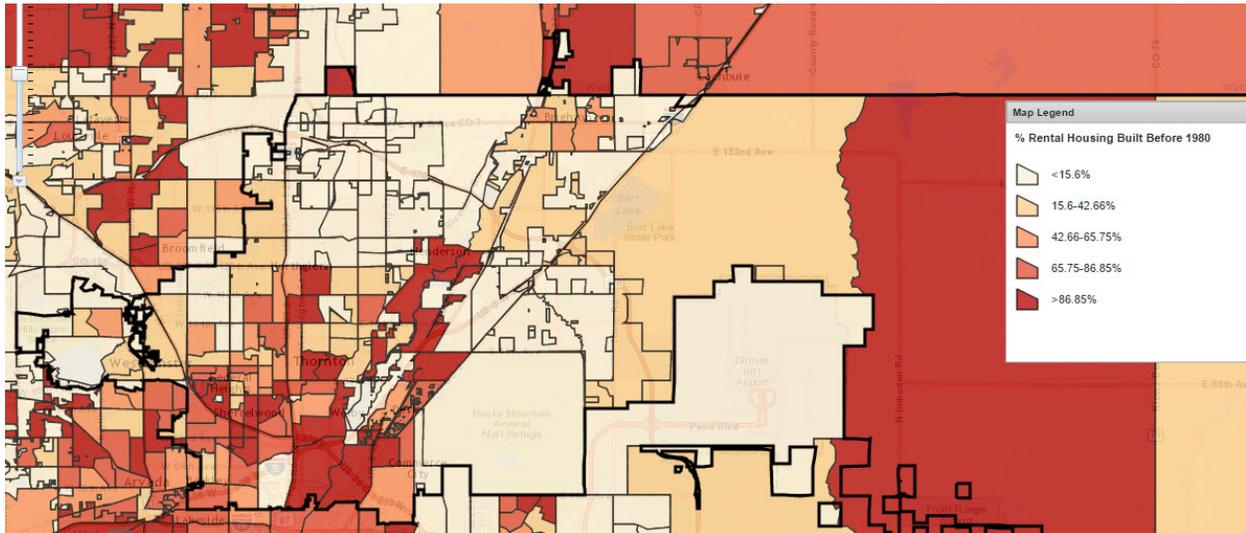
**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

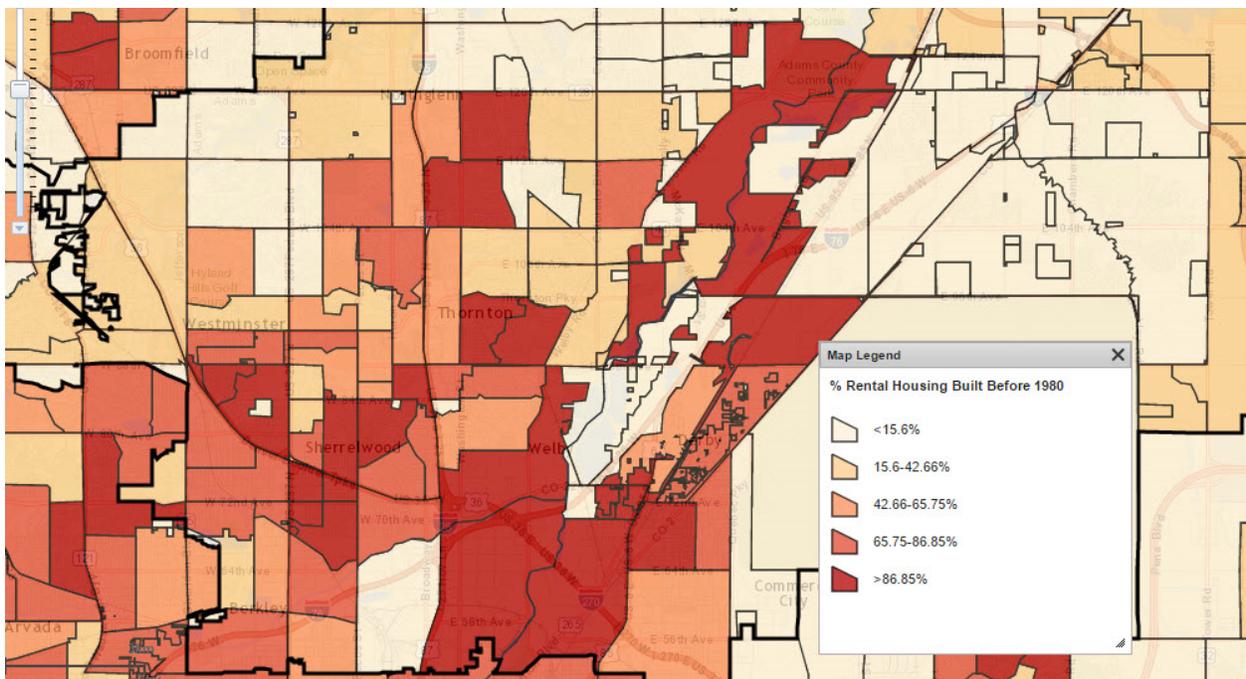
**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

There are many older homes in Adams County, many of which are occupied by moderate and low income households. Owners earning 80% AMI or less often cannot afford to rehabilitate their homes without the help of a program like the Adams County Minor Home Repair program. There are many older rental properties in Adams County that could and should be rehabilitated. Nonprofit housing organizations and the Adams County Housing Authority can use public subsidies to purchase and rehabilitate the aging rental housing stock in Adams County. This is a good preservation strategy to ensure that modest, lower priced rental housing is not lost to the affordable inventory, and that renters live in decent rental units. The following maps show the density of older rental housing units in Adams County, those built before 1980. Most older units are located in south west Adams County and in Brighton.

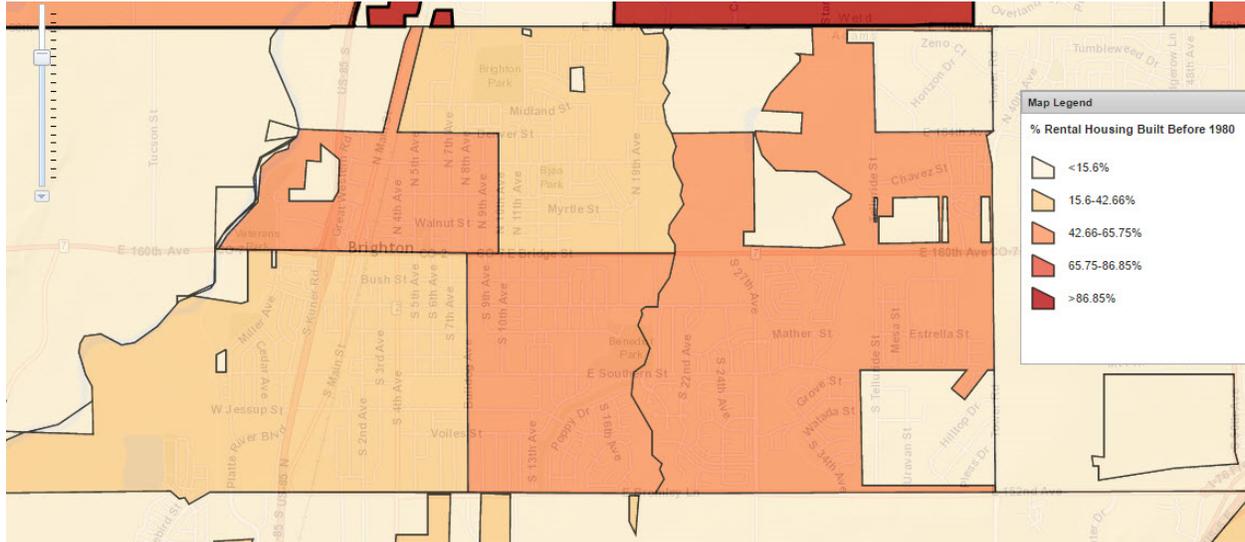
### Age of Rental Housing Units in Adams County



### Age of Rental Stock, Central Adams County



## Age of Rental Housing Stock, Brighton



## Units that May Contain Lead

Homes with Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	45,424	43%	20,936	47%
Occupied by Low/Mod Income Households	19,078		15,702	
May Contain Lead	14,309		11,777	

## Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

The table above estimates the number of owner and renter occupied units that may contain lead-based paint in Adams County. Forty-three percent (43%) of owner households in Adams County have low or moderate incomes. Of renters, 75% have low or moderate incomes. To estimate the number of households living in older (pre-1980) units who are low or moderate income, we used these percentages. Colorado State University estimates that 75% of all units built before 1980 have lead based paint hazards. It is assumed that this is the case in Adams County as well. Therefore, we estimate that 14,309 owner units and 11,777 renter units occupied by low or moderate income households may contain lead based paint hazards.

## Discussion

Not required - NA

## MA-25 Public And Assisted Housing - 91.410, 91.210(b)

### Introduction

The Adams County Housing Authority (ACHA) is the largest provider of affordable housing units and tenant based rental assistance in Adams County. ACHA owns 1,510 housing units in total. The Housing Authority also has a partner 501(c)(3) organization, which develops housing and provides services to Adams County residents. ACHA is a small housing authority, and is rated high performing in good standing by HUD. The agency is a leader in the development of new housing units at and near transit stops, and is active in providing other housing services through the Center for Career and Community Enrichment (3CE) program, foreclosure and homebuyer counseling, and operates a county-wide down payment assistance program for first time homebuyers. The Brighton Housing Authority is also within Adams County. The Housing Authority owns public housing units and also has Section 8 vouchers.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			42	1,435			0	124	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

ACHA owns on 42 units public housing complex, for seniors and persons with disabilities. The property was rehabilitated in 2009 using ARRA funds. Funding allowed for major repairs and upgrades at the property. The housing authority is currently in the process of upgrading appliances at the property and making energy efficiency improvements. The Brighton Housing Authority owns 44 units of public housing. The agency is in the process of completing a RAD property disposition and plans to build new housing units as a public housing replacement.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Casa Redonda De Vigil	94
Brighton Housing Authority - 44 units	92

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

ACHA recently rehabilitated the one public housing property that it owns, which is located in Denver. The Brighton Housing Authority will be disposing of public housing units and developing new replacement housing units in Brighton. No other properties have restoration or revitalization needs.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Adams County Housing Authority (ACHA) values the input of its residents. The Resident Advisory Board, made up of residents of ACHA properties, meets quarterly to discuss ACHA's priorities and property improvements. ACHA's 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 ACHA property. Annually, ACHA surveys all residents of its properties to get feedback across a wide array of topics pertaining to resident housing. Additionally, during the planning stage of any future developments, ACHA will solicit input from residents of its existing properties and other local residents for design and programming.

ACHA's Community Services Coordinator helps connect residents to supportive services by making referrals, helping with paperwork, and organizing classes on-site. Its Community Services Coordinator helps with translation, interpretation, mediates disputes, and works with residents to address any barriers to employment or aging in place. Through partnerships with human service agencies, ACHA offers parenting classes, health and cooking classes, youth homework help, arts and crafts activities, and holiday celebrations.

The Center for Career and Community Enrichment (3CE) is a collaborative effort of Colorado State University, Low Income Family Empowerment, Adams County Workforce & Business Center, ACHA, and other providers. 3CE offers a full schedule of free classes including GED, job skills, First Time Homebuyer, Foreclosure Prevention, and more. Classes are located at the 3CE Center, adjacent to ACHA's Terrace Gardens apartments, and programs are marketed to residents at all of ACHA's properties and to Housing Choice Voucher participants. 3CE has a small computer lab with high speed internet and specializes in helping customers with their job search and to prepare competitive resumes. All of these activities help move residents towards self sufficiency.

The Mission of the Adams County Housing Authority (ACHA) Family Self-Sufficiency Program (FSS) is to bring low-income families into increased economic self-sufficiency, to foster independence from assistance programs, and to promote development for a better quality of life. A great incentive for FSS participants is a savings account with a monthly contribution from Housing and Urban Development that is awarded upon successful program graduation.

Extensive resources are available to FSS participants through a variety of agencies in Adams County and throughout the Denver metro area. The FSS Coordinator works with FSS participants to develop goals and the steps to reach those goals. The following services are currently available to eligible program participants: case management, child-care, medical services, Head Start, Housing assistance, child support enforcement/custody, substance/alcohol abuse treatment and counseling, mental health treatment, transportation, remedial education, vocation rehabilitation, high school and post-secondary, career exploration and training, job development and placement, parenting skills, money management skills, household skills and management and others as needed.

### **Discussion:**

ACHA has a goal of increasing the number of decent, affordable housing options in Adams County through real estate development activities and the expansion of housing programs. The agency is working on many development opportunities that will come to fruition within the five years' timeline of the Consolidated Plan. These developments include:

- **Westminster Rail Station:** ACHA partnered with Gorman & Company on a multi-phase project. The first phase is anticipated to be a 2015 9% Low Income Housing Tax Credit (LIHTC) mixed residential and commercial development on just over six acres of ACHA owned land. The property is located in a Transit Oriented Development (TOD) zone at the Westminster commuter rail station, which will come online in late 2016. ACHA hopes to become the cornerstone development project at the station, jumpstarting redevelopment efforts at this gateway into southeast Westminster. ACHA plans to construct multiple phases of housing units at the site, with a second phase planned for 2016.
- **Aztec Villa:** ACHA will use LIHTC financing and other funds to rehabilitate it's Aztec Villa community, which provides affordable rentals to Adams County residents.
- **104th and Colorado:** ACHA plans to develop housing on a vacant plot of land with just over five acres that will be within ¼ mile of a future commuter-rail station set to come online in 2018. ACHA plans to use LIHTC and other financing to begin constructing rental units in 2016/2017, with the intent of playing a leading role in Thornton's TOD development endeavors.

The Brighton Housing Authority is in the predevelopment process for a new development, the Libretto Phase II which will have 28 senior rental apartments. The Housing Authority anticipates using using LIHTC and other financing sources, including HOME and/or CDBG, to build the apartments.

## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

Adams County is a member of the Metro Denver Homeless Initiative (MDHI). MDHI is an independently funded, non-profit organization whose mission includes the prevention and ending of homelessness in the seven county, Metro Denver Region. Individuals and families access services throughout Adams County at a variety of agencies and facilities that coordinate with larger continuum of care.

The table below summarizes the number of beds and units that are available only within Adams County. The emergency shelter beds are located at Almost Home, Access Housing, Alternatives to Family Violence, Growing Home and Arising Hope. Transitional housing is operated by ACCESS Housing and Growing Home. Permanent supportive housing units are operated by the Colorado Coalition for the Homeless. Certain shelters are able to accommodate families and individuals. These units are shown in the chart below as targeting households with adults and children.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	103	15	34	124	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	20	0	0	0	0

**Table 39 - Facilities Targeted to Homeless Persons**

**Alternate Data Source Name:**  
Metro Denver Continuum of Care  
**Data Source Comments:**

**Adams County Shelter Beds**

Agency	City	Beds	Population
<b>Shelter Beds</b>			
Almost Home	Brighton	14	families
Access Housing	Commerce City	34	families
Growing Home	Westminster	14	families
Communities of Faith	Varies	varies	individuals
Arising Hope	Thornton	5	families
Alternatives to Family Violence	Adams County	22	families
Shiloh House	Thornton	20	Youth – only by referral
<b>TOTAL BEDS</b>		<b>120</b>	
<b>Transitional Housing Units</b>			

Source: CSI Research

**Transitional Housing Units**

Agency	City	Units	Population
Almost Home	Brighton	3	families
Access Housing	Commerce City	27	families
Growing Home	Thornton	4	families up to 2 years
<b>TOTAL UNITS</b>		<b>34</b>	

Source: CSI Research

**Adams County Homeless Facilities**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Homeless individuals and families access case management services, emergency food assistance, school supplies, transportation assistance, and other services through the agencies mentioned above. All provide some sort of case management and self-sufficiency programs to assist homeless families and individuals to find permanent housing, jobs, education, health care and transportation.

Mainstream benefits play an important role in supplementing household income and serve as a safety net for vulnerable households. Benefits include income supports, health care, and work supports. Often individuals experiencing homelessness are eligible for these mainstream benefits. One objective of the Metro Denver Homeless Initiative Continuum of Care is to increase the percentage of participants in all Continuum of Care funded projects at program exit to 20% or more. A coordinating MDHI committee is charged with overseeing this effort throughout the continuum jurisdiction.

Adams County Department of Human Services administers Veterans programs, Temporary Assistance to Needy Families (TANF), Training and Education, Medicaid and many others these programs to provide needed support to homeless and low income population. Intensive case management services from continuum providers within Adams County, assist people experiencing homelessness in applying for and maintaining various types of assistance.

In Westminster, 3CE provides a “one-stop-shop” to access services and educational classes that support adults on their path to self-sufficiency. Classes include GED, ESL, Job Skills, Parenting, Building a Network, Anger Management, and others. A small public computer lab is available for those who do not have internet access elsewhere. This center primarily serves job seekers and those looking for housing. Staff is available to help customers’ access online information and services, such as applying for Colorado PEAK benefits. PEAK is an online service for Coloradoans to assess for and apply for medical, food and cash assistance programs.

