



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Erik Hansen - District #3
Steve O'Dorisio - District #4
Mary Hodge - District #5

**STUDY SESSION AGENDA
TUESDAY
May 9, 2017**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE.

10:00 A.M.	ATTENDEE(S):	Eliza Schultz
	ITEM:	Legislative Working Group
10:45 A.M.	ATTENDEE(S):	Norman Wright / Joelle Greenland / Melissa Scheere
	ITEM:	2017 Annual Action Plan
11:15 A.M.	ATTENDEE(S):	Sean Braden
	ITEM:	Fleet Building / Probation Site Selection
12:15 P.M.	ATTENDEE(S):	Nancy Duncan
	ITEM:	First Quarter 2017 Budget Report
12:45 P.M.	ATTENDEE(S):	Raymond Gonzales
	ITEM:	Administrative Item Review / Commissioner Communications
1:15 P.M.	ATTENDEE(S):	Heidi Miller
	ITEM:	Executive Session Pursuant to C.R.S. 24-6-402(4)(a) for the Purpose of Discussing the Potential Sale or Property

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION AGENDA ITEM

DATE: 5/9/17
SUBJECT: Legislative Working Group (LWG) – General Assembly Legislative Review
FROM: Jeanne Shreve
AGENCY/DEPARTMENT: Intergovernmental Relations Office, County Manager's Office
ATTENDEES: Eliza Schultz, Jeanne Shreve, LWG
PURPOSE OF ITEM: Brief BoCC on previous week's General Assembly legislation of relevance to the County, and obtain County stances on said legislation
STAFF RECOMMENDATION: Review, discussion, and obtain County stances on legislation

BACKGROUND:

The First Regular Session of the Seventy-first Colorado General Assembly convened on January 11, 2017. These Study Sessions will review, with the BoCC, the pertinent legislation introduced the previous week in order for the BoCC to take official County positions on each piece of relevant legislation.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Intergovernmental Relations Office, Legislative Working Group, County Manager's Office

ATTACHED DOCUMENTS:

FISCAL IMPACT:

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

Fund: _____

Cost Center: _____

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			_____


	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			_____

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

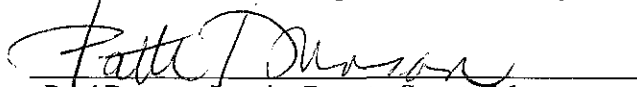
APPROVAL SIGNATURES:



Raymond H. Gonzales, Interim County Manager




Bryan Ostler, Intierm Deputy County Manager



Patti Duncan, Interim Deputy County Manager

APPROVAL OF FISCAL IMPACT:



Nancy Dunn
Budget / Finance



STUDY SESSION AGENDA ITEM

DATE: May 9, 2017
SUBJECT: 2017 Annual Action Plan (AAP) for US Department of Housing and Urban Development (HUD)
FROM: Norman Wright, Community and Economic Development Director
AGENCY/DEPARTMENT: Community Development
ATTENDEES: Norman Wright and Joelle Greenland
PURPOSE OF ITEM: Overview of 2017 AAP and proposed 2017 projects prior to June 13, 2017 public hearing and submittal to HUD for final approval.
STAFF RECOMMENDATION: Approval to proceed with 2017 AAP and 2017 projects with final approval at the June 13, 2017 public hearing and subsequent submittal to HUD for final approval.

BACKGROUND:

2017 Annual Action Plan

Adams County Community Development (ACCD) is developing the 2017 Annual Action Plan (AAP) as a HUD requirement to qualify for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding for PY2017 (July 1, 2017 to June 30, 2018). The AAP is an annual planning document that identifies and summarizes the housing and community development projects that will be conducted in the Urban County (unincorporated Adams County, the Town of Bennett and the cities of Brighton, Federal Heights and Northglenn). In addition, the cities of Thornton and Westminster are part of the HOME Consortia with Adams County. As such, their AAPs are linked to the County's with respect to HUD submittal requirements for 2017 funding.

While the 2017 AAP is technically due to HUD on June 14, 2017, following BoCC approval and a 30-day public comment period, the County can only submit when it receives its official funding letter from HUD. To date, it has not, and ACCD has been told that the regional HUD office is not expecting the notices from Washinton, D.C. until June or even July.

The objective of the AAP is to:

- 1) Adopt specific actions for PY2017 in accordance with the County's Consolidated Plan;
- 2) Identify projects for PY2017 to address community and housing needs;
- 3) Allows for the opportunity to reallocate and reprogram funds from previous year; and
- 4) Allows an opportunity for the public to provide input into how funds will be used.

Staff Summary

Federal Grant Process: Adams County, as the Grantee of HUD funds, is responsible for the submission of a five year Consolidated Plan (Con Plan) that outlines the community needs, establishes goals and priorities of how funds will be targeted/distributed and submission of subsequent annual plans. The Con Plan covering the period from 2015 - 2019 was approved by the Board in May 2015. The 2017 AAP is the second subsequent, stand-alone annual plan under the 2015 - 2019 Con Plan. The AAP summarizes how this year's CDBG and HOME funds will be used. Once approved by the Board, the AAP will be submitted to HUD, who will then have 45 days to review and accept the plan. Once accepted by HUD, it will enter into agreements with the County in order to receive HUD funding (anticipated in the fall). Subsequently, contracts will be executed with award recipients and final environmental clearances will be obtained prior to any work commencing.

To date, HUD has not released annual allocations. The 2017 AAP and proposed project budgets are based on projections from the 2016 allocations and actual prior year resources.

Projected 2017 CDBG and HOME Funding:

	CDBG	HOME
Projected 2017 HUD Allocations	\$1,147,371*	\$752,959*
Prior Year Resources	\$ 117,732	\$521,552
Program Income	N/A	\$ 90,574*
Total Resources for Projects & Administration	\$1,265,103	\$1,365,085*

*Budget subject to change with 2017 HUD Allocation and Program Income as received

CDBG Program: HUD has designated Adams County as an Urban County to receive and administer an annual allocation of CDBG funds. The purpose of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income. At a minimum, 70% of CDBG funds must be used for activities that benefit persons of low and moderate income.

The Urban County designation is possible through a partnership between county municipalities and the County. Adams County has entered into inter-governmental agreements with four (4) municipal governments in the County and distributes the CDBG allocation by a formula that is based on population and percent of low-income population. Current participating town/cities include the Town of Bennett and the cities of Brighton, Federal Heights and Northglenn. The PY 2017 CDBG projects are located in all of the Urban County jurisdictions, except the Town of Bennett whose share will be programmed to other 2017 projects. Bennett chose not to use its

allocation (approximately \$13,000), due to receiving \$308,000 in 2016 CDBG funds for a public infrastructure project (Centennial Park) that is currently underway.

HOME Program: HUD designated Adams County as a Participating Jurisdiction (PJ) to receive and administer an annual allocation of HOME program funds. The purpose of the HOME program is to: expand the supply of permanent, decent, safe, sanitary, and affordable housing; design and implement strategies for achieving an adequate supply of permanent, decent, safe, sanitary, and affordable housing; and provide participating jurisdictions the various forms of federal housing assistance for serving very low-income and low-income Americans. The cities of Thornton and Westminster have entered into a consortia with Adams County for HOME program funds. The estimated allocations for each HOME Consortia member are based on last year's HUD HOME Share Report (45.8% for Adams County, 26.6% for Thornton, and 27.6% for Westminster). In addition, fifteen percent (15%) of the total 2017 HOME allocation must be awarded to a Community Housing Development Organization (CHDO). An additional five percent (5%) is allowable to be allocated to the CHDO project in the form of CHDO Operating Costs. These operating costs assist the CHDO in carrying out the CHDO activity.

Project Recommendations

CDBG

Jurisdiction	Project Description	Project Amount	Priority Type
Adams County	Affordable Housing/Solar	\$385,000*	Housing
Adams County	Affordable Housing/ Street Safety Improvements	\$115,000	Infrastructure
City of Brighton	Minor Home Repair	\$158,863*	Housing
City of Federal Heights	Minor Home Repair	\$ 87,788*	Housing
City of Northglenn	ADA Sidewalks and Ramps	\$198,934*	Infrastructure
Adams County	Minor Home Repair	Reserve Project	Housing
Total CDBG Projects		\$945,559	

*Project budget subject to change with 2017 CDBG Allocation

HOME

Subgrantee	Project Description	Project Amount
West 64 th Investments LLC	Baker School Apartments (additional to already approved funding, total of \$650,000)	\$160,000
Habitat for Humanity	Acquisition and Rehab for Low-to- Moderate Income Homebuyers (additional to already approved funding, total of \$150,000)	\$100,000
Community Resources & Housing Development Corp. (CRHDC)	Acquisition and Rehab for Low-to- Moderate Income Homebuyers (CHDO Project)	\$340,086*
CRHDC	CHDO Operating Costs	\$ 37,648*
Total HOME Projects		\$637,734

*Project budget subject to change with 2017 HOME Allocation and Program Income

All recommendations will meet HUD national objectives, as well as the County's goals and objectives outlined in its 2015-2019 Consolidated Plan. The AAP is a requirement of HUD in order to qualify for CDBG and HOME funds.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

N/A

ATTACHED DOCUMENTS:

DRAFT 2017 Annual Action Plan
PPT Presentation

FISCAL IMPACT:

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

Fund: _____

Cost Center: _____

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			_____

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			_____


New FTEs requested: YES NO

Future Amendment Needed: YES NO


Additional Note:

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:



Raymond H. Gonzales, Interim County Manager



Nancy Ann, Budget / Finance



Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager

Adams County 2017 Annual Action Plan



Program Year
July 1, 2016 - June 30, 2017



Executive Summary

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

1. Introduction

The mission of Adams County is to responsibly serve the Adams County community with integrity and innovation. With this foundation, the Adams County Community Development's (ACCD) goals are to support the economic, social, environmental, and cultural well-being of its communities. This is best achieved through effective partnerships, capacity building and management of funding to foster socio-economic vitality and maximize opportunities throughout the county. ACCD accomplishes this through the administration of federal, state, and local grants, all of which leverage existing efforts to address the needs within the county.

Adams County works in partnership with representatives from the Town of Bennett, and the Cities of Brighton, Federal Heights, Northglenn, Thornton and Westminster. It also partners with many non-profit organizations and local housing authorities that contribute to the delivery of services. These partners serve on boards, committees and task forces to build community collaboration and, as federal funding recipients, work hard to meet the local goals and needs of the community.

ACCD provides residents with the following opportunities:

- Affordable housing;
- Infrastructure and public facility improvements; and
- Programs to provide minor home repairs for low to moderate income homeowners.

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.

Adams County has set the below Priorities and Objectives for the term of the Five Year Consolidated Plan. These priorities and objectives were discussed with key community informants, Urban County partners, and used to solicit applications for CDBG and HOME funding for the 2017 plan year. In 2017, ACCD will oversee many activities which will meet these Priorities and Objectives as discussed within AP-35, Projects.

