

2021 Annual Action Plan (AAP)



Adams County Community & Economic Development

Community Development Division

Executive Summary

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

1. Introduction

The Annual Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) from all jurisdictions receiving Community Development Block Grant (CDBG) funds and HOME Investment Partnerships Program (HOME) funds. Adams County is a HUD entitlement agency, and therefore eligible to receive a direct annual allocation of HOME and CDBG from HUD. The 2021 Annual Action Plan (AAP) is for the Adams County HOME Consortium (HOME Consortium) and Adams County Urban County (Urban County). The AAP was developed in accordance with HUD guidelines 24 Code of Federal Regulations and addresses strategic goals and program objectives for the use of 2021 program year HOME and CDBG funds as outlined by the 2020-2024 Consolidated Plan (Consolidated Plan).

In 2021, Adams County is eligible to receive \$1,452,015 in CDBG funds and \$1,061,747 in HOME funds. The Adams County program year is changing and will run from October 1, 2021 through September 30, 2022. The funds will be used primarily to serve low- to moderate-income (LMI) residents.

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

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

2. Summarize the objectives and outcomes identified in the Plan

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

In 2021, Adams County will take on new activities and complete projects that are currently in progress through previous program year allocations. This year's CDBG and HOME funds will be

used to meet the needs of LMI community members in three areas, which address three of the objectives from the Consolidated Plan.

Preservation of Existing Housing Stock - The 2021 program year funds will be used to rehabilitate homeowner housing through an established minor home repair program, provide code enforcement services in a LMI area, as well as assist a Housing Authority to acquire 12 units of naturally occurring affordable housing. This objective will help to achieve the Consolidated Plan Goal 3 to “stabilize households with repair needs and invest in innovative programs to increase homeownership options as opportunities arise”.

Public Facility Improvements - The 2021 program year funds will be used to install water lines in a LMI area and develop a park in a LMI neighborhood. This objective will help to achieve the Consolidated Plan Goal 2 to “improve public infrastructure in low- and moderate-income neighborhoods to help low- and moderate-income households remain in their homes, facilitate safe neighborhoods, and better access services, recreation/parks, and transit.”

Construction of New Rental Housing - The 2021 program year funds will be used to construct 142 new affordable housing units. This objective will help to achieve the Consolidated Plan Goal 1 to “increase the stock of affordable rental units and provide tenant based rental assistance to stabilize low-income families.”

3. Evaluation of past performance

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

A few months after the 2020-2024 Consolidated Plan was created, the COVID-19 pandemic created a year unlike any other year. The County continued to work remotely to move forward CDBG- and HOME-funded projects. At the same time, the County received CDBG-CV funding to address the needs of County residents negatively impacted by the pandemic and the resulting health orders. Additionally, Emergency Rental Assistance Program funding was released. All of this funding focused on helping residents stay in their homes and assisting businesses to remain operational. These programs took priority, especially since programs like the Minor Home Repair program were modified to limit risk of spreading COVID-19. Other projects moved forward as quickly as possible in order to meet the needs of the community. Tenant Based Rental Assistance programs and a housing respite program were established. Sidewalk improvement projects funded with 2019 CDBG were completed in low- and moderate-income neighborhoods. The County has decided to use 2021 CDBG and HOME to focus on preservation of affordable housing (through home repairs and public facility improvements) and construction of new affordable housing to address the great need for affordable housing and prevent more people from becoming homeless after rent assistance funding is expended.

Adams County is committed to continue to responsibly manage HOME and CDBG funding. Therefore, due to the amount of need created by the pandemic and resulting health orders, the County decided to hire two new staff members in the spring of 2021 in order to have the capacity to adequately administer the on-going and new federal funding and assist the service providers with setting up new programs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation in development of this Plan was primarily achieved through completion of a resident survey, community meetings, and focus groups.

It is important to note that the resident engagement was conducted in the fall of 2019 and winter of 2020, in the early stages of the COVID-19 outbreak. As such, the engagement outcomes primarily reflect pre-COVID economic conditions and should be considered a baseline measure of resident needs. The housing situation and needs of residents during that period are still relevant and can help inform short and long-term policy responses to stabilize households and preserve and add to the supply of affordable housing. Adams County residents had an opportunity to share their experiences with housing options and community resources through a resident survey. Offered in English and Spanish and in a 508-compliant format, the survey was available online and a postage-paid mail version. A total of 1,708 Adams County residents participated in the survey. Residents who commonly face disproportionate housing needs were well-represented by respondents, including:

- 637 households with children;
- 227 seniors, age 65 and older;
- 472 had a household member with a disability;
- 399 renters;
- 380 residents who were precariously housed (living in their cars, shelters, or temporarily staying with family or friends);
- 384 households with an annual income of less than \$25,000; and
- Another 270 households with an annual income of between \$25,000 and \$50,000.