Low Income Family Empowerment is the lead agency of 3CE. The Adams County Housing Authority provides the building and staffing. Core partners that offer programs on a regular basis include Colorado State University Extension, Adams County Workforce & Business Center, Access Housing, Growing Home, and Coal Creek Adult Education Center. Numerous other partners offer programs on a revolving basis.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

There are some transitional housing opportunities for Adams County citizens though providers interviewed stated that the inventory does not meet current need. Access Housing operates 27 transitional housing units. Almost Home owns and operates Hughes Station in downtown Brighton, which offers low rent and subsidized apartments for families transitioning out of the homeless shelter. Growing Home has four transformational housing units for families and 16 permanent housing units. The Colorado Coalition for the Homeless owns the Renaissance 88 apartments in Thornton. This 108 unit

affordable housing complex has project based rental assistance, case management, and services for formerly homeless families, individuals, and disabled individuals.

The Bennett Community Food Bank serves the Eastern I-70 Corridor which includes the communities of Watkins, Bennett, Strasburg, Byers, Deer Trail and Agate. It is located at the Bennett Community Center. The Food Bank has experienced an increase in the number of Adams County families requesting assistance in the past year. It currently assists 391 individuals (102 families).

See the Homeless Needs Assessment Section for a description of homeless service providers.

## **MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)**

### **Introduction**

The primary housing need of many of these households is cost burden. Many people with special needs require supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization. This is particularly true for elderly, frail elderly, persons with physical, mental or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, parolees and justice-involved persons, veterans, youth living on their own, or aging out of foster care, people transitioning from welfare to work, and people with substance use disorders.

The supportive housing and services needed by these subpopulations are often similar to needs of people experiencing homelessness. Given this, the county does not identify specific priorities and objectives for non-homeless special needs populations, but rather includes them with the array of services offered throughout the county.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Frail elderly/ Elderly - The supportive housing needs of this population may involve maintaining individuals in their homes with minor home repairs, in-home support services, at-home nursing (skilled) care and hospice care.

Persons with Disabilities - accessible, and adaptable housing is a primary housing need for people with disabilities and their families. Affordable housing with supportive services is needed to serve these populations effectively. Many people with disabilities are best served in an independent living environment and some need higher levels of support and supervision. The trend in the size of group living facilities to serve this population segment is toward smaller facilities. There are significant financial challenges with this model.

Mental Illness - For individuals with mental illness, supportive housing is critical to avoid homelessness. Types of services include home based case management, therapeutic services, medication monitoring and peer to peer support.

Youth Aging out of Foster Care - Youth aging out of foster care system may need rental assistance and support in the home in order to move toward educational and professional goals. The Family Unification Program (FUP) is a program administered by the Adams County Housing Authority and allows up to 18 months of rental assistance for this (and other) populations.

Substance Use Disorders – People with serious mental illness, substance use disorders or co-occurring disorders require coordinated and accessible treatment and support. Permanent supportive housing, particularly for those who have experienced homelessness is critical to prevent future episodes of

homelessness. Peer supports and case management support can be effective services for this population.

Public Housing – Self Sufficiency – The supportive housing needs of families may include financial education, home ownership and employment/training and other supports geared toward assisting families toward, self-sufficiency while in subsidized housing. There are a variety of organizations serving Adams County special needs populations. Arapahoe House operates a residential treatment facility in Thornton, which provide comprehensive outpatient and residential substance abuse and mental health treatment for adolescents and adults, detoxification, and substance abuse education.

HIV/AIDS - The supportive housing needs of person living with AIDS are unique and varied. Some require only short term assistance with their rent, mortgage or utilities. Others who have multiple diagnoses of HIV and co-occurring disorders may require longer term supportive housing. Supportive housing allows people living with HIV/AIDS to access drug therapies and other health/mental health supports.

**Summary of Special Population Housing Needs**

<b>Population Group</b>	<b>Needs for Adams County Residents</b>
Seniors	Home services to keep seniors in their own homes. Assisted living units Accessibility features in housing units Home rehabilitation services Mental Health Services
Persons with Physical Disabilities	Low cost affordable rental housing that is accessible by wheelchair or walker Affordable, reliable and accessible (near housing and work) transportation options
Persons with Mental Health Disabilities	Sufficient residential treatment opportunities for clients
Persons with Substance Abuse Issues	Funding for enhanced case management and services
Persons with HIV/AIDS	Low cost affordable rental housing units

Source: CSI Research and Interviews

**Summary of Special Needs**

**Senior Resources**

The Senior HUB services Adams County and offers supportive services to allow seniors to live independently in their homes. The agency offers in home care and housekeeping, meals on wheels, daycare, a food bank and medical equipment lending, information and referrals.

The Thornton Senior Center offers lunch, classes, activities, and a fitness center for senior citizens residing in Thornton. The center also organizes trips for seniors Residents must be 55 and over to use the facility. Fees for services are modest, and the facility offers a place for seniors to have a meal, and stay engaged.

Centura Healthcare operates the Villas at Sunny Acres, a property that includes senior independent living units, assisted living units, skilled nursing and hospice care. The facility is not subsidized, but does have residents who are on Medicaid. The facility offers housekeeping services, dining, shuttle transportation, and activities. Those in need of higher levels of care may receive it at the facility. The assisted living facility is usually full, and Centura hopes to expand the number of assisted living units from 35 to 70 in the next few years.

The Park Regency Apartments is a private community that recently opened in Thornton. The property has 113 market rate independent living units, some of which are assisted care and memory units. Twenty-seven of the units are income restricted, via an agreement with Innovage. Innovage is also opening a 72 unit affordable senior apartment building called Innovage Senior Housing in Thornton in 2014.

In Brighton, Eagle View Adult Center serves as the city's recreation facility for seniors. The Center serves the social, recreational and wellness needs of seniors and adults in Brighton. The Center also has community space which can be utilized for special events.

Mountain View Gardens is a large assisted living facility located in Brighton. Mountain View provides Assisted Living services for each of its residents and can, assist them with bathing, grooming, meal preparation, dressing and more.

Conter Estates Senior Apartment Homes is a 114-unit affordable senior community in Commerce City. Residents must be a minimum of 55 years of age. Conter Estates was developed in partnership with the Commerce City Housing Authority in an area close to shopping, banks, restaurants, parks, RTD routes, medical services, the library and the Commerce City Recreation Center and Senior Center.

The Northglenn Senior Center is located on the top floor of the Northglenn Recreation Center. It is open on weekdays and offers social events and community resources to Northglenn seniors.

### **Disability Resources**

The Center for People with Disabilities provides services to all residents of Adams County who have physical, mental, or developmental disabilities. The agency can help adults find housing, provides information and referrals, peer groups, and advocacy. The agency goal is to help residents remain independent and out of nursing homes. Independent living services are offered such as financial management assistance, helping clients make grocery lists, nutrition education, and development of emergency plans for residents. Homelessness is a condition experienced by many of their clients, according to staff, and some of who are newly disabled and others who have been disabled for many years. Agency staff notes that the biggest need facing their clients are the inventory of affordable rentals that are accessible by wheelchair, and a lack of affordable units throughout the county. Clients also face transportation challenges, especially for those trying to move within Adams County from home, to work, and to services. These challenges include finding affordable rentals near high frequency bus routes, bus schedules that reduce travel time, and the cost of public transportation for very low income clients.

North Metro Community Services (NMCS) is the community centered board for all people with Intellectual and Developmental disabilities in Adams County. North Metro Community Services (NMCS) provides case management, children's services and adult services'. The North Metro Resource Coordination Department is the single entry point for all services provided to adults and children with developmental disabilities within Adams County. NMCS has seen a significant increase in enrollment in the past year and has noted increasing challenges with transportation throughout the rapidly growing county.

## **Substance Abuse and Mental Health Resources**

Stout Street Foundation is a 2-3 year residential treatment program in Commerce City. Residents attend therapeutic classes geared toward recovery from substance use disorders. The Serenity Program at Stout Street Foundation offers a 28-day Intensive Residential Treatment program (IRT). It provides intensive inpatient services to adult men and women who have identified substance abuse as a major life problem.

Arapahoe House provides services in several areas of Adams County. In Thornton they provide comprehensive outpatient and residential inpatient substance abuse and mental health treatment for adolescents, adults, DUI and DWI offenders. Detoxification and substance abuse education are available there also. The facility served over 350 adults and approximately 78 youth in the past year. Because of funding cuts, Arapahoe House has had to cut services to clients, and all service needs are not currently provided for. In 2009, the national SAMHSA Drug Abuse Warning Network reported that in the Denver metro area, there were 293 emergency room visits per 100,000 for illicit drug use. This rate is similar to the national rate. This rate declined from 2007 to 2009 in the Denver metro area, while the national rate stayed relatively stable. Arapahoe House Recovery Center North is a treatment facility in Commerce City that provides outpatient and residential, short term treatment options. They also have special programs for pregnant and post-partum women, justice-involved clients and DUI/DWI offenders. In Aurora, Arapahoe House has a facility that provides substance abuse treatment services, outpatient, detoxification, mental health, housing and employment and high intensity treatment programs.

The Community Reach Center operates throughout Adams County. The agency provides comprehensive mental health and substance abuse services for children through adults, including outpatient counseling, transitional and permanent assisted, semi- and independent residential treatment, and criminal justice services. The center serves more than 10,000 individuals annually at seven locations throughout Adams County. Community Reach provides an array of comprehensive therapeutic services. The agency takes private pay clients, as well as Medicaid, Medicare, CHP+, and provides financial assistance to some low income client without the ability to pay. Staff notes insufficient permanent residential treatment space, or insufficient space, as a barrier in Thornton.

## **Veteran Resources**

The Adams County Veterans Service Office assists veterans, widows and, dependent children in filing claims through the Veterans Administration and assists in the appeals process as needed. The Veterans Service Office (VSO) provides advisory, referral and processing assistance to Adams County veterans, widows and dependents for benefits and veterans rights. This office also acts as a liaison to the Veterans Administration, Colorado Department of Veterans Affairs Department of Social Services, VA hospital, VA nursing homes and other veterans' organizations.

The Department of Housing and Urban Development – VA Supportive Housing (HUD-VASH) Program is a joint effort between HUD and VA to move Veterans and their families out of homelessness and into permanent housing. The Adams County Housing Authority administers 25 vouchers throughout Adams County. HUD provides housing assistance through its Housing Choice Voucher Program (Section 8) that allows homeless Veterans to rent privately owned housing. VA offers eligible homeless Veterans clinical and supportive services through its health care system.

Eligible candidates for the program are expected to participate in case management and utilize the supportive services, treatment recommendations and assistance needed to successfully maintain recovery and sustain housing in the community.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

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. The Metro Denver Homeless Initiative has begun exploration of a pilot program to coordinate supportive housing for persons returning from mental and physical health institutions, but the program is not yet in operation.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The Adams County Minor Home Repair programs provide grants to individual homeowners with very low-to-moderate income. The programs address repair issues that may lead to a major health, safety or sanitary situation or concern.

Adams County will be providing funding for the Employment Program at the Center for People with Disabilities. This program provides employment services for people with disabilities through a thorough job assessment analysis. This includes job readiness, pre-employment skills training and post-employment assistance. In addition, they will provide technical assistance to employers. This includes a variety of services such as low/no cost job accommodations, disability awareness and tax incentives. They will also collaborate with the Division of Vocational Rehabilitation, the Social Security Administrations Ticket to Work Program and Workforce Centers to ensure all people with disabilities have access to employment training and jobs.

The Youth Employment and Education project run by Lutheran Family Services Rocky Mountains assists refugee and asylee youth residing in Adams County in preparing for and becoming employed.

Adams County will also be providing funding to agencies that will support low-income residents in improving their homes. Brothers Redevelopment Paint-a-thon program will focus on low-income seniors and disabled populations to improve their homes which test positive for lead-based paint, by re-painting units, which abates dangerous lead, preserves property values, and encourages client independence and allows elderly and disabled homeowners to utilize their income on other necessities like food or medication. The Arapahoe County weatherization program provides energy conservation and health and safety improvements to the older homes of low to moderate income residents and thereby reduce energy use and energy costs. Adams County will also collaborate with Arising Hope in the funding of a purchase of a home to provide shelter for victims of domestic violence. Adams County is also supporting facility improvement to the Children's Outreach Project which assists children with a wide variety of pediatric issues that affect growth and development. This may include developmental delays, learning disabilities, and/or behavioral challenges. They offer speech and language therapy, occupational

therapy, special education services, and mental health support. Parents are involved in therapy plan development and are encouraged to have an active role in their child's developmental needs. Funding will also be available to Eastern Slope Housing which provides housing to seniors.

The Town of Bennett will be using CDBG funds to provide VIA Mobility Service for low income seniors in their community.

The Board of County Commissioners will also be funding a variety of agencies through their Human Services Agency Grants Program. Human Services Agency Grants (HSAG) are Adams County general fund grants used to support community-based organizations and public entities to provide programs and services to Adams County residents. For the 2015 year, Adams County HSAG will be funding twenty human services agencies that provide assistance to children and youth, housing, health, people with substance abuse challenges, seniors and special needs programs such as the Special Olympics.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Adams County is funding the Minor Home Repair program, Brother's Redevelopment Paint-a-Thon, and the county-wide Weatherization program, all which assist many seniors and persons with special needs, especially those with disabilities. Adams County is providing HOME funding to construct 20 new senior targeted rental units in Strasburg. The funding being provided to Urban County jurisdictions for infrastructure improvements will allow the communities to replace sidewalks and pedestrian ramps that do not currently meet ADA standards, which will increase the mobility of local residents with physical disabilities.

## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment**

The major barrier to the development of affordable housing in Adams County 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, and 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. While Adams County does not have an inclusionary housing policy for unincorporated development, it may begin to explore such a policy.

Affordable housing developers operating within the county have well-developed plans and schedules for acquisition, new construction, and development in priority areas. Developers review and prioritize development 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, to increase the affordable housing stock throughout the County.

ACCD and its 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 pre-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.

ACCD facilitates partnerships to increase and improve affordable housing opportunities throughout the County. Partnerships are fostered through ACCD sponsored public events, training opportunities and quarterly cities meetings. This initiative has resulted in shared visions, regional discussions, and new partnerships, and the streamlining of similar/same activities throughout the various cities.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Adams County's labor force has grown annually through the past decade, as has the number of employed persons in Adams County. HUD provided data, below, shows that in 2010, there were 64,235 jobs in Adams County. More recent 2014 Colorado Labor and Employment data shows a total number of jobs of just over 175,400. The Colorado Department of Labor and Employment reported that in November of 2014, there were 239,789 persons in the Adams County labor force, and 10,458 unemployed persons in the county. In November, the Adams County unemployment rate was 4.4%, just slightly higher than the statewide unemployment rate of 4.0%.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,899	1,297	2	2	0
Arts, Entertainment, Accommodations	9,630	4,528	12	7	-5
Construction	6,507	9,368	8	15	7
Education and Health Care Services	10,579	5,147	14	8	-6
Finance, Insurance, and Real Estate	5,396	2,362	7	4	-3
Information	2,525	1,104	3	2	-1
Manufacturing	8,034	7,485	10	12	2
Other Services	2,792	2,672	4	4	0
Professional, Scientific, Management Services	7,406	2,301	10	4	-6
Public Administration	943	564	1	1	0
Retail Trade	10,916	6,893	14	11	-3
Transportation and Warehousing	4,785	11,307	6	18	12
Wholesale Trade	6,105	9,207	8	14	6
Total	77,517	64,235	--	--	--

**Table 40 - Business Activity**

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

## **Unemployment**

The table below shows that the unemployment rate for younger residents of Adams County was much higher than the unemployment rate for older workers in 2011. Young, less experienced, workers may still be struggling to find employment after the 2009 economic downturn.

## Labor Force

Total Population in the Civilian Labor Force	108,863
Civilian Employed Population 16 years and over	99,543
Unemployment Rate	8.56
Unemployment Rate for Ages 16-24	24.74
Unemployment Rate for Ages 25-65	5.69

**Table 41 - Labor Force**

Data Source: 2006-2010 ACS

## Occupations by Sector Narrative

HUD provided employment data from 2010 shows that the occupations with highest number of people employed in Adams County were sales and office, management, business and financial, and construction, extraction, maintenance and repair occupations.

Occupations by Sector	Number of People
Management, business and financial	16,620
Farming, fisheries and forestry occupations	4,702
Service	9,962
Sales and office	17,965
Construction, extraction, maintenance and repair	15,575
Production, transportation and material moving	7,970

**Table 42 – Occupations by Sector**

Data Source: 2006-2010 ACS

## Commuting in Adams County

Over half of Adams County residents commute less than 30 minutes to work. Another 28% commute between 30 and 59 minutes to work. Adams County is a job center, and also is home to residents who work throughout the metro Denver area. US Census Bureau On the Map data for 2011 estimates that 108,622 persons commute into Adams County daily for work, 54,828 live and work in Adams County, and another 138,161 commute elsewhere to work.

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	51,585	55%
30-59 Minutes	35,510	38%
60 or More Minutes	7,244	8%
<b>Total</b>	<b>94,339</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2006-2010 ACS

## Educational Attainment and Unemployment

The number of unemployed persons in Adams County is much higher for those with less education and skills than residents with some college, an associate's degree, and bachelor's degree or higher.

**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	13,840	1,697	7,226
High school graduate (includes equivalency)	26,665	2,066	6,765
Some college or Associate's degree	26,842	1,971	5,239
Bachelor's degree or higher	16,217	585	1,761

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS

**Educational Attainment by Age Narrative**

The following table provides the education attained by Adams County residents by age range. In Adams County, younger residents are more likely to have an education than older residents older than age 44.