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

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

ACCD has relationships with many of the agencies and its 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 2017 program year. Unfortunately, due to historical commitment deficiencies (especially regarding HOME funds), ACCD has been proactively setting the stage to commit and spend prior year resources and will continue these efforts through 2017 for shovel ready projects. With its decision to move its program year to July 1 last December, ACCD still met its timeliness ratio on January 1, 2017 as well as on May 1, 2017, its new timeliness ratio due date. ACCD is committed to ensuring timeliness for future years by choosing projects that have realistic and feasible outcomes that meet the Con Plan goals. ACCD also recognized that monitoring needed to be evaluated, addressed and set a rigorous schedule of monitoring for early 2016 with an emphasis on communicating expectations with all of its past and current Subrecipients so that compliance and any issues or concerns are addressed in a timely fashion. ACCD has had ongoing conversations with the HOME Consortia members regarding the seriousness of this issue and the potential loss of funding due to the new grant based accounting system as well as the new HOME commitment interim rule.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

ACCD included a variety of outreach efforts to have optimal public input that would inform the Annual Action Plan. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, the County and ACCD's webpage, and public hearings. Information regarding the proposed 2017 activities was available on the Adams County website for public comment. Outreach efforts varied to reach diverse populations and ensure that the input received was insightful and representative of all County residents. It also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County published the draft Annual Action Plan, solicited input from providers and the public, and held a public hearing to adopt the final plan.

5. Summary of public comments

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

The 2017 AAP public comment period began on May 10, 2017 and ended on June 13, 2017 at the Board of County Commissioners' public hearing. No comments were received.

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

Not applicable as no comments were received.

7. Summary

Not applicable.

DRAFT

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
CDBG Administrator	ADAMS COUNTY	Adams County Community Development
HOME Administrator	ADAMS COUNTY	Adams County Community Development
ESG Administrator		Adams County Community Development

Table 1 – Responsible Agencies

Narrative

ACCD’s primary purpose is to improve the quality of life for the citizens of Adams County. It manages several grant-funded programs for housing, community development, neighborhood revitalization, economic development and human service activities. The common thread of the funds administered by ACCD is to benefit low- and moderate-income residents. More than 70% of all funds and programs administered by ACCD directly impact the lives of low- and moderate-income residents. Adams County's Board of County Commissioners opted to not accept ESG funding beginning in the 2016 program year, and allocated it to the State of Colorado who had been administering ESG funding to several Adams County non-profits for many years. With this arrangement, the county non-profits applying to the State for ESG are considered a first priority for the County's ESG allocation.

Consolidated Plan Public Contact Information

Joelle S. Greenland, AICP, Community Development Manager, Community and Economic Development Department

Adams County Government Center

4430 S. Adams County Pkwy, Suite W6204

Brighton, CO 80601

jgreenland@adcogov.org

DRAFT

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

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 Con Plan, AAP, and the Balanced Housing Plan and Needs Assessment (BHPNA). Key partner focus groups and interviews were held to gather the data to inform the BHPNA.

Beginning in late 2016, to gain a more thorough understanding of the housing situation in Adams County, three focus groups and a series of interviews with community leaders were conducted for the Housing Needs Assessment (HNA) of the BHPNA. The three focus groups consisted of: the Attainable Housing Group; Developers and Builders; and Real Estate Brokers. Overall, there is optimism about the housing situation in Adams County, but also an awareness of the struggles ahead. Relatively low housing prices and an abundance of available land make Adams County ripe for economic success, but the public-school system and transportation issues are a problem. In addition, respondents acknowledged that state-level policies are causing road blocks for affordable housing, particularly the Tax Payers Bill of Rights (TABOR) and the Construction Defect law. These policies prevent private construction of a variety of housing types and limit public support of affordable housing. The primary findings through the focus groups include:

- Housing is less affordable;
- Affordability gap is increasing for all income levels;
- Housing supply is not meeting demand; and
- Adams County is an outlier in the region.

For more information, the final HNA can be found at <https://www.adcogov.org/balanced-housing-plan-and-needs-assessment-bhpna>. The Balanced Housing Plan will be completed by fall 2017.

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

Adams County works in collaboration with the City of Thornton and the City of Westminster through the HOME Consortia to distribute HOME funds to housing projects. Adams County also works with Community Resources and Housing Development Corporation (CRHDC) a certified Community Housing Development Organizations (CHDO). The County works closely with the Adams County Housing Authority (ACHA) and the Brighton Housing Authority (BHA) which provide essential housing services. In addition to ACHA and BHA, other county non-profit organizations provide and coordinate essential and vital services. These non-profits also 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.

While Adams County has not been accepting ESG funding since 2016, Adams County will remain in coordination with the Continuum of Care (CoC) organization, Metro Denver Homeless Initiative (MDHI). MDHI works with homeless providers in throughout the metro Denver region 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 2015-2019 Con 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.

Recently, the County hired the Burnes Center to conduct a homelessness study in the County. The study, which was presented to the Board of County Commissioners in early 2017, made a number of short, mid and long term recommendations. The County will be analyzing these recommendations in more detail and will be taking various initiatives in order to address homelessness as a whole but also the tent encampments in multijurisdictional areas.

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

Not applicable.

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 2017 AAP by discussing proposed HOME activities and participation in the BHPNA.
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 2017 AAP by discussing proposed HOME activities and participation in the BHPNA.
3	Agency/Group/Organization	ADAMS COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs First Time Home Buyers Program
	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 2017 AAP by discussing proposed HOME activities and participation in the BHPNA.

4	Agency/Group/Organization	BRIGHTON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	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 2017 AAP by discussing proposed HOME activities and participation in the BHPNA.
5	Agency/Group/Organization	Community Resources and Housing Development Corp
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	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 2017 AAP by discussing proposed CHDO activities and the BHPNA.
9	Agency/Group/Organization	CITY OF FEDERAL HEIGHTS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Code Enforcement, Reduction of Slum and Blight
	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 2017 AAP by discussing proposed CDBG activities.
10	Agency/Group/Organization	City of Brighton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Seniors and Other Prioritized Populations

	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 2017 AAP by discussing proposed CDBG activities.
11	Agency/Group/Organization	CITY OF NORTHGLENN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Infrastructure Improvements
	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 2017 AAP by discussing proposed CDBG activities.
12	Agency/Group/Organization	TOWN OF BENNETT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Public Facility
	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 2017 AAP by discussing proposed CDBG activities.
13	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Economic Development Minor Home Repair Program and Infrastructure Improvements

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Adams County Community and Economic Development Department and the Board of County Commissioners participated in the development of the 2017 AAP by discussing proposed CDBG and HOME activities.</p>
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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 organizations and the residents of Adams County especially through the BHPNA focus groups and its Public Event.

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

Not required - NA

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

ACCD included a variety of outreach efforts to have as much citizen participation and gather as much input as possible to include in the Action Plan. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, the County and ACCD's webpage, and public hearings. Information regarding the AAP has been available on the County's website for resident input as well. Outreach efforts varied to reach diverse populations and ensure 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, 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, ACCD was able to allocate funds to the appropriate agencies to provide those necessary services. Residents were encouraged to provide input into the draft Annual Action Plan through a publicized 30+ day public review period. ACCD publicized the availability of the draft plan in multiple newspapers of general circulation and on ACCD's webpage on the County's website.

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	Internet Outreach	Non-targeted/broad community	ACCD utilizes the Adams County website to continually updates the public on upcoming public hearings, funding allocations, and reports, including the AAP.	Adams County Community Development has not received any comments to date regarding BoCC approved funding allocations and reports.	No comments received.	www.adcogov.org/community-development
2	Public Hearing	Non-targeted/broad community	The Annual Action Plan Public Hearing on June 13, 2017.	No comments received.	No comments received.	http://adcogov.legistar.com/calendar.aspx
3	Newspaper Ad	Non-targeted/broad community	ACCD published a Notice of Public Hearing and Request for Public Comments on May 10 and 11, 2017 in multiple local newspapers.	No comments received.	No comments received.	

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 Meetings	Urban County Members	Adams County Urban County members participated in several meetings in regard to the development and allocation of the 2017 CDBG activities.	No comments were received.	No comments were received.	

Table 4 – Citizen Participation Outreach

DRAFT

Expected Resources

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

Introduction

Adams County's allocation of HUD funds (CDBG, HOME and ESG) is determined annually, and only after it receives a formal letter from HUD regarding the amount for each program. CDBG funds are allocated to jurisdictions that are Urban County members with projects in the county. Adams County is a HOME consortia, which includes the Cities of Thornton and Westminster, as well as the remainder of the County. HOME funds are allocated to the two Consortia cities, and throughout the year to housing projects within the county. While ESG funds are allocated to Adams County, the Board in 2016 agreed not to accept these funds but rather allocate them to the State of Colorado due to a number of factors including, costs recovery burden and capacity issues. The State must give first priority to county-based applicants.

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, benefits either the area or a specific clientele. At the same time, it aids the agencies supplying the leveraged funds in meeting their goals. In addition to CDBG and HOME funds, Adams County provides local grants to human service organizations serving the county's low income individuals and families through its Human Services Agency Grant (HSAG) Program.

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 the HSAG program. 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.

CDBG Prior Year Resources total \$117,731.93 and no Program Income is projected. Prior year resources include funds from various 2015 CDBG activities that were completed under the anticipated budget. Adams County will utilize all the 2015 and 2016 remaining resources for the 2017 program year.

Through reconciliation, HOME Prior Year Resources total \$521,551.79. Program income that could be programmed in the 2017 program year is \$90,574 for activities related to HOME approved activities, including, but not limited to, activity delivery costs.

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	1,147,371	0	117,732	1,265,103	2,294,742	Adams County will allocate 2017 CDBG funds to its Urban County members (four local jurisdictions)for their proposed projects.

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	752,959	90,574	521,552	1,365,085	1,519,918	HOME funds are allocated in Thornton, Westminster (HOME Consortia), and throughout the county. 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	0	0	0	0	0	ESG funds will be allocated to the State.

Table 1 - 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 uses 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, HUD 221 (d)(4) FHA Loan and other resources to cover the cost of development, redevelopment, rehabilitation, homebuyer assistance, and other project costs. CDBG projects leverage grant funds from local jurisdiction funding resources.

