

I. INTRODUCTION

1. BACKGROUND

The Consolidated Plan is a planning document mandated by the U.S. Department of Housing and Urban Development (HUD) and is used to identify and prioritize projects that target the needs of low- and moderate-income citizens. As a planning tool, it is designed to create a link between the prioritized needs of citizens and those resources from HUD that can be brought to bear in the form of programs, projects and initiatives.

As an extension of HUD, the goals, projects and programs funded through the Consolidated Plan must address three overall goals including the provision of decent housing, the provision of a suitable living environment and expanding economic activities for low and moderate-income populations. On the other hand, not all priorities identified in the Consolidated Plan need be addressed through HUD funds, nor are HUD's goals to be used to exclude needs and priorities that may not correspond to HUD's national objectives.

The value of the Consolidated Plan is based on the degree to which it represents overall needs of low-mod populations, the level of detailed analysis of the needs and the corresponding programmatic response. As citizens, donors, and agencies increase their expectations for results, accountability, and transparency, there is a corresponding need to emphasize the reliability of the process employed in identifying needs; it is not sufficient to merely analyze census information or existing reports and then base needs of citizens solely on interpretation of secondary data.

Planning efforts in general have been the domain of government staff, agencies and non-profits. Citizens are at times overlooked as participants in the process, or are sometimes included only as an afterthought or through token representation. To expand the transparency and reliability of its Consolidated Plan planning efforts, the Adams County Office of Community Development (OCD) employed a rigorous process that emphasized the participation of citizens. The main activity on which the Consolidated Plan is based was an extensive, county-wide Needs Assessment that involved hundreds of citizens in its planning and execution.

Effective community development is not merely a means to an end. It is a process or path down which a community travels in search of ways to improve the quality of life for its residents, while along the way discovering and developing new assets on which to draw upon in its quest for improvement. The development of this Consolidated Plan is just one product of a nearly two-year process of analysis, communication and discovery of community needs and priorities in Adams County.

Also as a product of the development of this plan was the formation of new community partnerships, while existing collaborations were strengthened or reinvigorated. Over the next five years, the Office of Community Development, in concert with the housing and community development providers in Adams County, will strive to achieve the goals and priorities that so many stakeholders put so many hours of work to develop.

2. MAJOR ELEMENTS OF THE PLAN

Probably the three most important elements of the Consolidated Plan are the sections identifying needs and priorities for the community, the strategies by which those needs will be addressed and the annual Action Plan. A brief overview of each of those elements is provided below:

Housing and Community Development Needs

A Housing Needs Analysis was developed in order to determine the most important housing priorities in the County on which to focus resources. This analysis examined the existing inventory of affordable housing throughout the county and the demand (by household income groups) for rental and for sale product. A gaps analysis for current and future housing needs was a product of the analysis. The needs of homeless families and individuals was also as part of the housing needs analysis. Input from the Homeless Point in Time Survey conducted by the Metro Denver Homeless Initiative and providers who serve the homeless in Adams County were used as part of this overview.

Non-housing related needs of the residents of Adams County were also collected. These needs include everything from sidewalks to affordable childcare. The extensive Community Needs Assessment, conducted by Corona Research, Inc., with oversight by the Project Advisory Committee is the primary source of data for the needs and priorities outlined in this Consolidated Plan.

Five Year Strategic Plan

Once the housing and community development needs were identified and prioritized, then a strategic plan was developed to “map” where resources, programs and energies would be directed over the next five years (2005 – 2009). Outcomes were developed to assist OCD and community providers in evaluating and sustaining effective programs and collaborations. If necessary, these strategies can be enhanced or amended to make better use of existing resources and programs, to involve or bring in new resources or programs into picture, or perhaps to develop strategic target areas in the County.

2005 Program Year Action Plan

The Action Plan outlines how resources will be allocated to programs and other activities prioritized in the Five Year Plan. The Action Plan also contains a description of each funded activity along with projects outcomes for the program year.

3. PURPOSE

The main purpose of this Consolidated Plan is to serve as a strategic document regarding Adams County housing and community development issues and needs. Within the strategy are the following vital elements:

1. The top needs of the community as expressed by residents and stakeholders of the County;
2. A prioritization of those identified needs to be addressed during the next five years;
3. A detailed investment strategy to be followed to address priorities;



4. A plan and process by which the community can be involved in to providing meaningful input on needs and priorities;
5. A means to measure program success in achieving established goals.

With regard to the part of the plan which identifies and applies funding and other community resources toward housing and community development priorities, this Consolidated Plan also serves as an application for federal funds under HUD's formula grant programs. These formula grant programs are:

Community Development Block Grant (CDBG)
 Emergency Shelter Grants (ESG)
 HOME Investment Partnerships (HOME)
 Housing Opportunities for Persons with AIDS (HOPWA)

The Adams County Office of Community Development provides administrative oversight for two of the four formula grant programs, CDBG and HOME.

4. HOUSING AND COMMUNITY DEVELOPMENT NATIONAL GOALS

The programs, activities and strategies developed for this Housing and Community Development Plan must address three overall goals established for the HUD formula grant programs. These national goals, which primarily target low to moderate-income persons, are as follows:

Provide decent housing. This goal includes the following objectives:

- Assist homeless persons to obtain appropriate housing;
- Assist persons at risk of becoming homeless;
- Retaining affordable housing stock;
- Increase the availability of affordable, permanent housing in standard condition, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability.
- Increase the supply of supportive housing, which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS and their families, to live with dignity and independence; and
- Provide housing affordable to low-income persons accessible to job opportunities.

Provide a suitable living environment. This goal includes the following objectives:

- Improve the safety and livability of neighborhoods;
- Increase access to quality public and private facilities and services;
- Reduce the isolation of income groups within a community or geographical area through the spatial de-concentration of housing opportunities for persons of lower income;
- the revitalization of deteriorating or deteriorated neighborhoods;
- Restore and preserve properties of special historic, architectural, or aesthetic value; and
- Conservation of energy resources.



Provide expanded economic opportunities. This goal includes the following objectives:

- Pursuance of job creation and retention;
- Establish, stabilize and expand small businesses (including micro-businesses);
- Provision of public services concerned with employment;
- Provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities;
- Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- Access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- Empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing.



II. DEVELOPMENT OF THE CONSOLIDATED PLAN

1. LEAD AGENCY

The Adams County Office of Community Development (OCD) was the lead coordinating agency for the development of this Consolidated Plan. The Office of Community Development is the Urban County agency responsible for managing two of the entitlement grant programs that are included in the Consolidated Planning process: the Community Development Block Grant (CDBG) and the Home Investment Partnership Program (HOME). OCD staff provides project oversight for each activity funded by the programs covered under this Consolidated Plan.

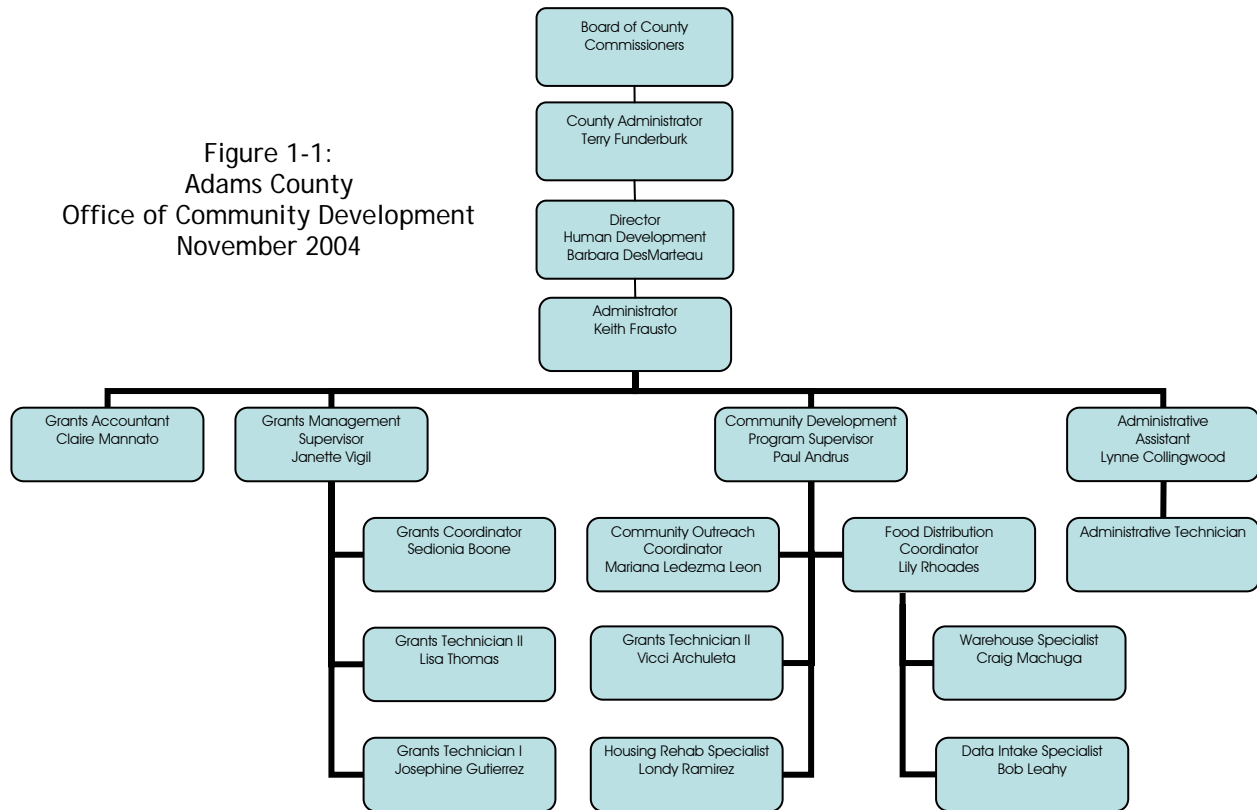
As part of the administration responsibility, OCD ensures that grant funds are used for eligible activities and funds are spent on allowable line items. OCD staff also must monitor all activities for compliance with HUD and other cross-cutting federal regulations. As part of the on-going monitoring and reporting process, OCD will complete an annual Action Plan as part of the five year Consolidated Plan process, which outlines which projects will be implemented for that year. Finally, OCD will produce a Consolidated Annual Performance and Evaluation Report (CAPER), which provides an analysis on the performance of all funded activities to the general public and to HUD on an annual basis.

OCD staff, along with the Community Needs Assessment consultant Corona Research, Inc., coordinated much of the public outreach and consultation that was pursued in the development of priorities and strategies contained in this document. OCD was also the lead agency in the development and writing of this plan, with oversight and input to the document provided by citizens, community partners and County agencies.

2. INSTITUTIONAL STRUCTURE

As previously described, the Office of Community Development is responsible for the administration of both the CDBG and HOME programs. In addition, OCD administers the Community Service Block Grant (CSBG), Human Services Grant and a variety of other funds associated with the Food Distribution Program and Community Transit Program. OCD is an agency of the Adams County Human Development Department, along with the County's One-Stop Career Center, Head Start Program and the County Libraries (until January 2005). **Figure 1-1** shows the OCD organization and functions and its relation to the Human Development Department and to the Board of County Commissioners.

Figure 1-1:
Adams County
Office of Community Development
November 2004



3. OUTREACH AND CONSULTATION

The process of developing the priorities contained in this plan was one of inclusiveness which included residents, community housing and service providers, business owners, city representatives, County agencies and numerous other community stakeholders. As part of the development of this plan, a multitude of new community partnerships were formed and existing collaborative relationships were strengthened. This section of the Consolidated Plan describes the process through which input was collected and also contains the Citizen Participation Plan, the framework under which the County will continue to seek input and guidance on the needs and priorities of the community for the next five years.

4. CITIZEN PARTICIPATION/ COMMUNITY NEEDS ASSESSMENT

The needs of County residents, as expressed directly by the residents themselves, are the foundation for the priorities established in this plan. Citizens were openly afforded the opportunity to provide



input on the Consolidated Plan in a variety of ways, perhaps the most comprehensive being through the Community Needs Assessment process. In addition, the general public was also invited to participate in a number of public forums to develop the strategies to address the needs that were identified through the surveys and focus groups of the Needs Assessment. It was of primary importance from the viewpoint of OCD staff that residents living in low-income neighborhoods were given every opportunity to have meaningful input into the development of this Consolidated Plan.

The County began work on a comprehensive Community Needs Assessment in August of 2003 to gather input on needs in a manner and scale on which had not previously been done before in Adams County. The firm Corona Research responded to a Request for Proposals and received the contract to conduct a needs assessment querying Adams County residents on a broad list of topics, ranging from childcare needs to road improvements. During the Needs Assessment process, Corona Research made contact with over 200 individuals and organizations from across Adams County, collecting contact information along the way, which will be used by OCD in on-going community development and neighborhood initiatives in the future.

Project Advisory Committee

The coordination of the Needs Assessment, including the process by which residents would be contacted, the types of questions included on the surveys and the format in which the results would eventually be published, was under the jurisdiction of the Project Advisory Committee (PAC). The PAC included Adams County residents, neighborhood associations, community-based organizations, City and County Agencies, and the Office of Community Development. The PAC members (organizations listed below) also played a major role in recruiting individuals to participate in door to door surveying) as well as completing some surveys on their own time.