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	799	2,723	2,515	3,523	2,663
9th to 12th grade, no diploma	4,097	5,187	3,803	5,012	2,819
High school graduate, GED, or alternative	7,191	10,006	9,863	15,665	7,262
Some college, no degree	5,310	7,432	7,569	10,749	3,328
Associate's degree	736	2,651	1,940	3,778	765
Bachelor's degree	834	4,971	3,778	4,741	1,043
Graduate or professional degree	67	1,052	1,635	2,451	678

**Table 45 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

**Median Earnings by Education Level Narrative**

Residents of Adams County who have some college, an associate's degree, a bachelor's degree or graduate or professional degree have higher incomes than those with less than a high school or high school education. Job training and educational programs are key to increasing the incomes of Adams County residents.

## Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	22,081
High school graduate (includes equivalency)	31,791
Some college or Associate's degree	38,972
Bachelor's degree	51,858
Graduate or professional degree	57,510

**Table 46 – Median Earnings in the Past 12 Months**

**Alternate Data Source Name:**  
HUD eCon Planning Suite Data

### **Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Industries with large numbers of jobs in Adams County include education, health care, retail trade, wholesale trade, transportation and warehousing, and accommodations and food service.

### **Describe the workforce and infrastructure needs of the business community:**

The greatest needs for workforce are in healthcare, manufacturing, construction, and logistics. Businesses are also looking to attract skilled trades and persons to fill higher paid jobs. However, residents are in need of the soft skills needed to be successful within the Adams County workforce. Adams County provides training to job seekers, and the Business Services Team works with employers to hold targeting hiring events to match individuals with specific skills with the employer could provide them a job.

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The largest major change that has a major economic impact in Adams County is the construction of the Eagle P3 FasTraks project consisting of the Gold, Northwest, East, and the North Metro Lines, all of which will run through Adams County, as will a small portion of the I-225 Line. The opening of these lines will create development opportunities around rail stations. Many transit oriented development projects are starting and planned at and around stations, and residents will now have many more public transportation options for commuting to jobs throughout the metro Denver area. Adams County had few and inadequate public transportation options in the past and the opening of these lines will create many more public transportation opportunities.

The former Asarco Smelter site is a 77 acre site at the border of Adams County and Denver. Redevelopment of the site will change the Guardian Angels neighborhood and surrounding communities significantly with the addition of 1,000 jobs when all redevelopment is complete. The area spans from 51st to Washington Streets and I-25 to 56th Avenue. The smelter, which was located in the Globeville Neighborhood of Denver, closed in 2006. Many jobs were lost and the area became distressed.

Redevelopment activities will connect the area to existing infrastructure, spurring economic development and revitalization in Adams County and Denver. Adams County used a HUD Section 108 loan for redevelopment within the county, and is working towards attracting employers who will create jobs which will meet the HUD Section 108 loan requirements for job creation. Most jobs that will be created will be light industrial in nature.

The oil and gas industry has had a major impact on Adams County. The industry has been increasing demand for skilled workers, creating challenges for employers who use the same skilled labor work force and which has created vacancies in skilled trade job. Adams County is working towards training more skilled tradespersons to fill jobs within the County.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Existing jobs and the existing workforce are fairly well suited in Adams County. The workforce and major occupations are considered working class, which can cause challenges to increasing resident annual incomes. However, the skills of the workforce do not necessarily match jobs that would require higher education levels. The County would like to attract more high tech employers and employees. However, current demand for skilled trades has kept training for these jobs a focus for Adams County.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Adams County Workforce & Business Center works regionally with other workforce centers to provide programs for residents from throughout the Denver metro area. Currently, in the region, there are Sector Partnerships for healthcare, construction, and the Champ Grant, a manufacturing grant. The partners are businesses who have identified their workforce needs, and education partners develop training programs for residents, which are paid for by the Adams County Workforce & Business Center. By operating this way, the greatest workforce needs are met by relying upon industry to drive workforce training. As part of these partnerships, the Community College of Aurora is using a grant which strives to bring low income residents into entry level jobs with career pathways to sustainable wages. CCA is working with Anschutz Medical Center to determine what positions are needed at the medical campus, develop training programs for the clients, and Adams County Workforce & Business Center pays for this training. The Champ Grant is administered by Front Range Community College, which has created training programs to meet the needs of the manufacturing industry. This is a three way partnership between higher education institutions, the workforce center and businesses. These efforts are supporting residents by helping them gain sustainable wages.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Adams County does not have a CEDS, and is not currently planning on creating a Strategy. A focus for the county is development around transit, targeting high priority development nodes which incorporate affordable housing and employment into station planning. The County is also trying to ensure that there is adequate infrastructure at and around stations to support economic activity and affordable and market rate housing development. The County is working with many nonprofits and the Housing Authority to create a wide variety of housing options within ½ miles of each new station.

It has been challenging to develop attached for-sale housing units with current legal barriers in Colorado. Adams County is working in partnership with the local jurisdictions and developers to create attached units at a variety of price points that meet the needs of many Adams County households.

The County is also focusing attention of the Federal Boulevard corridor, from the Denver border at 52nd Avenue to 72nd Avenue. IN 2014, Adams County adopted the Federal Boulevard Framework Plan which flushes out the opportunities and issues in the corridor which is anchored by two future FasTrack stations (Federal and Westminster). A more extensive plan for the surrounding area will begin in mid-2015 to develop future strategies to address housing, economic and transportation needs and issues. Much of this corridor is blighted, and reduction of blight and new economic development along Federal is a high priority for Adams County.

Adams County has a long term economic development planning effort underway to develop the Front Range Airport north of the Denver International Airport, near 56th Avenue and Imboden Road. The planning effort is focusing on a two part strategy to grow the general aviation side of the airport, for use of runways for aircraft. The second strategy is to obtain a Spaceport Designation from the FAA to allow commercial space launches, and encourage the associated economic activity that will come with such a designation, at the site.

**Discussion**

Not required - NA

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

There are only three US Census Block Groups in Adams County where households have concentrations of housing problems. In these block groups, over 50% of households are cost burdened and overcrowded. All three are located in Brighton. In other areas, there are high percentages of households with cost burden or severe cost burden, but no others with concentrations of more than one housing problem. (See maps below)

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

There are concentrations of Hispanic households in Brighton, southern unincorporated Adams County, and along Brighton Boulevard and I-76. In these areas, over 75% of households are Hispanic or Latino. There are many census tracts throughout Adams County where Hispanic and Latino households make up between 46 and 76% of all households, in Thornton, Brighton, Federal Heights and unincorporated Adams County. Hispanic households tend to have higher concentrations in southern and central Adams County, west of the Rocky Mountain Arsenal and I-76. (See maps below)

### **What are the characteristics of the market in these areas/neighborhoods?**

The areas of Adams County where there are higher concentrations of Hispanic households tend to have older housing units, more rentals built before 1980, higher concentrations of households that are cost burdened, higher concentrations of units affordable at 50% AMI, higher concentrations of low and extremely low households, and higher risks of homelessness.

### **Are there any community assets in these areas/neighborhoods?**

The following are some community assets in these areas that Adams County is capitalizing on to bring redevelopment, new job opportunities, affordable housing, revitalization, and infrastructure.

#### **Southern and Central Unincorporated Adams County:**

- Globeville I, LLC., formerly ASARCO smelter plant near Washington St. and 56th Ave. will be a mix of commercial uses that could total as much as one million square feet of new development and create hundreds of new jobs.

#### **Thornton:**

- La-Z-Boy Furniture store opened in Thornton area, which is part of a new retail center near 144th and I-25.
- Central Thornton and North Thornton Business Parks are both areas that are expanding the variety of businesses to bring in more employment.

### **Commerce City:**

- The Boys and Girls Club will have a stand-alone facility that will allow the Boys & Girls Clubs to double its capacity and reach more than 1,000 youth each year. The new club will feature a Learning Center for homework help and our reading program, a Technology Lab for computer skills and STEM activities, an Art Room where imaginations can soar, a Teen Center where high schoolers can work on their college portfolios and plan service projects, a Kids' Cafe where hundreds of hot meals will be served every day, a Social Recreation area for table games and tournaments, and a Gymnasium for organized team sports and fitness activities.
- Paradise Island Pool at Pioneer Park through City of Commerce City will open an outdoor leisure pool with interactive play structures, "lazy river" feature, swim lessons, etc. The City plans completion in the Summer 2015.

### **Unincorporated Adams County, Northglenn, Commerce City and Federal Heights:**

- The Adams County Minor Home Repair program provides grants to individual homeowners with very low-to-moderate income. The programs address repair issues that are in danger of failure or that could lead to a major health, safety or sanitary situation or concern.

### **Are there other strategic opportunities in any of these areas?**

As has already been discussed in this section of the Consolidated Plan, the expansion of the metro Denver FasTracks commuter rail system through Adams County is a transformational public infrastructure investment that will bring many opportunities to Adams County communities for redevelopment and development around rail stations. Planning for this development is underway, and will bring new employers, housing development, infrastructure and amenities to Adams County residents, as well as enhanced access to public transportation. The list below also includes the enhancement of public spaces for Adams County residents.

### **Brighton:**

- RTD's North Metro Line will bring a station at 162nd Ave. and Highway 7 – opening 2018
- Southern and Central Unincorporated Adams County:
- RTD's Gold Line will bring stations at Pecos St. (south of I-76, east of Federal Blvd., north of I-76) and at 60th Avenue and Federal Blvd – both opening late 2016
  - Enhancement of playground at Welby Montessori Elementary School (Mapleton Public Schools) which **will serve the school and surrounding Welby community**

### **Along Brighton Boulevard and I-76:**

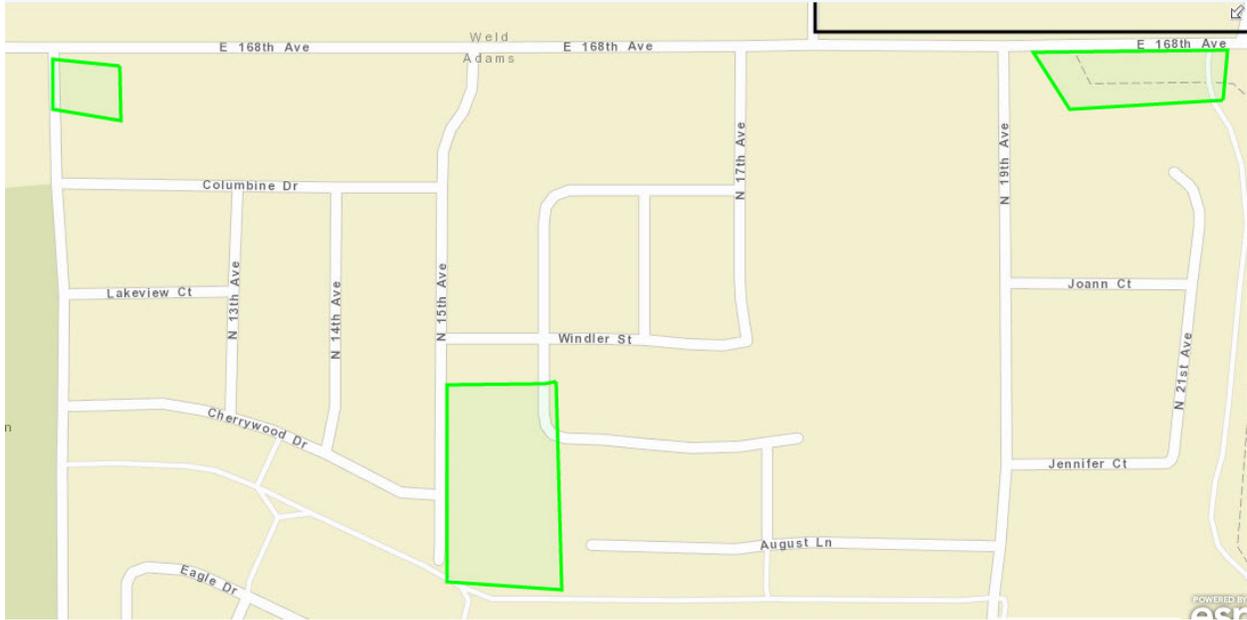
- RTD's North Metro Line will bring a station at 72nd Ave. and I-76 – opening 2018

### **Thornton:**

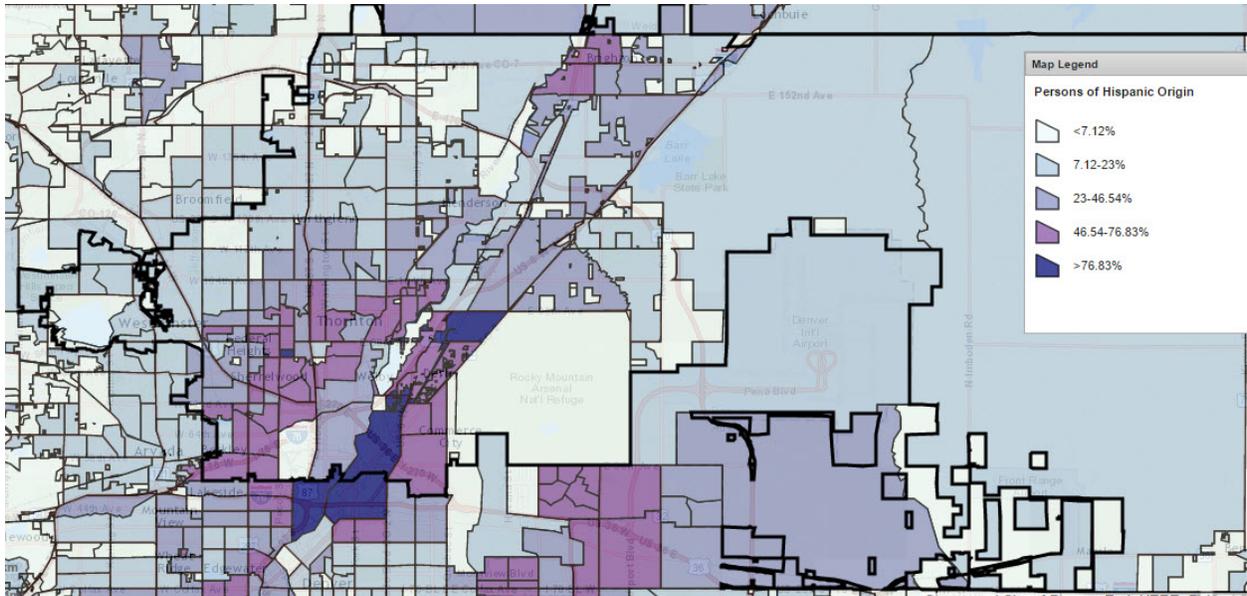
- RTD's North Metro Line will bring a station at 88th Ave. and Welby Road, 104th Ave. near Colorado Blvd., 124th near Colorado Blvd. – opening 2018

**Northglenn:**

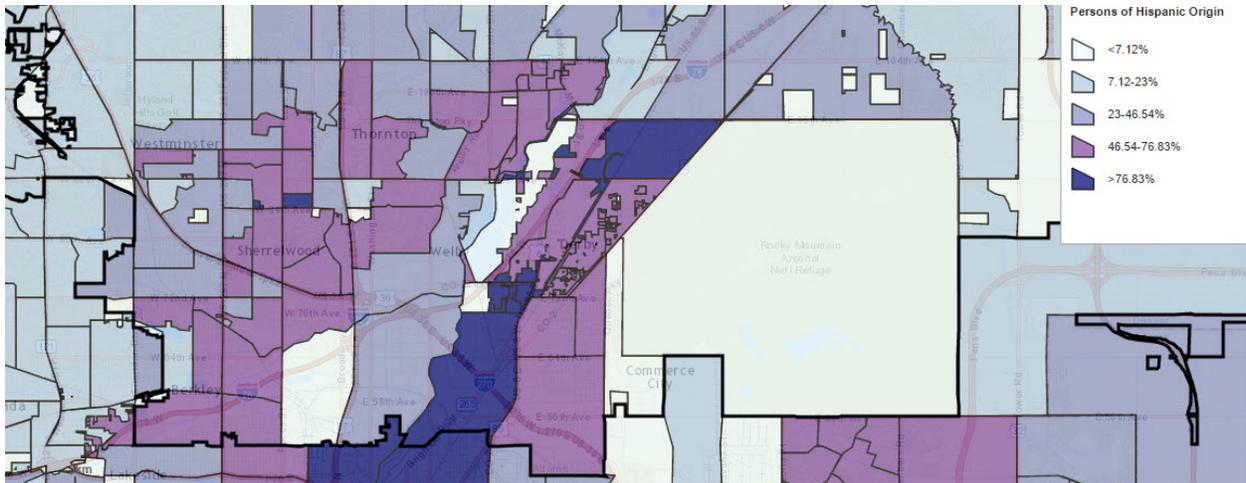
- Larson Park project by the City of Northglenn will replace current playground equipment as well as add a shaded pavilion with picnic tables, and outdoor fitness equipment