The survey instrument included questions about residents' current housing and financial situation, housing and transportation challenges, knowledge of and access to community resources, and experience with housing discrimination. In Fall 2019, housing and community development staff from Adams County and other Consortium jurisdictions participated in three community events—Adams County Cares Day, Westminster Halloween Harvest Festival, and

Thornton Harvest Festival—to collect resident input on housing and community development needs. A total of 401 residents participated in conversations and activities to identify top community needs; prioritize community development and housing investments; and pinpoint gaps in access to resources and institutional structures. Growing Home and the Adams County Housing Authority (d/b/a Maiker Housing Partners) hosted a joint resident focus group with 13 participants to inform this plan. Stakeholders engaged throughout the process include Maiker Housing Partners, Growing Home, Adams County Homelessness Task Force, Family Tree, Adams County Education Consortium, Adams 12 Student and Family Outreach Program, Adams County Workforce and Business Center, and Court Appointed Special Advocates (CASA).

5. Summary of public comments

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

No comments were received during the public comment period or at the public hearing for the AAP.

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

All comments and views were accepted.

7. Summary

In conclusion, the CDBG and HOME funded projects for the 2021 AAP meet the County's priorities, goals, and objectives. The County will work closely with Urban County and HOME Consortia members and service providers to serve the community needs with the help of CDBG and HOME funding, ensure that projects meet the national objectives and are implemented according to the federal regulations and guidance. Public participation will continue to be an on-going initiative to ensure that Adams County residents and community members are aware of how the CDBG and HOME funds are being spent and are invited to participate in the CDBG and HOME processes.

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

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

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

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

Table 1 – Responsible Agencies

Narrative

The Adams County Community & Economic Development Department, through the Community Development Division (Community Development), administers Adams County’s annual CDBG and HOME funding. Adams County is the lead entity for preparing the Consolidated Plan and 2021 AAP for the Urban County and HOME Consortium, although all members of the Urban County and HOME Consortium members participated in development of the plans. Thornton and Westminster complete their own Consolidated Plan and AAPs for CDBG funds for their respective communities.

Lead Agency (CDBG Administrator)

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

staff. Upon review, Community Development presents eligible applications to the Board of County Commissioners for final approval.

Lead Agency (HOME Administrator)

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

Consolidated Plan Public Contact Information

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

1. Introduction

Collaborating with private and nonprofit service providers, advocacy agencies, housing developers, and other key stakeholders that serve the low-income population creates a stronger force for addressing issues in the community, especially for low-income residents, special populations, and those who are experiencing homeless. For this reason, the County has established ongoing relationships with stakeholders in an effort to define the needs of these residents and determine how to best serve these populations. Consultation included regular meetings with housing and community development staff from partner jurisdictions; participation in meetings with the County's Poverty Reduction Team to develop a countywide plan to address homelessness; coordination with stakeholders on Response and Recovery Teams to address emerging and critical needs related to the COVID-19 pandemic; presentations to the Adams County Commissioners. The County also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents, and seniors. Adams County published the draft AAP, solicited input from providers and the public, and held a public hearing to approve the final plan for submittal to HUD.

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

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

Also, Adams County works in collaboration with the cities of Westminster and Thornton through the HOME Consortium to distribute HOME funds for eligible projects that create or preserve housing. Adams County also works with local certified Community Housing Development Organizations (CHDOs) and local housing authorities to provide essential services.

These organizations include Community Resources and Housing Development Corporation (CRHDC), Maiker Housing Partners, and the Brighton Housing Authority (BHA).

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 County works closely with the Metro Denver Homeless Initiative (MDHI), the Continuum of Care provider for the 10-county area including Adams County, to build a homeless crisis response system that gets people back into housing as quickly as possible. MDHI is a member of the Adams County task force overseeing development of a countywide plan to address homelessness. Adams County's full time Homeless Liaison Coordinator and Community Safety & Well-Being staff focus on developing and implementing strategies to assist those who are homeless with getting their immediate needs met and taking steps towards self-sufficiency. These efforts include working with MDHI and the local homeless providers to fund programs serving homeless individuals, families, veterans, youth, and persons at risk of becoming homeless.