Figure 2 - 2: Needs Assessment Project Advisory Committee

Commerce City Community Enterprise	Tri Valley Senior Citizen Association
Community of Faith United	Partnerships for Healthy Communities
Adams County School District 14	Adams County School District 50
Adams County Housing Authority	Adams County School District 12
Monaco Neighborhood Improvement	Adams County Head Start
Asian Pacific Development Center	Hmong American Association of Colorado
Berkeley Neighborhood	City of Northglenn
City of Thornton	The Senior Hub
Town of Watkins	City of Aurora
City of Commerce City	City of Westminster
Mobile Home Tenants Association	Save Our Section 8
Hispanic Advisory Committee Dist 12	Colorado State University Cooperative Extension
Adams County Office of Community Development	Adams County One Stop Career Center
Region II Migrant Education Program	Adams County Aging Network
Platte Valley Medical Center	KeyBank
Adams County Planning Department	City of Federal Heights
Adams County Sheriff's Department	Colorado Homeless Families
Adams County Department of Social Services	Adams County Public Works Department
Adams County Office of Economic Development	



Resident Survey

A Resident Survey (see Appendix) was conducted of over 1,200 Adams County residents regarding their views of County programs, personal needs and their view of priorities for the community. Of the 1,249 surveys conducted, 200 were conducted door-to-door in low-income neighborhoods using a handheld survey device equipped for both English and Spanish language surveys. It was the decision of the PAC to proceed with a “hybrid” survey process (combined phone and door-to-door) because of a concern that low-income residents would be under-represented in the results. The majority of surveys were completed over the phone, with the profile of respondents closely matching the demographics of County residents obtained through the 2000 Census.

Focus Groups

The third phase of citizen input into the needs assessment involved focus groups. Thirteen focus groups were conducted in selected communities throughout the County, in order to get more targeted information on residents’ needs and also their views on issues relating to their neighborhoods. Participants were asked about local concerns, neighborhood assets, and whether they would be interested in becoming involved in a neighborhood group or project. Eleven of these focus groups were conducted in low-income neighborhoods and three were conducted in Spanish in neighborhoods with a high percentage of Spanish-speaking households.

Community Meetings and Public Hearings

The results of the Community Needs Assessment were presented at a community meeting held on June 22, 2004 at the Adams 12 Educational Support Center. Over 37 citizen and community groups were represented at this meeting, during which those attending were invited to participate in an issue-specific roundtable dialog to discuss “next steps”. These discussions were organized around the top five needs expressed through the survey. An additional presentation of the findings was made to the Bennett Town Board on August 17, 2004.

Consolidated Plan Oversight Committee

A series of five meetings of the Consolidated Plan Oversight Committee were held between January and October of 2004. This committee, which consisted of members from community groups, non-profit agencies, Adams County agencies and City representatives, was formed with the purpose of providing input on the development of the goals and objectives contained in the Consolidated Plan. The final meeting, held on October 21, 2004 was made open to the general public for review of the draft strategic goals.

5. ON-GOING PLANNING, COMMUNITY OUTREACH AND PROGRAM IMPLEMENTATION

Consultation with Cities in Adams County

The Office of Community Development consults on a regular basis with the Urban County municipal jurisdictions, which Brighton, Thornton, Federal Heights, Westminster, Northglenn and Bennett. Each of these cities had representatives participate in the development and oversight of both the Community Needs Assessment and the Consolidated Plan. The Adams County Housing Authority (ACHA) is also represented on the OCD Community Development Advisory Board, which is responsible for providing funding recommendations to the Board of County Commissioners on the Community Service Block Grant (CSBG) program.



Consultation with other County Agencies, e.g. Social Services, One Stop

OCD meets on an on-going basis with other County agencies regarding community needs, priorities and funding strategies. As outlined in the Organizational Structure section of this document, the Adams County Head Start, OCD and One-Stop Programs are all agencies within the Human Development Department.

The Office of Community Development, as lead agency in the development of the Consolidated Plan, has regular meetings with agencies outside of the Human Development Department. The Planning and Public Works Departments both confer with OCD on issues relating to low income neighborhoods and the needs of residents. Both agencies participated in the needs assessment and with the Consolidated Plan Oversight Committee. OCD staff also coordinate program administration and planning efforts with Department of Social Services staff in order to avoid duplication of efforts and to jointly identify effective core service agencies working within the County.

Consultation with the Adams County Housing Authority

OCD staff members communicate on an on-going basis with the Adams County Housing Authority with regard to program implementation and affordable housing policy in the County. Both agencies actively participate in the Adams County Housing Task Force and serve on that body's Governance Committee. ACHA administers the First time Homebuyer Program for the County which is funded through the HOME program. In addition, ACHA utilizes HOME funding from OCD to fund a tenant-based rental assistance program. The ACHA also is represented on the Adams County Community Development Advisory Board, which provide oversight of the Community Service Block Grant Program as well as acts as in an advisory role to the OCD regarding strategic planning and outreach in the community.

Community Development Block Grant Program Request for Proposal (RFP) Process

The Office of Community Development annually announces the availability of CDBG funds and distributes applications for funding requests all interested parties, including citizens, neighborhood groups, non-profit housing and human service providers. New to the RFP process for the 2005 program year was the introduction of a "Pre-application" which gave staff an opportunity to review potential projects at an earlier stage than in previous years. Issues relating to project eligibility and feasibility are identified earlier and resolved with the applicant prior to the submission of a final application.

Approximately 50 CDBG applications were distributed to organizations throughout the County during the RFP process for the 2005 program year grant cycle. The list of potential applicants was derived from a database of past applicants and any organizations or citizens who request one. The availability of program funds was also announced in a Public Notice in local newspapers distributed in the County. A copy of the Public Notice that was published for the 2005 program year is included in the Appendix.

Figure 2-3 contains a general calendar of events and process that is followed for the allocation of Community Development Block Grant program in Adams County. This schedule is followed each year, with funding approval occurring at a Board of County Commissioners Study Session in October.



Figure 2-3: CDBG Program Calendar

CDBG pre-applications	June - July
Full RFP for CDBG	August
CDBG applications due	September
Public Hearings CDBG	October - January
Action Plan public comment period	December
CAPER due	February
Grant's Program Year Begins	March 1, 2005
CDBG Project Implementation	March - February

Technical Assistance

During the CDBG application process, OCD staff makes it a priority to be available for technical assistance for potential applicants. As previously noted, OCD initiated a pre-application process for the CDBG program. This extra step allowed staff to work more closely with potential applicants at an early stage in the project development phase.

Public Hearings

Two public hearings were held on October 20, 2004 and January 26, 2005 in front of the Adams County Board of County Commissioners. The subjects discussed included housing and community development priorities and proposed activities for the 2005 program year. The CDBG public hearings were advertised in the *Thornton – Northglenn Sentinel* (advertisement is included in the Appendix. All CDBG Public Hearings will continue to be held at the Adam County Administration Building in the future, which is fully accessible to persons with disabilities.



III. CITIZEN PARTICIPATION PLAN

The primary purpose of the Citizen Participation Plan is to provide an on-going and predictable framework for citizen and other interested stakeholder participation in housing and community development programs in Adams County. As the lead agency responsible for the development of this five year plan, the annual Action Plans and CAPER reports, the Office of Community Development will strive to provide opportunities for all interested parties to have reasonable opportunity for meaningful input into the planning and administration of these activities.

The Office of Community Development has adopted citizen participation as an integral component of the agency's strategic planning process, with the administration of grant programs and also with the implementation of community projects. As part of the overall effort to involve Adams County residents in community development efforts, OCD will also take appropriate actions to involve the participation of minorities, people with disabilities and residents who do not speak English.

This Citizen Participation Plan will provide a framework for consultation and input for on-going HUD planning and reporting processes. These main planning and reporting processes include:

1. Five Year Consolidated Plan
2. Annual Action Plan
3. Consolidated Annual Performance and Evaluation Report (CAPER)
4. Amendments to the Plan or its main elements.

1. CITIZEN PARTICIPATION PLAN: FIVE-YEAR CONSOLIDATED PLAN

The steps taken to involve the public and other interested stakeholders in the development of this Consolidated Plan has already been outlined in this section. The following is a general guiding framework that will be followed regarding public hearings, notices and the like as they relate to the Five-Year Consolidated Plan:

2. ON-GOING CONSULTATION WITH COMMUNITY GROUPS

The Office of Community Development, as the lead agency in the management of the Consolidated Plan, will consult with other housing and community development providers. On-going consultation will occur during regularly held meetings or forum, such as during the Adams County Housing Task Force, during the Community Development Advisory Board (CDAB) meetings or through scheduled neighborhood meetings.

The Community Development Advisory Board (CDAB) was formed by the Office of Community Development in 2002 in order to assist in the administration of the Community Service Block Grant Program (CSBG). The CDAB consists of residents, business owners, and representatives from non-profits and local government. This committee will continue to play an on-going role for OCD and Adams County in involving residents and other interested organizations in community development programs and policies.

3. AGENCY AND CITIZEN SURVEYS

On an as-needed basis, OCD staff will conduct community and provider needs surveys to determine the level of need, the provision of existing services and gaps that may exist within the County. In addition, the County may decide to update the Housing Needs Study on a reoccurring basis which also involved a resident survey and focus groups.

4. PUBLIC MEETINGS

As part of the Five Year Consolidation Plan process, the County will hold a minimum of two public hearings to invite input from the public on housing and community development priorities. These meetings will be held at two different times during the program year, one in April after the end of the year and the other in October, during the CDBG application process.

Generally, the purpose of public hearings will be to allow residents, public agencies, and other interested parties the opportunity to provide input on the County's housing and community development needs and priorities. Public hearings will be held before the Board of County Commissioners at the Adams County Administration Building, located at 450 South 4th Street in Brighton, Colorado. This building is accessible to low- and moderate- income residents and people with disabilities. Translation for non-English speaking residents and/or those who are hearing impaired will be provided upon request.

5. PUBLIC REVIEW AND COMMENT

Once completed, the draft Consolidated Plan will be made available to the public for review and comment for 30 calendar days. During this time, OCD will accept any written comments on the draft, which will be incorporated into the appendix of the document. The draft will be available at County libraries at, the Adams County Housing Authority, the OCD office, and on the City's website. The Public Notification announcing the public comment period will be published in the following local newspapers: *Thornton-Northglenn Sentinel*, as well as newspapers that target minority or special needs populations.

All written or oral testimony provided will be considered in the development of the final Consolidated Plan. Any testimony or comments received and reasons for accepting or not accepting the comments will be included in the final document. The Adams County Board of County Commissioners will have all comments and any responses from OCD in their copies for review and approval. After approval and signature by the Commissioners, the Consolidated Plan will be submitted to HUD, no later than January 15 of the first program year of the five year cycle.

Once approved and submitted to HUD the Consolidated Plan will be made available to the general public on an on-basis. Copies of the Plan will be placed at the Office of Community Development and the office of County Commissioners. Further, all records related to the Consolidated Plan and use of assistance under the programs covered by the Plan for the current year and preceding five years are available to the public. Records are maintained at the Office of Community Development. Inquiries for information that requires file research, copying and other preparation will be available



within three to five working days. Information that could be used to identify persons served by programs and services is confidential and not released to the public.

6. ACTION PLAN

As part of the Consolidated Plan process, all entitlement communities must submit an annual Action Plan to HUD, describing how the jurisdiction will allocate the current year's funding allocation toward the goals and priorities listed in the five-year Consolidated Plan. OCD will coordinate the development of the Action Plan, consult with the residents and interested organizations in the County, and provide the draft document to the public for review and comment for a minimum of 30 days.

The County will also hold two Public Hearings during the program year, allowing for input on the projects to be funded and also for the public to provide comment on the activities relating to the Consolidated Plan as a whole.

7. CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER).

The County, as a HUD Entitlement community, is required to provide a year end assessment on the activities funded under the Consolidated Plan. The Consolidated Annual Performance and Evaluation Report (CAPER) provides a detailed account of the program year activities and outlines the County progress toward meeting the five year goals of the plan.

OCD staff members coordinate the development and submission of the CAPER. A 15 day public comment period is provided to all interested in reviewing and providing input on the CAPER after which it is submitted to HUD no later than 90 days after the end of the program year.

8. SUBSTANTIAL AMENDMENTS

On occasion, there may be a need to make changes or amendments to the Consolidated Plan after it has been approved by the BOCC and submitted to HUD and during the five year period it is in effect. If it is found that substantial amendments need to be made to any part of the Plan, the above citizen participation activities will be followed to gather input on the proposed changes.

OCD will draft the amendment and publish a summary of it in a local newspaper, after which there will be a 30-day written public comment period.

For the period of time covered under this Consolidated Plan, a substantial amendment will be defined as:

1. The addition or deletion of a funded program or project;
2. A change in the use of CDBG funds from one eligible activity to another;
3. Any changes in excess of \$50,000 in the amount allocated to any project or activity as shown in the Action Plan; and



4. The establishment of a Neighborhood Revitalization Strategy Area (NRSA)

For the HOME program, changes in project funding levels in will not constitute a substantial amendment due to the need for flexibility to meet changing project budgets and program demand.

9. ANTI-DISPLACEMENT

The County is committed to commencing with activities in such a manner as to cause as little disruption as possible to families or individuals impacted by program activities. In most cases, there will be no disruption to families or individuals as projects are undertaken. If, in the event displacement results from acquisition, demolition or rehabilitation for HUD-assisted projects, relocation expenses will be made available per the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), Section 104(d) of the Housing and Community Development Act of 1974 and/or individual HUD program regulations, whichever are applicable.