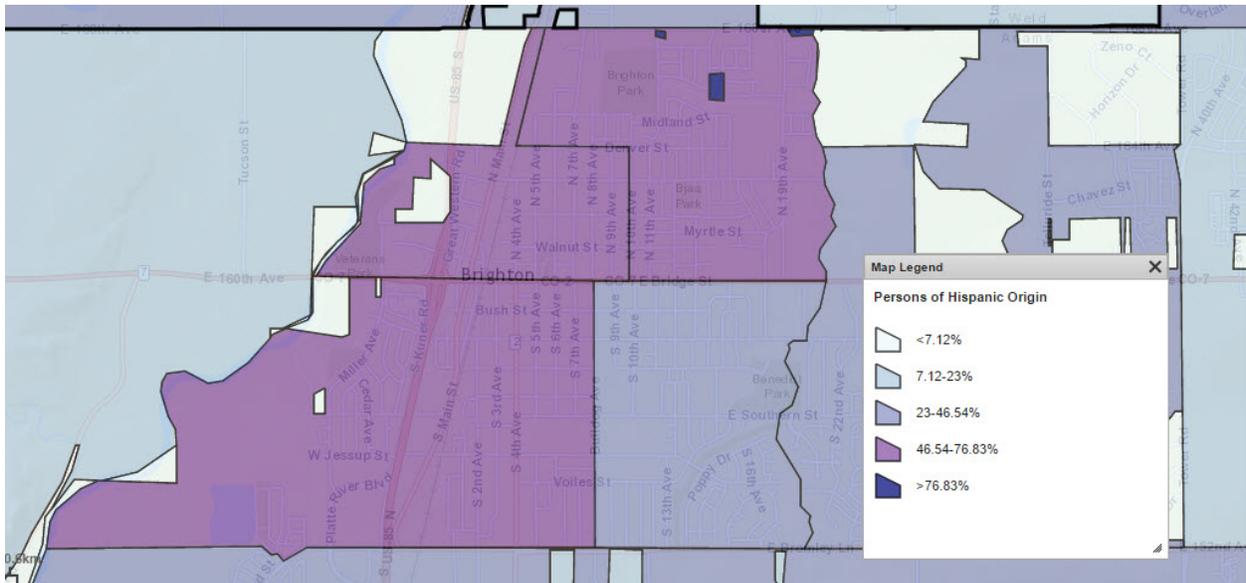
**Concentrations of Multiple Housing Problems**



**Hispanic and Latino Concentrations**



**Hispanic and Latino Concentrations, South Adams County**



**Hispanic Households, Brighton**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Adams County has developed the 2015 - 2019 Consolidated Plan Strategic Plan after reviewing information in the Needs Assessment and Market Analysis sections of the plan, holding key informant interviews, public forums, and conducting a resident survey.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 52 - Geographic Priority Areas

1	<b>Area Name:</b>	County-Wide
	<b>Area Type:</b>	Adams County provides services throughout the entire county and does not target funds to any specifi
	<b>Other Target Area Description:</b>	Adams County provides services throughout the entire county and does not target funds to any specifi
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	All of Adams County
	<b>Include specific housing and commercial characteristics of this target area.</b>	Please see the Markets Analysis section of the Consolidated Plan
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	County wide
	<b>Identify the needs in this target area.</b>	Please see the Needs Assessment section of the Consolidated Plan
	<b>What are the opportunities for improvement in this target area?</b>	Please see the Strategic Plan
<b>Are there barriers to improvement in this target area?</b>	Please see the Needs Assessment and Markets Analysis sections of the plan	
2	<b>Area Name:</b>	Town of Bennett
	<b>Area Type:</b>	Municipality
	<b>Other Target Area Description:</b>	Municipality
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	

	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The municipal boundaries of the Town of Bennett
	<b>Include specific housing and commercial characteristics of this target area.</b>	Bennett is a small rural community in eastern Adams County.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The Town of Bennett is allocated CDBG funds based upon the total population and low income population.
	<b>Identify the needs in this target area.</b>	Senior services
	<b>What are the opportunities for improvement in this target area?</b>	NA - none identified
	<b>Are there barriers to improvement in this target area?</b>	No
<b>3</b>	<b>Area Name:</b>	City of Brighton
	<b>Area Type:</b>	Municipality
	<b>Other Target Area Description:</b>	Municipality
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The municipal boundaries of the City of Brighton
	<b>Include specific housing and commercial characteristics of this target area.</b>	Please see the Housing Needs and Market Analysis sections of the Consolidated Plan
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City of Brighton receives an allocation of CDBG funds based upon the population and low income population, and annual local needs.
	<b>Identify the needs in this target area.</b>	All priority needs identified in the plan
	<b>What are the opportunities for improvement in this target area?</b>	Please see the Strategic Plan
	<b>Are there barriers to improvement in this target area?</b>	No
<b>4</b>	<b>Area Name:</b>	City of Commerce City
	<b>Area Type:</b>	Municipality

	<b>Other Target Area Description:</b>	Municipality
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The municipal boundaries of the City of Commerce City
	<b>Include specific housing and commercial characteristics of this target area.</b>	Please see the Needs Assessment and Market Analysis sections of the Consolidated Plan
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The application process identified the needs in the City of Commerce City
	<b>Identify the needs in this target area.</b>	The priority needs are the same for throughout Adams County
	<b>What are the opportunities for improvement in this target area?</b>	The opportunities have been identified in the Strategic Plan
	<b>Are there barriers to improvement in this target area?</b>	No
5	<b>Area Name:</b>	City of Federal Heights
	<b>Area Type:</b>	Municipality
	<b>Other Target Area Description:</b>	Municipality
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The municipal boundaries of the City of Federal Heights
	<b>Include specific housing and commercial characteristics of this target area.</b>	Please see the Housing Needs Assessment and Market Analysis sections of the plan
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City of Federal Heights receives an allocation of CDBG funds based upon population, low income population, and needs.
	<b>Identify the needs in this target area.</b>	Federal Heights has the same priority needs as the entire county.

	<b>What are the opportunities for improvement in this target area?</b>	Please see the Strategic Plan and Annual Plan Projects for Federal Heights
	<b>Are there barriers to improvement in this target area?</b>	No
6	<b>Area Name:</b>	City of Northglenn
	<b>Area Type:</b>	Municipality
	<b>Other Target Area Description:</b>	Municipality
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The City of Northglenn City Boundaries
	<b>Include specific housing and commercial characteristics of this target area.</b>	Please see the Housing Needs Assessment and Market Analysis sections of the Consolidated Plan
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City of Northglenn gets an allocation of CDBG funds based upon population, low income population, and needs identified by the community
	<b>Identify the needs in this target area.</b>	Northglenn has the same high priority needs as the entire county
	<b>What are the opportunities for improvement in this target area?</b>	Please see the Strategic Plan and Annual Action Plan
	<b>Are there barriers to improvement in this target area?</b>	No
7	<b>Area Name:</b>	City of Thornton
	<b>Area Type:</b>	Municipality
	<b>Other Target Area Description:</b>	Municipality
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	

<b>Identify the neighborhood boundaries for this target area.</b>	The municipal boundaries of the City of Thornton
<b>Include specific housing and commercial characteristics of this target area.</b>	Please see the City of Thornton Consolidated Plan for more detail
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City of Thornton is an Urban County HOME Consortium member. The City of Thornton and Adams County held joint community meetings and forums to determine needs in the area.
<b>Identify the needs in this target area.</b>	The City of Thornton has needs similar to the entire County, and outlined in the City of Thornton Consolidated Plan.
<b>What are the opportunities for improvement in this target area?</b>	Please see the Strategic Plan and Annual Action Plan
<b>Are there barriers to improvement in this target area?</b>	No

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Adams County encompasses approximately 1,183.6 square miles. It extends 72 miles west to 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, which historically has been agricultural in nature, has undergone a development typical to counties in close proximity to a major metropolitan city. Urbanization has occurred most rapidly in the western part of the county, due to the proximity to the urban core of Denver. The eastern sections, with the exception of Bennett and Strasburg, are comprised mainly of farms, rangeland, and wide-open spaces. The Town of Bennett has experienced historic growth and has developed a strategic plan for growth.

Cities within the geographic county include Arvada, Aurora, Bennett, Brighton, Commerce City, Federal Heights, Northglenn, Strasburg, Thornton and Westminster. 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. The following communities receive allocations of CDBG funds based upon their total populations and low income populations, and are communities with higher minority populations and high poverty concentrations. The communities

apply to Adams County to use the funds within their own communities based on local priorities and needs.

The communities of Thornton and Westminster receive direct CDBG allocations from HUD, and are part of the Adams County HOME consortium. Consortium members are allocated a set aside of HOME funds for projects within their communities, and Adams County allocates the remaining HOME funds. ESG funding is allocated by Adams County to homeless providers who serve the entire county.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 47 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Housing Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Adams County provides services throughout the entire county and does not target funds to any specifi
	<b>Associated Goals</b>	Construction of New Rental Housing Expanding and Preserving Homeownership Preservation of Existing Housing Stock Reduction of Slum and Blight

	<p><b>Description</b></p>	<p>Small and large households with low and extremely low incomes are in need of decent rental housing within the County and the incorporated areas. Special needs households are in need of affordable rental units that are accessible and provide supportive services to assist that household in maintaining independence in a stable living situation. Households who are homeless or in danger of becoming homeless are in need of emergency housing, transitional housing and permanently affordable housing that is accompanied with supportive services to assist that household in becoming stable. Households who are in danger of becoming homeless need homeless prevention assistance in order pay mortgage, rent and utility payments. Special needs elderly households are in need of accessible, affordable independent living rental units.</p>
	<p><b>Basis for Relative Priority</b></p>	<p>The Housing Needs Assessment and Market Assessment portions of the Consolidated Plan highlighted the populations with the most pressing housing needs. Additionally, the Adams County Housing Authority reports that their waiting lists are so long that there is no feasible way to accommodate the number of households presently on the list and that more affordable housing units are needed to impact the excessive demand for affordable units. Special needs providers and community members provided information on needs through the Public Participation process used as part of the Consolidated Plan activities.</p>
<p><b>2</b></p>	<p><b>Priority Need Name</b></p>	<p>Seniors and other Prioritized Populations</p>
	<p><b>Priority Level</b></p>	<p>High</p>
	<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Elderly  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Other</p>

	<b>Geographic Areas Affected</b>	Adams County provides services throughout the entire county and does not target funds to any specific Municipality
	<b>Associated Goals</b>	Construction of New Rental Housing Preservation of Existing Housing Stock Youth Services and Facilities for At-Risk Children Senior and Disability Services and Facilities
	<b>Description</b>	Adams County residents who are seniors, persons with disabilities, extremely low income households, and other priority populations are in need of affordable housing, access to services, housing and service education, housing and services near transportation, and integration into the community.
	<b>Basis for Relative Priority</b>	The Adams County community has identified these populations as a priority for funding, in recognition of the fact that these households often have the lowest incomes within their community, have a need for services, public transportation, affordable housing, and integration into the community.
3	<b>Priority Need Name</b>	Community and Economic Development Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Other
	<b>Geographic Areas Affected</b>	Adams County provides services throughout the entire county and does not target funds to any specific
	<b>Associated Goals</b>	Youth Services and Facilities for At-Risk Children Public Facility Improvements Infrastructure Improvements Increase Job Services and Job Creation Reduction of Slum and Blight
	<b>Description</b>	Adams County has prioritized community development needs that relate to public facilities, public services and infrastructure improvements to enhance the greater livability in low income neighborhoods and residents, and to assist in revitalization in these neighborhoods. Adams County also has the objective of providing more job services and job creation for Adams County residents.

	<b>Basis for Relative Priority</b>	As part of the Consultation Process used in preparing the Consolidated Plan, the County held consultations with public entities and non-profit organizations to gather data and information on priority non-housing community development needs. County staff met with service providers and municipal government officials to solicit input on community development needs including public facility needs, public service needs and infrastructure needs. The County solicits proposals from eligible entities for financial assistance to address the identified priority needs. Based upon that solicitation, the County Community Development Division reviews the requests and ranks them using a criterion that looks at the benefits to low income populations, improvements in accessibility and affordability and quality of life. Recommendations are then forwards to the Board of County Commissioners for their approval.
4	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Adams County provides services throughout the entire county and does not target funds to any specifi
	<b>Associated Goals</b>	Public Facility Improvements Homeless Prevention Services Emergency Housing and Shelter for the Homeless

<b>Description</b>	<p>The County is presently experiencing high demand for affordable units for low income households. Rents are rising and vacancy rates are declining. This tightening of the housing market results in more households experiencing homelessness if they don't have the purchasing power and household stability to compete in a tight market place. County residents experiencing homelessness face a shortage of emergency housing options and are often forced to seek emergency housing in other Metro Denver jurisdictions. Because there is little public support for the creation of a new emergency shelter in the County, service providers and public agencies are relying more heavily on rapid re-housing options and direct financial assistance to prevent at risk households from losing their current housing situation.</p>
<b>Basis for Relative Priority</b>	<p>As part of the Consolidated Plan process the County consulted with housing and homeless service providers to gather their input on homeless needs. These findings indicated that the County had a shortage of emergency housing options, transitional housing options and permanently affordable rental options. Service providers indicated that because of the shortage of emergency housing units, resources are needed to provide financial assistance to at risk households so that they can pay arrearages on mortgages, rental contracts and utility payments in order to prevent them from becoming homeless.</p>

**Narrative (Optional)**

- Priority housing needs include: small and large households with low or very low incomes; Special needs households with low or very low incomes who need an affordable and accessible unit; Low and very low income households who are in need of an affordable, accessible unit with supportive services to maintain independent living; Homeless households who need decent emergency and long term housing with supportive services to maintain a stable situation; Households in danger of homelessness who need supportive services and financial assistance to prevent them from becoming homeless;
- Assistance to community based organizations and local governments to provide public facilities which support elderly, homeless, and special needs populations; Assistance to community based organizations and local governments which provide resources to community based groups providing supportive services to homeless households, households in danger of becoming homeless and elderly low income households; Support to local governments which provide resources for infrastructure improvements to improve public infrastructure and improvements to enhance quality of life in low income neighborhoods.

## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Adams County will spend HOME funds on Tenant Based Rental Assistance (TBRA) in Thornton as part of a strategy to serve low- and very-low income renter households. Low vacancy rates, rising rents, and long waiting lists for subsidized housing all point to the need for more affordable rental opportunities in the county, especially for the lowest income households. There are few transitional housing options in Adams County, and a TBRA program can also help households transition from homelessness to permanent housing.
TBRA for Non-Homeless Special Needs	According to special needs providers interviewed as part of the consultation process, there is a lack of rental assistance available for their clients, who have very low and low incomes. Existing rental assistance programs are not growing, or are shrinking due to reduced federal spending levels. Market pressures on the private rental market have raised rents and reduced inventory, making it more difficult for these households to find rental units that they can afford. TBRA could be used to help clients of these agencies find affordable, decent, and accessible housing while on the waiting list for existing Section 8 and other rental assistance programs, or for accessible units in properties such as those owned by ACHA or other providers.
New Unit Production	As part of the Housing Needs Assessment section of the Consolidated Plan, CSI determined that there is a gap of rental units for households at 0 – 60% AMI in Adams County. New construction of affordable rental units is a goal for reducing these gaps. CSI also determined that the stock of affordable units for sale is slim, and that households at 0 – 30% AMI could become owners through a self help program such as Habitat for Humanity. New units for sale priced at 50 - 80% of the AMI could help renters afford the price of homeownership in Adams County.
Rehabilitation	<p>Much of the housing stock in the older communities within Adams County is in need of rehabilitation. In Adams County, 43% of owner occupied units and 47% of rental units were built before 1980. This includes older multi-family properties and single family owner occupied housing units. Adams County operates an essential home rehabilitation program serving homeowners at 80% AMI or less. There is still a strong need to continue modernizing the older housing stock. Preserving the existing housing is an economically effective way of minimizing the cost and environmental impact of new housing construction.</p> <p>CSI estimates that of the units built before 1980 with children present, 14,309 owner occupied units and 11,777 renter occupied units may contain a lead hazard. Owner occupied rehabilitation programs and acquisition/rehabilitation of older multi-family rental properties can address lead issues in these units over time.</p>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	<p>There are a number of aging rental properties located in the municipalities and some in the unincorporated areas that are in need of major upgrades and rehabilitation. Market conditions are such that landlords are not willing to leave units vacant in order to perform costly and time consuming rehabilitation on them. Rental housing demand is so strong, that landlords can rent units that are minimally acceptable. There are opportunities for affordable housing providers and special needs housing groups to acquire these properties and rehab them for their clients. This is a cost effective approach for providing more affordable, decent rental units. Modernization efforts on aging properties are supported in local communities. Communities have been supportive of efforts to improve declining properties in older neighborhoods. The Adams County Housing Authority has been purchasing and preserving existing rental properties, and will continue to do so in the future.</p>

## **SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

Adams County receives allocations of HOME, CDBG and ESG each year from HUD. CDBG funds are allocated to jurisdictions within the County for projects in those communities, and are also provided to applicants through the County's annual CDBG application process. Adams County is a HOME consortium, which includes the Cities of Thornton and Westminster, as well as the remainder of the County. HOME funds are allocated to the two Consortium Cities, and throughout the year to housing projects. ESG funds are also a county wide funding resource, and have an annual application and award cycle.