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative

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

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

The County pursued a variety of outreach efforts to notify, inform, and include the public in the AAP development. These efforts included conversations with service providers and key partners, placing announcements in the local newspapers, meetings with Urban County and HOME Consortia members, posting information on the County’s webpage, and holding a public comment period and a public hearing. It also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents, and seniors. Information regarding the draft AAP and the proposed 2021 activities was available on the County’s website for public comment for more than 30 days. This period was followed by a public hearing to approve the final plan for submittal to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	The County published a Notice of Public Hearing and Request for Public Comments in multiple local newspapers.			
2	Public Hearing	Non-targeted/broad community	The AAP Public Hearing on July 27, 2021.			http://adcogov.legistar.com/calendar.aspx
3	Internet Outreach	Non-targeted/broad community	The County utilized its website to continually updates the public on upcoming public hearings, funding allocations, and reports, including the AAP.			www.adcogov.org/community-development

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	Urban County Public Hearings	Non-targeted/broad community Urban County Members	Urban County members had public hearings for the proposed 2021 CDBG activities.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Adams County will receive two sources of funding, HOME and CDBG, from HUD that can help address the goals and objectives identified in the Consolidated Plan. Since the County is the lead agency for the HOME Consortium and Urban County, cities that are members of these respective groups will partner with the County on the use of these funds. The Urban County includes the cities of Northglenn, Federal Heights, Brighton, the Town of Bennett, and unincorporated Adams County. The HOME Consortium includes the Urban County cities, as well as the cities of Thornton and Westminster.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,452,015	0	0	1,452,015	410,000	This grant is designed to provide for the needs of low- and moderate-income individuals and families through housing, economic development, public facility and infrastructure projects and public service programs. Adams County will allocate CDBG funds to the Urban County members and unincorporated Adams County for eligible projects approved by the County Commissioners.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	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	1,061,747	44,201	891,560	1,997,508	3,100,000	Adams County will use funds throughout the County to address community housing needs. Thornton and Westminster must identify projects specific to their cities to assign their earmarked portion of the HOME Consortium funding. Adams County will identify the HOME-funded projects for the rest of the County.

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

Table 2 - Expected Resources – Priority Table

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

The County encourages subgrantees and subrecipients to leverage other resources to cover the total cost of projects. Typically, CDBG funded projects leverage general funds from the County and the cities and in-kind donations. However, State and private grants may be used to fill gaps in funding, especially with public service projects. HOME funded projects may use Low Income Housing Tax Credit (LIHTC) equity, Private Activity Bonds, State of Colorado funds, private equity, and other resources to cover the cost of the development. Activities funded by HOME will have the required twenty-five (25%) match from previous program years

and from fee reductions by local jurisdictions. To be considered HOME match, the funding must be a non-federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Adams County encourages all HOME funded projects to have program funding match.

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

Adams County and local jurisdictions may choose to provide publicly held land for housing, community facility, and other eligible HOME and CDBG projects. In recent years, Adams County has donated land to both Maiker Housing Partners and Brighton Housing Authority. Maiker Housing Partners is currently developing The Caraway, an affordable housing development that will repurpose a former-County building into 44 units of affordable housing and construct another 72 units on the property to serve youth transitioning out of foster care as well as other low-income individuals. Brighton Housing Authority is in the financial planning stage for an affordable housing project on County-donated land and the City of Brighton has assigned 2021 Private Activity Bonds for this project.

Discussion

Please see above.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of Existing Housing Stock	2020	2024	Affordable Housing	County-Wide City of Federal Heights City of Northglenn City of Brighton	Housing Needs Special Needs Populations	CDBG: \$1	Homeowner Housing Rehabilitated: 1 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 625 Household Housing Unit
2	Public Facility Improvements	2020	2024	Non-Housing Community Development	County-Wide City of Brighton	Community and Economic Development Needs	CDBG: \$1	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8525 Persons Assisted
3	Construction of New Rental Housing	2020	2024	Affordable Housing	County-Wide	Housing Needs	HOME: \$668,835	Rental units constructed: 100 Household Housing Unit

Table 3 – Goals Summary

Goal Descriptions

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

AP-35 Projects - 91.420, 91.220(d)

Introduction

In 2021, up to 20% of the CDBG allocation and 10% of the HOME allocation will be used to support the administration of these programs. The remainder of the grants will fund projects will benefit LMI community and meet a priority need identified in the Consolidated Plan.