Anti-displacement notices, commonly referred to as URA notices collectively, are given to residents that may be impacted by a proposed project, whether or not they will be required to move either permanently or temporarily. This is accomplished by letters sent via certified mail, or hand-delivered to residents. When hand-delivered, residents sign a confirmation statement that the notice was received. Notices also are distributed to prospective tenants who intend to move into a rental project site after initial URA notices were distributed, informing them that they will not be eligible for relocation assistance, if relocation is necessary. Prospective tenants may then elect either to move into the facility with full knowledge they may later be required to vacate or make alternate living arrangements.

10. OPTIONAL RELOCATION ASSISTANCE POLICY

The following shall be applied and treat all citizens affected in an equitable manner. Adams County and/or any of the CDBG participating cities may elect to use CDBG funds to provide relocation assistance to program eligible (low income) residents when emergency housing situations develop, citizens face relocation into different housing with increased housing cost, and there are no other means for assisting with this added housing cost. These increased housing costs can be covered for up to 24 months and can include rent/mortgage payments that exceed current rates, rental/security deposits and credit checks; the costs associated with moving into the comparable replacement home and the cost related to moving back to original housing may also be funded. HOME funds may also be accessed for rental assistance for up to 24 months. Emergency housing situations can occur, if current housing is damaged and uninhabitable because of fire, flooding, tornado, earthquake, or other natural causes or emergency conditions as determined by Adams County. Careful consideration must be made prior to approval of this type of optional relocation assistance program, as all eligible residents affected must be assisted. Relocation assistance cannot be limited to the first 10 affected or limited by any other criteria than that stated above.



11. TECHNICAL ASSISTANCE

Technical assistance is provided, upon request, to groups or individuals representative of persons of low and moderate-income in developing proposals for funding assistance under the Consolidated Plan.

12. COMPLAINTS

Complaints received regarding the Consolidated Plan or the programs it covers, during its development or otherwise, shall be given timely response by staff at the Office of Community Outreach. Telephone calls will be taken at the time they are received, or a message taken if appropriate staff is unavailable. Messages will be returned within three business days. If the appropriate staff person will be out of the office for an extended period of time, the inquirer will be notified when that person will return and when to expect a call. When possible, other appropriate staff will be sought to address the complaint to remedy any issues as quickly as possible. Written complaints received will be responded to within fifteen days.

Adams County makes every reasonable effort to seek and incorporate the ideas of its citizens in the planning process for the Consolidated Plan, the Citizen Participation process, and CDBG and HOME programs. Timely notice of meetings and public hearings, and notice of the development of the Consolidated Plan, as well as those times when new applications are received for HOME projects, are made via newsprint media, citizen meetings, housing providers and non-profit organizations and other means. A summary of the citizen participation process and a summary of citizen comments or views on the Plan, and efforts made to broaden public participation in the development of the Consolidated Plan are included in the final Consolidated Plan document. The summary of citizen comments, with explanation of those not accepted, is included as well.



IV. ADAMS COUNTY COMMUNITY PROFILE

This section provides a demographic and economic overview of Adams County residents. What is shown is a community that has experienced change in not only just numbers of residents, but also in the socio-economic makeup of its households.

1. OVERVIEW

Adams County encompasses approximately 1,240 square miles. It extends 72 miles west to the east, and 18 miles north to south (see Map 1). It is adjacent to Denver and is one of the five counties that make up the Denver metropolitan area. All of Colorado's interstate highways (I-25, I-70, and I-76) and their associated loops (I-225, I-270) converge in Adams County. In addition, US Highways 36, 287, 6 and 85 also trek through the county. E-470 completes the connection from C-470 in the south, through DIA and finally to I-25.

Adams County surrounds Denver International Airport which will greatly influence the amount and type of growth that will occur in Adams County over the next twenty years. In addition, Front Range Airport offers businesses the alternative of a full service regional airport. Union Pacific, Southern Pacific and Burlington Northern are national rail companies, all of which have had a long history and a strong presence in Adams County.

The County, which traditionally 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 its proximity to the urban core of Denver. The eastern sections, with the exception of Bennett and Strasburg, are comprised mainly of farms, rangeland, and wide-open spaces.

Cities within the geographic county include Arvada, Aurora, Bennett, Brighton, Commerce City, Federal Heights, Northglenn, Strasburg, Thornton and Westminster. Only Bennett and Strasburg are located in the far southeastern area of Adams County. Adams County has a diverse mix of large, suburban communities, smaller towns, and even smaller rural farming communities, with an extensive range and mix of housing, commercial and services.

2. POPULATION GROWTH

The recent history of Adams County, which it shared with the rest of the Colorado Front Range community, has included a period of tremendous growth. Adams County ranks fifth amongst counties in the state in Colorado in both population (398,165 residents in 2004), and in population density at 305 people per square mile.

While the overall population increased 96% between the 1970 and 2000 Census, employment grew at an even higher pace of 150% from a total of 75,744 persons in the labor force in 1970 to over 175,000 in 2002 (source: DRCOG). Recent projections from the State Demographer and Denver Regional Council of Governments (DRCOG) have predicted that the population of Adams County will eclipse 600,000 people by the year 2025. Intuitively, growth on this level will have a dramatic

impact on public infrastructure, services and housing and the County's ability to provide those services.

3. HOUSEHOLDS AND FAMILIES

Households with families were 71.9% of all households in Adams County, compared to the Metro area average of 63.9% (2000 Census, Adams County Comprehensive Plan). In terms of family size, Adams County ranked the highest in average family size in the Metro area at 3.27. In a comparison of communities in the County, the highest percentage of family households was found in Bennett and Brighton (about 76%), and the lowest was found in Federal Heights (about 60%). (*Source: Corona Research*)

4. RACE AND ETHNICITY

Adams County has a diverse resident base. In the 2000 Census, 77.3% of households in Adams County reported as being White, (compared to over 80% in the Metro region), 3.4% were African American, 1.9% Native American, 3.9% Asian and 13.6% reported as being of another race. Of all individuals reporting, 28.2% identified themselves as Latino compared with the Metro level of 17.7%, which indicates the tremendous increase in Latino households in the County over the past few years.

Among the communities in Adams County, the highest percentage of Latinos was found in Commerce City, with 50% of the population reported being Hispanic or Latino. In contrast, only about five percent of the population was reported as Latino or Hispanic in Bennett. Approximately one-third of residents in the unincorporated parts of the county were Hispanics or Latinos (*Source: Corona Research*)

5. GENDER AND AGE COMPARISON

Adams County's population is fairly evenly divided between male and female, with 51 percent male and 49 percent female. Between 1990 and 2000, the median age of Adams County's population increased only slightly, from 30.6 years to 31.4 years.

The County is comparatively young with a median age of 31.4 in 2000 compared to 34.1 for the Metro area. While Adams County's median age increased 0.8 years during the 1990's, the Metro area median age rose even more, up 1.5 years from 32.6. Adams County also has a higher proportion of persons below the age of 21 than most of the Metro area, 32.9% compared to 29.5%. About 8% of all residents in the County are at or below the age of 5.

Seniors comprise 7.8% of the population in Adams County or 28,382 people age 65 or older living in 20,486 households. Unincorporated Adams County residents were slightly older than the combined incorporated communities, according to the 2000 Census, with the unincorporated area having higher percentage of persons over 45 and a lower percentage of persons between 25 and 44 (*Source: McCormick and Associates*).



6. INCOME AND POVERTY

In 1999, Adams County had a median household income of \$47,323, which ranked only above Denver among the Metro area counties, with the Metro area average household income at \$51,191. On a per capita basis, Adams County residents had the lowest income in the Metro area. Income levels vary moderately between the various incorporated jurisdictions in the County. Commerce City and Aurora had the lowest median household incomes and the highest percentage of families below the poverty level (16.2% and 15.3% respectively).

Figure 4-1 provides a breakdown of household incomes in Adams County with the percentage of households at each income distribution. As shown in the table, 52% of households in 2000 had incomes less than \$50,000 for the County as a whole. More current data from HUD estimates that 45.8% of the County's population is low to moderate income (below \$69,500 for a family of four) which is the primary target beneficiary group for use of CDBG funding (*Source: HUD*).

Figure 4-1: Income Levels in Adams County

Distribution	% of Population
Less than \$10,000	5.7
\$10,000 to \$19,999	8.8
\$20,000 to \$29,999	12.5
\$30,000 to \$39,999	13.2
\$40,000 to \$49,999	12.6
\$50,000 to \$59,999	11.3
\$60,000 to \$74,999	13.5
\$75,000 to \$99,999	12.4
\$100,000 to \$124,999	5.1
\$125,000 to \$149,999	2.2
\$150,000 to \$199,999	1.5

Source: 2000 Census

Figure 4-2 illustrates that incomes have risen since 1990 and overall levels of poverty have fallen. There remain, however, many pockets of poverty in the older parts of the County, namely in the southwestern area and in the northern portion of Aurora, that have poverty levels over 15% (see Map 2).

Figure 4-2: Income and Poverty (1990 – 2000)

	1990	2000
Per Capita	\$12,615	\$19,994
Median Household Income	\$30,522	\$47,323
Persons Below Poverty Level	10.40%	8.90%
Families Below Poverty Level	8.80%	6.50%

Source: 2000 Census



7. AREAS OF LOW INCOME CONCENTRATION

In general, low and moderate income Census Tracts (see Map 3) within Adams County are located in the south western portion of the County. These areas contain older housing stock, which is generally more affordable to lower incomes. The south western portion of the County is denser than then newly developing northern portions of the County and is close in proximity to industry, employment center and public transit options. As expected, some of these low and moderate income census tracts contain the County's highest poverty neighborhoods. It is in these areas that many of the programs and resources outlined in the Consolidated Plan will be most heavily targeted.

8. AREAS OF MINORITY CONCENTRATION

When looking at the Census Tracts in Adams County that contain a significant portion (at least 15%) of households at or below poverty levels, it is evident that these areas also contain comparatively high levels of minority households. Maps 4 through 9 show areas of where the percentage of minority households (broken out by individual racial categories exceeding the County average overall). **Figure 4-3** below shows high poverty areas within each of the jurisdictions in the County and provides an analysis of various demographic data including race and Hispanic origin. Those areas that contain high concentrations of poverty also have higher numbers of Hispanic or Latino households. In addition, the percentage of households that speak a language other than English is higher in those areas (except in Thornton) than the County as a whole.

Figure 4-3: High Poverty Areas and Minority Households

	Adams County*	Aurora	Brighton	Commerce City	Thornton	West-minster	Unincorp Adams
RACE AND HISPANIC ORIGIN							
White non Hispanic	63.3%	30.6%	28.8%	42.0%	51.4%	28.8%	46.8%
Black or African American	2.8%	16.0%	0.0%	1.9%	4.1%	2.4%	1.7%
Asian	3.2%	2.3%	0.0%	1.0%	1.4%	0.4%	1.6%
Hispanic or Latino of any race	28.2%	47.4%	71.2%	53.9%	39.0%	67.9%	46.7%
LANGUAGE OTHER THAN ENGLISH SPOKEN AT HOME							
	21.6%	45.3%	55.6%	38.4%	19.4%	55.7%	34.4%
INCOME AND POVERTY							
Average median household income	\$47,323	\$32,344	\$35,108	\$33,745	\$25,703	\$30,938	\$28,389
Persons below poverty	8.9%	23.9%	19.9%	19.7%	23.4%	25.5%	14.0%

Source: Community Needs Assessment, Corona Research, Inc.

* Data is for entire County

9. EDUCATIONAL ATTAINMENT

Adams County faces many challenges when the educational attainment level of its residents is examined as part of its asset base for growth and opportunity. According to the 2000 Census, 30.8% of Adams County's residents have a high school diploma or equivalent, which is higher than the Metro area average of 22%, however this percentage has fallen from the 1990 level of nearly 35%. With regard to higher education, only 12.6% of Adams County residents have earned a bachelor's degree, compared with Metro region level of 23%. Furthermore, Adams County ranked



the highest among Metro counties for percentage of residents with no high school diploma at over 20%.

Figure 4-4: High Poverty Areas and Education Attainment

EDUCATION	Adams County*	Aurora	Brighton	Commerce City	Thornton	Westminster	Unincorp Adams
High school graduates or higher	78.8%	57.2%	45.4%	57.0%	71.3%	57.1%	65.8%
Bachelor's degree or higher	17.4%	6.6%	2.5%	3.2%	6.3%	9.1%	6.0%

Source: *Community Needs Assessment, Corona Research, Inc.*

* Data is for entire County

As **Figure 4-4** shows, areas with higher levels of poverty also fall short of the County average for households with high school diplomas and college degrees, indicating a need for more educational resources in those neighborhoods.

10. ECONOMIC BASE AND EMPLOYMENT

The employment base in Adams County is extremely diverse. Census 2000 data showed that the industry employing the most workers in Adams County was Educational, Health and Social Services with 12.7% of the workforce. Retail Trade was second with 12.3%, Manufacturing third with 12.0%, followed by Construction with 11.3%. (Source: Adams County Planning). The unemployment rate for Adams County was the second highest of Denver Metro area Counties in September of 2004 at 5.4%, compared the state level of 4.6% and the Metro regional level of 4.8%.

11. DESCRIPTION OF THE URBAN COUNTY

Since 1986, Adams County has qualified as an Urban County and became eligible to receive an annual formula allocation of CDBG funds. In 1992 the County qualified as a Participating Jurisdiction and became eligible to receive an annual formula allocation of HOME funds. In order to qualify as an Urban County, the County invited each of the cities within the geographic county to become a participating city. While one of the cities elected not to participate (Commerce City) those cities that did elect to participate signed a three-year Intergovernmental Agreement (IGA) for the use of CDBG funds. The City of Westminster is its own CDBG entitlement but does participate with the County under a HOME consortium agreement.