Federal dollars leverage additional funds in many of the projects completed as part of the Consolidated Plan. Federal dollars are limited, and agencies completing projects will often utilize other funds to complete projects. The leveraged dollars represent a benefit to all Adams County residents. They stretch the grant funds received by the County, while allowing projects to proceed, which benefits either the area or a specific clientele and at the same time aids the agencies supplying the leveraged funds in meeting their goals. In addition to CDBG, HOME, and ESG funds, Adams County provides grants to human service organizations serving the county's low income individuals and families through Human Services Agency Grant (HSAG) Program. In 2015, this program will provide \$425,200 to support human service programs through many of the same agencies which also receive ESG and CDBG funding.

Each of these funding streams has allowed Adams County to target at-risk populations and leverage fixed program year allocations. These funding streams helped provide resources, services, and opportunities to people that may not qualify under HOME or CDBG guidelines and to neighborhoods that may not have been targeted with regular Program Year funding.

ACCD also leverages other streams of funding that help provide necessary services to the low-income population. These include; Community Services Block Grant (CSBG), Older Americans Act (OAA), Colorado State Funding for Senior Services (SFSS), Colorado Department of Transportation (CDOT), and Adams County Human Services Agency Grants (HSAG). With these federal, state and local funds, Adams County is able to provide vital agency support to non-profits and partner agencies that carry out the HUD programs and provide essential services to the residents of the county. The strategic leveraging of these funds allows the county to provide the most comprehensive support to its citizens and the agencies serving its citizens.

HOME project expenditures require a 25% match. In order to be considered HOME match, the funding must be a non federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Adams County encourages all HOME funded projects to have match. ESG dollars require a 100% match and can come from cash, or non-cash sources that meet the requirements of 576.201.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,625,647	0	759,816	2,385,463	6,502,588	Adams County allocates CDBG funds to five local jurisdictions, and to projects applying for funds through the annual cycle. Adams County uses 20% of CDBG funds for administration.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	821,632	50,000	188,652	1,060,284	3,286,528	HOME funds are allocated in Thornton, Westminster, and throughout the county, and applications are taken throughout the year. 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 Reminder 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	144,016	0	250,150	394,166	576,064	ESG funds are allocated throughout the county, and funding decisions are made during the annual application cycle.
Other	public - federal	Acquisition Admin and Planning Homebuyer assistance Housing	0	0	0	0	558,013	NSP 3 Program Income will be used to acquire, rehabilitate and resell foreclosed homes in Adams County to income qualified households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Economic Development Public Improvements Other	6,163,315	0	0	6,163,315	0	Adams County has an existing Section 108 loan, of which, \$6,163,315 remains for distribution for the redevelopment of the Asarco/Globeville site. This was a \$10,000,000 loan.

Table 48 - Anticipated Resources

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

Adams County funded projects 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, debt, State of Colorado HOME funds, Federal Home Loan Bank Board and other resources to cover the cost of development, redevelopment, rehabilitation, homebuyer assistance, and other project costs. CDBG projects leverage grant funds from private foundations, local jurisdiction funding resources, and other federal funds such as federal Weatherization funds. ESG grantees use a variety of donations, foundation and grant funds, Adams County HSAG funds, and other federal funds to cover the cost of programs, operations, and facilities. Adams County reviews applications submitted during annual and open application rounds to verify match sources, ensure that match ratios are met, and then tracks match during the grant cycle to ensure that each program match is met.

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

Adams County and local jurisdictions may choose to provide publically held land for housing, community facility, and other eligible HOME and CDBG projects. No specific parcels are being used in the 2015 program year.

**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
ADAMS COUNTY	Government	Ownership Planning neighborhood improvements	Jurisdiction
City of Thornton	Government	Ownership Planning	Jurisdiction
City of Westminster	Government	Planning	Jurisdiction
Community Resources and Housing Development Corp	CHDO	Ownership Rental	State
ADAMS COUNTY HOUSING AUTHORITY	PHA	Ownership Public Housing Rental	Jurisdiction
BRIGHTON HOUSING AUTHORITY	PHA	Ownership Public Housing Rental	Jurisdiction
Archway Housing and Services Inc.	CHDO	Homelessness Rental	Region
TOWN OF BENNETT	Government	Planning public services	Jurisdiction
CITY OF BRIGHTON	Government	Planning neighborhood improvements public facilities	Jurisdiction
CITY OF FEDERAL HEIGHTS	Government	Planning neighborhood improvements public facilities	Jurisdiction
CITY OF COMMERCE CITY	Government	Planning neighborhood improvements public facilities	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
CITY OF NORTHGLENN	Government	Planning neighborhood improvements public facilities	Jurisdiction
Arising Hope	Non-profit organizations	Homelessness	Jurisdiction
BROTHERS REDEVELOPMENT INC	Non-profit organizations	Ownership	Region
Eastern Slope Housing	Non-profit organizations	Rental	Region
ALMOST HOME, INC	Non-profit organizations	Homelessness Rental	Jurisdiction
GROWING HOME	Non-profit organizations	Homelessness Rental	Jurisdiction
Via Mobility	Non-profit organizations	public services	Region
METRO DENVER HOMELESS INITIATIVE	Non-profit organizations	Homelessness Planning	Region

**Table 49 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

ACCD worked in cooperation with jurisdictions within the County, local and regional nonprofit organizations, the local PHAs and in tandem with other Adams County departments to deliver housing, programs, and services throughout the County. County-wide coordination between the County and Consortium member communities is strong. In the next year, ACCD will be assessing gaps in the institutional delivery system and identifying ways that the department can better coordinate with local and regional partners to enhance housing, community development, economic development and service delivery.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 50 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The County’s strengths in delivering services and funds to partners lie in the relationships with its subrecipients and subgrantees. 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 to all of the providers and municipalities it works with. The relationships created between ACCD’s partner agencies (both funded and unfunded with County dollars) is a major strength in delivering the services and funding to the residents of the County. 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. Moving forward, this strength is imperative to the delivery of services and assistance to both subrecipients and residents of the County.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The major gaps in providing these services to the homeless population lie in the lack of understanding of the homelessness problem and the lack of services, shelters, and money to support homeless programs. Adams County agencies simply do not have the resources, or the space, to house the growing number of persons and families at risk of homelessness or those who are already homeless. In addition, more and more people at risk of losing their homes do not have the information they need in order to successfully retain their homes and stay out of the shelter system. This is the reason that the public facilities priority is high as well as the education of the special needs populations' education of the services and housing options in the county.

A major strength of the County is the network of providers who serve Adams County's most at-risk populations. While not always stocked with the appropriate funding and space (beds, shelters, classrooms, etc), the core agencies work closely with each other to determine the best service delivery possible with the resources available.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

In addition to County/Subgrantee collaboration and communication, service providers throughout the County are in constant collaboration 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. These collaborations are an example of the strengths of delivering priority services, whether they are funded by HUD dollars or even general County or State dollars. These collaborations provide a critical platform to determine the best and highest use of all funding available to the County and its partners.

Many of the gaps in the delivery system lie in the past and present issues with ACCD and its capacity. In previous years and presently, ACCD has not had the capacity or knowledge to carry out its responsibilities as it relates to its HUD allocations. However, these gaps are currently being resolved with hiring knowledgeable and experienced personnel such as a CDBG/HOME Coordinator, Grants Manager, Grants Accountant, and restructuring its leadership from an Administrator to a Community Development Manager with extensive rural, urban, and regional planning experience to enhance community development within Adams County.

Gaps also lie in the size of the County. 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 services expand, ACCD must identify how to minimize the transition from rural to urban and provide the best services possible.

### Public Housing Strengths and Gaps

ACCD staff members communicate on an on-going basis with the Adams County Housing Authority with regard to program implementation and affordable housing policy in the County. ACHA administers the First time Homebuyer Program for the County which is funded through the HOME program. In addition, ACHA utilizes HOME funding from ACCD to fund a tenant-based rental assistance program and other housing developmental deals. ACHA has also received various CDBG and HSAG grants in the past to create, rehabilitate, and sustain affordable housing.

Community Resources and Housing Development Corporation (CRHDC), a certified housing development corporation (CHDO) in Adams County, and Del Norte, a nonprofit organization established in 1978 to address severe housing needs of the low-income and to create economic development opportunities, utilize HOME funds and the Neighborhood Stabilization Program (NSP) funds on behalf of Adams County to address housing needs.

In addition, ACHA is a quasi-governmental agency that has both a separate Board of Directors and management from Adams County. The County and ACHA work very closely to ascertain the housing needs of the residents of Adams County – both public housing and non-public housing.

The strengths and gaps in regards to the delivery system are similar to the ones mentioned above. In the past, there have been some collaboration and capacity gaps that have hindered the delivery system. ACCD and ACHA have worked diligently to make these gaps a priority. Slowly, these gaps have transformed into a strength. Collaboration and Communication are at a continuing priority with a minimum of quarterly meetings which will assist in delivering quality service.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construction of New Rental Housing	2015	2019	Affordable Housing	County-Wide City of Thornton City of Westminster	Housing Needs Seniors and other Prioritized Populations	HOME: \$2,375,000	Rental units constructed: 150 Household Housing Unit
2	Expanding and Preserving Homeownership	2015	2019	Affordable Housing	County-Wide	Housing Needs	HOME: \$754,685	Direct Financial Assistance to Homebuyers: 50 Households Assisted
3	Preservation of Existing Housing Stock	2015	2019	Affordable Housing	County-Wide City of Federal Heights	Housing Needs Seniors and other Prioritized Populations	CDBG: \$1,606,066 HOME: \$942,790	Rental units rehabilitated: 40 Household Housing Unit  Homeowner Housing Rehabilitated: 140 Household Housing Unit
4	Youth Services and Facilities for At-Risk Children	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	County-Wide City of Northglenn	Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$1,965,400	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Senior and Disability Services and Facilities	2015	2019	Non-Homeless Special Needs	County-Wide Town of Bennett	Seniors and other Prioritized Populations	CDBG: \$77,935 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
6	Public Facility Improvements	2015	2019	Non-Housing Community Development	County-Wide City of Northglenn City of Brighton	Community and Economic Development Needs Homelessness	CDBG: \$2,193,005	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
7	Infrastructure Improvements	2015	2019	Non-Housing Community Development	County-Wide City of Commerce City of Brighton	Community and Economic Development Needs	CDBG: \$1,420,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted  Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
8	Increase Job Services and Job Creation	2015	2020	Non-Housing Community Development	County-Wide	Community and Economic Development Needs	CDBG: \$0 HOME: \$0 ESG: \$0 Section 108 Loan: \$6,163,315	Jobs created/retained: 200 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Homeless Prevention Services	2015	2019	Homeless	County-Wide City of Thornton City of Federal Heights	Homelessness	HOME: \$163,422 ESG: \$416,200	Homelessness Prevention: 60 Persons Assisted
10	Emergency Housing and Shelter for the Homeless	2015	2020	Homeless	County-Wide	Homelessness	ESG: \$554,030	Homeless Person Overnight Shelter: 1250 Persons Assisted
11	Reduction of Slum and Blight	2015	2019	Affordable Housing Non-Housing Community Development	County-Wide	Housing Needs Community and Economic Development Needs	CDBG: \$414,413	Buildings Demolished: 40 Buildings

Table 51 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Construction of New Rental Housing
	<b>Goal Description</b>	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.

2	<b>Goal Name</b>	Expanding and Preserving Homeownership
	<b>Goal Description</b>	Adams County has a goal of ensuring that affordable housing is available for low to moderate income renters that want to purchase a home in Adams County. Adams County also has an objective of ensuring that prioritized populations are educated about housing and service options through counseling programs.
3	<b>Goal Name</b>	Preservation of Existing Housing Stock
	<b>Goal Description</b>	Adams County has a priority objective of working through the Minor Home Repair Program and with Urban County jurisdictions to ensure that that aging housing stock occupied by low to moderate income owners, and renters is rehabilitated and repaired. Adams County also supports the preservation of the existing affordable rental housing inventory through funding and support of nonprofit, housing authority, and for-profit partner acquisition and/or rehabilitation of existing rental housing within the county.
4	<b>Goal Name</b>	Youth Services and Facilities for At-Risk Children
	<b>Goal Description</b>	Adams County will work with youth providers throughout the county to ensure that at-risk youth have access to facilities and services that will increase their chances of success in school, after school, and in the work place. Activities may include funding facilities serving at-risk youth, funding childcare and after school programs, and other projects that will meet this goal.
5	<b>Goal Name</b>	Senior and Disability Services and Facilities
	<b>Goal Description</b>	Adams County will provide funding, and will provide funding (CDBG, HSAG), and will provide support to agencies which provide services to seniors and persons with disabilities. Support may include providing financial support for facilities serving these populations, and public services provided by the agencies.
6	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	Adams County will support the construction and rehabilitation of public facilities that serve extremely low, low and moderate income households, and homeless persons, throughout Adams County.

7	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	Adams County plans to invest strategically in qualified neighborhoods to assist in revitalization, by providing infrastructure improvements. Many areas in Adams County have a need for new ADA compliant sidewalks and street lighting for safety, landscaping, and graffiti removal. Safety improvements such as code enforcement, crosswalks, and ADA sidewalk repairs are also needed in low and moderate income census tracts across the county. Infrastructure is an important aspect of thriving neighborhoods. Some areas throughout the county, including unincorporated areas, suffer from a lack of county infrastructure, like sidewalks and drainage. Adams County has a goal of working with Urban County partners to make infrastructure improvements in areas with disinvestment to encourage revitalization.
8	<b>Goal Name</b>	Increase Job Services and Job Creation
	<b>Goal Description</b>	In order to reduce the number of households with incomes below the poverty line, Adams County encourages agencies to work together to address the issue of poverty. Through a coordinated effort, these agencies can assist individuals in need of job training, counseling, employment and housing referrals. ACCD works with the Adams County Workforce and Business Center, the Community and Neighborhood Resources Advisory Council (CNRAC), municipalities, and community agencies to identify the emergent needs of the population and develop appropriate responses to these needs. The Workforce and Business Center provides routine classes and training to enhance the skills of the emerging labor force. ACCD can also identify qualified and interested business owners, potential business owners and small business owners, as well as those interested in learning a new trade, all of which will foster a comprehensive Section 3 list for future projects. Housing authorities and housing providers are engaged to identify those residents in need of training and/or interested in participating with the Section 3 initiative.
9	<b>Goal Name</b>	Homeless Prevention Services
	<b>Goal Description</b>	Adams County will use CDBG and, to a lesser extent, HOME funds to provide affordable housing resources and services to Adams County's homeless and at-risk populations. Additionally, ACCD will utilize CSBG funds to provide funding to agencies that provide motel vouchers and other emergency services.
10	<b>Goal Name</b>	Emergency Housing and Shelter for the Homeless
	<b>Goal Description</b>	Adams County will provide support for agencies providing short term emergency housing and shelter for homeless individuals and families throughout the Urban County. Funding will be provided for shelter operations, essential services, and HMIS administration.

11	<b>Goal Name</b>	Reduction of Slum and Blight
	<b>Goal Description</b>	Adams County has identified existing spot blight as a major issue throughout the county. Abandoned homes and businesses are causing health, safety, and home value issues in qualified census tracts. The County is initiating an Operation Blight to Bright program to identify and demolish dangerous, nuisance homes and businesses, clear the sites, and resell lots to affordable housing developers such as Habitat for Humanity and/or CRHDC.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Adams County will assist in the construction of 68 affordable rental units in 2015, provide Tenant Based Rental Assistance to five households, and the rehabilitation of another 55 units. Adams County will review application for the construction and acquisition and rehabilitation of other new developments during the four remaining years of the plan, which could result in the construction of another 50 - 150 affordable rental units throughout the County.

**SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**  
**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Adams County Housing Authority is not under a Section 504 Voluntary Compliance Agreement.

**Activities to Increase Resident Involvements**

Adams County Housing Authority (ACHA) values the input of its residents. The Resident Advisory Board, made up of residents of ACHA properties, meets quarterly to discuss ACHA's priorities and property improvements. ACHA's 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 ACHA property. Annually, ACHA surveys all residents of its properties to get feedback across a wide array of topics pertaining to resident housing. Additionally, during the planning stage of any future developments, ACHA will solicit input from residents of its existing properties and area residents for design and programming.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the 'troubled' designation**

NA - not troubled

## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

### **Barriers to Affordable Housing**

The major barrier to the development of affordable housing in Adams County 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, and 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. While Adams County does not have an inclusionary housing policy for unincorporated development, it may begin to explore such a policy.

Affordable housing developers operating within the county have well-developed plans and schedules for acquisition, new construction, and development in priority areas. Developers review and prioritize development 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, to increase the affordable housing stock throughout the County.

ACCD and its 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 pre-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.

ACCD facilitates partnerships to increase and improve affordable housing opportunities throughout the County. Partnerships are fostered through ACCD sponsored public events, training opportunities and quarterly cities meetings. This initiative has resulted in shared visions, regional discussions, and new partnerships, and the streamlining of similar/same activities throughout the various cities.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

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

The County has identified Homelessness as a priority need. The County has laid out homeless assistance and homeless prevention goals which will address the needs. 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. Through its planned goals, the County will support the continuum of services needed by both unsheltered homeless and formerly homeless in emergency housing. Service providers supported by the County provide outreach and case management which assess individual needs and links them with the continuum of services available in the County.