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 2017 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	Infrastructure Improvements	2015	2019	Non-Housing Community Development	County-Wide City of Northglenn	Housing Needs Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$311,358	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17295 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 142 Households Assisted
2	Preservation of Existing Housing Stock	2015	2019	Affordable Housing	County-Wide City of Federal Heights City of Brighton	Housing Needs Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$611,625	Rental units rehabilitated: 142 Household Housing Unit Homeowner Housing Rehabilitated: 24 Household Housing Unit
3	Construction of New Rental Housing	2015	2019	Affordable Housing	County-Wide	Housing Needs Seniors and other Prioritized Populations	HOME: \$160,000	Rental units constructed: 142 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Expanding and Preserving Homeownership	2015	2019	Affordable Housing	County-Wide City of Thornton	Housing Needs	HOME: \$537,734	Homeowner Housing Added: 4 Household Housing Unit

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure Improvements
	Goal Description	<p>The City of Northglenn has proposed to install new ADA compliant sidewalks and ramps in its low to moderate income neighborhoods to improve overall mobility and accessibility for residents. Such accessibility will include access to other residential areas as well as connections to neighborhood services in commercial areas and public facilities. Infrastructure improvements reduce neighborhood blight, while improving streetscapes for areas that are beyond their intended lifecycle.</p> <p>The County will be allocating HOME funds to Baker School Apartments a new affordable housing project located in unincorporated Adams County on the northeast corner of 64th Avenue and Lowell Boulevard in unincorporated Adams County. The complex will provide 142 affordable rental housing units. Due to the size of the development and increase in traffic, Adams County Transportation Department is requiring infrastructure street improvements to provide safe access in and out of the site. CDBG funds will be used to cover the costs of the required street safety improvements, which otherwise would not be required without the development of the Baker School Apartments.</p>

2	Goal Name	Preservation of Existing Housing Stock
	Goal Description	<p>The Minor Home Repair (MHR) Program will service individual homeowners of low-to-moderate income throughout the Cities of Brighton and Federal Heights, and unincorporated Adams County (as a reserve activity). The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. ACCD staff will administer the MHR program for the Cities.</p> <p>Additionally, the County plans to contribute approximately \$365,000 post construction to the affordable rental housing project (Baker School Apartments) to install solar panels. This endeavor will further help in reducing financial burden to the renters through lowering utility costs. In the event that solar panels will not be installed at Baker School Apartments, the County will install solar on another affordable housing structure in the County.</p>
3	Goal Name	Construction of New Rental Housing
	Goal Description	<p>Adams County will be allocating an additional \$160,000 in HOME funds to Baker School Apartments to construct a new affordable housing development in unincorporated Adams County. Total HOME funds will equal \$650,000, of which \$490,000 has been approved through the First Substantial Amendment to the 2016 AAP. The new affordable housing project will provide 142 affordable rental units serving between 30% to 60% AMI individuals/families. The units will be one, two, and three bedroom units.</p>

4	Goal Name	Expanding and Preserving Homeownership
	Goal Description	<p>City of Thornton allocated \$50,000 in HOME funds to Habitat for Humanity through the 2016 AAP for construction of a new duplex (2 affordable housing units) for two low-to-moderate income homebuyers. Due to unforeseeable project constraints with finding undeveloped land within Thornton, Habitat for Humanity's proposed 2016 activity will be amended to acquiring and rehabilitation of existing housing within the Thornton. In addition, funds from the the 2016 TBRA activities (ACHA TBRA & Shiloh House) needing to be reprogrammed will go to this activity bringing the total budget up to \$160,000.</p> <p>City of Thornton and Adams County will allocate Community Resources & Housing Development Corporation (CRHDC) CHDO HOME funds for its acquisition rehab program. The requested HOME funds will be used to acquire properties, rehabilitate and/or construct the housing for resale to low-to-moderate income, mortgage-ready households for down payment assistance. Additionally, CRHDC will receive the allowable 5% CHDO operating costs. Two low-to-moderate income homebuyers will benefit from these activities.</p>

Table 3 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

Adams County has allocated CDBG and HOME funds to projects in 2017 that meet its Priority Needs and Annual Goals.

CDBG projects include minor home rehabilitation, public infrastructure, and a solar panel project. Adams County and the cities of Brighton, Northglenn and Federal Heights have prioritized projects in their jurisdictions and will oversee projects within their communities. The Town of Bennett will not be accepting CDBG funds in 2017 as they received over \$300,000 in CDBG funding for the rehabilitation of a park in a low income neighborhood. This project is still active and anticipated for completion by early summer of 2017. The Town of Bennett typically receives less than \$15,000 for its CDBG allocation.

HOME projects include new affordable housing construction, a CHDO project, and CHDO operating costs.

#	Project Name
1	CDBG: Housing
2	CDBG: Infrastructure
3	CDBG: Administration
4	HOME: Administration
5	HOME: Adams County
6	HOME: Thornton
7	HOME: CHDO

Table 3 – Project Information

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

Based on input from the Urban County members, community organizations, and non-profits, the County determined how to allocate priorities as outlined in the Consolidated Plan. Urban County members participate in the Urban County through a formula basis and after receiving their allocation, the County works with each to identify a project that addresses the Consolidated Plan goals and meet the needs of their respective residents. While the housing market is a big obstacle in meeting housing needs in the County, it is doing its best to work with developers, housing authorities and others to overcome this obstacle. In addition, the County dedicated part of its 2016 CDBG administration costs to the Balanced Housing Plan and Needs Assessment to address the issues that were raised in the 2015 Analysis of Impediments to Fair Housing Choice as well as the challenging market conditions. The Needs Assessment was completed in January 2017, which will be used to help guide the recommendations and housing policies developed for the Balanced Housing Plan. This plan is anticipated to be adopted by the Board in early fall 2017.

DRAFT

AP-38 Project Summary

Project Summary Information

Table 4 – Project Summary

1	Project Name	CDBG: Housing
	Target Area	County-Wide City of Federal Heights City of Brighton
	Goals Supported	Expanding and Preserving Homeownership Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$611,625
	Description	Minor Home Repair (MHR) Program will service to individual homeowners of low-to-moderate income throughout the Cities of Brighton and Federal Heights, and unincorporated Adams County (as a reserve). The program will address essential home repairs that are in danger of failure or that could lead to health, safety, or accessibility issues. ACCD staff will administer the MHR program for the Cities. CDBG funds will be utilized to install solar panels on a local affordable housing development. This endeavor will further help in reducing financial burden through lowering utility costs.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	<u>The MHR budget of \$246,625 will serve approximately 24 low-to-moderate income households. With \$158,836 being allocated to Brighton (approximately 15 households) and \$87,789 being allocated to Federal Heights (approximately 9 households).</u> The Baker School Apartments solar activity will benefit 142 affordable rental housing units.

Location Description	<p>The MHR Program will take place within the city limits of Brighton and Federal Heights. In the event that funding is allocated to the reserve activity, Adams County MHR Program, funding will serve unincorporated Adams County residents.</p> <p>The Baker School Apartments solar activity will be installed on the apartment complex post construction on the northeast corner of 64th Avenue and Lowell Boulevard, in unincorporated Adams County. In the event that the proposed activity becomes infeasible, the County will select another local affordable housing development to install solar panels. The particular development and location will be determined at a later date; however, the activity will take place within the County.</p>
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	<p>Planned Activities</p>	<p>The MHR Program is intended to impact the health, safety, and sanitary conditions as well as address sustainability for low-to-moderate income owner occupied households. The program is designed to maintain safe homes, preserve and improve the quality of the housing stock, assist seniors to age in-place or the disabled to remain in their homes as well as address sustainability through energy efficient replacements. The MHR Program will be administered and managed by ACCD. ACCD will retain 20% of each jurisdiction's allocation for Activity Delivery Costs (ADCs). Any overage on ADCs will be allocated back into the appropriate jurisdiction's budget to serve more homeowners. <u>City of Brighton has been allocated \$158,836 and City of Federal Heights has been allocated \$87,789. Operating the MHR Program in unincorporated Adams County will stand as a reserve project, in the event that any of the proposed 2017 CDBG activities become infeasible. The MHR Program meets the National Objective of assisting low-moderate income residents as well as eliminating/reducing Slums and Blight. The CDBG matrix code is 14A, Rehab: Single-Unit Residential.</u></p> <p>Adams County will be allocating HOME funds to Baker School Apartments to construct a new affordable rental housing development in unincorporated Adams County. The new affordable housing project will provide 142 affordable rental units serving between 30% to 60% AMI. The units will be one, two, and three bedroom units. Additionally, the County will contribute approximately <u>\$365,000</u>, post construction, to Baker School Apartments. The CDBG funding is to be used to install solar panels on the development. This endeavor will further help in reducing financial burden through lowering utility costs. In the event that the proposed activity becomes infeasible, the County will select another local affordable housing development to install solar panels. The particular development and location are to be determined, however, the activity will take place within the County. Solar panels meet the National Objective of assisting low-moderate income residents. The CDBG matrix code is 14F, Rehab: Energy Efficiency Improvements.</p>
2	<p>Project Name</p>	<p>CDBG: Infrastructure</p>
	<p>Target Area</p>	<p>County-Wide City of Northglenn</p>

Goals Supported	Infrastructure Improvements
Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
Funding	CDBG: \$311,358
Description	CDBG funding will be utilized in City of Northglenn as a continuation of the 2016 ADA sidewalk activity to improve overall mobility and accessibility by installing ADA sidewalks and ramps. Due to the size of the Baker School Apartments development and increase in traffic, Adams County Transportation Department is requiring infrastructure street safety improvements to 64th Avenue and Lowell Boulevard. CDBG funds will be used to cover the costs of the street safety improvements, which otherwise wouldn't be required without the development of Baker School Apartments.
Target Date	6/30/2018
Estimate the number and type of families that will benefit from the proposed activities	City of Northglenn's ADA Sidewalk activity will benefit 17,295 people within the below Census Tracts and Block Groups. Of which, 11,360 persons are considered low/moderate income (65.68% area benefit). The Baker School Apartments infrastructure improvements will benefit the 142 rental housing units to be constructed on the northeast corner of 64th Avenue and Lowell Boulevard.
Location Description	Various areas within the City of Northglenn, Census Tracts and Block Groups as outlined below. Baker School Apartments infrastructure improvements will take place on the northeast corner of 64th Avenue and Lowell Boulevard.

	<p>Planned Activities</p>	<p>The City of Northglenn proposes to improve the overall mobility and accessibility of the residential neighborhoods located within any of the following census tracks within the City of Northglenn:</p> <ul style="list-style-type: none"> • Census Track 85.05, Blocks 3 & 6 • Census Track 85.06, Blocks 1-4 • Census Track 85.07, Blocks 1 & 5 • Census Track 85.29, Block 3 • Census Track 85.33, Block 1 • Census Track 93.23, Block 4 • Census Track 93.27, Blocks 3 & 4 <p>This project will consist of the overall enhancement of the neighborhoods with ADA accessibility connectivity including ADA-compliant sidewalks and the addition of ADA pedestrian ramps where absent. City of Northglenn has been allocated \$196,358, of which, ACCD will retain 5% of the allocation for ADCs. City of Northglenn's activity meets the National Objective of assisting low-moderate income residents and the CDBG matrix code of 03L.</p> <p>Adams County will be allocating HOME funds to Baker School Apartments a new affordable rental housing project located in unincorporated Adams County at the northeast corner of 64th Avenue and Lowell Boulevard. The complex will provide 142 of affordable rental housing units. Due to the size of the development and increase in traffic, Adams County Transportation Department is requiring street safety infrastructure improvements to 64th Avenue and Lowell Boulevard. CDBG funds will be used to cover the costs of the required improvements, which otherwise wouldn't be required without the development of Baker School Apartments. Such improvements will provide the necessary safety measure for residents or visitors to enter and exit the property safely. The infrastructure improvements meet the National Objective of assisting low-moderate income residents. The CDBG matrix code is 03k, Street Improvements.</p>
3	<p>Project Name</p>	<p>CDBG: Administration</p>
	<p>Target Area</p>	