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

Table 4 – Project Information

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

Housing has become a priority because, even though parts of Adams County are considered ideal first-time home buyer locations, the high cost of housing in Adams County and the adjacent counties in the region is driving people farther from their places of work, public transportation routes, medical services, childcare, and other services. Also, the pandemic has resulted in many people who are still behind on medical bills and housing payments, or who need to retrain for different jobs. This situation has created a major need for affordable housing, and preservation and rehabilitation of existing housing that allow people to live in safe, decent, and healthy environments.

Funding public facility projects with CDBG is a priority in 2021 to support safe neighborhoods, through providing the infrastructure to deliver water to LMI households or providing a safe place for people in a LMI neighborhood to gather and recreate.

The HOME allocations are spread out throughout Adams County to serve residents and communities throughout the county. Adams County and the HOME Urban County members receive an allocation HOME funding each year through their participation in the Urban County to support housing projects. The allocations are identified through a formula basis. The County works with the HOME Consortium members, developers, housing authorities, and the local Continuum of Care organization to identify strategies to increase the amount of affordable housing, help LMI people purchase homes, or assist low-income residents with remaining in their homes. While the funding allocations are broken out between Adam County, the local

CHDO, Thornton and Westminster, the Consortium members collaborate to achieve the goals of the HOME funds and the Consolidated Plan.

One of the obstacles of addressing the underserved community through these federal funds is the ability of the Entitlement and the Consortia members to move several projects forward in a timely fashion. Therefore, Adams County reserves the right to re-assign funds to any of the other existing, approved 2021 projects, including any reserve projects, if applicable, if any of the 2021 projects or proposed activities are not able to start by the required timeframe or have unused or remaining funds after they commence or are completed. Some of the reasons a project may not be able to start, include changes in the original scope of the project, an inability to meet the timing requirements for spending funds, an inability to adequately report outcomes, an inability to meet contract requirements, or the failure to meet or abide by federal regulations.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG: Administration
	Target Area	County-Wide
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	\$294,682.40
	Description	Adams County will retain up to the allowable twenty percent (20%) of 2021 CDBG funding for Adams County Community Development staff to administer the program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	CDBG administration costs meet the matrix code 20, Planning. The use of the funds is presumed to meet the national objective benefiting low and moderate-income persons since 100% of Adams County CDBG funds are used to benefit for low-to-moderate income persons or areas.
2	Project Name	HOME: Administration
	Target Area	County-Wide
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	\$106,174.70
	Description	Adams County will retain ten percent (10%) of HOME funding for county staff for HOME program administration. Further, ten percent (10%) of applicable Program Income (PI) from prior year(s) activities will also be used for administration.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	The use of the funds is presumed to meet the national objective benefiting low and moderate-income persons since 100% of Adams County HOME funds are used to benefit for low-to-moderate income persons or areas.
	Project Name	CDBG: Housing

3	Target Area	County-Wide City of Federal Heights City of Northglenn City of Brighton
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs Special Needs Populations
	Funding	\$588,038.61
	Description	CDBG funding will be utilized for minor home repair for Brighton, Northglenn, and unincorporated Adams County residents, solar panel installation for Brighton residents, and a rental housing inspection program in Federal Heights.
	Target Date	September 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will benefit more than 656 LMI households that are at or below 80% area median income, including approximately 28 households through the Minor Home Repair program, approximately 3 households through the Energy for All program, and more than 625 households through the Rental Housing Inspection program.
	Location Description	The MHR program will serve the cities of Brighton, Northglenn, and unincorporated Adams County. The Rental Housing Inspection Program will serve Federal Heights. GRID Alternatives Energy for All Program will serve the City of Brighton.
Planned Activities	<p>The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Northglenn, Brighton, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe, and sanitary conditions as well as accessibility issues. County staff will administer the MHR program. (Matrix Code/National Objective – 14A/LMH)</p> <p>The GRID Alternatives’ Energy for All program will provide photovoltaic energy systems to households under 80% AMI in the City of Brighton. (Matrix Code/National Objective – 14F/LMH)</p> <p>City of Federal Heights will utilize its remaining CDBG allocation to continue operating its Rental Housing Inspection Program. The Rental Housing Inspection Program promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance. (Matrix Code/National Objective – 15/LMA)</p>	
4	Project Name	CDBG: Public Facilities
	Target Area	County-Wide City of Brighton
	Goals Supported	Public Facility Improvements