### **Addressing the emergency and transitional housing needs of homeless persons**

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

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

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

homelessness. In 2015, Adams County will fund a facility which will enable Arising Hope to move women experiencing domestic violence into housing owned by the agency, while they wait for private apartments to become available. Adams County will continue to look for opportunities like this to ensure that at-risk households do not experience homelessness again.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

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

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

In the Adams County Minor Home Repair program, 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 (LBP) 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 regulations 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 ACCD's 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.

If an in-depth report determines that 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.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

In 2013, the US Census American Community Survey estimates that there were 43,387 owner occupied housing units and 26,907 renter occupied housing units built before 1980 in Adams County. These units are the most likely to contain lead based paint. HUD CHAS data estimates that 19,078 owner occupied units and 15,702 renter occupied units built before 1980 are occupied by low and moderate income households. Using HUDs 75% threshold, Adams County could have up to 14,300 owner and 11,777 renter households with low or moderate incomes living in housing units that contain lead. Removing the risks of lead from homes repaired through the Minor Home Repair Program or through rental rehabilitation will reduce the risks to residents.

**How are the actions listed above integrated into housing policies and procedures?**

The actions listed above are integrated into the program guidelines for the Adams County Minor Home Repair program.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

In order to reduce the number of households with incomes below the poverty line, Adams County encourages agencies to work together to address the issue of poverty. 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 enables 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, ACCD's Advisory Council, municipalities, and community agencies to identify the emergent needs of the population and develop appropriate responses to these needs. The Workforce and Business Center provides routine classes and training to enhance the skills of the emerging labor force. ACCD can also identify qualified and interested business owners, potential business owners and small business owners, as well as those interested in learning a new trade, all of which will foster a comprehensive Section 3 list for future projects. Housing authorities and housing providers are engaged to identify those residents in need of training and/or interested in participating with the Section 3 initiative.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The PY2015 Action Plan will provide a framework for ACCD to achieve its mission of supporting and building on the capacity of citizen groups in Adams County so they may enhance the economic, social, environmental, and cultural well being of their communities. In addition, it will improve the quality of life for the citizens of Adams County. Effective community development results in mutual benefit and shared responsibility among community members. It recognizes the connection between social, cultural, environmental and economic matters; the diversity of interests within a community; and the relationships for capacity building.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Adams County Community Development has made numerous changes to its monitoring procedures in the past few years. 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 highest and best use of funds. These updated "Standards and Procedures" went into effect November 1, 2009.

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 uses an interactive, ongoing process. This approach includes instructional training, ongoing technical assistance, site visits, monthly and quarterly reporting, and annual monitoring. ACCD promotes efficient and effective sub-recipient performance.

Monitoring will begin in the very early stages of the contracting process. Before an agency receives a contract, ACCD will meet with each sub-recipient to ensure they understand all aspects of the Program – whether it be HOME, CDBG, or ESG. These "pre-contract" meetings will review their requirements for contracting, reimbursement, meeting a National Objective (if necessary), and other cross-cutting regulations. Once the contract is signed and the subrecipient is given the notice to proceed, ACCD will do monthly desk monitoring to make sure the project is proceeding on schedule and within budget. Agencies will also be monitored at the time they submit reimbursements to ensure the requested funds are eligible and comply with all the applicable regulations. All sub-recipients will also be required to submit monthly reports and completion reports on completion of the project. Every sub-recipient will have at least a yearly scheduled monitoring at their sites for ACCD staff – both program and finance – to review their project/s in full. These monitorings will utilize the Monitoring Tool and Checklist created by HUD and will review and concerns or findings from ACCD.

Once projects are completed, they will be monitored for the duration of their affordability period/performance period by ACCD Staff. Adams County Community Development has created a monitoring calendar to schedule monitorings of all projects – whether they are open or closed and in their affordability/performance period.

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

Based on the monitoring tools available and the general assumptions made above, ACCD's monitoring staff maintains an annual monitoring schedule that determines the level of review necessary. Staff then

use the appropriate monitoring tools available and ensures that all funded activities receive a professional monitoring to ensure compliance with all ACCD and Federal requirements.

## Expected Resources

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

#### Introduction

Adams County receives allocations of HOME, CDBG and ESG each year from HUD. CDBG funds are allocated to jurisdictions within the County for projects in those communities, and are also provided to applicants through the County's annual CDBG application process. Adams County is a HOME consortium, which includes the Cities of Thornton and Westminster, as well as the remainder of the County. HOME funds are allocated to the two Consortium Cities, and throughout the year to housing projects. ESG funds are also a county wide funding resource, and have an annual application and award cycle.

Federal dollars leverage additional funds in many of the projects completed as part of the Consolidated Plan. Federal dollars are limited, and agencies completing projects will often utilize other funds to complete projects. The leveraged dollars represent a benefit to all Adams County residents. They stretch the grant funds received by the County, while allowing projects to proceed, which benefits either the area or a specific clientele and at the same time aids the agencies supplying the leveraged funds in meeting their goals. In addition to CDBG, HOME, and ESG funds, Adams County provides grants to human service organizations serving the county's low income individuals and families through Human Services Agency Grant (HSAG) Program. In 2015, this program will provide \$425,200 to support human service programs through many of the same agencies which also receive ESG and CDBG funding.

Each of these funding streams has allowed Adams County to target at-risk populations and leverage fixed program year allocations. These funding streams helped provide resources, services, and opportunities to people that may not qualify under HOME or CDBG guidelines and to neighborhoods that may not have been targeted with regular Program Year funding.

ACCD also leverages other streams of funding that help provide necessary services to the low-income population. These include; Community Services Block Grant (CSBG), Older Americans Act (OAA), Colorado State Funding for Senior Services (SFSS), Colorado Department of Transportation (CDOT), and Adams County Human Services Agency Grants (HSAG). With these federal, state and local funds, Adams County is able to provide vital agency support to non-profits and partner agencies that carry out the HUD programs and provide essential services to the residents of the county. The strategic leveraging of these funds allows the county to provide the most comprehensive support to its citizens and the agencies serving its citizens.

Adams County has allocated HOME funds to Archway Housing and Services, which is an Adams County CHDO. Adams County plans to solicit applications from other eligible Adams County CHDOs during the program year, to ensure that 15% of funds are spent on CHDO activities.

HOME project expenditures require a 25% match. In order to be considered HOME match, the funding must be a non federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Adams County encourages all HOME funded projects to have match. ESG dollars require a 100% match and can come from cash, or non-cash sources that meet the requirements of 576.201.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,625,647	0	759,816	2,385,463	6,502,588	Adams County allocates CDBG funds to five local jurisdictions, and to projects applying for funds through the annual cycle. Adams County uses 20% of CDBG funds for administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	821,632	50,000	188,652	1,060,284	3,286,528	HOME funds are allocated in Thornton, Westminster, and throughout the county, and applications are taken throughout the year. Adams County uses 10% of HOME funds for administration of programs.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	144,016	0	250,150	394,166	576,064	ESG funds are allocated throughout the county, and funding decisions are made during the annual application cycle.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Homebuyer assistance Housing	0	0	0	0	558,013	NSP 3 Program Income will be used to acquire, rehabilitate and resell foreclosed homes in Adams County to income qualified households.
Other	public - federal	Admin and Planning Economic Development Public Improvements Other	6,163,315	0	0	6,163,315	0	Adams County has an existing Section 108 loan, of which, \$6,163,315 remains for distribution for the redevelopment of the Asarco/Globeville site. This was a \$10,000,000 loan.

Table 52 - Expected Resources – Priority Table

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

Adams County funded projects 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, debt, State of Colorado HOME funds, Federal Home Loan Bank Board and other resources to cover the cost of development, redevelopment, rehabilitation, homebuyer assistance, and other project costs. CDBG projects leverage grant funds from private foundations, local jurisdiction funding resources, and other federal funds such as federal Weatherization funds. ESG grantees use a variety of donations, foundation and grant funds, Adams County HSAG funds, and other federal funds to cover the cost of programs, operations, and facilities. Adams County reviews applications submitted during annual and open application rounds to verify match sources, ensure that match ratios are met, and then tracks match during the grant cycle to ensure that each program match is met.

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

Adams County and local jurisdictions may choose to provide publically held land for housing, community facility, and other eligible HOME and CDBG projects. No specific parcels are being used in the 2015 program year.

**Discussion**

Not required - NA

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construction of New Rental Housing	2015	2016	Affordable Housing	County-Wide	Housing Needs Seniors and other Prioritized Populations	HOME: \$675,000	Rental units constructed: 68 Household Housing Unit
2	Preservation of Existing Housing Stock	2015	2016	Affordable Housing	County-Wide	Housing Needs Seniors and other Prioritized Populations	CDBG: \$449,229 HOME: \$51,558	Rental units rehabilitated: 55 Household Housing Unit Homeowner Housing Rehabilitated: 108 Household Housing Unit
3	Youth Services and Facilities for At-Risk Children	2015	2016	Non-Homeless Special Needs Non-Housing Community Development	County-Wide	Community and Economic Development Needs	CDBG: \$203,093	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 284 Persons Assisted
4	Public Facility Improvements	2015	2016	Non-Housing Community Development	County-Wide	Housing Needs Homelessness	CDBG: \$189,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Infrastructure Improvements	2015	2016	Non-Housing Community Development	County-Wide City of Federal Heights City of Commerce City of Brighton	Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$606,987	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6400 Persons Assisted
6	Homeless Prevention Services	2015	2016	Homeless	County-Wide	Homelessness	ESG: \$44,564	Homelessness Prevention: 55 Persons Assisted
7	Emergency Housing and Shelter for the Homeless	2015	2016	Homeless	County-Wide	Homelessness	ESG: \$79,536	Homeless Person Overnight Shelter: 246 Persons Assisted
8	Reduction of Slum and Blight	2015	2016	Affordable Housing Non-Housing Community Development	County-Wide	Community and Economic Development Needs	CDBG: \$430,000	Buildings Demolished: 30 Buildings
10	Expanding and Preserving Homeownership	2015	2016	Affordable Housing	County-Wide	Housing Needs	HOME: \$100,937	Direct Financial Assistance to Homebuyers: 13 Households Assisted
11	Increase Job Services and Job Creation	2015	2016	Non-Housing Community Development	County-Wide	Community and Economic Development Needs	Section 108 Loan: \$6,163,315	Jobs created/retained: 1000 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Senior and Disability Services and Facilities	2015	2016	Non-Homeless Special Needs	County-Wide Town of Bennett	Seniors and other Prioritized Populations	CDBG: \$15,587	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Construction of New Rental Housing
	<b>Goal Description</b>	In the 2015 - 2016 Annual Plan, a new affordable senior complex will be constructed.
2	<b>Goal Name</b>	Preservation of Existing Housing Stock
	<b>Goal Description</b>	Minor Home Repair Program to serve moderate and low income homeowners, and rehabilitation of existing affordable rentals.
3	<b>Goal Name</b>	Youth Services and Facilities for At-Risk Children
	<b>Goal Description</b>	In 2015, Adams County will fund two public facilities that serve low income at-risk youth.
4	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	Adams County will increase the number of transitional to long term housing who are exiting the domestic violence shelter
5	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	Project that will be funded include ADA ramps and sidewalk repairs, code enforcement programs, and park improvements.

6	<b>Goal Name</b>	Homeless Prevention Services
	<b>Goal Description</b>	Homeless agencies will provide homeless prevention services.
7	<b>Goal Name</b>	Emergency Housing and Shelter for the Homeless
	<b>Goal Description</b>	Funding for shelter operations.
8	<b>Goal Name</b>	Reduction of Slum and Blight
	<b>Goal Description</b>	Spot Blight Program "Blight to Bright" that will operate throughout the County.
10	<b>Goal Name</b>	Expanding and Preserving Homeownership
	<b>Goal Description</b>	Provide downpayment assistance loans to Adams County households earning 80% AMI or less.
11	<b>Goal Name</b>	Increase Job Services and Job Creation
	<b>Goal Description</b>	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 remediation of the former Asarco Globe Smelting Plant. This project will continue through FY 2015. 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 Public Health and Environment standards.
12	<b>Goal Name</b>	Senior and Disability Services and Facilities
	<b>Goal Description</b>	Provide services to vulnerable populations, including seniors and persons with disabilities.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Adams County has allocated CDBG, HOME and ESG funds to projects in 2015 that meet its Priority Needs and Annual Goals. These projects include home weatherization services, rental housing construction and rehabilitation, homeless essential services, public facilities, public service, and public infrastructure throughout the County. The Town of Bennett and the Cities of Brighton, Commerce City, Northglenn and Federal Heights have prioritized projects in their jurisdictions and will oversee projects within their communities. Adams County reviewed funding applications in the winter of 2014, and the County Commissioners formally adopted funding recommendations in March of 2015. Due to unforeseen issues with previously approved infrastructure projects, the County Commissioners held a study session on April 7, 2015 to hear about the Town of Bennett’s public service project involving transit services to its low to moderate income seniors as well as a Slums and Blight in Adams County which will formally be heard and decided upon at the May 12, 2015 public hearing for the Consolidated Plan and 2015 Annual Action Plan.

#	Project Name
1	Arapahoe County Weatherization (for Adams County)
2	Arising Hope
3	Children's Outreach Project
4	Brothers' Redevelopment
5	Mapleton Public School
6	City of Brighton ADA Sidewalks
7	City of Commerce City ADA Curb Ramp Construction and Crosswalks
8	City of Northglenn Park Improvements
9	Archway Housing and Services
10	Eastern Slope Housing
11	Emergency Shelter Grant Projects
12	City of Thornton TBRA Program
13	Adams County Minor Home Repair Program
14	Adams County Slum and Blight Program
15	Almost Home Offices, Community Room, Technology Center Upgrades
16	City of Federal Heights Rental Housing Inspection Program
18	Town of Bennett Via Mobility Service
19	Adams County Housing Authority Downpayment Assistance
20	Adams County Community Development CDBG Administration
21	Adams County Community Development Minor Home Repair Project Delivery Costs
22	ACCD HOME Administration
23	City of Federal Heights Minor Home Repair Program

**Table 54 – Project Information**

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

Allocations were made after Adams County and Urban County participating jurisdictions reviewed priority needs, goals and objectives for using CDBG, HOME, and ESG funds, and after reviewing applications for compliance, meeting the needs identified in the Consolidated Plan, and for soundness of approach.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Arapahoe County Weatherization (for Adams County)
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Preservation of Existing Housing Stock
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG: \$35,410
	<b>Description</b>	Provide energy conservation and health and safety improvements to the older homes of low to moderate income residents and thereby reduce energy use and energy costs as well as potential carbon monoxide related illnesses and deaths. CDBG National Objective LMH, CDBG Citation 570.208(a)(3), HUD Matrix Code 14F.
	<b>Target Date</b>	3/1/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Adams County estimates that 63 low and moderate income households will benefit from energy conservation and safety improvements to their homes.
	<b>Location Description</b>	Brighton, Northglenn, and unincorporated Adams County.
	<b>Planned Activities</b>	Energy conservation and health and safety improvements to homes
<b>2</b>	<b>Project Name</b>	Arising Hope
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Emergency Housing and Shelter for the Homeless
	<b>Needs Addressed</b>	Housing Needs Homelessness
	<b>Funding</b>	CDBG: \$289,000
	<b>Description</b>	Real property acquisition of a ranch style home with a basement for the purposes of offering a secondary housing option to 10 to 15 clients who are currently enrolled in the emergency shelter program and need long term stable housing option while continuing to work with them on self-sufficiency. CDBG National Objective LMC, CDBG Citation 570.208(a)(2), HUD Matrix Code 01.
	<b>Target Date</b>	2/28/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Arising Hope estimates that 10 - 15 clients who have been victims of domestic violence will be served during the year

	<b>Location Description</b>	Arising Hope will acquire a building within Adams County at an undisclosed location
	<b>Planned Activities</b>	Acquisition of a home with a basement to expand Arising Hope shelter services so that existing clients may continue to be served by the shelter and their self-sufficiency services.
<b>3</b>	<b>Project Name</b>	Children's Outreach Project
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Seniors and other Prioritized Populations
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Replace the roof on the Childrens Outreach Project, a learning center that provides children of all abilities with excellent quality early education and care by improving access to preschool programming for vulnerable populations with the outcome of school readiness and family self-sufficiency. The buildings current coating of the roof is the original 1986 coating and poses not only aesthetic issues but also has some holes and tears in the coating that affect the long-term safety and functionality of the building. CDBG National Objective LMC, CDBG Citation 570.208(a)(2), HUD Matrix Code 03M.
	<b>Target Date</b>	11/28/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will serve approximately 25 at risk children who otherwise would not attend preschool.
	<b>Location Description</b>	8000 Pecos Street, Denver CO 80221
	<b>Planned Activities</b>	Replace the roof on the Children's Outreach Project
<b>4</b>	<b>Project Name</b>	Brothers' Redevelopment
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Preservation of Existing Housing Stock
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG: \$16,793