	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$229,474
	Description	Adams County will retain the allowable 20% of 2016 CDBG funding for Adams County Community Development staff to administer the program.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Adams County will retain the allowable 20% of 2016 CDBG funding for Adams County Community Development staff to administer the program.
4	Project Name	HOME: Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$75,296
	Description	Adams County will retain 10% of 2016 HOME funding for Adams County Community Development staff for HOME program administration. Further, 10% of applicable Program Income (PI) from previous grant year activities will also be used for administration.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Adams County will retain 10% of 2016 HOME funding for Adams County Community Development staff for HOME program administration. Further, 10% of applicable Program Income (PI) from previous grant year activities will also be used for administration.
5	Project Name	HOME: Adams County
	Target Area	County-Wide
	Goals Supported	Construction of New Rental Housing
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations
	Funding	HOME: \$160,000
	Description	Adams County will be allocating additional HOME funds to Baker School Apartments to construct a new affordable housing development in unincorporated Adams County.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Baker School Apartments will result in 142 new affordable rental housing units consisting of one, two, and three bedroom apartments.
	Location Description	Baker School Apartments will be constructed at the northeast corner of 64th Avenue and Lowell Boulevard.
	Planned Activities	Adams County will be allocating an additional \$160,000 in HOME funds to Baker School Apartments to construct a new affordable housing development in unincorporated Adams County. Total HOME funds will equal \$650,000, of which \$490,000 has been approved through the First Substantial Amendment to the 2016 AAP. The new affordable housing project will provide 142 affordable rental units serving between 30% to 60% AMI. The units will be one, two, and three bedroom units.
6	Project Name	HOME: Thornton

	Target Area	City of Thornton
	Goals Supported	Expanding and Preserving Homeownership Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs
	Funding	HOME: \$110,000
	Description	City of Thornton has identified to amend an already approved 2016 AAP approved activity. Thornton's other proposed HOME activity is taken into account under HOME: CHDO.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Habitat for Humanity will benefit a minimum of two homebuyers.
	Location Description	City of Thornton
	Planned Activities	City of Thornton allocated \$50,000 in HOME funds to Habitat for Humanity through the 2016 AAP for construction of a new duplex (2 affordable housing units) for two low-to-moderate income homebuyers. Due to unforeseeable project constraints with finding undeveloped land within Thornton, Habitat for Humanity's proposed 2016 activity will be amended to acquiring and rehabilitation of existing housing within the Thornton. Additionally, the City has proposed to reprogram an additional \$110,000 in prior year HOME resources, totaling \$160,000, to this activity. The funding will benefit a minimum of two families or individuals.
7	Project Name	HOME: CHDO
	Target Area	County-Wide City of Thornton
	Goals Supported	Preservation of Existing Housing Stock

Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
Funding	HOME: \$377,734
Description	Community Resources and Housing Development Corporation (CRHDC), a certified Community Housing Development Organization (CHDO), will be allocated HOME funds for an acquisition/rehab rental activity and CHDO operating expenses for the activity.
Target Date	6/30/2018
Estimate the number and type of families that will benefit from the proposed activities	A total of two families will benefit from the acquisition/rehab program.
Location Description	One home within unincorporated Adams County and one home within the City of Thornton.
Planned Activities	CRHDC will be allocated CHDO HOME funds for its acquisition rehab program. The requested HOME funds will be used to acquire properties and renovate or reconstruct the housing for resale to low-to-moderate income, mortgage-ready households for down payment assistance. CRHDC has been allocated 15% of the 2017 HOME allocation, prior year CHDO resources, and City of Thornton's 2017 HOME allocation, totaling \$340,086. Additionally, CRHDC will receive the allowable 5% CHDO operating costs to carry out the above mentioned activity, \$37,648.

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, Unincorporated Adams County, and the Cities of Brighton, Federal Heights, and Northglenn.

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

Geographic Distribution

Target Area	Percentage of Funds
County-Wide	56
City of Thornton	15
City of Federal Heights	6
City of Northglenn	13
City of Commerce City	0
Town of Bennett	0
City of Brighton	10
City of Westminster	0

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In January 2016, the IGA with the City of Commerce City to participate in the Urban County was terminated and Commerce City became its own entitlement for 2016. 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

Not required - NA

Affordable Housing

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

Introduction

Adams County will fund many affordable housing projects, including homeowner rehabilitation, new construction of affordable rental units, and acquisition and rehabilitation for low-to-moderate income homebuyers.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	170
Special-Needs	0
Total	170

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	28
Acquisition of Existing Units	0
Total	170

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

Discussion

Production of new Units: Baker School Apartments (142)

Rehab of Existing Units: Minor Home Repair Program (24) and CRHDC and Habitat's acquisition and rehab for homebuyers (4).

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

Introduction

Adams County Housing Authority (ACHA) has undertaken comprehensive rehabilitation of public housing units owned by ACHA. No additional rehabilitation is needed at this time. The Brighton Housing Authority is in the process of converting its public housing units and replacing them with renovated and new affordable rentals.

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

The housing authorities have not determined any needs to address at this time.

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

ACHA values the input of its residents. ACHA's Resident Advisory Board, made up of residents who reside at ACHA properties, meets quarterly to discuss ACHA's priorities and property improvements. The ACHA Board of Commissioners is responsible for establishing the policies of the Authority and for oversight of the fiscal and practical implementation of those policies. Members of the Board are appointed by the Adams County Commissioners and serve staggered terms. ACHA's Board 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

Not applicable, PHA is not designated as troubled.

Discussion

Not required - NA

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

Introduction

The County works with local homeless providers to reduce and end homelessness throughout Adams County and the region. The County continues to provide HSAG funding to help these efforts.

Additionally, the County recently finished a homelessness study conducted by the Burnes Center on Poverty and Homelessness in Denver, Colorado. This study provided short, mid and long term recommendation for the County to consider in proactively addressing homelessness. The County's Community Enrichment Committee will be looking at the short term recommendations more closely and evaluating a full time position to lead a number of efforts outlined in the Community Enrichment Plan, including homelessness.

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

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

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

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.

Discussion

Not required - NA

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

With population growth that is outpacing both the region and the State as a whole, it is essential for Adams County to adopt a housing plan that will set a solid foundation and encourage balanced healthy growth in key areas such as the economy and housing in the region. To this end, the County has developed the 2017 Adams County Housing Needs Assessment (HNA): the primary assessment of the community's residents, economic workforce and housing. The HNA includes analyses of demographic characteristics, population forecasts, employment and income data, commute patterns, infrastructure, community assets, and housing market trends and housing affordability. These form the three sections of the HNA: the Community, Workforce and Housing Profiles.

A comprehensive review of past studies, HUD planning reports, and detailed current information and data helped inform the HNA. Additional data were obtained from the US Census Bureau, American Community Survey (ACS), HUD, Home Mortgage Disclosure Act database (HMDA), Colorado State Demography Office, Metro Denver Homeless Initiative (CoC), Esri Tapestry, US Bureau of Labor Statistics, Longitudinal Employer-Household Dynamics (LEHD), Valassis via PolicyMap, Boxwood Means, and RealtyTrac.

After thorough review and analysis, the HNA has identified four overarching findings regarding the housing needs of Adams County. These findings will be used to inform the forthcoming Balanced Housing Plan (BHP).

Finding 1: Housing in Adams County is becoming less affordable.

Finding 2: The affordability gap is increasing for all income levels.

Finding 3: Adams County's housing supply is not meeting demand.

Finding 4: Adams County is an outlier in the region.

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 2015-2019 Con Plan. Creating more affordable housing is a good start, but it should not be the end goal of the County's approach to housing.

The notion of balance in Adams County’s housing extends beyond the traditional economic model of supply and demand. Administrators must recognize the unique housing needs of the areas of the County that are driving its population growth: the cities and their surrounding areas. Thoughtful housing policies should aim to provide a more varied housing stock (to include smaller, more densely developed units near the cities in addition to the more traditional single-family homes). In order to achieve this, the County must be willing to enact a set of policies that reflects an understanding of these diverse needs – even if those policies are not wholly focused on the provision of affordable housing.

Housing policy is part of a long-term planning process, and a deliberate, sound investment now will bear fruit in the future when the County is able to meet the housing needs of its residents throughout their lives. The Housing Needs Assessment provides a clear opportunity for Adams County to thoughtfully examine its current housing situation and create sound, balanced policy that is responsive to the needs of all its residents. It is incumbent upon the County to truly understand how the demographic shifts underlying the population growth affect housing policy and to develop a strategic plan that will create a balanced and healthy housing market in Adams County today and well into the future.

The second half of BHPNA, BHP, will propose prescriptive measures which will help to address the findings of the HNA. The BHP is proposed to be completed by early fall 2017.

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. With additional collaboration with the County's Public Information Office, ACCD hopes to increase its outreach at community meetings hosted by other County departments, public hearings, working with the primary senior center (Senior Hub), non-profits who work directly with citizens, and County Poverty Symposiums with regional non-profits addressing the reduction of poverty.

Actions planned to foster and maintain affordable housing

Adams County has made new construction of affordable rental housing and preservation of existing affordable housing priorities for HOME and CDBG funds. HOME funds are to be used to construct new rental housing 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.

Furthermore, the County is in the process of completing the Balanced Housing Plan (BHP) which will provided prescriptive measures to overcome the barriers to affordable housing within the County. The plan is projected to be completed in early fall of 2017.

Actions planned to reduce lead-based paint hazards

The local Housing Authorities, the Minor Home Repair Program, 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 requires lead hazard testing when conducting rehabilitation that could involve lead-based paint, and achieve clearance from certified inspectors when the rehabilitation is required per 24 CFR Part 58. 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 County's Community Enrichment Committee, 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. 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.

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.

Actions planned to develop institutional structure

ACCD 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

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 based on a formula allocation (total and low-income populations). As the lead agency, ACCD monitors each jurisdiction's projects to ensure they meet national objectives, eligibility, and compliance issues such as environmental review clearances. All projects are assessed through an application process for appropriateness and eligibility.

Adams County leads a HOME Consortia with the cities of Westminster and 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 allocation to:

- Community Development Housing Organizations (CHDO's) (15% requirement)
- Local Housing Authorities
- Non-profit housing developers
- 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 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 other county departments including, but not limited to, Transportation, Human Services, Workforce Business Center, and the County Manager's Office and 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.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

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

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

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

Adams County is not utilizing other forms of investment outside as outlined in 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 under 92.254. The recapture provisions include a HOME written agreement between Adams County and the HOME Subgrantee as well as a Declaration of Deed Restriction and Covenant to the assisted homebuyer. Through the 2017 AAP, the recapture/resale provisions are relevant to the CRHDC and Habitat for Humanity's acquisition and rehab of existing units for low-to-moderate income homebuyers.

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. ACCD is enforcing and administering the resale or recapture per the guidance found in CPD Notice 12-003. Resale and recapture funds will be used by the County to be utilized in future HOME eligible activities that support the priorities and objectives outlined in the Consolidated Plan as well input from the HOME Consortia member and with final approvals from the Board of County Commissioners and HUD.

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.

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)

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

NA
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).

NA
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.

NA
5. Describe performance standards for evaluating ESG.

NA

Discussion

NA

A presentation to the BoCC regarding

2017 Annual Action Plan (AAP)

Adams County Community Development

May 9, 2017



ADAMS COUNTY
COLORADO

Why are we here?

- Initial approval of 2017 AAP
- Proceed to:
 - Public Comment Period
 - Public Hearing

Process

- HUD-required for CDBG & HOME funds
- Discusses how funds will be used in PY2017
- Mandatory 30-day public comment period
 - Begins May 10th
- Anticipated BoCC hearing June 13, 2017
- Submittal to HUD by June 14, 2017*

* Must have received official allocation letter from HUD

Objective

1. Adopts specific actions for PY2017 in accordance with 2015 - 2019 Consolidated Plan;
2. Identifies projects for PY2017 to address community and housing needs;
3. Allows for the opportunity to reallocate and reprogram funds from previous year; and
4. Allows an opportunity for the public to provide input into how funds will be used.