V. HOUSING NEEDS ANALYSIS

1. INTRODUCTION

The Housing Needs Analysis provides an overview of current housing characteristics and trends in household composition in Adams County. Included in this analysis is a description of the supply of housing, particularly the product that is affordable to low and moderate income residents and the estimated need that exists for affordable housing in the community. The analysis also looks at owner-occupied and rental housing and examines the level at which households are housing cost-burdened in the County.

Much of the information provided in this analysis has been obtained from the *Adams County Housing Study*, prepared by McCormick and Associates in September of 2002 under the coordination of the Adams County Housing Task Force and the Adams County Office of Community Development. The Adams County Housing Study is a comprehensive County-wide analysis of housing conditions and market indicators. As part of developing the Housing Study, a *Household Survey* was mailed to 5,000 homes in incorporated and unincorporated Adams County. The primary purpose of the survey was to generate information on housing needs, housing demand and employment patterns among Adams County residents. Some of the data and results of the Households Survey are used in this analysis for to highlight specific needs and gaps of housing and services where Census data did not provide a full illustration of the specific issue. For the purposes of this Consolidated Plan, the analysis of housing market conditions will focus on the County as a whole. A more detailed analysis on the individual communities within Adams County is contained in the *Adams County Housing Study*.

A follow-up companion to the housing study that is utilized in this Consolidated Plan, is the *Housing Gaps Analysis*, which was also prepared by McCormick and Associates and completed in February of 2004. The gaps analysis provides information regarding various income levels in the community, estimates the gaps that exist for households at each of these income levels, and projects the number of new units that will be required to eliminate those housing gaps. Some of the information pertaining to gaps in affordable housing and the numbers of units that are projected to fill those gaps are provided in this section of the Consolidated Plan.

Finally, Comprehensive Housing Affordability Strategy or “CHAS” data was utilized in this analysis to estimate the number of households at the 30%, 50% and 80% Area Median Income (AMI) thresholds in the community who are housing cost-burdened and severely cost burdened (pay more than 30% or 50% of their income on housing). These numbers provide a basis for overall housing need summary that is provided in Table 2A at the end of this section.

2. ANALYSIS OF HOUSING STOCK

Unit types

While much of the housing in Adams County has been constructed since 1990 (about 24% of all housing types), there are still sections of the community, particularly in unincorporated areas, that contain a significant portion of the aging housing (about 82% of the units in unincorporated were constructed prior to 1970). Of the newer units constructed in the County, about 71 percent of the



units built since 1990 were single detached units. Westminster and Thornton experienced the highest rates of new housing development (34% and 28% respectively) and Federal Heights housing increased 30% since 1990 although the absolute number of new units (due to the size of the community) was much lower in comparison.

Figure 5-1 Adams County Housing Unit Distribution, 1990 to 2000

<i>Type of Unit</i>	<i>Housing Units 1990</i>	<i>Housing Units 2000</i>	<i>% Change: 1990 to 2000</i>
Single-unit, detached	62,445	80,553	29.0%
Single-unit, attached (e.g., townhomes, homes attached to non-residential structures, etc.)	5,643	8,158	44.6%
Two to Four units	4,209	5,204	49.1%
Five to Nine units	4,177	5,468	30.9%
Ten to Nineteen units	8,267	8,553	3.5%
Twenty or more units	9,403	11,550	22.8%
Mobile Homes	11,539	13,003	12.7%
Other (RV, boat, van, etc.)	1,264	105	-91.7%
TOTAL UNITS	106,947	132,594	24.0%

Source: Adams County Housing Study, McCormick and Associates; 1990 and 2000 US Census

Figure 5-1 shows the type and age of housing units in Adams County. Per this graph, the majority of units in Adams County are single units (61 percent). Only 23 percent of all housing is part of an attached product (more than one unit). With regard to overall production, a slightly higher percentage of units were built in the 1970's (25 percent) than in the 1990's (24 percent), and approximately 60 percent of Adams County units are at least twenty years old.

Adams County has a significant percentage of mobile homes, totaling nearly 13% of all housing stock. While mobile homes and manufactured units are much more affordable to lower income households, not many communities are providing new land for this type of housing. Many of the units that now exist are reaching or have past their life expectancy. As these units age, there is an increase in the need for major system replacement or repair. A challenge for programs that provide assistance for such repairs is that many mobile home owners only rent the ground on which the unit resides, therefore there is no equity in the property other than the unit itself.

The Office of Community Development assists mobile home owners with minor repairs in order to extend the life of their home and maintain this source of affordable housing. Unfortunately, many of these types of repairs are generally regarded as a temporary fix and lack the longer term impact that rehabilitation work has on site-built homes.

Housing product in the majority of Adams County incorporated communities is dominated by single-unit detached and attached homes (69 to 75 percent). Federal Heights is unique in that the majority of homes in are mobile homes (50 percent) and only about 15 percent are single-unit homes. The housing mix in Brighton, Commerce City, and Thornton are each comprised of about 19 to 20% multi-family units (two- or more attached units), in contrast to the 34 percent of units in Federal Heights that are multi-family, 29 percent in Westminster, and 28 percent in Northglenn.



Figure 5-2: Housing Unit Distribution by Community, 2000

Type of Unit	Brighton	Commerce City	Federal Heights	Northglenn	Thornton	Westminster
Single-unit, detached	68.0%	66.4%	14.5%	65.5%	61.6%	60.3%
Single-unit, attached (townhomes, etc.)	6.5%	6.0%	0.8%	6.3%	7.6%	9.2%
Two to Four units	6.7%	9.4%	1.8%	1.7%	3.2%	3.7%
Five to Nine units	3.0%	3.2%	5.8%	4.3%	3.6%	5.9%
Ten to Nineteen units	2.8%	4.4%	17.9%	8.9%	6.6%	7.6%
Twenty or more units	6.6%	2.9%	8.9%	13.2%	6.9%	11.4%
Mobile Homes	6.3%	7.6%	50.3%	0.2%	10.4%	1.9%
Other (RV, boat, etc.)	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
TOTAL UNITS	6,984	6,907	5,332	12,146	29,481	39,459

Source: Adams County Housing Study, McCormick and Associates

The age of existing housing units also varies by community in Adams County. Federal Heights and Thornton have the largest percentages of most recently constructed housing with 30 percent of units in Federal Heights and 34 percent in Thornton having been constructed in the 1990's and only 10 percent of Federal Heights units and 15 percent of Thornton units built prior to 1970.

The cities of Commerce City and Northglenn contain older mixes of housing, where 69 percent of units in Commerce City and 56 percent in Northglenn having been constructed before 1970 and only 7 percent of Commerce City units and 15 percent of Northglenn units built during the 1990's. As indicated by **Figure 5-3**, Commerce City did not experience the boom in housing construction in the 1970's that other communities experienced, with only 14 percent of housing units constructed during the 1970's, compared to a range of 24 to 35 percent of units in the other Adams County communities.

Figure 5-3 Age of Housing Units by Community, 2000

Year Structure Built	Brighton	Commerce City	Federal Heights	Northglenn	Thornton	Westminster	Adams County
1999 to March 2000	11.3%	3.6%	5.1%	5.6%	6.3%	2.3%	5.2%
1995 to 1998	12.4%	1.8%	19.5%	8.0%	20.4%	15.0%	15%
1990 to 1994	4.6%	1.3%	6.0%	1.0%	7.4%	11.0%	6.6%
1980 to 1989	11.0%	10.7%	24.7%	5.5%	22.2%	26.4%	15.8%
1970 to 1979	26.3%	13.7%	34.6%	23.6%	28.3%	29.5%	21%
1960 to 1969	9.2%	17.0%	7.1%	49.5%	6.3%	6.7%	15.4%
1940 to 1959	13.6%	46.7%	2.4%	6.6%	8.9%	8.2%	18.7%
1939 or Earlier	11.5%	5.1%	0.5%	0.2%	0.3%	0.9%	2.2%

Source: Adams County Housing Study, McCormick and Associates

Occupied Units by Tenure

Figure 5-4 below shows a comparison of renter and owner occupied households in Adams County, with estimates from each individual city (*Adams County Household Survey, 2002*). The County owner percentage was nearly 71% (up from 66% in 1990), which ranked third in the metro region after Douglas and Jefferson Counties. As shown, Brighton has the highest percentage of owner-occupied



housing at over 71%, while Commerce City and Federal Heights had the highest levels of renter-occupied housing at over 39%.

Figure 5-4 Households by Tenure

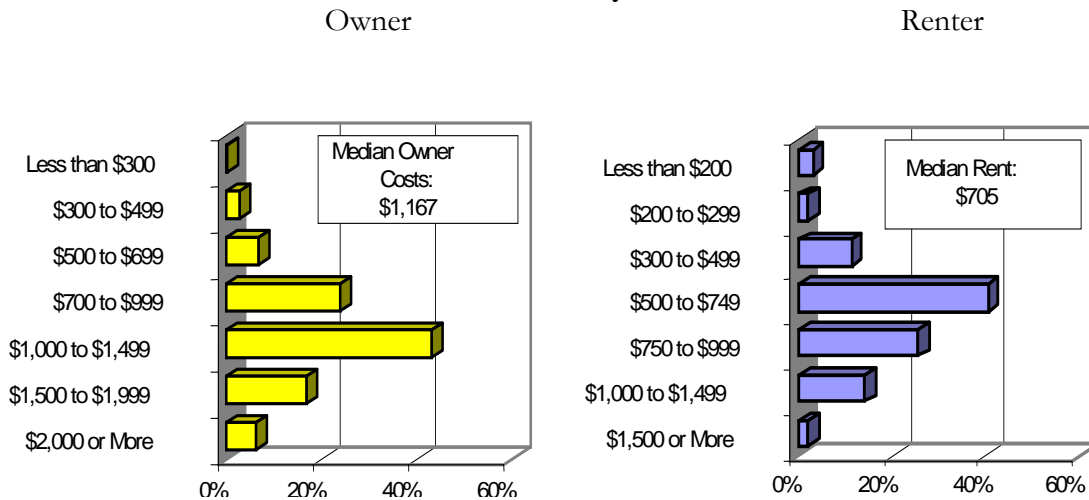
Community	Total Households	% Owner-occupied	% Renter-occupied
ADAMS COUNTY	106,629	70.9%	29.1%
Brighton	12,928	71.3%	28.7%
Commerce City	9,814	60.3%	39.7%
Federal Heights	5,571	60.5%	39.5%
Northglenn	13,483	67.4%	32.6%
Thornton	35,233	77.7%	22.3%
Westminster	29,599	69.7%	30.3%

Source: Adams County Housing Study, McCormick and Associates

Housing Costs

According to the Adams County Housing Study, which used 2000 US Census data to analyze housing costs, median owner costs per month were \$1,167 in Adams County and median rent was about \$705. The highest percentage of owner costs were between \$1,000 and \$1,499 per month (43 percent); the highest percentage of rents fell between \$500 and \$749 per month (40 percent).

**Figure 5-5: Owner and Renter Housing Costs:
Adams County, 2000**



Source: Adams County Housing Study, McCormick and Associates

Rental Housing Prices

According to the Denver Metro-Apartment Vacancy Survey, the cost of rental housing in Adams County has steadily increased from 1997 to 2001. Since 2001, however, prices began to drop, reflecting a softening in the rental housing market. Landlords have offered concessions to renters, but overall have tried to avoid dropping rent prices. It is expected that an improving economy and an absorption of existing units will stabilize rents and eventually prices to increase again. Rents in Adams County have generally kept pace with the metro region averages.



Figure 5-6: Average Rent

	2000	2001	2002	2003
Adams County	\$720	\$789	\$768	\$764
Metro Average	\$751	\$786	\$777	\$775

Source: Denver Metro Apartment Vacancy Survey, 4th Quarter 2003

Vacancy rates for rental properties in Adams County has essentially mirrored those of other metro communities for the past few years. While for much of the late 1990's, rental properties enjoyed very low vacancies and did not have to resort to concessions to keep their properties full, this trend ended with the downturn of the economy. In addition to the downturn of the economy, there were many new rental properties coming on line during the past few years, which resulted in much higher vacancies throughout the metro region. Adams County properties were experiencing overall double digit vacancy rates by the end of 2003. By the end of the 3rd quarter of 2004, the average vacancy rate dipped to 9.8%.

Figure 5-7: Overall Vacancy Rates (4th Quarter)

	2000	2001	2002	2003
Adams County	4.6%	5.8%	9.6%	12.1%
Metro Average	4.6%	6.4%	9.8%	12%

Source: Apartment Vacancy Survey, 2003 4th Quarter

Future Employment Growth and Housing Demand

According to the DIA Business Partnership, the Denver Regional Council of Governments predicts that between 2000 and 2025, Adams County's share of employment will grow by almost 28 percent, leading the region. The DIA partnership noted that the airport district is expected to capture 25% of the growth in the northeast region. This study also suggests that as many as 125,000 new jobs will be created in the next 20 years within Adams County and Northwest Denver.

The Colorado State Demographer's Office projects jobs covered by unemployment (ES202 jobs) in Adams County to increase from 153,162 in 2003 to 230,647 jobs in 2020. The Housing Study found there were 1.88 employees per households. Assuming this to be a constant, growth in Adams County employment will create demand for 12,156 new housing units from 2005 to 2010.