	<b>Description</b>	Using Brothers Redevelopment staff in conjunction with volunteers, a Paint-A-thon program will address homes with lead based paint and paint the homes of low-income elderly and senior homeowners at no cost to the homeowner. The Paint-A-Thon preserves property value and encourages client independence and allows elderly and disabled homeowners to utilize their income on other necessities like food or medication. CDBG National Objective LMH, CDBG Citation 570.208(a)(3), HUD Matrix Code 05V.
	<b>Target Date</b>	8/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Brothers' Redevelopment estimates that 15 elderly and disabled homeownership will have their homes painted at no cost.
	<b>Location Description</b>	county-wide program
	<b>Planned Activities</b>	Painting the homes of low-income elderly and senior homeowners at no cost to the homeowner
5	<b>Project Name</b>	Mapleton Public School
	<b>Target Area</b>	County-Wide City of Thornton
	<b>Goals Supported</b>	Youth Services and Facilities for At-Risk Children
	<b>Needs Addressed</b>	Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$128,093
	<b>Description</b>	Enhance an existing school playground at Welby Montessori, a Pre-K through 6th grade public school that serves 259 students. Currently, the school has no gymnasium and the current playground is designed for students in grades Pre-K through 2nd grade. The improvements will provide an age-appropriate playground for those 3rd through 6th grades as well as being open to neighborhood families which are primarily low to moderate income. CDBG National Objective LMA, CDBG Citation 570.208(a)(1), HUD Matrix Code 03F.
	<b>Target Date</b>	10/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The school district estimates that 259 students and families will benefit from use of the playground. Of the school population, 62% receive free and reduced lunch and 39% are English language learners.
	<b>Location Description</b>	1200 E. 78th Avenue, Denver 80229

	<b>Planned Activities</b>	Provide playground equipment and improvements.
<b>6</b>	<b>Project Name</b>	City of Brighton ADA Sidewalks
	<b>Target Area</b>	City of Brighton
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$119,000
	<b>Description</b>	Replace sidewalks and pedestrian ramps that do not meet ADA standards, since some of the residents from this area are confined to wheelchairs, and many walk to the nearby stores for goods and services. Completion of this project will improve mobility and safety for those with disabilities, increase accessibility to sidewalks otherwise not accessible for exercise and travel; and increase safety for pedestrians at street corners, sidewalks, and other designated crossings. CDBG National Objective LMA, CDBG Citation 570.208(a)(1), HUD Matrix Code 03L.
	<b>Target Date</b>	2/28/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City of Brighton estimates that a total of 4,304 residents, including 1,391 low and moderate income residents, will benefit from these activities, including persons with disabilities and seniors.
	<b>Location Description</b>	Specific census tracts in Brighton.
	<b>Planned Activities</b>	Sidewalk and pedestrian ramp construction
<b>7</b>	<b>Project Name</b>	City of Commerce City ADA Curb Ramp Construction and Crosswalks
	<b>Target Area</b>	City of Commerce City
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$165,000
	<b>Description</b>	Improve walkability throughout the Derby Business District by upgrading existing curb ramps to meet ADA standards and improve accessibility to the district as well as future park trails. The raised pedestrian crosswalks will improve pedestrian safety and act as a traffic calming device to reduce speed through Magnolia Street. CDBG National Objective LMA, CDBG Citation 570.208(a)(1), HUD Matrix Code 03L.
	<b>Target Date</b>	2/28/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City of Commerce City estimates that 5,139 residents will be served by this project in the Derby Business District.
	<b>Location Description</b>	Derby Downtown District, Monaco Street and 73rd Avenue, Monaco St and 72nd Avenue, Magnoila Street and 73rd Avenue, Magnolia Street and 72nd Place
	<b>Planned Activities</b>	Upgrading existing curb ramps to meet ADA standards and improve accessibility to the district as well as future park trails
<b>8</b>	<b>Project Name</b>	City of Northglenn Park Improvements
	<b>Target Area</b>	City of Northglenn
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$264,987
	<b>Description</b>	Larson Park improvements include moving 2 to 5 year olds playground area away from the road and closer to the older childrens playground equipment to increase safety. A new playground would be replacing the 2 to 5 year olds playground. The city would then place adult fitness equipment where the 2 to 5 year old equipment is currently located. Garbage containers, shaded seating, picnic tables, a water fountain and a dog cleanup bag dispenser would be added to the park. CDBG National Objective LMA, CDBG Citation 570.208(a)(1), HUD Matrix Code 03F.
	<b>Target Date</b>	2/28/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that approximately 5,585 residents will benefit, 51% of who are low and moderate income.
	<b>Location Description</b>	Larson Park - Larson Drive and 108th Avenue, Northglenn CO 80233
<b>Planned Activities</b>	Park improvements and upgrades	
<b>9</b>	<b>Project Name</b>	Archway Housing and Services
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Preservation of Existing Housing Stock
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME: \$51,558

	<b>Description</b>	Complete Phase 3 of Greenleaf Apartments, which entails rehabilitation, stair repair, and structural replacement and steel fabrication as indicated in an engineering report in order to address current health and safety concerns and provides its Adams County residents with highest quality and affordable housing, and addresses abandonment and blight in the community. Archway is an Adams County CHDO. HUD Matrix Code 14B.
	<b>Target Date</b>	2/28/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Archway serves 55 households at the Greenleaf Apartments. All have incomes between 30 - 60% of the AMI, and most are families.
	<b>Location Description</b>	1571 Beeler Street, Aurora, CO 80110
	<b>Planned Activities</b>	Rehabilitation of an existing apartment complex, including stair repair, structural replacement, and health and safety concerns.
<b>10</b>	<b>Project Name</b>	Eastern Slope Housing
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Construction of New Rental Housing
	<b>Needs Addressed</b>	Seniors and other Prioritized Populations
	<b>Funding</b>	HOME: \$75,000
	<b>Description</b>	Construction of the 20 units at Eastern Slopes Prairie Creek development will add to the low and moderate housing stock for seniors. HUD Matrix Code 12.
	<b>Target Date</b>	2/28/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eastern Slope Housing will construct 20 rental units for low income seniors.
	<b>Location Description</b>	2110-2135 Burton Drive, Strasburg, CO 80136, Census Tract 84.02
	<b>Planned Activities</b>	Construction of rental units
<b>11</b>	<b>Project Name</b>	Emergency Shelter Grant Projects
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Homeless Prevention Services Emergency Housing and Shelter for the Homeless
	<b>Needs Addressed</b>	Homelessness

<b>Funding</b>	ESG: \$381,588
<b>Description</b>	<p>Adams County will fund three local nonprofit homeless providers with ESG funds from 2013 - 2015. These organizations have provided services to homeless persons in Adams County for many years, and are the first responders for homeless services within the county. Growing Home, Access Housing and Arising Hope will provide shelter nights, homeless prevention services, transportation assistance, counseling and case management, and comply with requirements related to the HMIS system.</p> <p>The breakdown of allocations by year is as follows, and has a maximum of 60% funding for emergency shelter and street outreach:</p> <p><b>2013:</b></p> <p>Emergency Shelter: \$68,053  Street Outreach: \$2,500  Homeless Prevention: \$19,074  HMIS: \$910  Admin: \$7,151</p> <p><b>2014:</b></p> <p>Emergency Shelter: \$79,536  Homeless Prevention: \$44,564  HMIS: \$7,900</p> <p><b>2015:</b></p> <p>Emergency Shelter: \$79,536  Homeless Prevention: \$44,564  HMIS: \$7,900</p>
<b>Target Date</b>	2/26/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>The three agencies plan to serve homeless persons in Adams County, including individuals, families, and victims of domestic violence, with shelter beds, services, and homeless prevention and transitional opportunities. Growing Home estimates that 28 families with 95 persons will be sheltered during the year, and receive services. Access Housing estimates that 110 persons will be sheltered and served during the year, and Arising Hope estimates that 30 persons will be sheltered and 10 -15 households will receive transitional housing after being served at the shelter.</p>

	<b>Location Description</b>	The three homeless providers will offer services to residents from throughout Adams County.
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	<p><b>Planned Activities</b></p>	<p>Almost Home:</p> <p>Emergency Shelter</p> <ul style="list-style-type: none"> <li>• Essential Services</li> <li>• Case Management Salary: Executive Director; Program Director; Family Support Specialist; Business Manager; Family Shelter Coordinator</li> <li>• Shelter Operations</li> <li>• Materials &amp; Supplies</li> <li>• Direct Costs</li> </ul> <p>Rapid Rehousing</p> <ul style="list-style-type: none"> <li>• Rental Assistance</li> <li>• Housing relocation &amp; Stabilization services</li> <li>• Case Management Salary: Executive Director; Program Director; Family Support Specialist; Business Manager; Family Shelter Coordinator</li> <li>• Supplies</li> </ul> <p>Homeless Prevention</p> <ul style="list-style-type: none"> <li>• Rental Assistance</li> <li>• Housing relocation &amp; Stabilization services</li> <li>• Case Management Salary: Executive Director; Program Director; Family Support Specialist; Business Manager; Family Shelter Coordinator</li> <li>• Supplies</li> </ul> <p>Arising Hope:</p> <p>Emergency Shelter</p> <ul style="list-style-type: none"> <li>• Essential Services of:</li> <li>• Travel, washer/dryer purchase for shelter,</li> <li>• Supplies – printing of informational material</li> </ul> <p>Growing Home:</p> <p>Emergency Shelter</p> <ul style="list-style-type: none"> <li>• Essential Services of:</li> <li>• Salary &amp; Fringe of van driver &amp; Parent Educator</li> <li>• Travel expenses: Fuel for shelter van; bus tokens</li> <li>• Motel Vouchers</li> </ul> <p>Homeless Prevention</p> <ul style="list-style-type: none"> <li>• Rental Assistance</li> </ul> <p>HMIS</p> <ul style="list-style-type: none"> <li>• Salary for data entry into the required Homeless Management Integration System</li> </ul>
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12	<b>Project Name</b>	City of Thornton TBRA Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Homeless Prevention Services
	<b>Needs Addressed</b>	Housing Needs Homelessness
	<b>Funding</b>	HOME: \$163,422
	<b>Description</b>	Adams County Housing Authority will administer a tenant-based rental assistance (TBRA) pilot program in the City of Thornton. The program will provide rental, utility and security deposit assistance to qualified low-income individuals that fall at or below 60% AMI. The participants must live in a rental unit in Thornton. HUD Matrix Codes 21F, 21G.
	<b>Target Date</b>	2/28/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A minimum of five households are expected to receive assistance through this program.
	<b>Location Description</b>	Throughout the City of Thornton.
	<b>Planned Activities</b>	The program will provide rental, utility and security deposit assistance to qualified low-income individuals that fall at or below 60% AMI.
13	<b>Project Name</b>	Adams County Minor Home Repair Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Preservation of Existing Housing Stock
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG: \$240,000
	<b>Description</b>	Adams County currently runs a Homeowner-Occupied Minor Home Repair Program. This program provides rehabilitation for much-needed improvements throughout the county. At the completion of all Minor Home Repair activities, housing units will be in compliance with applicable local housing codes. CDBG National Objective LMH, CDBG Citation 570.208(a)(3), HUD Matrix 14A.
	<b>Target Date</b>	2/28/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Adams County estimates that they will provide rehabilitation services to 25 - 30 low and moderate income homeowners during the program year

	<b>Location Description</b>	county-wide program
	<b>Planned Activities</b>	Typical projects include roof and emergency repairs, electrical and plumbing updates, and energy efficiency updates such as window replacement, insulation, and appliances. Adams County 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.
<b>14</b>	<b>Project Name</b>	Adams County Slum and Blight Program
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Reduction of Slum and Blight
	<b>Needs Addressed</b>	Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$421,837
	<b>Description</b>	Recognizing a need to address blight issues in Adams County neighborhoods, its Neighborhood Services Division through its Code Compliance and Building Safety Divisions will utilize CDBG funding to launch a Bright to Blight program. As part of Adams County's ongoing effort to eradicate blight and raise the quality of life in its low-income neighborhoods, the County will launch a new campaign called Blight to Bright. Blight to Bright will have two phases to include a variety of initiatives aimed at improving the Countys enforcement efforts and empowering its residents to join this effort. Phase I efforts will include demolition, acquisition and securing properties to then later be redeveloped (Phase II) with new housing by partnering with agencies such as Community Resources and Housing Development Corporation and/or Habitat for Humanity. Such agencies have utilized or are utilizing HOME and NSP funds in rehabilitating or constructing low-income homes. While the County presently has a list of blighted properties that have immediate needs, the Bright to Blight program will create an inventory of properties and prioritize them with respect to health and safety and address them appropriately. In addition, it will do public outreach through the Countys website, monthly ACCD Neighborhood meetings and code officers. CDBG National Objective SBS, CDBG National Objective 570.201(d), HUD Matrix Code 01.
	<b>Target Date</b>	2/29/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Adams County estimates that this spot blight program will affect approximately 20 blighted homes and commercial buildings throughout the county	

	<b>Location Description</b>	<p>County-wide in low/mod census tracts. Addresses that have been identified for spot blight demolition to date include:</p> <ol style="list-style-type: none"> <li>1. 16200E. 144th Ave. -Vacant residence and secondary structure on 33.44 Acres -Several neighbor complaints over the last two years of vagrants and vandalism.</li> <li>2. 16315 Tucson St. -Vacant, dilapidated greenhouses on 5.5 Acres. Zoned A-1 -As the greenhouses stay vacant, they become more damaged do due weather and vandalism. -People are seen parking RV's and trailers, camping on the property.</li> <li>3. 6520 E. 77th Ave. -Vacant residence and secondary structure is R-1-C. -Vacant for at least 6 years. -County obtains orders to abate weeds and remove trash every year. -Neighbors dump their trash, cut tree limbs and have dumped junk vehicles on the property. -Residence has been stripped of copper pipes and plumbing. Doors, windows and walls have been damaged by vagrants.</li> <li>4. Southwest corner of 168th Ave. and Colorado Blvd. -No Parcel Summary record. Appears to be Adams County right of way. -Although it appears to be some memorial of a fallen graffiti artist, it's actually what's left of a foundation. Tagged over several times, an eyesore for Northern Adams County passerby's.</li> <li>5. 8008 Grace Ct. 80th Avenue and Grace Ct, NE corner. Abandoned home. Abated once last year. No sales records. Still abandoned.</li> </ol>
	<b>Planned Activities</b>	Demolition of buildings and clearing of sites
15	<b>Project Name</b>	Almost Home Offices, Community Room, Technology Center Upgrades
	<b>Target Area</b>	County-Wide City of Brighton
	<b>Goals Supported</b>	Emergency Housing and Shelter for the Homeless
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$74,601

	<b>Description</b>	Design and installation of HVAC renovation and replacement equipment for offices, community room and technology center of the Almost Home facility located at 231 N. Main Street Brighton, CO. This room is utilized for a wide range of training, educational and community events. CDBG National Objective LMC, CDBG Citation 570.208(a)(c), HUD Matrix Code 03C.
	<b>Target Date</b>	6/1/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Almost Home estimates that they will serve approximately 50 homeless families in the next year.
	<b>Location Description</b>	231 N. Main Street, Brighton, CO 80601
	<b>Planned Activities</b>	Upgrades to the offices, community room, and technology center that are used for training, educational and community events for homeless clients and the community.
<b>16</b>	<b>Project Name</b>	City of Federal Heights Rental Housing Inspection Program
	<b>Target Area</b>	City of Federal Heights
	<b>Goals Supported</b>	Preservation of Existing Housing Stock Reduction of Slum and Blight
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG: \$58,000
	<b>Description</b>	This program addresses safety and health concerns of the aging Federal Heights rental housing stock. The City will administer a city wide program to bring rental properties into code compliance thereby reducing deteriorating neighborhoods and avoid slum/blight concerns. Funds will be used to pay for an inspector salary. CDBG National Objective LMA, CDBG Citation 570.208(a)(1), HUD Matrix Code 15.
	<b>Target Date</b>	2/29/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that approximately 500 housing units will be inspected during the year
	<b>Location Description</b>	City-wide. Federal Heights has over 51% low/moderate income residents

	<b>Planned Activities</b>	Inspectors will systematically physically inspect rental units and order code violations identified to be repaired within specific timeframes as set by Code and Ordinance requirements. A database of registrations and inspections will be maintained to ensure compliance and track improvements to individual units and neighborhoods.
<b>17</b>	<b>Project Name</b>	Town of Bennett Via Mobility Service
	<b>Target Area</b>	Town of Bennett
	<b>Goals Supported</b>	Senior and Disability Services and Facilities
	<b>Needs Addressed</b>	Seniors and other Prioritized Populations
	<b>Funding</b>	CDBG: \$15,587
	<b>Description</b>	VIA Mobility will provide rides to the elderly and disabled who reside in the Town of Bennett and are low to moderate income. This services leverages funding from Adams County's HSAG program in providing transit services to rural communities who are low to moderate income. It is estimated that 25 persons will be served. CDBG National Objective LMC, CDBG Citation 570.208(a)(2), HUD Matrix Code 05A.
	<b>Target Date</b>	2/29/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	VIA Mobility estimates that the program will serve 100 qualified persons during the year.
	<b>Location Description</b>	Services will be provided in the Town of Bennett.
	<b>Planned Activities</b>	VIA Mobility will provide rides to the elderly and disabled who reside in the Town of Bennett and are low to moderate income.
<b>18</b>	<b>Project Name</b>	Adams County Housing Authority Downpayment Assistance
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Expanding and Preserving Homeownership
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME: \$100,937
	<b>Description</b>	The Adams County Housing Authority will provide downpayment assistance loans to approximately 13 low and moderate income homebuyers with incomes at 80% AMI or less. ACHA also provided buyers with homebuyer counseling. HUD Matrix Code 13.
	<b>Target Date</b>	2/28/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 13 households will benefit from this program.
	<b>Location Description</b>	County-wide program
	<b>Planned Activities</b>	Downpayment and closing cost assistance loans for income qualified homebuyers
<b>19</b>	<b>Project Name</b>	Adams County Community Development CDBG Administration
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Construction of New Rental Housing Expanding and Preserving Homeownership Preservation of Existing Housing Stock Youth Services and Facilities for At-Risk Children Public Facility Improvements Infrastructure Improvements Increase Job Services and Job Creation Homeless Prevention Services Emergency Housing and Shelter for the Homeless Reduction of Slum and Blight
	<b>Needs Addressed</b>	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs Homelessness
	<b>Funding</b>	CDBG: \$325,129
	<b>Description</b>	Project will provide payment of administrative cost related to planning and execution of the CDBG program and implementation of activities. CDBG National Objective LMA, CDBG National Citation 570.206, HUD Matrix Code 21A.
	<b>Target Date</b>	2/28/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA- this is administrative funding
	<b>Location Description</b>	NA - county-wide administration
	<b>Planned Activities</b>	