	Needs Addressed	Special Needs Populations Community and Economic Development Needs
	Funding	\$751,324.69
	Description	CDBG funding will be utilized for infrastructure projects in the cities of Brighton and unincorporated Adams County.
	Target Date	December 31, 2022
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will benefit approximately 8,525 low-to-moderate income households, 1,530 in Brighton, and 6,995 in unincorporated Adams County.
	Location Description	The outlined activities will be undertaken in the City of Brighton and the Welby neighborhood of unincorporated Adams County.
	Planned Activities	The City of Brighton is using a portion of its CDBG allocation (\$151,324.69) to address the replacement of water pipes that may be lead in LMA neighborhoods in the city. The City plans to tear out the 60-year-old, failing pipes and replace them with plastic piping, which does not rust or corrode over time. Also, the City will extend the service lines to the homes to properly connect the homes to the new main lines. (Matrix Code/National Objective -03J/LMA) Adams County's Department of Parks, Open Space & Cultural Arts will use a portion of Adams County's CDBG allocation (\$600,000) to renovate City View Park in unincorporated Adams County. Grant funds will be used to pay for construction of improvements such as new shelters, restrooms, and parking, which will make City View Park more accessible to residents. (Matrix Code/National Objective – 03F/LMA)
5	Project Name	HOME: Thornton
	Target Area	City of Thornton
	Goals Supported	Construction of New Rental Housing
	Needs Addressed	Housing Needs
	Funding	\$747,627.85
	Description	An affordable housing construction project in the City of Thornton, known as Crossing Pointe South Apartments.
	Target Date	December 31, 2023
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will benefit 142 low-to-moderate income households, 17 households under 30% AMI, 17 households under 40% AMI, 43 households under 50% AMI, 8 households under 60% AMI, and 57 households under 80% AMI.
	Location Description	The outlined activities will be undertaken in the City of Thornton at 4220 E. 104th Avenue, Thornton, CO 80233.

	Planned Activities	Crossing Pointe South is the second and final phase of a multigenerational affordable housing community that will be developed by the Housing Authority of Adams County, currently known as Maiker Housing Partners. Maiker plans to use project-based vouchers to provide very low-income families an affordable place to call home. (Matrix Code/National Objective – 12/LMH)
6	Project Name	HOME: Adams County
	Target Area	County-Wide City of Thornton
	Goals Supported	Construction of New Rental Housing Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs
	Funding	\$1,100,000
	Description	Adams County intends to use its HOME funds to subsidize new construction of the affordable housing project Crossing Pointe South Apartments. Additionally, Adams County will work with Brighton Housing Authority to acquire and rehabilitate 12 units of naturally occurring affordable housing in Brighton.
	Target Date	September 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	Crossing Pointe South will benefit 142 low-to-moderate income households, 17 households under 30% area median income (AMI), 17 households under 40% AMI, 43 households under 50% AMI, 8 households under 60% AMI, and 57 households under 80% AMI. The Brighton Housing Authority's 460 Voiles Street acquisition will benefit 12 households under 60% AMI.
	Location Description	The outlined activities will be undertaken at 4220 E. 104th Avenue, Thornton, 80233 and 460 Voiles Street, Brighton, 80601.
	Planned Activities	Crossing Pointe South is the second and final phase of a multigenerational community. The Housing Authority of County of Adams, known as Maiker Housing Partners, will construct multifamily housing in Thornton to serve LMI people and families. (Matrix Code/National Objective – 12/LMH) The Brighton Housing Authority will acquire and rehabilitate existing multifamily housing to preserve it as affordable. (Matrix Code/National Objective – 01 and 14B/LMH)
7	Project Name	HOME: CHDO
	Target Area	County-Wide
	Goals Supported	
	Needs Addressed	Housing Needs
	Funding	

	Description	This project is the required 15% of the HOME allocation is set aside for a certified CHDO in Adams County and 5% allowable CHDO operating.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	HOME: Westminster
	Target Area	City of Westminster
	Goals Supported	
	Needs Addressed	Housing Needs
	Funding	\$203,457
	Description	TBD.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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 10 counties that make up the Denver-Aurora-Lakewood metropolitan statistical area. All of Colorado's interstate highways (I-25, I-70, and I76) and their associated loops (I-225, I-270) converge in Adams County. In addition, US Highways 36, 287, 6 and 85 also run through the County. E-470 completes the connection from C-470 in the south, through Denver International Airport and finally to I-25.