Figure 5-8: Job Growth – Adams County

	2002	2005	2010	2015	2020
ES202 Jobs	153,162	160,457	183,310	208,913	230,647
% Growth	2.1%	2.4%	2.7%	2.6%	2.0%
Employees per HH	1.88	1.88	1.88	1.88	1.88
New Demand		3,880	12,156	13,619	11,561

Source: Adams County Housing Gaps Analysis; Center for Business and Economic Forecasting



While it is expected that tremendous growth will occur in the metro region in the future, the types of jobs that will most likely increase in Adams County will likely be in the retail and construction sectors. An analysis of different wage levels and the rents that are affordable (30% of income spent on rent) at that level was completed as part of the Adams County Housing Gaps Analysis. **Figure 5-9** shows what rent levels some common low and moderate income wage rates can afford. Workers earning between \$6 and \$20 an hour are employed in the areas of teaching, public safety, day care, entry level management and the like. According to the National Low Income Coalition, an affordable housing advocacy organization, the “housing wage” in Adams County (the minimum hourly wage needed to afford the rent for a two bedroom apartment) is \$18.71 an hour, if the wage earner only spent 30% of their income on housing. If rents in the County average over \$750, the type of job growth that is predicted will create a greater need for more affordable rent levels than is currently supported in the market.

Figure 5-9: Affordable Housing Prices at Different Wage Levels

Hourly Wage	\$6	\$10	\$15	\$20	\$25
Annual Wage	\$12,480	\$20,800	\$31,200	\$41,600	\$52,000
Affordable Rent	\$312	\$520	\$780	\$1,040	\$1,300
Purchase	\$33,541	\$66,449	\$107,583	\$148,718	\$189,853

Source: Adams County Housing Gaps Analysis

Housing Gap for Renters

The gap in rental housing for Adams County was calculated using special runs from the 2000 Census. The figures were not adjusted for growth, as it is likely that the changes in the gap since that time will be very small. Typically, renters paying more than 30% of their income for housing do so because of lack of choices in the area, particularly among lower income households. This constitutes a “gap” between what is available for renters at a price that is affordable to them.

**Figure 5-10: Rental Housing Gap –
All Renters by Median Family Income**

	<30% MFI	30% TO 50% MFI	50% TO 80% MFI	80%+ MFI	TOTAL
	Number	Number	Number	Number	
Families by Income	7,196	6,419	10,662	12,644	36,921
Affordable Units	1,439	1,220	6,408	10,912	19,978
GAP	(5,757)	(5,199)	(4,254)	(1,732)	(16,943)

Source: Adams County Housing Gaps Analysis

From the data shown in **Figure 5-10**, the following information regarding an affordable housing gap for renters can be determined (note: for a full chart showing County **Area Median Income** (AMI) figures, see the Appendix):

- The gap is the greatest for households earning less than 30% of the Area Median Income (\$20,950 for a family of four). These households are the most vulnerable to changes in economic conditions and constitute the largest group that is served by public housing.



- Out of the 13,615 families earning 50% or less of the Area Median Income, only 2,659 or 20%, live in housing that is affordable to them.
- There was a gap of 1,732 units for households earning 80% or more of the Median Income in 2000.

Sales Prices – Single Family Homes

Overall, single-family home sales prices have shown steady gains since 1992. During this period, Westminster had the highest median sales price of homes at \$214,000. Brighton and Federal Heights both had the greatest percentage increase in the median price of homes sold during this period. The increase in the median sales price of single-family homes since 1993 has been the greatest in Commerce City. In 1992, the median sales price of a single-family home in this area was \$45,000; this increased to \$173,664 in 2001. Brighton also shows a significant increase in the price of single-family homes, from \$70,800 in 1992 to \$197,500 in 2001.

Figure 5-11: Median Sales Prices of Single-Family Homes

	Brighton (Adams pt)	Commerce City	Federal Heights	Northglenn (Adams pt)	Thornton	Westminster (Adams pt)	Un-incorporated	Total
1993	\$77,250	\$50,000	\$88,900	\$78,900	\$93,000	\$111,900	\$75,500	\$82,500
1994	\$89,800	\$55,400	\$94,000	\$88,000	\$110,000	\$121,500	\$86,000	\$93,000
1995	\$115,500	\$61,500	\$102,900	\$99,500	\$117,500	\$129,923	\$94,500	\$105,900
1996	\$121,815	\$73,500	\$113,800	\$111,000	\$124,950	\$138,850	\$102,600	\$114,800
1997	\$129,000	\$84,950	\$116,000	\$118,900	\$134,500	\$150,000	\$112,900	\$123,800
1998	\$129,950	\$93,500	\$127,970	\$129,685	\$142,975	\$160,000	\$121,450	\$132,000
1999	\$148,268	\$124,271	\$140,000	\$146,900	\$158,900	\$178,622	\$133,000	\$144,900
2000	\$164,400	\$153,500	\$150,000	\$167,950	\$178,300	\$202,000	\$160,000	\$166,233
2001	\$197,500	\$173,664	\$180,000	\$176,000	\$201,930	\$214,450	\$178,500	\$185,500
%								
Increase	179.0%	285.9%	127.3%	146.2%	146.6%	116.6%	161.2%	151.0%

Source: Adams County Housing Study, McCormick and Associates

Sales Prices of New Homes

Often, the cost of new homes in the area contributes to the overall price of available housing to buy. In 2001, the median sales price of new single-family homes was \$185,471. Homes that were 2,500 square feet or larger had a median sales price of \$316,806 and smaller single-family homes had a median sales price of \$158,000 (1,000 to 1,499 square feet).

Housing Gap: Potential Demand For Home Ownership

The *Adams County Housing Gaps Analysis* also looked at renters in the County who expressed and interest in buying a home during the household survey. The income levels of these renters were then used to determine how much they could afford when buying a home.



Figure 5-12: Home Ownership Gaps

	1PHH	2-4 PHH	5+ PHH	TOTAL
31 TO 50% AMI	980	1,606	654	3,240
# Sold at Affordable Price	11	44	10	65
GAP	-969	-1,562	-644	-3,175
51% TO 80% AMI	1,810	2,147	654	4,611
# Sold at Affordable Price	11	1,793	311	2,115
GAP	-1,799	-354	-343	-2,496
80% to 120% AMI	396	3,612	352	4,361
# Sold at Affordable Price	31	6,049	1,152	7,232
GAP	-365	2,443	800	2,877

Source: Adams County Housing Gaps Analysis

From this analysis, shown in **Figure 5-12**, the following observations regarding supply and demand for affordable housing can be made:

- Of the 980 one-person low income (30 –50% AMI) households who wanted to buy, there were only 11 units priced as affordable to them that had been recently sold on the market.
- There were a total of 4,611 renters earning 50% to 80% of the AMI who wanted to buy, however there were only 2,115 units available.
- When looking at the moderate income households (80% - 100% AMI) there was a much smaller gap for affordable units in the County. It appears that the market is providing a sufficient level of housing for this income group.

From the Needs Assessment, 62% of respondents indicated a need for starter homes which was included in the overall recommendations of that report, which would indicate that at least from the perspective of the general population that the need for this area of housing product is not being satisfied by the market.

3. ANALYSIS OF HOUSEHOLDS AND HOUSING CONDITIONS

Household Composition

Adams County ranked 1st and 2nd respectively among the Metro Denver counties in average household and family size, according to the 2000 Census. Only Douglas County averaged higher in household size to Adams, 2.88 to 2.81 persons per household. While household composition in Adams County changed little between 1990 and 2000 the most significant aspect was the 3 percent decline of households composed of married couples with children, from 30 percent in 1990 to 27 percent in 2000.

The average size of households has increased slightly in the past decade in Adams County, from 2.72 persons in 1990 to 2.81 in 2000. Households in the unincorporated portion of the county average 2.90 persons, which is slightly larger than the incorporated regions (2.79 persons).



Figure 5-13: Household Composition

Community	Married, No Children	Family Households			Non-Family	
		Married with Children	Single Parent with Children	Other	Living Alone	Other
Arvada	31.4%	26.1%	8.1%	5.5%	23.1%	5.8%
Aurora	22.9%	24.0%	11.5%	6.8%	27.4%	7.4%
Bennett	21.3%	37.1%	12.2%	5.0%	21.0%	3.5%
Brighton	28.4%	30.2%	10.0%	6.7%	19.7%	5.0%
Commerce City	24.6%	24.8%	14.1%	11.1%	19.7%	5.7%
Federal Heights	23.0%	16.6%	12.1%	7.2%	31.4%	9.6%
Northglenn	29.5%	24.1%	9.6%	7.4%	23.0%	6.3%
Thornton	26.3%	31.5%	10.8%	6.0%	18.7%	6.7%
Westminster	26.4%	27.2%	8.5%	5.8%	23.7%	8.4%

Source: Adams County Housing Study, McCormick and Associates

Cost-burdened Analysis and At-Risk Households

The following analysis estimates the number of renter and owner households that are housing cost-burdened, that is they pay over 30% of their monthly income on rent or mortgage payment alone. Data regarding to households that have a “housing related problem” would indicate those households that are 30% cost burdened, have inadequate plumbing or kitchen facilities and/or are overcrowded. Additional data gleaned from the Community Needs Assessment showed that housing costs are indeed a burden for many households in the County.

From the needs assessment, 11% or an estimated 14,000 households responded that they were at danger of losing their homes during the past year. It is for these at-risk households that the provision and coordination of housing and supportive services is particularly vital. The loss of a job or any unplanned financial setback could cause the family or individual to become homeless.

a) Renter Households

Figure 5-14 provides an overview of a renter households, with incidence of housing-related problems and cost burden, broken out by median family income (MFI) group. Over 15,000 renter households below 80% AMI in the County reported to have a least one housing related problem and over 17,000 households were cost burdened. From **Figure 5-14** the following observations regarding affordable housing issues for renter households can be made:

Figure 5-14 : Cost-Burdened Renter Households

Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters
1. Household Income <=50% MFI	2,343	5,945	2,005	3,790	14,083
2. Household Income <=30% MFI	1,564	2,970	910	1,995	7,439
3. % with any housing problems	66.4	84.2	96.2	76.9	80
4. % Cost Burden >30%	66.4	79.1	80.2	74.4	75.3
5. % Cost Burden >50%	51.1	60.8	58.2	61.7	58.7
6. Household Income >30% to <=50% MFI	779	2,975	1,095	1,795	6,644
7. % with any housing problems	67.9	78.8	89.5	85.2	81
8. % Cost Burden >30%	67.9	70.1	50.7	83.3	70.2



9. % Cost Burden >50%	29.4	14.6	7.8	21.4	17.1
10. Household Income >50 to <=80% MFI	773	4,675	1,465	3,950	10,863
11. % with any housing problems	43.1	38.6	60.8	33.4	40
12.% Cost Burden >30%	43.1	24	16	31.5	27
13. % Cost Burden >50%	22.5	1.5	2	2	3.3
14. Household Income >80% MFI	560	5,785	1,545	4,880	12,770
15. % with any housing problems	8.9	11.7	42.4	8.2	13.9
16.% Cost Burden >30%	7.1	1.7	1.3	5.1	3.2
17. % Cost Burden >50%	1.8	0	0	0	0.1
18. Total Households	3,676	16,405	5,015	12,620	37,716
19. % with any housing problems	53.1	44.7	67.8	37.9	46.3
20. % Cost Burden >30	52.8	34.5	30.7	35.5	36.1
21. % Cost Burden >50	33	14.1	12.9	13.4	15.5

Source: CHAS data, 2000 Census

- Families in the lowest income levels (50% and lower, report spending more of their income on housing than those with higher incomes. Over 80% of households at 50% and below the FMI are reported to be cost-burdened or that they spend over 30% of their income on just to house themselves. Senior households follow this trend as well, with over two-thirds of those households with incomes under 50% of AMI being cost-burdened.
- Lower income households are more likely to report having a housing-related problem than those at higher income brackets. While only 9% of all moderate income renter households (80% of FMI) reported having at least one housing-related problem, two-thirds of all renter households below 50% of the median family income reported as having a housing related problem.
- Large families at the lowest income levels experience more housing problems and are more likely to be cost-burdened than small families. Over 96% of large, extremely low-income families reported having housing related problems, compared to just 8% of families at 80% of the MFI. Larger families have a need for units with three or more bedrooms. Apartments with three or more bedrooms are underrepresented in the housing market and the average rent for a three bedroom rental unit in Adams County in the first quarter of 2004 was \$1029 (Apartment Vacancy and Rent Survey). A family would have to have an income of approximately \$41,000 a year to afford that rent, which is well over the 50% of area median income level for a family of four (\$34,950).

b) Owner Households

Figure 5-15 provides an overview of owner households in Adams County, with numbers of households having housing-related problems and being cost-burdened, broken out by income group. From this data the following observations regarding owner households can be made:



Figure 5-15: Cost-Burdened Owner Households

Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All other households	Total Owners
1. Household Income <=50% MFI	5,604	3,888	1,809	2,227	13,528
2. Household Income <=30% MFI	2,559	1,234	449	994	5,236
3. % with any housing problems	72.1	81.8	93.3	83.9	78.4
4. % Cost Burden >30%	71.1	79.7	81.1	83.5	76.4
5. % Cost Burden >50%	46.5	66.4	69.9	71.4	57.9
6. Household Income >30% to <=50% MFI	3,045	2,654	1,360	1,233	8,292
7. % with any housing problems	39.4	73.4	87.1	81.8	64.4
8. % Cost Burden >30%	39.1	71.7	72.4	80.6	61.2
9. % Cost Burden >50%	15.9	36.5	23.5	51	29
10. Household Income >50 to <=80% MFI	4,314	7,674	3,120	2,977	18,085
11. % with any housing problems	20	57.3	60.7	58.5	49.2
12. % Cost Burden >30%	19.8	54.5	41.7	58.4	44.7
13. % Cost Burden >50%	5	7.4	5	13.6	7.4
14. Household Income >80% MFI	5,915	36,190	7,750	8,965	58,820
15. % with any housing problems	6.5	12.8	20.6	19.2	14.2
16. % Cost Burden >30%	6.5	11.1	7.7	18.7	11.4
17. % Cost Burden >50%	0.3	0.6	0.3	1.2	0.6
18. Total Households	15,833	47,752	12,679	14,169	90,433
19. % with any housing problems	27.1	25.1	40.2	37.4	29.5
20. % Cost Burden >30	26.8	23.3	25.6	37	26.4
21. % Cost Burden >50	12	5.4	6.4	13.1	7.9

Source: CHAS data, 2000 Census

- As with renters, lower income owner households spend greater percentages of their income on housing and report more housing related problems than higher income households. Senior households also experience housing cost burden at the 30% AMI level. Even though many of these households may have more equity in their homes, they are more likely to have a fixed or limited income. Over 81% of small related extremely low income families and 93% of large families are reported as being cost burdened. Nearly one-third or 29.5% of all owner households are reported as being cost-burdened in Adams County.