<b>20</b>	<b>Project Name</b>	Adams County Community Development Minor Home Repair Project Delivery Costs
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Preservation of Existing Housing Stock
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Project delivery costs directly related to carrying out housing rehabilitation activities for the Minor Home Repair Program. CDBG National Objective LMH, CDBG Citation 570.208(a)(3), HUD Matrix Code 14H.
	<b>Target Date</b>	2/29/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This funding will be used to benefit households under the Minor Home Repair Program.
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	Project Delivery Costs associated with the Minor Home Repair Program. The Goal Outcome Indicator is included in the Minor Home Repair project.
<b>21</b>	<b>Project Name</b>	ACCD HOME Administration
	<b>Target Area</b>	County-Wide
	<b>Goals Supported</b>	Construction of New Rental Housing Expanding and Preserving Homeownership Preservation of Existing Housing Stock Public Facility Improvements
	<b>Needs Addressed</b>	Housing Needs Seniors and other Prioritized Populations
	<b>Funding</b>	HOME: \$82,163
	<b>Description</b>	Project will provide payment of administrative costs related to planning and execution of the HOME program and the implementation of activities.
	<b>Target Date</b>	2/28/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA - this is administrative funding to support all activities and households.
	<b>Location Description</b>	NA - county-wide
	<b>Planned Activities</b>	Administrative tasks to support projects. No outcomes.
<b>22</b>	<b>Project Name</b>	City of Federal Heights Minor Home Repair Program
	<b>Target Area</b>	City of Federal Heights
	<b>Goals Supported</b>	Preservation of Existing Housing Stock
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG: \$57,026
	<b>Description</b>	Minor Home Repair Program for the residents of Federal Heights who are owner occupied and income qualified. HUD Matrix Code 14A.
	<b>Target Date</b>	2/28/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Federal Heights estimates that they will serve 10 households with the program.
	<b>Location Description</b>	Federal Heights, Colorado
	<b>Planned Activities</b>	Owner occupied housing rehabilitation for households at or below 80% AMI.

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

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

Adams County encompasses approximately 1,183.6 square miles. It extends 72 miles west to east, and 18 miles north to south. It is adjacent to Denver and is one of the five counties that make up the Denver metropolitan area. All of Colorado's interstate highways (I-25, I-70, and I-76) and their associated loops (I-225, I-270) converge in Adams County. In addition, US Highways 36, 287, 6 and 85 also trek through the county. E-470 completes the connection from C-470 in the south, through Denver International Airport and finally to I-25.

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

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

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

The communities of Thornton and Westminster receive direct CDBG allocations from HUD, and are part of the Adams County HOME consortium. Consortium members are allocated a set aside of HOME funds for projects within their communities, and Adams County allocates the remaining HOME funds. ESG funding is allocated by Adams County to homeless providers who serve the entire county.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
County-Wide	67
City of Thornton	5
City of Federal Heights	4
City of Northglenn	9
City of Commerce City	5
Town of Bennett	1
City of Brighton	4

Target Area	Percentage of Funds
City of Westminster	6

**Table 55 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

Local jurisdictions have an agreement with Adams County to distribute a portion of the CDBG funds to local governments, based on population and low income population. 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.

**Discussion**

Not required - NA

## Affordable Housing

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

#### Introduction

Adams County will fund many affordable housing project, including homeowner rehabilitation, new construction of affordable rental units, TBRA, rehabilitation of affordable rental units, homeless prevention activities, emergency shelter operations, and long term supported housing for victims of domestic violence.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	261
Non-Homeless	138
Special-Needs	20
Total	419

**Table 56 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	5
The Production of New Units	68
Rehab of Existing Units	85
Acquisition of Existing Units	0
Total	158

**Table 57 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

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

### **Introduction**

ACHA has undertaken comprehensive rehabilitation of public housing units owned by the authority. No additional rehabilitation is needed at this property. The Brighton Housing Authority is in the process of disposing of their public housing units and replacing them with new affordable rentals.

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

No, no needs at public housing units.

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

Adams County Housing Authority (ACHA) values the input of its residents. The Resident Advisory Board, made up of residents of ACHA properties, meets quarterly to discuss ACHA's priorities and property improvements. ACHA's 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 ACHA property. Annually, ACHA surveys all residents of its properties to get feedback across a wide array of topics pertaining to resident housing. Additionally, during the planning stage of any future developments, ACHA will solicit input from residents of its existing properties and area residents for design and programming.

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

NA - neither housing authority is troubled.

### **Discussion**

Not required - NA

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

### **Introduction**

Adams County works with local homeless providers to reduce and end homelessness throughout Adams County.

### **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 County has identified Homelessness as a priority need. The County has laid out homeless assistance and homeless prevention goals which will address the needs. 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. Through its planned goals, the County will support the continuum of services needed by both unsheltered homeless and formerly homeless in emergency housing. Service providers supported by the County provide outreach and case management which assess individual needs and links them with the continuum of services available in the County.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

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

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

Because of the shortage of transitional units in the County, it is often difficult to move homeless persons into permanent housing. If service providers are unable to place a household in permanently affordable housing in Adams County, they work with housing and service providers in surrounding jurisdictions to find suitable housing. Because of the shortage of both emergency and transitional housing, service

providers employ a strategy to either place homeless households outside the County or provide the necessary financial assistance to keep them in their current housing. If the household obtains stable housing, the service providers funded by the County will provide the necessary supportive services to assist that family in maintaining stability and moving toward independence. The supportive services continue so that the formerly homeless households have less chance of experiencing another episode of homelessness.

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

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

#### **Discussion**

Not required - NA

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

### **Introduction**

The major barrier to the development of affordable housing in Adams County 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, and 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. While Adams County does not have an inclusionary housing policy for unincorporated development, it may begin to explore such a policy.

Affordable housing developers operating within the county have well-developed plans and schedules for acquisition, new construction, and priority areas. Developers must 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.

ACCD and its 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.

ACCD facilitates partnerships to increase and improve affordable housing opportunities throughout the County. Partnerships are fostered through ACCD sponsored public events, training opportunities and quarterly cities meetings. This initiative has resulted in shared visions, regional discussions, and new partnerships, and the streamlining of similar/same activities throughout the various cities.

### **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**

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.

### **Discussion**

Not required - NA

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

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

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

One of the major problems associated with meeting the needs of the underserved is the levels of funding. In today's economy, more and more county residents are requesting services, which places strains on the county's capacity to adequately provide appropriate care.

One of the areas of weakness that Adams County continues to face is a fully functional referral system. This can be attributed to the recent funding uncertainties within all federally-funded areas (TANF, Food Stamps, Medicaid, etc.) and the vast geographic parameters of service-delivery agencies. ACCD is working to increase the availability of information for both service-providers and residents. Due to the lack of funding available for information sharing techniques, the process is slower than anticipated. Despite the lack of funds, the county and local service-delivery agencies strive to increase the availability of information online, to minimize the number of unassisted referrals.

#### **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 provide assistance to low and moderate income homebuyers. Adams County works with the local housing authorities, nonprofit housing agencies and private developers to expand and preserve the affordable housing stock throughout the county.

#### **Actions planned to reduce lead-based paint hazards**

The local Housing Authorities and other Section 8 provider agencies strictly adhere to the Housing Quality Standards (HQS) for public housing and section 8 tenants, and the Lead Safe Housing Rule. Housing Authorities will not allow Section 8 tenants to rent units with lead hazards that are not mitigated by the landlord. In addition, all units owned and purchased and rehabilitated by the housing authorities are mitigated for lead.

Grantees receiving HOME or CDBG funds to purchase and renovate properties which contain lead-based paint are responsible for paying for and coordinating detection and mitigation of lead hazards within the property.

The Adams County Minor Home Repair program tests for lead hazards when conducting rehabilitation, and achieve clearance from certified inspectors when the rehabilitation is complete. All work is completed in accordance with the Lead Safe Housing Rule.

### **Actions planned to reduce the number of poverty-level families**

ACCD works with the Adams County Workforce and Business Center, the ACCD Advisory Council, municipalities, and community agencies to identify the emergent employment needs of the low income population and develop appropriate responses to these needs. The Workforce and Business Center provides routine classes and training to enhance the skills of the emerging labor force. ACCR can also identify qualified and interested business owners, potential business owners and small business owners, as well as those interested in learning a new trade, all of which will foster a comprehensive Section 3 list for future projects. Housing authorities and housing providers are engaged to identify those residents in need of training and/or interested in participating with the Section 3 initiative.

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

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

### **Actions planned to develop institutional structure**

ACCR 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 Commerce City
- City of Federal Heights
- City of Northglenn

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

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. ACCD also provides portions of its HOME application to:

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

- First-time homebuyers
- Existing homeowners

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

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

Adams County will continue efforts to provide technical assistance to community partners as part of its coordination between public and private housing and social service agencies, as well as encouraging sub-recipients to work together to leverage resources and knowledge. ACCD is working with other County departments to determine the highest and best use of all funding received by the division. ACCD continues to work with Planning and Development, Transportation, Human Services, Workforce Business Center, and various other partners to strengthen the delivery of services to all areas of the County.

### **Discussion**

Not required - NA

## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	6,163,316
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
<b>Total Program Income:</b>	<b>6,163,316</b>

#### 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.	100.00%

#### 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

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:

Adams County housing providers will use the recapture requirements to ensure affordability of the new homeownership units created throughout the county in accordance with the HOME rule. The recapture provisions include a HOME written agreement between Adams County and HOME assisted homebuyer constituting a mortgage and a lien document reducing the HOME investment amount to be recaptured on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the affordability period which shall be based on the direct HOME subsidy provided. The recapture provisions will ensure the HOME funds invested by Adams County are recouped during the affordability period and remain with the homeownership program established. The amount recaptured will be limited to the net proceeds available at the time of the sale of the home based on the pro rata basis. All recaptured funds will be used by Adams County for HOME eligible activities.

The Adams County Housing Authority administers the homebuyer program for the county. Applications are available on the ACHA website (<http://www.adamscountyhousing.com/were-here-to-help/housing-programs-a-services/housing-counseling-services/home-ownership>) or at their offices. Applications are taken on a first come first serve basis. Eligible households may earn up to 80% of the AMI in Adams County, and complete homebuyer counseling.

The Minor Home Repair Program is operated by Adams County. Eligible households may earn up to 80% of the AMI in Adams County. Applications are available at the Community Development Division offices, or by emailing Jim Rakke, Housing Coordinator, at [jrakke@adcogov.org](mailto:jrakke@adcogov.org). Funds are available on a first come, first serve basis.

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

Adams County housing providers must adhere to the affordability requirements as set forth in 24 CFR Part 92.254 (a) (4) based on the per unit direct HOME subsidy a on a pro-rata basis per the recapture provision. This period of affordability will be set by the applicable period in the HOME rule and based on the net proceeds if the home is sold or transferred by the homebuyer. If there are insufficient net proceeds available at the sale to recapture the full pro-rata due Adams County will not require the homebuyer to pay the difference between the prorated direct HOME subsidy due and the amount available from net proceeds. The housing provider will also provide annual certifications the HOME assisted homebuyer continues to maintain the HOME assisted housing as their principal residency. In addition Adams County will ensure the HOME assisted housing qualifies as affordable housing during the period of affordability.

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

Adams County does not utilize HOME funds to refinance existing debt of multi-family housing so 24

CFR 92.206 (b) does not apply.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

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

Please see the attached ESG Program Guidelines which are the written standards for providing ESG assistance.

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

The CoC is in the process of a pilot system but it has not been fully rolled out to the entire network.

**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).**

A Notice of Funding Availability is posted in several local papers, posted online and emailed to over 500 email addresses of various partners, community officials and elected officials. A public meeting is held to discuss grant requirements. An application is provided to all interested parties and is made available online. Once applications are submitted, they receive an initial review by staff for completeness and eligibility. All applications are given to the Community & Neighborhood Resources Advisory Council for review and scoring. Any application deemed ineligible, is still provided to all council members and noted as ineligible and the reasons why. At a regularly scheduled meeting, applications are discussed and scored. Funding recommendations are then voted on and given to the staff. Staff conveys to the Board of County Commissioners the recommendations of the Advisory Council. Once final approval is received from the BOCC, award announcements are made.

**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.**

Adams County does not meet the homeless participation requirement. Adams County is currently working with the CoC to incorporate those that are homeless or formerly homeless in these processes.

**5. Describe performance standards for evaluating ESG.**

Adams County is currently working with the CoC to determine what performance standards will be put in place.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> 2009-2013 American Community Survey
	<b>List the name of the organization or individual who originated the data set.</b> US Census Bureau
	<b>Provide a brief summary of the data set.</b> 2009 - 2013 American Community Survey
	<b>What was the purpose for developing this data set?</b> provide census data
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2013 ACS - five year annual collection
	<b>Briefly describe the methodology for the data collection.</b> Census methodology
	<b>Describe the total population from which the sample was taken.</b> the entire US
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> a survey of all residents is conducted annually - responses depend upon the year, but are statistically significant
2	<b>Data Source Name</b> Adams County Multi-List Data
	<b>List the name of the organization or individual who originated the data set.</b> Metro Denver Board of Realtors
	<b>Provide a brief summary of the data set.</b> County-wide median and average sales price data
	<b>What was the purpose for developing this data set?</b> For use by real estate agents
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> annual, 2014

	<p><b>Briefly describe the methodology for the data collection.</b> collection of all sales listings and closing throughout the entire metro Denver area</p> <p><b>Describe the total population from which the sample was taken.</b> Metro-Denver</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> housing units for sale</p>
3	<p><b>Data Source Name</b> Metro Denver Rent and Vacancy Survey</p> <p><b>List the name of the organization or individual who originated the data set.</b> Metro Denver Apartment Association</p> <p><b>Provide a brief summary of the data set.</b> Rental rates and vacancies for counties and jurisdictions within the metro Denver area</p> <p><b>What was the purpose for developing this data set?</b> analysis of the metro Denver rental market</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2014 Quarterly (and years past)</p> <p><b>Briefly describe the methodology for the data collection.</b> Quarterly survey of private and subsidized rental properties throughout the metro Denver area.</p> <p><b>Describe the total population from which the sample was taken.</b> A large sample of rental properties throughout the metro Denver area</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> rental properties, survey responses vary by year, but are a significant sample</p>
	<p><b>Data Source Name</b> Metro Denver Homeless Initiative 2014 PIT</p> <p><b>List the name of the organization or individual who originated the data set.</b> Metro Denver homeless initiative</p> <p><b>Provide a brief summary of the data set.</b> One night point in time count of homeless persons in metro Denver area, including all of Adams County</p>

	<p><b>What was the purpose for developing this data set?</b> To estimate the number of homeless persons in the metro Denver area, by county</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> January 2014</p> <p><b>Briefly describe the methodology for the data collection.</b> all homeless providers and agencies in the metro Denver area plan and conduct a one night survey and count at facilities and outdoors</p> <p><b>Describe the total population from which the sample was taken.</b> homeless and at risk of becoming homeless</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> the demographic is homeless persons and households</p>
5	<p><b>Data Source Name</b> HUD eCon Planning Suite Data</p> <p><b>List the name of the organization or individual who originated the data set.</b> HUD</p> <p><b>Provide a brief summary of the data set.</b> eCon Planning Suite for Adams County</p> <p><b>What was the purpose for developing this data set?</b> Consolidated Plan preparation</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> we downloaded it in February of 2015</p> <p><b>Briefly describe the methodology for the data collection.</b> HUD</p> <p><b>Describe the total population from which the sample was taken.</b> Census cross tabulations of the entire population</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> representative sample of total population</p>
6	<p><b>Data Source Name</b> Metro Denver Continuum of Care</p>

	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Metro Denver Homeless Initiative</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Tabulation of emergency beds, transitional housing beds, and permanent supportive beds for homeless individuals and households</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Annual Continuum of Care application</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2014</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Metro Denver homeless initiative homeless provider survey</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>all homeless agencies serving the metro Denver area, and specifically Adams County providers for Adams County</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>respondents are agencies serving the homeless in Adams County</p>
7	<p><b>Data Source Name</b></p> <p>2010 American Community Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>2010 US Census - Adams County data</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Census</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>completely comprehensive</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2010</p>

	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>complete</p>
8	<p><b>Data Source Name</b></p> <p>2000 US Census</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>2000 US Census - Adams County data</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Census</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>completely comprehensive</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2000</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>complete</p>