Major Elements

- Expected Resources (including prior years)
- Annual Goals & Objectives
- Projects that will be Funded that Year
- Affordable Housing Production Goals
- Barriers to Affordable Housing

Projected 2017 Funding

	CDBG	HOME
Projected 2017 HUD Allocations	\$1,147,371*	\$752,959*
Prior Year Resources	\$ 117,732	\$521,552
Program Income	N/A	\$ 90,574*
Total Resources for Projects & Administration	\$1,265,103	\$1,365,085*

* Budget subject to change with 2017 HUD Allocation and Program Income as received

AAP – Projects - CDBG

Jurisdiction	Project Description	Project Amount	Priority Type
Adams County	Affordable Housing/Solar	\$385,000*	Housing
Adams County	Affordable Housing/ Street Safety Improvements	\$115,000	Infrastructure
City of Brighton	Minor Home Repair	\$158,863*	Housing
City of Federal Heights	Minor Home Repair	\$ 87,788*	Housing
City of Northglenn	ADA Sidewalks and Ramps	\$198,934*	Infrastructure
Adams County	Minor Home Repair	Reserve Project	Housing
Total CDBG Projects		\$945,559	

* Project budget subject to change with 2017 CDBG Allocation

AAP - Projects - HOME

Subgrantee	Project Description	Project Amount
West 64 th Investments LLC	Baker School Apartments (additional to already approved funding, total of \$650,000)	\$160,000
Habitat for Humanity	Acquisition and Rehab for Low-to-Moderate Income Homebuyers (additional to already approved funding, total of \$150,000)	\$100,000
Community Resources & Housing Development Corp. (CRHDC)	Acquisition and Rehab for Low-to-Moderate Income Homebuyers (CHDO Project)	\$340,086*
CRHDC	CHDO Operating Costs	\$ 37,648*
Total HOME Projects		\$637,734

* Project budget subject to change with 2017 HOME Allocation and Program Income

Next Steps

- May 10– June 13th – Public Comment Period
- June 13th – BoCC Public Hearing;
- June 14th – Submit AAP to HUD*
- Post-HUD Approval
 - Agreement between HUD & County executed
 - Contracts with Subgrantees' executed
 - Environmental Clearances (where applicable)
 - Projects funded

* Must have received official allocation letter from HUD



STUDY SESSION AGENDA ITEM

DATE: May 9, 2017
SUBJECT: Human Services Building / Fleet & Probation
FROM: Sean Braden, Project Manager
AGENCY/DEPARTMENT: Facility Planning & Operations
ATTENDEES: David Ball, Director of Facilities
PURPOSE OF ITEM: Review HSB Sales & Impacts to Other Functions/Projects
STAFF RECOMMENDATION: Approval of Proposed Land Sales Options

BACKGROUND:

In February 2017, during Study Session, some strategies were reviewed on the potential sale of the HSB property. As a result of that meeting, additional information was requested. This meeting is to update the current marketing of the HSB property, provide the additional information requested, and identify next steps towards this sale and the impact it may have on other projects.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office

ATTACHED DOCUMENTS:

Power Point

FISCAL IMPACT:

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

Fund: _____

Cost Center: _____

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			_____

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			_____


New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:



Raymond H. Gonzales, Interim County Manager



Budget / Finance



Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager

ADAMS COUNTY HUMAN SERVICES BUILDING

POTENTIAL PROPERTY ACTIONS

May 9, 2017

Human Services Building

- Listed for Sale - \$7.65 Million
 - Active TOD
 - Owner / Operator Use
- Market Feedback
 - Investors: \$3.5M - \$4M
 - Needs Tenants
 - Owner/Operator: Minimal Interest
- Previous Concept of “Lease” Space



HSB – Current Concept

- Keep/Own 2 Floors
 - ▣ Keep approx. 23,000 sq. ft (Sell 55,000 sq. ft.)
 - ▣ Set up as Condominium (each floor individual)
- Estimated Sale Price \$4M - \$4.5M
 - ▣ Based on \$7.65M de-rated by 2 floors



HSB – Concept Pro's

- Some (not all) Planned Revenue
- Allows Fleet Project to Proceed
 - ▣ Probation has approx. 12,500 sq. ft. in Fleet
 - ▣ Probation supports the relocation
- Allows for Potential Growth at Substation
 - ▣ Relocate Tri-County (approx. 12,000 sq. ft.)
 - Has not been reviewed with Tri-County
- Aurora “Campus” Concept has time to develop
 - ▣ Probation may split to both locations
- May allow relocation of Food Bank
- Sell CFC and Honnen

HSB – Concept Con's

- Keep space in a building we hadn't previously planned
 - ▣ Potential Costs for minor improvements
 - ▣ Potential Relocation costs
 - These would happen for Probation regardless of location
 - ▣ Ongoing Maintenance/Operations Costs
- Doesn't achieve the \$6M revenue planned in the budget

HSB – Next Steps

- Approximately 4 months occupancy left
- Recommend to solicit to interested parties the concept of County retained space
- Alternate is to wait –or – pull the listing until TOD is complete
 - Budget assumed \$6M in revenue from sale
 - Will still need space to relocate Probation for the Fleet Project



STUDY SESSION AGENDA ITEM

DATE: May 9, 2017
SUBJECT: First Quarter 2017 Budget Report
FROM: Nancy Duncan, Budget Manager
AGENCY/DEPARTMENT: Budget Office
ATTENDEES: Budget Office Staff
PURPOSE OF ITEM: Present the 2017 First Quarter Budget Report
STAFF RECOMMENDATION: Informational Only-No Action Required

BACKGROUND:

Budget Office staff would like to present the 2017 First Quarter Budget and CIP Report to the BoCC. To promote financial transparency, good fiscal practices, and keep the BoCC fully apprised of the County's financial position, budget vs. actual financial data will be analyzed and reported to the BoCC on a quarterly basis. As a companion piece, the 2017 First Quarter Capital Improvement Plan Status Report will also be presented.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager and Budget Office

ATTACHED DOCUMENTS:

2017 First Quarter Budget Report
2017 First Quarter CIP Project Status Report

FISCAL IMPACT:

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

Fund:

Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:


There is no fiscal impact. This is an informational item only.

APPROVAL SIGNATURES:



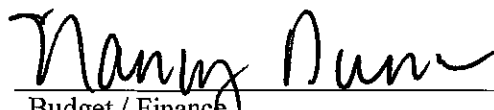
Raymond H. Gonzales, Interim County Manager

Bryan Ostler, Interim Deputy County Manager



Patti Duncan, Interim Deputy County Manager

APPROVAL OF FISCAL IMPACT:



Nancy Dun, Budget / Finance



County Manager's Office
4430 South Adams County Parkway, 5th Floor, Suite C5300
Brighton, CO 80601
PHONE 720.523.6110 FAX 720.523.6045

MEMORANDUM

DATE: May 9, 2017
TO: Adams County Board of Commissioners
FROM: Ray Gonzales, Interim County Manager
SUBJECT: 2017 First Quarter Budget Report

Background

The Board of County Commissioners (BoCC) adopted the 2017 Annual Budget on December 13, 2016. The Annual Budget serves as a policy document, operations guide, financial plan, and communications device. As needs arise, the budget is amended periodically throughout the year. The first budget amendment was adopted on April 25, 2017. Since this amendment was completed in April and not by the end of the first quarter, it is not reflected in this report.

To promote financial transparency, good fiscal practices, and keep the BoCC apprised of the County's financial position, budget vs. actual financial data is analyzed on a quarterly basis. The 2017 First Quarter Budget Report includes the following information:

- Prior Year Data – 2016 Adopted Budget, year to date actuals as of March 31, 2016.
- Current Year Data – 2017 Adopted Budget, year to date actuals as of March 31, 2017, the percent of budget consumed by those year to date actuals and the dollar variance to 2016 year to date.
- Summary of key findings and discussion points.

More detailed information is presented for the property tax funds (General, Road & Bridge, Social Services, and Developmentally Disabled) and the sales tax funds (Capital Facilities and Open Space Sales Tax). Higher level revenue and expenditure information is presented for all other funds. Please see the following pages for information presented by fund.

Attached to this report is the 2017 First Quarter Capital Improvement Plan (CIP) Summary. This summary contains the 2017 Adopted Budget, year to date actuals as of March 31, 2017, remaining budget, and percent of budget completed. This summary does not include any carry forward items as they were approved on April 25, 2017.

General Fund

General Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
Revenues							
Taxes	\$ 122,655,988	\$ 48,548,980	39.58%	\$ 122,990,441	\$ 49,866,159	40.54%	\$ 1,317,179
Licenses & Permits	1,840,136	558,106	30.33%	2,185,701	735,720	33.66%	177,613
Intergovernmental	9,923,787	1,809,794	18.24%	9,536,625	2,369,961	24.85%	560,166
Charges for Services	26,848,065	6,793,664	25.30%	25,562,610	6,598,605	25.81%	(195,059)
Fines & Forfeitures	1,187,723	226,034	19.03%	1,166,955	330,733	28.34%	104,699
Interest & Investments	1,429,941	673,202	47.08%	1,430,000	573,787	40.12%	(99,415)
Miscellaneous	4,256,550	1,113,782	26.17%	4,206,648	770,852	18.32%	(342,930)
Other Finance Sources	3,127,500	-	0.00%	1,100,000	-	0.00%	-
Total Revenues	\$ 171,269,690	\$ 59,723,562	34.87%	\$ 168,178,980	\$ 61,245,816	36.42%	\$ 1,522,254
Expenditures							
Personnel	\$ 105,865,761	\$ 25,257,417	23.86%	\$ 110,477,549	\$ 27,498,596	24.89%	\$ 2,241,179
Operating & Maintenance	7,512,655	1,573,308	20.94%	8,191,425	1,450,785	17.71%	(122,524)
Charges for Services	41,978,502	6,697,785	15.96%	42,190,811	8,153,559	19.33%	1,455,774
Debt Service	-	-	-	1,068,141	-	0.00%	-
Governmental Services	6,119,172	1,420,090	23.21%	7,051,746	1,344,571	19.07%	(75,520)
Capital	6,918,629	468,204	6.77%	6,382,277	317,358	4.97%	(150,846)
Other Finance Uses	1,485,943	-	0.00%	1,050,752	-	0.00%	-
Total Expenditures	\$ 169,880,662	\$ 35,416,805	20.85%	\$ 176,412,701	\$ 38,764,868	21.97%	\$ 3,348,063

General Fund Summary

1. Revenues

- a. Total General Fund revenues were a net \$1.5 million or 2.6% higher through the first quarter of 2017 compared to the first quarter of 2016.
- b. Tax revenue was \$1.3 million or 2.8% higher.
 - i. Current Property Taxes were \$1.3 million or 2.8% higher. 2017 is a non-reassessment year.
- c. Licenses & Permits revenues were \$177,613 or 31.8% higher. This increase can be attributed to increased Building Permit revenue, which was \$713,533, a 34.1% increase over the first quarter of 2016.
- d. Intergovernmental revenues were \$560,166 or 31.0% higher. This was due to increased Community Corrections program funding.
- e. Charges for Services were \$195,059 or 2.9% lower.
 - i. Real Estate and Recording Fees were \$961,343, a 15.5% increase.
 - ii. Treasurer's Fees were \$1,165,006, a 2.1% increase.
 - iii. Broomfield revenue for DA's Office services was \$507,662 lower, a 20.6% decrease. This was due to the 2015 yearend true-up payment made by Broomfield in 2016.
- f. Fines and Forfeitures were \$104,699 or 46.3% higher due to Traffic Fines.
- g. Interest and Investments were \$99,415 or 14.8% lower.
- h. Miscellaneous revenues were \$342,930 or 30.8% lower due to revenue received for the Toshiba Copier Lease buyout received in 2016.