4. PUBLIC AND ASSISTED HOUSING

Adams County Housing Authority (ACHA)

The Housing Authority owns thirty-five (35) single-family detached houses disbursed throughout Westminster and Adams County. The majority of the houses are 3 bedroom, 1-1/2 bath units. These are rented to persons whose household income is at or below 50% of the Area Median Income (AMI). ACHA also owns and manages a number of apartment complexes, of which some



or all of the units are rented to persons whose household income is at or below 80% of the Area Median Income. **Figure 5-17** highlights their units and a brief description of their unit mix.

Figure 5-17: Adams County Housing Authority Properties

Properties	Description
Lowell Colony Apts	24 units rented at below market
Palmer Gardens Apts	24 units rented at below market
Village of Greenbriar	183 units 4 are HOPWA units @ 80% AMI or below 11 are HOME 20 units rented at below market
Aztec Village	165 units 11 are HOME units
Orchard Crossing East	72 units All are Project-based Section 8
Orchard Crossing West	17 units 4 units are < 60%, 4 units < 80%, 9 units 60% - 120% AMI Group Home leased to Community Out Reach for Dev. Disabled services
Rockmont Apts.	9 units Was leased to Adams County Social Services for their Independent Living Program.
Creekside Place	208 units 71 units are Section 8 Project-based 137 units are < 60% AMI Section 42 units
Orchard Hill Senior Apts	88 units 44 units < 50% AMI for 55 and older 44 units < 40% AMI for 55 and older
Casa Redonda	42 Public Housing Units for Senior Housing
Dispersed Family Housing	35 Public Housing Single Family Homes

ACHA administers 1330 Section 8 vouchers and certificates to eligible residents. ACHA has considered the impact of expiring Section 8 contracts with apartment owners and negotiates options with owners as contracts near their renewal period. To address the increased affordable housing needs caused by owners who choose not to renew their contract, ACHA has used HOME and CDBG funds to acquire and rehabilitate apartment units in Adams County and rent them at affordable rates to income-eligible tenants. ACHA continues to look for additional opportunities to purchase rental units to maintain the affordable housing stock in Adams County. There are currently 908 people on the ACHA waiting list (see **Figure 5-18**), of which 87% are extremely low income (less than 30% AMI) and 13% are low income.



Figure 5-18: Adams County Public Housing Waiting List (Section 8 only)

Total on Waiting List	908	
By Income Level		
<30 % AMI	786	87%
30% - 50% AMI	108	12%
50% - 80% AMI	2	1%
By Race/Ethnicity		
Hispanic	863	50%
White	211	25%
African American	199	22%
Asian	12	1%

Brighton Housing Authority (BHA)

The city of Brighton's Housing Authority administers both public housing and Section 8 programs. Public housing consists of forty-four (44) units and the agency allocates 212 Section 8 certificates and vouchers. In addition, the agency owns three duplexes and two single-family homes, adding eight rental units to its inventory.

5. BELOW MARKET HOUSING INVENTORY

According to the Adams County Housing Study completed in 2002, there were an estimated 2,705 deeply subsidized units within Adams County, including Section 8 Vouchers. Another 1,138 units were financed using Low Income Housing Tax Credits, most of which are targeted to households earning 50% to 60% of the Area Median Income (AMI). An inventory of below market rate units is provided in **Figure 5-19**. Note that ACHA units are included in this overview.

Units financed with tax credits are generally below market, but usually do not offer rents that are affordable to households earning 40% of the AMI or less. Another 628 units were available in the inventory that are considered below market did not appear to have been financed with tax credits. Many of these units also allow for households to have incomes up to 80% of the AMI.



Figure 5-19: Below Market Rate Rental Units

Name	# Units	Type	Location	Subsi- dized	Tax Credit	Below Market Rate
Casa Redonda de Vigil	42	Senior/Disabled	Unicorp.	42		
Rockmount Apartments	9	Transitional	Commerce City	9		
Aztec Village	165	Family	Thornton	11		154
Zuni Plaza	84	Family	Unicorp.	34		50
Lowell Colony	24	Family	Westminster			24
Village of Greenbriar	183	Family/ Transitional	Westminster	15		168
Creekside	208	Family	Thornton	71	137	208
Orchard Hill	88	Senior	Thornton		88	
Palmer Gardens	24	Family	Commerce City			24
Single Family Homes	35	Family	Dispersed	35		
Della Villa East	72	Family	Westminster	72		
Della Villa West	17+ Group Home	Family/ Disabled	Westminster	17		
Claire of Assisi	100	Senior	Westminster	100		
Westminster Commons	130	Senior	Westminster	130		
Panorama Pointe	74	Senior	Westminster		74	
Greenbriar	223	Family	Westminster	223		
Glendale	120	Family	Westminster	150		
Mountain Terrace	120	Family	Westminster		120	
Pine Cone Village	40	Family	Brighton	40		
Westbury	228	Family	Westminster		228	
Belle Creek	156	Family	Commerce City		156	
Greens of Northglenn	128	Family	Northglenn		128	
Hughes Station	120	Family	Brighton	55	65	
Spring Hollow	108	Family	Brighton			
Riverwalk	132	Family	Brighton		87	
Brighton Housing Authority	28	Seniors	Brighton	28		
Brighton Housing Authority	16	Families	Brighton	16		
Brighton - Section 8 Vouchers	212			212		
Adams County - Section 8	1,500			1,500		
Sterling Park Apartments	240	Families			120	
Total	4,627			2,760	1,203	628

Source: Adams County Housing Study (updated 11/01/04)

6. SPECIAL NEEDS POPULATIONS

Elderly Households

The recently completed Strengths and Needs Assessment of Older Adults in the Denver Metro Area issued by Denver Regional Council of Governments (DRCOG) provided an in depth analysis of the elderly population in the metro Denver region and the needs associated with that population. From the survey conducted as part of this research, it was found that 22% of the respondents from Adams



County had some difficulty with or needed assistance with IADLs (Instrumental Activities of Daily Living). This would include activities such as housework, meal preparation, money management, and shopping. As is the case with most Colorado communities, the number of elderly households in Adams County is projected to increase dramatically over the next fifteen years. As people grow older, they become less independent, which consequently affects their housing needs. **Figure 5-20** shows the projected growth of the elderly population in Adams County.

Figure 5-20: Adams County Elderly Households

Age Group	Population in	
	2004	2020
65 - 74	17,842	38,300
75 - 84	9,299	12,703
Over 85	2,375	2,924

Source: 2000 Census

The share of the total population of Adams County of residents over 65 will increase from 7.4% in 2004 to nearly 10% in 2020. This increase will certainly affect affordable housing demand for the elderly, along with a need to provide services with this housing. The aging trend, limitations on household income, and varying levels of independence will also create a demand for more housing options for the elderly.

The current trend with the elderly in Colorado is that more are choosing to stay longer in their homes than previously. With the increase in the elderly population in Adams County, and the fact that a significant portion of elderly population is at or below the poverty level, there will be a need for more subsidized rental units, especially if there are assisted living services offered and available on-site.

Figure 5-21 shows elderly households (renter and owner) by income groups and number of cost-burdened households. Overall, elderly households exhibit the same characteristics as other households in the community, that is lower income elderly households experience more housing-related problems and spend more of their income than those at higher incomes.

According to the 2000 Census, 82% of those aged 65 or older own their homes and 17% rent. The incidence of ownership decreases significantly; however, as age increases. A recent inventory of housing choices for the elderly in Adams County estimates that there are just over 1400 units of public, subsidized, private, assisted or retirement housing in the Urban County portion. While the current need for such housing is difficult to determine, the estimates provided in **Figure 5-21** would indicate a high need for affordable rental units targeting elderly households at or below 50% AMI.



Figure 5-21: Elderly Households – Cost Burdened by Income Level

Income Group	Owners	Renters
Extremely Low (0% -30%)	1039 (66.4%)	1844 (72.1%)
Very Low Income (31% to 50%)	1192 (39.1%)	529 (67.9%)
Low Income (51% to 80%)	854 (20%)	333 (43.1%)
Moderate Income (80% -95%)	8.9%	6.5%

CHAS Data, 2000

Frail Elderly

In determining needs for the frail elderly population in Adams County, the CHAS data for mobility and self-care limited households was used. The definition for a mobility or self care limitations includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home. According to the CHAS data, 819 households or 62% of all low income households (owner and renter) with a member over the age of 75 reported having a housing related problem, which could include being housing cost burdened, overcrowding or having structural deficiencies in the home.

Disabled Households

According to the 2000 Census, nearly twenty percent (over 42,000 people) of the adult population between the ages of 21 and 64 and 44% of those over the age of 65 in Adams County reported as having a disability of some kind. According to the Household Survey conducted as part of the Adams County Housing Study, approximately 17% of households in Adams County have at least one person with a disability. Most reported only one person (13%), and less than 1% of households have three or more disable persons. The survey also found that the most important factor to consider when finding a place to live among households with a disabled person is cost. In addition, the size of a unit is important, as is finding a place close to public transit.

From the Comprehensive Housing Affordability Strategy (CHAS) data, it is estimated that 52% of all low income renter households and 33% of owner low income households (income less than 80% AMI) with at least one disabled member reported a housing related problem (i.e. cost-burdened, lacking kitchen or plumbing facilities in the home, overcrowding). Therefore an estimated 5600 low income disable households may have a need for rehabilitation services, are living in housing that is too expensive for them or need access to a home with additional sleeping areas.

The following is an overview of specific disabled populations in Adams County:

a) Mentally Impaired/Disabled

The 2000 Census listed 8,998 residents of Adams County as having a mental disability. National statistics estimate that nearly 1 in 5 people in the U.S. have a diagnosable mental illness. That would bring the number of Adams County residents with mental health needs to over 70,000 people. The Community Reach Center estimates that over 40,000 of these people are not being treated and that approximate over 12,000 have mental health problems that are not being treated and do not have health insurance.



The programs of the Community Reach Center specifically addresses the needs of the chronically mentally ill throughout Adams County. Community Reach assists more than 7000 low-income individuals with mental health problems annually, with both in-patient and out-patient services. Community Reach Center owns and operates 5 housing units (53 beds) for people in various stages of treatment. All are provided on a temporary basis until consumers are ready for community living and outpatient treatment. In addition, the agency receives Section 8 certificates and vouchers for their consumers.

b) Substance Abuse

The Colorado Department of Human Services estimates that 1 in 7 Colorado residents has been substance dependent at some point in their lives, while national estimates place that rate at 1 in 5. Arapahoe House operates the Aurora Emergency Treatment Unit which provides treatment for persons with drug and alcohol abuse problems. Programs include a detox treatment center and also in-patient services. In 2003, 2,142 Adams County residents were treated in all programs combined throughout the County. Services include emergency detox care and inpatient services. Arapahoe House estimates that alcohol and drug abuse affects nearly 1 person in every 7.

c) Developmentally Disabled

The developmentally disabled are another special population with special housing assistance and supportive service needs. The Administration on Developmental Disabilities defines a person who is developmental disabled as a person who has physical or mental impairments that begin before age 22, and alter or substantially inhibit a person's capacity to do at least three of the following:

1. Take care of themselves (dress, bathe, eat, and other daily tasks)
2. Speak and be understood clearly
3. Learn
4. Walk/ Move around
5. Make decisions
6. Live on their own
7. Earn and manage an income

Estimates regarding the number of developmentally disabled persons in a community range from 1% to 3%, which would indicate a potential population range of 4,000 to 12,000 in Adams County. North Metro Community Services, Inc (NMCS) provides housing and supportive services for the developmentally disabled population in Adams County. Over 1,370 people receive services through NMCS. NMCS clients live in the community while receiving supportive services. The main goal is to assist clients in becoming as independent as possible. Supportive services include job training and placement, subsidized housing, independent living skills and others.

Once a person qualifies for services through North Metro, they are assigned a case manager or Resource Coordinator (RC), who will act as an advocate and help to identify services that are appropriate. The individual's needs and personal goals are identified and assessed at an Individual Plan meeting (IP) that is attended by family, staff and other persons as requested by the consumer. The RC will coordinate these services and supports to ensure that identified goals and service needs are being met.