Adams County, which historically has been agricultural in nature, has undergone a development typical to counties near a major metropolitan city. Urbanization has occurred most rapidly in the western part of the County around the interstates and highway systems because of the continued growth in the Denver Metro region. The eastern section of the County, except for the Towns of Bennett and Strasburg, are comprised mainly of farms and rangeland. The Town of Bennett has experienced historic growth throughout the last year and has developed a strategic plan for growth largely due to its proximity to Front Range Airport, one hour drive to downtown Denver and the cost of housing, which is 11% lower than the Colorado housing cost average.

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

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

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

Adams County.

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

- Administration: \$294,682
- Bennett: \$15,265
- Brighton: \$201,325
- Federal Heights: \$111,281
- Northglenn: \$252,156
- Unincorporated Adams County: \$598,702

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

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

Geographic Distribution

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

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In 2021, the Urban County IGA and the HOME Consortium IGA was recertified for another three (3) year requalification period. CDBG funding allocations can be made up to the amounts in the agreement if the local governments have eligible projects each year. Applications for funding are made to Adams County, and reviewed for eligibility within the CDBG and HOME program

guidelines. Public improvements are made in jurisdictions mentioned throughout the AAP and must serve low-to-moderate income census tracts.

Discussion

See above.

Affordable Housing

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

Introduction

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

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

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

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

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

Discussion

N/A

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

Introduction

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

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

The Housing Authority of the County of Adams, dba Maiker Housing Partners, Brighton Housing Authority, and Commerce City Housing Authority are the primary providers of affordable housing in the county for households in the low- to moderate- income categories. The only other alternative is federally subsidized housing. Maiker Housing Partners and Brighton Housing Authority manage and maintain conventional public housing developments throughout the county and several scattered site developments. Both housing authorities own and operate public housing units, senior and disabled affordable units, and administer tenant and project-based Section 8 vouchers. The Commerce City Housing Authority manages two affordable properties, facilitates Housing Choice Vouchers, and provides housing resources to help residents buy, rent, or improve their homes. The County supports these agencies by providing HOME funds to obtain and maintain affordable properties, as well as donating land or buildings, when possible.

Maiker Housing Partners is currently developing Caraway affordable housing to serve 116 households in southwest Adams County and is the final design phases of Crossing Pointe South, and affordable housing development with 142 units.

Brighton Housing Authority is currently in the process of acquiring a vacant lot from Adams County at 19th Ave. and Bridge St. in Brighton. The Brighton Housing Authority will develop a phased affordable housing project on the site that will have an estimated 160 units.

The Commerce City Housing Authority is working with a developer to create workforce housing and affordable housing on property they own. Currently this project has Low Income Housing Tax Credits and is seeking other financing.

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

Maiker Housing Partners has a Resident Advisory Board made up of residents of Maiker properties. It meets quarterly to discuss Maiker Housing Partners' priorities and property improvements. Maiker Housing Partners' Board of Commissioners includes a seat for an Adams County resident of low-income housing; currently this seat is held by a resident of a Maiker

property. Annually, Maiker Housing Partners surveys all residents of its properties to get feedback across a wide array of topics pertaining to resident housing. Additionally, during the planning stage of any future developments, Maiker Housing Partners will solicit input from residents of its existing properties and area residents for design and programming.

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

The Commerce City Housing Authority has a website with low- and moderate-income housing information and housing resources. Their strategic plan, which is available on the website, was created with public input received through an open house forum, surveys and in-person presentations.

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

N/A

Discussion

See above.

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

Introduction

The Board of County Commissioners has identified addressing homelessness and reducing poverty as priority needs for the County. The Commissioners have recently accepted a homeless reduction strategic plan titled Homeward Adams. The implementation of the plan will be the responsibility of the Community Safety and Well-Being Division, a division that coordinates initiatives related to homelessness, housing, neighborhoods, and quality of life. Implementation strategies will include the County continuing to collaborate with local homeless providers, the Metro Denver Homeless Initiative, and municipalities to reduce homelessness throughout Adams County and the region. The three strategies of the plan include homelessness prevention, strengthening the housing continuum, and homelessness services.

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

Adams County will work with homeless service providers to learn about the needs of the homeless and support the efforts of a broad-based community network of service providers which provide homeless assistance in the County and the municipalities. Service providers supported by the County provide outreach and case management to assess individual needs and link people to resources.