2. Expenditures

- a. Total General Fund expenditures were \$3.3 million or 9.5% higher through the first quarter of 2017 compared to the first quarter of 2016.
- b. Personnel expenditures were \$2.2 million or 8.9% higher. This was due to new FTEs appropriated in the 2017 budget and increased healthcare costs.
- c. Operating & Maintenance expenditures were \$122,524 or 7.8% lower. This decrease is primarily due to reduced spending on Operating Supplies and Minor Equipment.
- d. Charges for Services expenditures were \$1.5 million or 21.7% higher. This increase is driven by timing of payments for medical service contract negotiations for the Detention Center. Payments in 2016 were delayed until April due to these negotiations.
- e. Governmental Services expenditures were \$75,520 or 5.32% lower because of a reduction in the DA's Victim Compensation Grant.
- f. Capital Projects expenditures were \$150,846 or 32.2% lower. In the first quarter of 2016 there were large expenditures for the Digital Video Recording Equipment at the Jail and for concrete for the Clay Street Community Trail.

3. FTE Changes

- a. No FTEs changes occurred during the first quarter of 2017.

Road & Bridge Fund

Road & Bridge Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
Revenues							
Taxes	\$ 30,613,753	\$ 6,909,367	22.57%	\$ 31,306,976	\$ 6,979,678	22.29%	\$ 70,311
Licenses & Permits	100,000	56,846	56.85%	210,000	61,356	29.22%	4,510
Intergovernmental	10,266,006	2,977,627	29.00%	9,537,148	1,963,055	20.58%	(1,014,572)
Charges for Services	1,615,834	347,561	21.51%	1,745,867	458,767	26.28%	111,206
Fines & Forfeitures	17,509	4,377	25.00%	33,500	4,377	13.06%	-
Interest & Investments	1,200	1,604	133.67%	2,000	3,109	155.43%	1,504
Miscellaneous	16,000	(3,218)	-20.11%	7,045	151,419	2149.31%	154,637
Total Revenues	\$ 42,630,302	\$ 10,294,163	24.15%	\$ 42,842,536	\$ 9,621,760	22.46%	\$ (672,403)
Expenditures							
Personnel	\$ 5,848,914	\$ 1,284,371	21.96%	\$ 6,251,770	\$ 1,296,201	20.73%	\$ 11,831
Operating & Maintenance	1,294,325	221,532	17.12%	4,009,550	190,519	4.75%	(31,013)
Charges for Services	13,710,442	1,095,992	7.99%	14,319,998	1,025,503	7.16%	(70,490)
Governmental Services	13,603,159	675,141	4.96%	13,082,226	764,852	5.85%	89,711
Capital	4,000,000	66,979	1.67%	8,800,000	1,094,563	12.44%	1,027,584
Other Finance Uses	-	-	-	-	-	-	-
Total Expenditures	\$ 38,456,840	\$ 3,344,015	8.70%	\$ 46,463,544	\$ 4,371,637	9.41%	\$ 1,027,622

Road & Bridge Fund Summary

1. Revenues

- a. Road & Bridge Fund revenues were \$672,403 or 6.5% lower during the first quarter of 2017 compared to the first quarter of 2016.
- b. Tax revenue was \$70,311 or 1.0% higher.
 - i. Property Taxes were \$46,890 or 1.7% higher.
 - ii. Specific Ownership Taxes were \$318,106 or 11.0% higher.
- c. Licenses & Permits revenue was \$4,510 or 7.93% higher.
- d. Intergovernmental revenues are \$1.0 million or 34.1% lower.
 - i. Highway Users Tax revenue was \$115,947 or 8.5% higher, however, in the first quarter of 2016, the County received \$1.6 million from Union Pacific Railway for the Pecos Street Grade Separation.
- e. Charges for Services revenue was \$111,206 or 32.0% higher. This is due mainly to an increase in Traffic Impact Fees.

2. Expenditures

- a. Road & Bridge Fund expenditures were \$1.0 million or 30.7% higher through the first quarter of 2017 compared to the first quarter of 2016.
 - i. Capital Projects expenditures were \$1.0 million or 1534.2% higher. This increase is primarily because of expenditures related to the Kenwood-Dahlia Outfall and W 60th Ave Realignment projects.

3. FTE Changes

- a. No FTEs changes occurred during the first quarter of 2017.

Social Services Fund

Social Services Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
Revenues							
Taxes	\$ 12,320,874	\$ 4,962,954	40.28%	\$ 12,564,628	\$ 5,043,433	40.14%	\$ 80,480
Intergovernmental	89,667,016	20,443,884	22.80%	93,395,333	14,029,410	15.02%	(6,414,474)
Total Revenues	\$ 101,987,890	\$ 25,406,837	24.91%	\$ 105,959,961	\$ 19,072,843	18.00%	\$ (6,333,995)
Expenditures							
Personnel	\$ 40,582,882	\$ 9,584,542	23.62%	\$ 43,111,554	\$ 10,236,491	23.74%	\$ 651,949
Operating & Maintenance	1,920,175	210,268	10.95%	2,115,018	172,953	8.18%	(37,315)
Charges for Services	59,838,799	13,508,172	22.57%	61,924,193	9,660,184	15.60%	(3,847,988)
Governmental Services	-	-	-	-	-	-	-
Capital	-	-	-	-	-	-	-
Other Finance Uses	-	-	-	-	-	-	-
Total Expenditures	\$ 102,341,856	\$ 23,302,982	22.77%	\$ 107,150,765	\$ 20,069,629	18.73%	\$ (3,233,353)

Social Services Fund Summary

1. Revenues
 - a. Property Tax revenues were higher in 2017 compared to 2016 by 1.7%.
2. Expenditures
 - a. Charges for Services were \$3.8 million or 28.8% lower in 2017 compared to 2016 due to the timing of payments to clients.
3. FTE Changes
 - a. No FTEs changes occurred during the first quarter of 2017.

Developmentally Disabled Fund

Developmentally Disabled Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
Revenues							
Taxes	\$ 1,346,622	\$ 542,065	40.25%	\$ 1,372,337	\$ 550,855	40.14%	\$ 8,790
Total Revenues	\$ 1,346,622	\$ 542,065	40.25%	\$ 1,372,337	\$ 550,855	40.14%	\$ 8,790
Expenditures							
Charges for Services	\$ 18,040	\$ 8,131	45.07%	\$ 18,040	\$ 8,265	45.82%	\$ 134
Governmental Services	1,201,538	-	0.00%	1,349,435	115,248	8.54%	115,248
Total Expenditures	\$ 1,219,578	\$ 8,131	0.67%	\$ 1,367,475	\$ 123,513	9.03%	\$ 115,382

Developmentally Disabled Fund Summary

1. Revenues
 - a. Developmentally Disabled Fund revenues were \$8,790 or 1.7% higher during the first quarter of 2017 compared to the first quarter of 2016.
2. Expenditures
 - a. Developmentally Disabled Fund expenditures are higher due to the one time distribution for the purchase of three vans related to their operations.
3. FTE Changes
 - a. No FTEs changes occurred during the first quarter of 2017.

Capital Facilities Fund

Capital Facilities Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
Revenues							
Taxes	\$ 17,921,224	\$ 845,936	4.72%	\$ 18,637,622	\$ 1,447,380	7.77%	\$ 601,444
Interest & Investments	20,000	60,784	303.92%	25,000	74,384	297.53%	13,599
Miscellaneous	10,000,000	-	0.00%	6,000,000	-	0.00%	-
Other Finance Sources	-	-	-	-	-	-	0
Total Revenues	\$ 27,941,224	\$ 906,720	3.25%	\$ 24,662,622	\$ 1,521,763	6.17%	\$ 615,043
Expenditures							
Operating & Maintenance	189,132	13,789	7.29%	0	0	-	(13,789)
Charges for Services	-	29,521	-	-	74,349	-	44,828
Debt Service	15,014,566	-	0.00%	14,095,000	-	0.00%	-
Capital	14,009,850	6,836,130	48.80%	17,650,000	6,297,440	35.68%	(538,691)
Other Finance Uses	-	-	-	1,100,000	-	0.00%	-
Total Expenditures	\$ 29,213,548	\$ 6,879,440	23.55%	\$ 32,845,000	\$ 6,371,788	19.40%	\$ (507,652)

Capital Facilities Fund Summary

1. Revenues
 - a. Capital Facilities Fund revenues were \$615,043 or 71.1% higher during the first quarter of 2017 compared to the first quarter of 2016. This increase is because of increased sales tax collections.
2. Expenditures
 - a. Capital Facilities Fund expenditures were \$507,652 or 7.4% lower during the first quarter of 2017 compared to the first quarter of 2016.
3. FTE Changes
 - a. No FTEs changes occurred during the first quarter of 2017.

Open Space Sales Tax Fund

Open Space Sales Tax Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
Revenues							
Taxes	\$ 14,785,010	\$ 1,063,878	7.20%	\$ 15,376,038	\$ 1,254,118	8.16%	\$ 190,240
Interest & Investments	30,000	41,061	136.87%	30,000	79,642	265.47%	38,581
Total Revenues	\$ 14,815,010	\$ 1,104,939	7.46%	\$ 15,406,038	\$ 1,333,760	8.66%	\$ 228,821
Expenditures							
Personnel	\$ 145,001	\$ 34,742	23.96%	\$ 151,797	\$ 30,906	20.36%	\$ (3,836)
Operating & Maintenance	9,800	484	4.94%	8,950	804	8.98%	320
Charges for Services	86,582	1,209	1.40%	86,432	1,722	1.99%	512
Governmental Services	19,146,793	2,593,767	13.55%	14,616,444	3,587,510	24.54%	993,743
Other Finance Uses	869,359	491,030	56.48%	3,270,000	527,506	16.13%	36,476
Total Expenditures	\$ 20,257,535	\$ 3,121,232	15.41%	\$ 18,133,623	\$ 4,148,447	22.88%	\$ 1,027,215

Open Space Sales Tax Fund Summary

1. Revenues
 - a. Open Space Sales Tax Fund revenues were \$228,821 or 20.7% higher during the first quarter of 2017 compared to the first quarter of 2016. This increase was due to increased sales tax collections.
2. Expenditures
 - a. Open Space Sales Tax Fund expenditures were \$1.0 million or 32.9% higher during the first quarter of 2017 compared to the first quarter of 2016.
 - i. Governmental Services expenditures were \$993,743 or 38.3% higher due to increased Grants to Other Institutions.
3. FTE Changes
 - a. No FTEs changes occurred during the first quarter of 2017.