There is a gap between the number of individuals serviced and the number of individuals categorized as part of the developmentally disabled population. Many individuals choose to stay at home and are cared for by family and friends. Social security does provide supplemental income, but often not enough to pay for home health care services.

d) Persons with AIDS/HIV

There were an estimated 3,462 persons living with AIDS/HIV in Colorado as of September, 2004. According to the HIV/STD Surveillance Program, there were 404 AIDS and HIV related cases in Adams County.

According to medical and insurance professionals, an ideal environment for AIDS patients would be a group home living environment providing independence, privacy, structure, support, transportation, meal preparation, shopping, security, and medical treatment. Reimbursable costs for medication and medical treatment are already established through Medicaid. With regard to housing, resources are needed for acquisition, adaptive rehab, and supportive services for those with AIDS/HIV.

It is difficult to determine the exact extent of housing related needs for the HIV population in Adams County. The Office of Community Development and other housing agencies will continue to work with Metro Denver Homeless Initiative (MDHI) in their efforts to address this need area in the Denver metro area.

7. OVERCROWDED CONDITIONS

Estimates relating to overcrowding in housing units in Adams County were obtained through the research completed in the Adams County Housing Study and Household Survey. Using data collected through the household survey, the two following methods were employed in determining whether a household was overcrowded:

1. Using a comparison of the number of rooms designed as bedrooms to the number of rooms used as bedrooms; and,
2. Taking into account the number of occupants per bedroom.

From these methods used in the Housing Study, an estimation of between 3,574 and 8,520 overcrowded housing units in Adams County was generated. From the previously used CHAS data for both renter and owner-occupied households, (**Figures 5-14 and 5-15**), 78% of all renters and 46% of all owners reported a housing related problem, (which includes over-crowding in the household as one criteria) however this data is not disaggregated and therefore it is difficult to determine how many households are overcrowded from this information. The information collected through the households survey is the most accurate information available at this time regarding overcrowded housing in Adams County.



8. HOUSING CONDITIONS AND NEED FOR REHABILITATION SERVICES (HOUSEHOLDS SURVEY)

In the Household Survey completed as part of the Adams County Housing Study, households were asked for input relating to the physical condition of their own home. Seventy-six respondents indicated they believed their home was in excellent or good condition. Nineteen percent reported their homes in need of minor repair (less than \$5,000) or in fair condition. An additional 5% felt that their homes needed more than \$5,000 in improvements. The survey and Housing Study concluded that an approximate 30,065 homes in Adams County were or are in need of minor or major improvements, which could be addressed in part by the existing housing rehabilitation programs operated by the Office of Community Development.

9. LEAD PAINT HAZARDS

Lead is highly toxic and has a detrimental effect on almost every system of the body. It has a more profound effect upon children than adults. Lead impacts children's developing brains and nervous systems, causing reductions in IQ, decreased attention spans, reading and learning disabilities hyperactivity and behavioral problems. The foremost cause of childhood lead poisoning today is ingestion of lead-based paint and contaminated dust and soil found in or around older houses.

HUD estimates that three quarters of pre-1980 housing units contain some lead-based paint. Additionally, 90% of privately owned units built before 1940, 80% of units built between 1940 and 1959, and 62 percent of units built between 1960 and 1979 may contain some lead-based paint.

Because lead-based paint was banned in 1978, the older the housing unit, the more likely the housing unit contains lead-based paint. Lead becomes a hazard when it is released through deterioration on outside walls for example; through abrasion on windows, floors, and stairs; through impact from the motion of doors; or through disturbance such as during rehabilitation.

According to the 2000 Census, the number of housing units built in Adams County before 1979 is 81,153 or 90% of the existing housing stock at that time. Assuming that 62% of all housing units constructed between 1960 and 1979 contain lead (HUD estimate), a "ballpark" estimate using CHAS data is that at least 10,000 low income households in Adams County, both renter and owner-occupied, may have lead paint concerns. Renter occupied housing poses different hurdles than owner occupied housing, which dictates the types of outreach, educational and programmatic efforts that address lead paint issues.

The Colorado Department of Public Health and Environment (CDPHE) has tracked through its Surveillance Program, the number and percentage of children who are tested for lead poisoning by County. **Figure 5-22** highlights statistics for Adams County, keeping in mind that levels reported at $\geq 10 \mu\text{g}/\text{dL}$ are considered elevated and those children are slated for follow up testing.



Figure 5-22: Elevated Blood Lead Levels in Children (6-72 months)

	<10 µg/dL	10-14.9 µg/dL (%)	≥ 15 µg/dL (%)	Total Tested (1996 – 2003)
Adams County	1,010	14 (1.4)	11 (1.2)	1035
Colorado	50,624	819 (1.6)	436 (.8)	51,878

Source: CDPHE, *Surveillance Bulletin 2003*

With regard to incidences of children with elevated blood lead levels, Adams County has experienced similar numbers to the State of Colorado as a whole. However, due to the increase of foreign-born households and an influx of different cultures to the County, there is potential for additional difficulties in educating families of the dangers of lead poisoning in and around their homes. Many of these households bring with them such things as home remedies for common ailments, pottery that is used for eating and other items that could very well contain lead.

10. BARRIERS TO AFFORDABLE HOUSING

The major barrier to the development of affordable housing in Adams County, as in other Colorado Front Range communities, is the cost of land coupled with impact fees that are applied to new development. As different communities have a high reliance upon the fees charged for water and sewer lines that serve new development, it is difficult for them to defer or waive these charges. Some communities have adopted inclusionary housing ordinances which require developers to have a portion of their housing project be affordable to lower income households. At this time, there are no plans to adopt an inclusionary housing policy in Adams County.

The Office of Community Development, along with other community housing partners, will continue to identify opportunities to address the barriers to affordable housing, particularly the high cost of impact fees and land acquisition. OCD can use its HOME funds to help defray some of the development costs that are incurred at the beginning of a project. In addition, HOME funding can be used to assist in the acquisition of land for housing development, where appropriate. One of the primary goals of the Adams County Housing Task Force is to develop a strategy to address the various regulatory barriers that exist in the County and within the cities that create problems for affordable housing development.

11. HOMELESS AND SUPPORTIVE SERVICE NEEDS

Point in Time Survey

On January 19, 2004 the Metropolitan Denver Homeless Initiative (MDHI) coordinated a metro-wide “point-in-time” survey of homeless individuals and families in Adams, Arapahoe, Douglas, Boulder, Denver and Jefferson counties. The results of the survey were published in the study: *Profile Of Homelessness In Metropolitan Denver, Colorado*. The study also included information regarding the causes of the homelessness of those surveyed, various demographic data, and information relating to where they last had a permanent residence. For the metro Denver area, it was estimated that there were 8,668 homeless persons that night. Other results of the study revealed:



- Single persons not in families represent 39 percent of all homeless persons, while family members represent 61 percent.
- Infants, children and youth under 21 years old represented 42 percent of the homeless population sampled that night;
- From the survey results, it was estimated that 72 percent of those homeless were in need of transitional housing and supportive services, as they lacked permanent places to stay and were sleeping in emergency shelters, motels, doubled up with family or friends, had just left an institution, or were staying in a location not designed for human habitation, such as a car or under a bridge.
- Of the people surveyed, 19 percent had been homeless for less than 30 days and 17 percent had been homeless for more than two years.
- 34 percent were homeless for the first time, with 30 percent of single homeless were homeless for the first time and 42 percent of the homeless families being homeless for the first time.
- It was estimated that that 25,509 persons in Metro Denver will experience homelessness at some time during the year.
- Both single persons and head of household respondents identify the major causes of homeless as “they lost their job” or “they were unable to pay their rent or mortgage.”
- More single persons than heads of household identified substance abuse and mental disabilities as causes of homelessness. A higher percentage of heads of household than single persons identified domestic violence and relationship problems as causes of homelessness.
- Whites made up the largest ethnic group of the homeless surveyed at 47.9%, with Hispanics at 22.9% and African Americans at 18.7%.

Seventeen percent or 1724 people surveyed reported their last permanent housing had been in Adams County and of those 596 were children under the age of eighteen. If one uses the figure of 72% of those homeless are in need of transitional housing mentioned previously, then approximately 1241 Adams County homeless individuals and families were in need of such housing that night. A significant portion of those transitional housing units would have to be able to accommodate housing for families with children under age of 18.

Of the Adams County homeless population surveyed during the Point in Time survey, female respondents (not including family members) outnumbered males 373 to 282. This indicates a higher population of female head of households who are homeless.



Figure 5-23 provides a breakdown of income of those who were homeless during the point in time survey. Approximately 75% of those surveyed had incomes less than the poverty level for one person (\$9,130) and nearly 90% of those surveyed had incomes below the poverty level for a family of four. This data highlights the need for increased access to resources and programs that address issues of poverty and person income of the homeless. Additionally, there is a great need for emergency assistance for rent, mortgage and utilities so that the most vulnerable families can stay in their homes.

Figure 5-23: Adam County Homeless Income Levels

Income Level	# at Income Level	Percent
\$0	98	16.1%
less than \$1000	89	14.7%
1,000 - 2,499	74	12.2%
2,500 - 4,999	80	13.2%
5,000 - 7,999	68	11.2%
8,000 - 9,999	47	7.7%
10,000 - 12,499	41	6.8%
12,500 - 14,999	33	5.4%
15,000 - 19,999	26	4.3%
20,000 - 29,999	28	4.6%
30,000 - 39,999	14	2.3%
40,000 - 49,999	6	1.0%
50,000 or more	3	0.5%
Total	607	100.0%

Source: MDHI Point in Time Survey

Of those responding to the point in time survey and listing that they spent the previous night in Adams County, 40% were White, 35% were Latino, 20% were African-American, and 3% self-reported as Native American. Over 44% reported to be homeless for the first time, and 16% were chronically homeless.

Figures 5-24 and **5-25** provide an overview of results from the Point in Time survey for those respondents who indicated their last residence being in Adams County. Percentages are calculated from those homeless persons who responded to the questionnaire and do not necessarily reflect conditions of the entire homeless population in Adams County. **Figure 5-24** shows what circumstances respondents indicated caused them to become homeless. It should be noted that respondents could choose more than one condition or situation. Losing a job or an inability to pay the rent were the two most prevalent situations that people indicated were causes of their homelessness.



Figure 5-24: Causes of Homelessness

Condition or Situation	% Respondents
Lost Job	34.6%
Moved to Seek Work	9%
Alcohol/Substance Abuse	9%
Unable to Pay Utilities	7%
Bad Credit	6%
Evicted	11%
Relationship Problems	19%
Unable to Pay Rent or Mortgage	37%
Illness	5%
Mental Disability	4.5%
Domestic Violence	11.7%

Source: MDHI Point in Time Survey

Figure 5-25 provides an overview of services accessed by respondents. While a significant share of respondents did access services for such conditions as chronic drug or alcohol abuse, over 43% did not report accessing any services or treatment at all.

Figure 5-25: Accessed Treatment or Service

Treatment or Service	% Respondents
Severe Mental Illness	14.4
Chronic Drug Abuse	6.5%
Domestic Violence	11%
Chronic Alcohol Abuse	4%
Other Physical Condition	11.7%
No treatment or service	43.6%

Source: MDHI Point in Time Survey

13. HOUSING AND HOMELESS NEEDS SUMMARY

This section of the Consolidated Plan has provided an analysis of housing and homeless needs in Adams County. From this analysis, the following is a summary of those identified housing and homeless needs that will be addressed in the Five Year Strategic Plan (Section 7):

- Increased need for housing rehabilitation services for the aging housing, single family, multi-family and mobile homes. This also includes needs for emergency repair services and accessibility modifications for the elderly and handicapped;
- Increased need for weatherization and utility assistance programs as energy costs continue to rise;
- Increased need for public and subsidized rental housing, along with preserving the existing project-based Section 8 units in the market;



- More affordable for-purchase starter homes and workforce housing to meet the demands of growth in the County;
- Need for continued financial programs that assist first time homebuyers in purchasing a home, with deeper subsidy to keep up with rising home prices;
- Housing counseling services for those wish to buy a home and are unaware of the process and their rights, or for those homeowners who are in foreclosure or are in danger of losing their home to foreclosure;
- Continued need for emergency rental or utility assistance to renters, particularly families with children, who may become homeless because they cannot pay their rent;
- Increased need for emergency and transitional housing for homeless families with children;

The following tables (1A and 1B) contain an analysis of the estimated number of units needed to address the level of housing and homeless needs in Adams County. As previously discussed, the figures estimated in these tables were derived from survey data collected through the Adams County Housing Study, Housing Gaps Analysis, CHAS data and the MDHI Homeless Point in Time Survey. The data sources for this information, while comprehensive, are still imprecise due to the difficulty in measuring needs among homeless populations. The projected goals include activity from all housing and homeless program related activity that is anticipated to be carried out over the next five years. The Housing and Homeless Strategic Plan contains a description and projected outcomes for each planned activity over the next five years.