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

Almost Home has thirty (30) beds and can accommodate up to six (6) families. During their stay, each family attends weekly classes, receives case management, and must show progress in reestablishing their self-sufficiency. In 2020, the City of Brighton and Almost Home developed a Housing Respite program funded with CDBG to provide people, especially domestic violence victims and those with unhealthy home situations, with hotel vouchers for emergency housing assistance. This program is operating now. Almost served 1,682 individuals

and provided 7,812 nights of shelter in 2020.

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

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

Growing Home is a leading anti-poverty organization in the county, offering a rich pipeline of programs for children and families. Growing Home's wrap-around approach serves the whole family with intensive support to overcome immediate and long-term obstacles. It strengthens families during times of crisis by offering food, healthcare, and homeless prevention assistance. The long-term approach for family self-sufficiency and economic stability is the Collaborative Coaching program. Collaborative Coaching is an evidence-based case management system that supports families in setting goals to enhance their stability and creating paths to achieve those goals, such as homeless encampments and vaccinations for people who are homeless, and long-term strategies to create a resource navigation network and a coordinated entry system that will help people retain housing. The Adams County Community Safety and Well-Being Department and the cities in the County developed a severe weather activation program to fund hotel vouchers for emergency overnight shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

The number of people experiencing homelessness in Adams County, especially those in camps along the Clear Creek and the South Platte River, has grown over the past several years, prompting the County to re-examine its approach to addressing this issue. As a result of increasing public concern, the County created the Community Safety & Well-Being Division. This division will oversee the implementation of the goals and objectives of the homeless reduction strategy. Within this division is a Homelessness Outreach Coordinator.

The Homelessness Outreach Coordinator is responsible for assisting in the coordination, creation, implementation, and oversight of services and programs for people dealing with homelessness. During the next year the Coordinator will work on increasing protections for those living in mobile home parks and extended stay motels; supporting efforts to provide pathways for people to exit homelessness, reduce barriers to receiving one-time financial assistance, and homeless prevention assistance. The Coordinator and division will work track service connections through outreach to those who are experiencing homelessness, establish a day shelter program, track usage of mobile showers and laundry and determine if there are

other mobile service needs, promote the Day Works program to those who are at-risk of losing housing due to lack of employment.

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

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

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

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

- **Medicaid:** Homeless service providers screen clients for Medicaid eligibility and refer for enrollment when appropriate;
- **Children's Health Insurance Program:** For children not eligible for Medicaid, the State administers the Children's Health Insurance Program, which provides low-cost health, dental, and vision coverage to children in low wage families;
- **Temporary Aid for Needy Families (TANF):** Administered by the Adams County Community Support Service Division provides funding to eligible families while enrolled into a self-sufficiency program;
- **Food Assistance Program:** Administered by the Adams County Community Support

Service Division, this program is a supplement to the household's nutritional needs for the month. Eligibility is based upon the household's income, resources, household size, and shelter costs. Benefits are given to eligible households through the Colorado Quest Card. Certain food assistance recipients will be referred to the Employment First Program for assistance in employment and training needs; and

- **Workforce Investment Act:** The Adams County Workforce & Business Center receives funding to provide training and job placements. The Workforce & Business Center also works with the County's housing authority to provide a job development program for homeless clients. The housing authority administers the distribution of vouchers to clients referred by Workforce & Business Center counselors.

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

The County funds and supports the local network of service providers which provide homelessness prevention services to households in danger of homelessness. This year the County has partnered with the three housing authorities and The Community Firm, a nonprofit organization that is operating a COVID Eviction Defense Project to distribute Emergency Rental Assistance from the U.S. Treasury to those at risk of losing their housing. Also, the County is partnering with and supporting Colorado Legal Services to help individuals and families on the brink of losing their current housing due to an eviction. Colorado Legal Service can help people over the phone and will be offering limited times at the Westminster Public Library (Irving St.) and the County Courthouse. Also, the County has funded a Tenant Based Rental Assistance program that will serve people for 12 months with financial assistance while those served achieve a plan for self-sufficiency with the help of regular case management. Adams County is currently in the process of awarding funds to several non-profit agencies for a mortgage assistance program for residents impacted by COVID-19.

Adams County currently is not funding programs that focus on ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing, and no such coordinated effort currently exists in the county. However, Adams County offers extensive homelessness outreach which connects services with people experiencing homelessness, understand their needs in services, and provide resource navigation. Outreach efforts received funding from the Colorado Department of Local Affairs' (DOLA) Emergency Solutions Grant

(ESG). Adams County works with its municipal partners to collaborate and align outreach efforts. Case workers refer residents exiting systems of care to the county's Homelessness Coordinator and Community Safety and Well-Being manager to access services.