Other Non-Proprietary Funds

Conservation Trust Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
	Revenues	\$ 715,661	\$ 171,764	24.00%	\$ 726,818	\$ 173,421	23.86%
Expenditures	\$ 575,426	\$ 167,136	29.05%	\$ 530,560	\$ 170,170	32.07%	\$ 3,035

Open Space Projects Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
	Revenues	\$ 869,359	\$ 505,664	58.17%	\$ 3,302,500	\$ 539,836	16.35%
Expenditures	\$ 3,112,800	\$ 2,838,376	91.18%	\$ 3,603,800	\$ 63,715	1.77%	\$ (2,774,661)

Waste Management Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
	Revenues	\$ 400,000	\$ 347,873	86.97%	\$ 555,000	\$ 120,000	21.62%
Expenditures	\$ 376,255	\$ 145,306	38.62%	\$ 2,876,255	\$ 156,723	5.45%	\$ 11,417

DIA Noise Mitigation & Coordinating Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
	Revenues	\$ 10,001,600	\$ 10,003,949	100.02%	\$ 1,600	\$ 3,265	204.05%
Expenditures	\$ 10,045,000	\$ 6,208,920	61.81%	\$ 45,000	\$ -	0.00%	\$ (6,208,920)

Flatrock Facility Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
	Revenues	\$ -	\$ -	-	\$ 651,350	\$ 34,432	5.29%
Expenditures	\$ -	\$ -	-	\$ 279,789	\$ 19,849	7.09%	\$ 19,849

Other Non-Proprietary Funds Summary

1. Revenues

- a. Conservation Trust Fund revenues were \$1,657 or 1.0% higher during the first quarter of 2017 compared to the first quarter of 2016 because of increased interest on deposits.
- b. Open Space Projects Fund revenues were \$34,172 or 6.8% higher during the first quarter of 2017 compared to the first quarter of 2016 because of a higher transfer in from the Open Space Sales Tax Fund.
- c. Waste Management Fund revenues were \$227,873 lower during the first quarter of 2017 compared to the first quarter of 2016 because of fewer Hazardous Waste Fees collected..
- d. DIA Noise Mitigation & Coordinating Fund revenues were \$10.0 million or 100% lower because of a one-time payment received in 2016 for the Ballot Issue 1-A.
- e. Flatrock Facility Fund is a new fund for 2017 and it had \$34,432 in revenues for the first quarter of 2017.

2. Expenditures

- a. Conservation Trust Fund expenditures were \$3,035 or 1.8% higher during the first quarter of 2017 compared to the first quarter of 2016 because of increased operational expenditures.
- b. Open Space Projects Fund expenditures were \$2.8 million or 97.8% lower because the first quarter of 2016 included purchase of the Van Scoyk Open Space.
- c. Waste Management Fund expenditures were \$11,417 or 7.9% higher through the first quarter of 2017 compared to the first quarter of 2016 due to the Old Shooting Range Remediation project.
- d. DIA Noise Mitigation & Coordinating Fund had no expenditures in the first quarter of 2017. In the first quarter of 2016 payments were made to cities for their portion of revenue associated with the passing of ballot issue 1A.
- e. Flatrock Facility Fund is a new fund for 2017 and it had \$19,849 in expenditures for the first quarter of 2017.

3. FTE Changes

- a. No FTEs changes occurred during the first quarter of 2017.

Grant Funds

Community Development Block Grant (CDBG) Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
Revenues	\$ 5,341,295	\$ 255,770	4.79%	\$ 7,484,754	\$ 184,883	2.47%	\$ (70,887)
Expenditures	\$ 5,620,874	\$ 315,172	5.61%	\$ 7,217,095	\$ 192,995	2.67%	\$ (122,177)

Head Start Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
Revenues	\$ 4,889,534	\$ 330,799	6.77%	\$ 4,894,757	\$ 791,961	16.18%	\$ 461,162
Expenditures	\$ 4,966,170	\$ 1,085,921	21.87%	\$ 5,125,205	\$ 1,092,246	21.31%	\$ 6,325

Community Services Block Grant (CSBG) Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
Revenues	\$ 827,260	\$ 203,057	24.55%	\$ 487,774	\$ -	0.00%	\$ (203,057)
Expenditures	\$ 438,071	\$ 42,702	9.75%	\$ 487,774	\$ 58,688	12.03%	\$ 15,985

Workforce & Business Center Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
Revenues	\$ 7,229,775	\$ -	0.00%	\$ 7,599,002	\$ 134,305	1.77%	\$ 134,305
Expenditures	\$ 7,254,499	\$ 1,340,442	18.48%	\$ 7,599,002	\$ 1,350,480	17.77%	\$ 10,038

Grant Funds Summary

1. Revenues
 - a. CDBG revenues were 27.7% lower in 2017 due to reduced HUD revenue
 - b. Head Start revenue was 139.4% higher in 2017 due to increased grant revenues.
 - c. CSBG revenue was lower in 2017 due to the timing of revenue receipts.
 - d. WBC revenue was higher in 2017 due to the timing of revenue receipts.
2. Expenditures
 - a. CDBG expenditures were 38.8% lower due to HUD payments paid in 2016.
 - b. Head Start expenditures were higher due to increased personnel costs.
 - c. CSBG expenditures were 37.4% higher due to timing of grants to others.
 - d. WBC expenditures were \$10,038 higher due to increased personnel costs.
3. FTE Changes
 - a. No FTE changes occurred during the first quarter of 2017.

Proprietary Funds

Golf Course Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
	Revenues	\$ 3,046,500	\$ 249,275	8.18%	\$ 3,087,000	\$ 373,227	12.09%
Expenditures	\$ 2,666,311	\$ 342,694	12.85%	\$ 2,690,909	\$ 386,846	14.38%	\$ 44,152

Fleet Management Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
	Revenues	\$ 9,531,448	\$ 1,681,414	17.64%	\$ 7,096,903	\$ 1,547,989	21.81%
Expenditures	\$ 11,002,066	\$ 898,748	8.17%	\$ 9,891,950	\$ 1,402,326	14.18%	\$ 503,578

Stormwater Utility Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
	Revenues	\$ 2,215,200	\$ (1,140)	-0.05%	\$ 2,215,250	\$ (2,926)	-0.13%
Expenditures	\$ 3,482,190	\$ 107,883	3.10%	\$ 1,864,046	\$ 102,325	5.49%	\$ (5,557)

Insurance Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
	Revenues	\$ 22,705,787	\$ 4,293,051	18.91%	\$ 22,949,460	\$ 4,967,225	21.64%
Expenditures	\$ 22,061,048	\$ 4,500,910	20.40%	\$ 23,048,889	\$ 4,825,696	20.94%	\$ 324,787

Front Range Airport Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
	Revenues	\$ 2,601,682	\$ 688,098	26.45%	\$ 3,429,082	\$ 727,393	21.21%
Expenditures	\$ 2,925,172	\$ 551,617	18.86%	\$ 3,421,568	\$ 566,857	16.57%	\$ 15,241

Water & Wastewater Treatment Fund	2016			2017			
	Adopted Budget	03/31/16 Actuals	% of Adopted Budget	Adopted Budget	03/31/17 Actuals	% of Adopted Budget	\$ Variance to 2016 Actuals
	Revenues	\$ 350,252	\$ -	0.00%	\$ 346,752	\$ 3,631	1.05%
Expenditures	\$ 338,365	\$ 23,989	7.09%	\$ 349,540	\$ 26,777	7.66%	\$ 2,788

Proprietary Funds Summary

1. Revenues

- Golf Course Fund revenues were \$123,952 or 49.7% higher in the first quarter of 2017 compared to the first quarter of 2016 due to increased green fees and electric cart rental revenues.
- Fleet Fund revenues were \$133,425 or 7.9% lower in the first quarter of 2017 compared to the first quarter of 2016 due to lower operational and maintenance costs.
- Stormwater Utility Fund revenues are currently showing as a negative balance due to adjustments made during the first quarter of 2017. Revenues will be received in the second quarter of 2017 removing the negative balance.
- Insurance Fund revenues were \$674,173 or 15.7% higher in the first quarter of 2017 compared to the first quarter of 2016, due to increased premium payments.
- Front Range Airport Fund revenues were \$39,295 or 5.7% higher in the first quarter of 2017 compared to the first quarter of 2016 due to increased fuel sales and revenues from the snack bar.
- Water & Wastewater Treatment Fund revenues were \$3,631 higher in the first quarter of 2017 compared to the first quarter of 2016; no revenues were collected in the first quarter of 2016.

2. Expenditures

- Golf Course Fund expenditures were \$44,152 or 12.9% higher in the first quarter of 2017 compared to the first quarter of 2017 due to the increase in the management contract and the purchase of a beverage cart.
- Fleet Fund expenditures were \$503,578 or 56.0% higher in the first quarter of 2017 compared to the first quarter of 2017 due to planned fleet purchases and increased depreciation expenses.
- Stormwater Fund expenditures were \$5,557 or 5.2% lower in the first quarter of 2017 compared to the first quarter of 2016.

- d. Insurance Fund expenditures were \$324,787 or 7.2% higher in the first quarter of 2017 compared to the first quarter of 2016 due to increased workers compensation claims, general liability claims, and insurance premiums.
 - e. Front Range Airport Fund expenditures were \$15,241 or 2.7% higher in the first quarter of 2017 compared to the first quarter of 2016 due to increased operational expenditures related to the acquisition of the on-site cafeteria.
 - f. Water & Wastewater Treatment Fund expenditures were \$2,788 or 11.6% higher through the first quarter of 2017.
- 3. FTE Changes**
- a. No FTEs changes occurred during the first quarter of 2017.



2017 First Quarter Capital Improvement Plan Summary

General Fund			2017				Anticipated Completion Date
Department	Projects	Starting Year	Budget	3/31/17 Actuals	Remaining Budget	% of Budget Completed	Anticipated Completion Date
CLK Recording	Digitization of Historical Dat	2017	250,000	-	250,000	0%	12/31/2018
CLK Recording	Recording Management Software	2017	350,000	-	350,000	0%	8/31/2017
CLK Elections	Ballot sorter additional pocket	2017	15,000	-	15,000	0%	completed
IT Help Desk & Servers	Infrastructure	2017	923,617	-	923,617	0%	12/31/2017
IT Network/Telecom	Network & VoIP Projects	2017	250,000	-	250,000	0%	12/31/2017
Parks Facilities	Sale Barn Ventilation	2017	75,000	-	75,000	0%	December, 2017
One-Stop Customer Service Cent	Virtual Permit Center	2017	100,000	-	100,000	0%	11/30/2017
FO - Sheriff Maintenance	John Deere Tractor-Mowers	2017	58,000	-	58,000	0%	April, 2017
SHF- MIS Unit	Virtual Server Upgrade	2017	84,000	-	84,000	0%	Completed in April, 2017
SHF- MIS Unit	Replace Livescan Equipment	2017	39,624	-	39,624	0%	August, 2017
SHF- Admin Services Division	Radio Replacement	2017	643,127	-	643,127	0%	September, 2017
SHF- Detective Division	Interview Rooms	2017	70,909	-	70,909	0%	August, 2017
SHF- Detective Division	Crown Forklift	2017	40,000	-	40,000	0%	July, 2017
SHF- Patrol Division	K-9 Replacements	2017	18,000	-	18,000	0%	Completed in April, 2017
County Coroner	Replace Radiography Equipment	2017	430,000	-	430,000	0%	12/31/2017
Emerg Mngt-Administraion	Tornado Warning System	2017	100,000	-	100,000	0%	12/15/2017
SHF- Detention Facility	HMI/PLC Upgrade Jail Security	2017	555,000	-	555,000	0%	12/31/2017
PKS- Regional Complex	Update Sign US 85 /124th Ave	2017	60,000	-	60,000	0%	10/1/2017
PKS- Brantner Mine Lake Restrtn	Phase I of the Mann Lakes Mast	2017	2,000,000	-	2,000,000	0%	12/31/2017
GF- Admin/Org Support	Ralston House	2017	320,000	-	320,000	0%	12/31/2017
Subtotal			6,382,277	-	6,382,277	0%	

Road & Bridge Fund			2017				Anticipated Completion Date
Department	Projects	Starting Year	Budget	3/31/17 Actuals	Remaining Budget	% of Budget Completed	Anticipated Completion Date
Transportation CIP	York Street Hwy 224 to 78th	2017	3,000,000	-	3,000,000	0%	12/31/2017
Transportation CIP	Steele Street/Welby Rd	2017	1,700,000	-	1,700,000	0%	12/31/2017
Transportation CIP	Dahlia St Hwy 224 to I-76	2017	2,100,000	-	2,100,000	0%	12/31/2017
Transportation CIP	58th Ave Washington to York	2017	1,000,000	-	1,000,000	0%	12/31/2017
Transportation CIP	ADA Transition Implementation	2017	1,000,000	-	1,000,000	0%	12/31/2017
Subtotal			8,800,000	-	8,800,000	0%	



2017 First Quarter Capital Improvement Plan Summary

Capital Facilities Fund			2017				Anticipated Completion Date
Department	Projects	Starting Year	Budget	3/31/17 Actuals	Remaining Budget	% of Budget Completed	
General Capital Improvements	New Animal Shelter	2017	12,000,000	-	12,000,000	0%	June, 2019
Community Corrections Facility	Comm Corr Construction	2017	5,500,000	-	5,500,000	0%	October, 2017
Community Corrections Facility	Comm Corr FF&E	2017	150,000	-	150,000	0%	October, 2017
Subtotal			17,650,000	-	17,650,000	0%	

Conservation Trust Fund			2017				Anticipated Completion Date
Department	Projects	Starting Year	Budget	3/31/17 Actuals	Remaining Budget	% of Budget Completed	
CT- Trails- Plan/Design Const	Utility Vehicle - Weed & Pest	2017	18,000	17,646	354	98%	completed
CT- Trails- Plan/Design Const	54" Commercial Mower	2017	10,000	-	10,000	0%	delivery taken
CT- Trails- Plan/Design Const	Striping Machine	2017	15,000	13,551	1,449	90%	completed
Subtotal			43,000	31,197	11,803	73%	

Waste Management Fund			2017				Anticipated Completion Date
Department	Projects	Starting Year	Budget	3/31/17 Actuals	Remaining Budget	% of Budget Completed	
Solid Waste Operations	Old Shooting Range Remediation	2017	2,500,000	-	2,500,000	0%	6/30/2018
Subtotal			2,500,000	-	2,500,000	0%	



2017 First Quarter Capital Improvement Plan Summary

Open Space Projects Fund

Department	Projects	Starting Year	2017				Anticipated Completion Date
			Budget	3/31/17 Actuals	Remaining Budget	% of Budget Completed	
Open Space Projects	Trail Wayfinding Signage	2017	25,000	-	25,000	0%	12/31/2017
Open Space Projects	Twin Lakes Park Improvements	2017	1,500,000	-	1,500,000	0%	9/30/2018
Open Space Projects	Open Space Projects	2017	2,000,000	-	2,000,000	0%	12/31/2017
	Subtotal		3,525,000	-	3,525,000	0%	

Golf Course Fund

Department	Projects	Starting Year	2017				Anticipated Completion Date
			Budget	3/31/17 Actuals	Remaining Budget	% of Budget Completed	
Facilities Club House Maint.	Carpet Replacement	2017	50,000	-	50,000	0%	10/31/2017
Golf Course- CIP	Cart Path - Additions/Repairs	2017	30,000	-	30,000	0%	Fall 2017
Golf Course- CIP	Contour Rough Mower	2017	69,000	-	69,000	0%	4/30/2017
Golf Course- CIP	Fairway Mowers	2017	112,800	-	112,800	0%	4/30/2017
Golf Course- CIP	Range Ball Machine	2017	6,500	-	6,500	0%	4/30/2017
Golf Course- CIP	Beverage Cart	2017	15,000	13,979	1,021	93%	4/30/2017
	Subtotal		283,300	13,979	269,321	5%	



2017 First Quarter Capital Improvement Plan Summary

Fleet Fund								
Department	Projects	Starting Year	2017				Anticipated Completion Date	
			Budget	3/31/17 Actuals	Remaining Budget	% of Budget Completed		
Transportation Fleet- Admin	Animal Shelter - Truck	2017	55,000	-	55,000	0%	7/1/2017	
Transportation Fleet- Admin	3 Assessor Office Sedan/SUV	2017	96,000	21,419	74,581	22%	5/1/2017	
Transportation Fleet- Admin	CED - Chev Impala	2017	25,000	-	25,000	0%	6/1/2017	
Transportation Fleet- Admin	CED - 4 1/2 Ton 4X4	2017	100,000	-	100,000	0%	7/1/2017	
Transportation Fleet- Admin	C&R - GMC Savana	2017	39,000	-	39,000	0%	10/1/2017	
Transportation Fleet- Admin	Coroner - Expedition	2017	50,000	-	50,000	0%	10/1/2017	
Transportation Fleet- Admin	District Atty - Sedan	2017	22,500	-	22,500	0%	7/1/2017	
Transportation Fleet- Admin	Facilities - SO Van	2017	39,000	-	39,000	0%	7/1/2017	
Transportation Fleet- Admin	Facilities - Honnen 3/4 Ton	2017	39,000	-	39,000	0%	7/1/2017	
Transportation Fleet- Admin	Facilities - Honnen add Plow	2017	5,500	-	5,500	0%	7/1/2017	
Transportation Fleet- Admin	Fleet - Comm City Forklift	2017	60,000	-	60,000	0%	9/1/2017	
Transportation Fleet- Admin	Fleet - Strasburg 1/2 Ton 4x4	2017	35,000	-	35,000	0%	9/1/2017	
Transportation Fleet- Admin	Head Start - Large Sedan	2017	22,500	-	22,500	0%	7/1/2017	
Transportation Fleet- Admin	Head Start - 2 1/2 Tons	2017	60,000	-	60,000	0%	7/1/2017	
Transportation Fleet- Admin	Head Start - 7 pass Caravan	2017	30,000	-	30,000	0%	12/1/2017	
Transportation Fleet- Admin	Parks - Weed & Pest 1 Ton 4x4	2017	40,000	-	40,000	0%	9/1/2017	
Transportation Fleet- Admin	Parks - Weed & Pest Sprayer	2017	25,000	-	25,000	0%	9/1/2017	
Transportation Fleet- Admin	Parks - Reg Com 3/4 ton 4x4	2017	40,000	-	40,000	0%	9/1/2017	
Transportation Fleet- Admin	Transportation GF 2 F150s	2017	72,000	-	72,000	0%	7/1/2017	
Transportation Fleet- Admin	R&B - 3 & 3 Plow Trucks	2017	720,000	-	720,000	0%	6/1/2017	
Transportation Fleet- Admin	R&B - 5 Snow Plows and Sanders	2017	1,000,000	-	1,000,000	0%	6/1/2017	
Transportation Fleet- Admin	R&B - 3 Motor Graders	2017	930,000	-	930,000	0%	6/1/2017	
Transportation Fleet- Admin	R&B - Lowboy Trailers	2017	300,000	89,930	210,070	30%	7/1/2017	
Transportation Fleet- Admin	R&B - 1/2 Ton Truck	2017	30,000	-	30,000	0%	7/1/2017	
Transportation Fleet- Admin	R&B - 3 1/2 Ton 4x4	2017	108,000	-	108,000	0%	7/1/2017	
Transportation Fleet- Admin	SO - Admin 2 Explorers	2017	80,000	-	80,000	0%	9/1/2017	
Transportation Fleet- Admin	SO - Detective Explorer	2017	40,000	-	40,000	0%	9/1/2017	
Transportation Fleet- Admin	SO - Detective 2 Impalas	2017	60,000	-	60,000	0%	9/1/2017	
Transportation Fleet- Admin	SO - Detective CSI Suburban	2017	75,000	-	75,000	0%	10/1/2017	
Transportation Fleet- Admin	SO - Detention Transport Bus	2017	245,000	-	245,000	0%	12/1/2017	
Transportation Fleet- Admin	SO - Detention 2 Impalas	2017	60,000	-	60,000	0%	9/1/2017	
Transportation Fleet- Admin	SO - Patrol 6 Utility Patrol	2017	240,000	21,919	218,081	9%	9/1/2017	
Transportation Fleet- Admin	SO - Patrol 4 Utility Patrol	2017	160,000	-	160,000	0%	9/1/2017	
Transportation Fleet- Admin	Parks - Backhoe	2017	145,000	-	145,000	0%	10/1/2017	
Transportation Fleet- Admin	Parks - Tractor	2017	85,000	-	85,000	0%	10/1/2017	
Transportation Fleet- Admin	Facilities - Administration	2017	39,000	-	39,000	0%	9/1/2017	
Transportation Fleet- Admin	C&R Motor Vehicle Sedan	2017	25,000	21,419	3,581	86%	3/1/2017 Completed	
Transportation Fleet- Admin	SO Admin Svc Utility Truck	2017	55,000	-	55,000	0%	7/1/2017	
Transportation Fleet- Admin	Work Release Sedan SO	2017	30,000	-	30,000	0%	7/1/2017	
Transportation Fleet- Admin	Stormwater Inp P/U truck	2017	35,000	-	35,000	0%	7/1/2017	
Transportation Fleet- Admin	Trans Inspector PU Truck	2017	35,000	-	35,000	0%	7/1/2017	
Subtotal			5,352,500	154,687	5,197,813	3%		



2017 First Quarter Capital Improvement Plan Summary

Stormwater Utility Fund								
Department	Projects	Starting Year	2017				Anticipated Completion Date	
			Budget	3/31/17 Actuals	Remaining Budget	% of Budget Completed		
Stormwater CIP	Hoffman Drainage Way	2017	1,315,935	-	1,315,935	0%	4/1/2018	
Subtotal			1,315,935	-	1,315,935	0%		
Front Range Airport Fund								
Department	Projects	Starting Year	2017				Anticipated Completion Date	
			Budget	3/31/17 Actuals	Remaining Budget	% of Budget Completed		
Airport Operations/Maintenance	Snow Blower	2017	50,000	-	50,000	0%	10/31/2017	
Airport Operations/Maintenance	Rehab Taxi Way A7	2017	333,333	2,000	331,333	1%	12/31/2017	
Subtotal			383,333	2,000	381,333	1%		
TOTAL			46,235,345	201,862	46,033,483	0%		