Discussion

See above.

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

Introduction

Adams County has experienced rapid population growth due to the County's current housing climate, geographic location, a desirability to large employers, such as Amazon. In addition, a diversity of land uses from cities to suburbs and open rangeland gives the County a unique identity aiding in its growth. The resulting pressures of this growth and housing stock demands have pushed housing prices to a point where many residents struggle to either find attainable housing or maintain their housing.

In a proactive effort to create solutions to the County's housing challenges, the County commissioned the 2017 Housing Needs Assessment (HNA). The HNA created a thorough economic and demographic description of the County, including its strengths and challenges as they relate to housing. The HNA identified findings that were then presented to various stakeholders who provided valuable input and possible solutions. This input helped build the framework for developing the County's 2018 Balanced Housing Plan (BHP), which defined goals and recommendations to achieve housing that meets the needs of the County's diverse and growing population. The BHP determined that the following were barriers to balanced housing:

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

As recommended by the Balanced Housing Plan, the County continuously supports affordable housing developments through various means. At this time, there are three developments underway that will result in 270 new units of affordable housing upon completion. The County has provided over \$2.55M in HOME and CDBG to these projects. In 2019, the County deeded the decommissioned Children & Family Services building to Maiker Housing Partners. This housing is under construction and will provide 116 total units. In 2021, the County deeded Brighton Housing Authority vacant land in Brighton to develop an affordable housing development. The Brighton Housing Authority is in the beginning stages of planning the project.

The County continues to assess barriers to affordable housing to address them. The County completed an Analysis of Impediments to Fair Housing Choice (AI) in 2020. The AI heavily relied on public input which was obtained through a housing survey. The housing survey was launched in mid-2020 and ended on February 28, 2020. The County has decided to relaunch the housing survey to understand the impact of COVID-19 on housing in our community. This

survey is currently open and will end in mid-August.

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

Adams County has identified affordable housing as a high priority and has moved to address this through several planning efforts including the Adams County 2020-2024 Consolidated Plan and an update to the Comprehensive Plan update (with Transportation and Parks/Open Space/Trails updates) for the unincorporated areas of Adams County to envision a population of 40,000 more residents by 2040. The future land use categories established in this update will aid us in our 2022 Zoning Code (Development Standards and Regulations) update.

The County has been working to address the barriers identified in the 2018 Balanced Housing Plan through various means including policy change. As such, the County has been working to foster an environment the promotes "balanced housing"; encourage connection and access between schools and housing; promote the preservation of the County's current housing stock; and integrate development practices the increase diversity in housing options.

One of the changes has been the creation of the Accessory Dwelling Unit standards and regulations in Chapter 4 of the Development Standards and Regulations, Section 4-03-03-02-01, to allow homeowners the ability to create an accessory dwelling unit. Another change that is in the process is adding an affordable housing component to the Transit-Oriented Development (TOD) zone district that would allow the County to provide incentives to developers constructing affordable housing for low- and moderate-income residents at TOD sites.

Discussion

Please see above.

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

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

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

Actions planned to foster and maintain affordable housing

Adams County has made new construction of affordable rental housing, home buyer assistance, and preservation of existing affordable housing priorities for HOME and CDBG funds. HOME and

CDBG funds may be used to construct new rental housing, preserve existing affordable rental housing, provide TBRA, purchase and rehabilitate older rental units, and aid low- and moderate-income homebuyers. Adams County works with the local housing authorities, nonprofit housing agencies and private developers to expand and preserve the affordable housing stock throughout the County.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

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

Homeless providers funded through the statewide ESG program also provide clients with self-sufficiency case management services and referrals so that households can earn higher incomes

and reduce their chances of re-entering the cycle of homelessness.

Actions planned to develop institutional structure

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

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

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

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

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

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

small and perform minimal development activities.

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

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

Discussion

See above.

Program Specific Requirements

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

Introduction

This section covers program specific requirements in Adams County.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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
- 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. 0
- 3. The amount of surplus funds from urban renewal settlements 0
- 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan 0
- 5. The amount of income from float-funded activities 0
- Total Program Income:** \$0

Other CDBG Requirements

- 1. The amount of urgent need activities 0
- 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this AAP. 80.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(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:

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

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

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

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

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

Emergency Solutions Grant (ESG)

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

N/A

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

N/A

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

N/A

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A

5. Describe performance standards for evaluating ESG.

N/A

See above.