Table 1A
Homeless and Special Needs Populations
Continuum of Care: Housing Gap Analysis Chart

	Current Inventory	Under Development	Unmet Need/ Gap
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Individuals

Beds	Emergency Shelter	14	0	60
	Transitional Housing	0	0	100
	Permanent Supportive Housing	24	0	150
	Total	38	0	310

Persons in Families With Children

Beds	Emergency Shelter	97	0	90
	Transitional Housing	143	0	40
	Permanent Supportive Housing	0	0	70
	Total	240	0	210

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	102	422	58	582
2. Homeless Families with Children	21	87	9	107
2a. Persons in Homeless Families with Children	75	312	43	430
Total (lines 1 + 2a)	177	734	101	1012
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	69		3	72
2. Seriously Mentally Ill	69			
3. Chronic Substance Abuse	50			
4. Veterans	27			
5. Persons with HIV/AIDS	2			
6. Victims of Domestic Violence	54			
7. Youth	605			



Table 1B: Special Needs (Non-Homeless) Populations				
SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Goals
Elderly	M	30	NA	NA
Frail Elderly	L	5	NA	NA
Severe Mental Illness	L	70	NA	7
Developmentally Disabled	M	100	NA	10
Physically Disabled	M	60	NA	20
Persons w/ Alcohol/Other Drug Addictions	L	120	NA	10
Persons w/HIV/AIDS	L	5	NA	0
Other	N			
TOTAL		400		47



Table 2A: Housing Needs

Priority Housing Needs		Priority Needs Level		Total Needs	Goals
Renter	Small Related	0-30%	H	1782	300
		31-50%	M	434	300
		51-80%	L	70	-
	Large Related	0-30%	M	529	200
		31-50%	L	85	-
		51-80%	L	293	-
	Elderly	0-30%	H	797	50
		31-50%	M	229	-
		51-80%	L	174	-
	All Other	0-30%	H	1230	-
		31-50%	L	376	-
		51-80%	L	79	-
Owner	0-30%	H	3000	1000	
	31-50%	M	2404	250	
	51-80%	L	1260	50	
Special Needs		0-80%	L	150	40
Total Goals					2190



VI. COMMUNITY DEVELOPMENT (NON-HOUSING) NEEDS ANALYSIS

1. IDENTIFYING AND DETERMINING THE PRIORITIES

The community needs that are prioritized in this Consolidated Plan were identified primarily through the Community Needs Assessment. In addition, priorities were identified through the Consolidated Plan Oversight Committee and through consultation with service providers and city representatives.

In order to determine the priorities that are included in the plan, the appropriateness and “fit” of the priorities were weighed with County (specifically OCD) roles, responsibilities and ability to coordinate. Some community needs identified in the needs assessment fall under the traditional purview of other entities, the best example being K -12 education. In those cases, the strategy was to identify more specific needs (e.g. ESL for adults or after school programming for school age children) and propose partnerships to address those needs.

Another set of criteria that was used to determine priorities for the plan were how certain needs and the activities that would address those needs qualify under HUD eligibility guidelines. More weight or consideration to address a specific need under the Consolidated Plan was given to activities that are eligible under HUD entitlement programs. Also, types of activities are limited under HUD rules by spending caps. While many of these activities received a high priority from the community and providers, the County’s ability to adequately fund those programs will be limited.

2. OVERALL RESULTS OF THE COMMUNITY NEEDS ASSESSMENT

As part of the Community Needs Assessment, previously described over 1200 phone and door to door surveys were conducted to determine what the top community needs of Adams County residents. While the phone surveys were conducted randomly to households county-wide, the door to door surveys were targeted to low income neighborhoods. **Figure 6-1** provides an summary of the results from the survey completed as part of the Community Needs Assessment:

Figure 6-1: Top Community Needs

Rank	Need	% of Households
1	Education	33%
2	Economic Development	21%
3	Housing	13%
4	Public Safety	8%
5	Public Services	6%
6	Infrastructure	6%
7	Recreation	5%
8	Government Communication	5%
9	Bilingual Communication	2%



As noted, the four top priorities as identified by residents through survey were education, economic development, housing and public safety. From the survey results, the subsequent focus groups that were conducted and the providers survey, some policy recommendations were compiled by the consultant Corona Research that they believed would address many of the needs from the survey. Recommendations included making improvements to or increasing access to:

1. Quality educational opportunities for residents of all ages.
2. Job and skills development for youth and adults.
3. Community policing programs or activities to address residents feelings of safety.
4. Quality public services.
5. County infrastructure, particularly in unincorporated Adams County.
6. More recreation opportunities for residents.

3. KEY FINDINGS FROM THE PROVIDERS SURVEY AND GAPS ANALYSIS

As part of the Community Need Assessment project, a separate survey was conducted of Adams County service providers to determine the level of services they provided to residents in the County. The level of these services was gauged against the level of need that was derived from the phone and door to door surveys. The following are highlights collected from the Provider Survey:

- When comparing among six major categories of need, service providers allocate most of their resources to education and public/social services.
- When comparing among 17 specific services, mental health services and senior services are provided most often and to the largest number of unduplicated residents.
- The majority of agencies provide services to residents of all major municipal and unincorporated areas in Adams County (except Arvada, Bennett and Watkins).
- Referral and word-of-mouth are the most common means by which residents become aware of services.
- An overwhelming majority of service providers are interested in expanding their operations.
- When asked to identify the greatest current and future needs from six major categories, service providers selected public/social services and housing as the “greatest” need.
- When choosing from among 17 specific services, child care, including subsidized child care, and utility assistance were indicated as the highest priority current needs.
- When choosing from among 17 specific services, child care and subsidized child care, along with mental health services, were indicated as the highest priority future needs five years from now.

4. COMMUNITY DEVELOPMENT NEEDS (2005 - 2009)

This section contains the community development priorities for Adams County during the next five years. The priority areas are structured using categories as prescribed by HUD. Although this structure works satisfactorily, the categories of Youth and Senior Program has been broken out separately from that of the general Public Services category. The Community Needs Assessment used the Public Service category as a “catch all” which included all public and human service activity.



As a general guideline, the following are objectives that OCD will be striving to achieve as part of the process of meeting community development priorities:

- Improving low-income, underserved neighborhoods in unincorporated Adams County.
- Increase the number of neighborhood leaders in low income neighborhoods and increase the level of participation of low income residents in issues and projects that will improve or revitalize their communities.
- Provide on-going and effect outreach, communication and marketing of existing assets and other resources to low income neighborhoods.
- Build the capacity of effective non-profit service providers in the community so that they may better serve residents and that they may be able to sustain themselves in the long term without reliance on County funding.

When determining level of priority (High, Medium, Low) a need determined as low in this Consolidated Plan should not be construed as a non-priority. These levels are determined with the limited resources that are governed by this plan and the applicability of those funding sources to address that area of need. For example, public safety was ranked as the number four top priority (out of nine) from the needs assessment survey, but because a majority of programs and resources included under this Consolidated Plan do not directly address public safety issues, this need area was prioritized as a low need in relation to other priority areas.

5. PRIORITY AREA: PUBLIC FACILITIES (MEDIUM NEED)

The Needs Assessment results that residents see a need for more public facilities in their communities, as they are seen as serving specific needs (i.e. Senior Centers) or are a public benefit for all (e.g. Recreation Centers or Parks). With growth and the increased cost to develop and maintain many kinds of public facilities, the role of federal resources such as CDBG may diminish over time. The need to identify other sources and mechanism to fund these improvements is greatly increasing. Some of the survey results that pertain to public facilities from the needs assessment include:

- 59,000 Adams County households (46 percent) said that more free/low-cost recreation is needed.
- 59,000 Adams County households (46 percent) said that more youth centers are needed.
- 52,500 Adams County households (41 percent) would like to see additional cultural/arts opportunities.
- 45,000 Adams County households (35 percent) would like to see additional senior centers.
- 42,500 Adams County households (33 percent) rated the opportunities for recreation and cultural activities as “very bad” to “fair”.



6. PRIORITY AREA: INFRASTRUCTURE (MEDIUM NEED)

There are a number of neighborhoods in the unincorporated area of Adams County that has not received infrastructure improvements from the County in years. Infrastructure is very expensive, to construct and to maintain over time. The County currently budgets a portion of the General Fund to pay for infrastructure improvements. While the County has extended many improvements to unincorporated neighborhoods, at current funding levels and capacity, it will be many years until all areas are completely updated. The community needs survey asked residents to rate the current infrastructure and related services in their neighborhood. The following list shows the some of the results of that survey and the number of responses that said those areas were either “bad” or “very bad”.

Service or Infrastructure Category	Respondents
Water quality	25,500 (20 percent)
Roadway maintenance	20,500 (16 percent)
Roadway design and layout	20,500 (16 percent)
Traffic signals and signage	18,000 (14 percent)
Drainage and storm runoff	13,000 (10 percent)
Street lighting	13,000 (10 percent)
Sidewalks	10,500 (8 percent)

7. PRIORITY AREA: PUBLIC SERVICES (MEDIUM NEED)

While this category was not ranked as highly from the phone survey, public services were identified as a Top 3 need in 8 of the 13 focus groups, which were predominantly conducted in low and moderate income neighborhoods. The following list is from the results of the phone survey wherein respondents indicated a need for more of these types of services in the community:

Area of Need	Respondents Indicating “More Needed”
Food assistance	78,000 (61 percent)
Victim services	74,500 (58 percent)
Homeless services	73,000 (57 percent)
Disabled services	73,000 (57 percent)
Victim assistance	69,500 (54 percent)
Substance services	61,500 (48 percent)
Mental health services	52,500 (41 percent)

An obstacle in meeting community service needs is the large demand for public service funding and the limited funding like the 15% cap on the annual CDBG allocations for community service activities. In an effort to address this situation more comprehensively, Adams County Office of Community Development has endeavored to integrate the administration of the Community Service Block Grant and Human Service Grants (County General Fund) with the CDBG program. In addition, OCD and Social Services Department staff have discussed the potential for establishing a core agency approach to funding non-profit service providers in the County who serve those high



priority need populations. The coordination of these funding sources will result in streamlining the application process for community agencies and identifying and avoiding duplication of services, providing for a comprehensive view of community agencies budgets, needs and funding requests.

A review of the areas of high poverty in Adams County (over 15% of households in poverty) was completed as part of the Community Needs Assessment with special attention to households that do not speak English as their first language. The analysis revealed that the percentage of the population in these high poverty areas that spoke a language other than English at home was over 33 percent in several areas, with the highest being Westminster (55.7 percent), followed by Brighton (55.6 percent), Aurora (45.3 percent), and Commerce City (38.4 percent). This information would suggest a high need for bi-lingual outreach efforts in these areas, as well as an increase in English as a Second Language classes.

8. PRIORITY AREA: ANTI-CRIME PROGRAMS (LOW NEED)

Public safety was the number four top priority from the community needs assessment. From the focus group discussions, there were comments relating to a larger need for increased community policing in low-income areas and those neighborhoods that house seniors. Some of the focus groups also indicated a need for better street lighting and an increased presence of police or sheriff officers.

9. PRIORITY AREA: YOUTH (AND CHILDREN) PROGRAMS (HIGH NEED)

The priority area includes programming for very young children and for older youths. This Input from the Consolidated Plan Oversight Committee had activities under this area of need ranked the highest of all public services.

Area of Need	Respondents Indicating “More Needed”
Child abuse prevention	86,000 (67 percent)
Youth job training	85,000 (66 percent)
Youth programs	81,000 (63 percent)
Child care beyond the work day	69,500 (54 percent)
Subsidized child care	68,000 (53 percent)

Figure 6-2 below provides a gaps analysis for some specific programs that provide services to youth and families with children. As shown, there is a tremendous need for additional youth and childhood service in the County.



Figure 6-2: Potential Gaps in Programs Related to Youth and Children	
COMMUNITY NEEDS/POTENTIAL NEEDS	AVAILABLE RELATED SERVICES ¹⁵
83,728 Adams County youth (5-19 years of age) ¹⁶	6,892 youth served by Youth Programs, including after school
10,994 Adams County related children live in poverty	
53,352 youth aged 15-24 in Adams County ¹⁸	290 youth served in job training programs
1,311 eligible Head Start children	716 children served through Head Start

10. PRIORITY AREA: SENIOR PROGRAMS (MEDIUM NEED)

While not factoring heavily on respondents minds in the Community Needs Assessment, all current studies projections show the Senior population in Adams County will grow. With that growth will be an increase in the need for supportive service for Seniors and the frail elderly. With regard to public services and facilities, approximately 45,000 Adams County households (35 percent) from the phone survey would like to see additional senior centers to meet current need.

11. PRIORITY AREA: ECONOMIC DEVELOPMENT (HIGH NEED)

Ranked as the number two top need in the County through the Needs Assessment, economic development activities can include activities that create or retain jobs for low and moderate income residents and providing training or placement services.

With regard to the Community Needs Assessment, this category was rated highly by residents of various income levels. According to recommendations from needs assessment: “Given that the majority of businesses in Adams County are small (with 82.5 percent employing 19 or fewer people), the County may need to consider increased support for this backbone of the county’s economy.”

12. PRIORITY AREA: PLANNING (LOW NEED)

With regard to HUD programs, funding for planning activities is limited by the Planning and Administration gap. The Office of Community Development will pursue the following planning related activities over the next five years as opportunities are identified:

1. Developing neighborhood plans with the participation of community groups and other County agencies as needed.
2. Developing the capacity of neighborhood groups on low income neighborhoods.
3. Updating the community needs assessment data.
4. Surveying existing conditions in low income unincorporated neighborhoods.
5. Updating affordable housing related strategies.



13. COMMUNITY DEVELOPMENT NEEDS SUMMARY

From the analysis provided in this section, the following is a summary of non-housing community development needs (in no particular order of importance) which have been identified and prioritized for Adams County. An issue common to these priorities is the need for enhanced or strengthened organization and collaboration among the service providers active in the County which should focus on increasing resident awareness of existing resources and avoid duplication of services. Table 2B provides a summary of non-housing community development needs. Information regarding unmet gaps and dollars needed to address is not available at a County level and therefore not provided in the table. With regard to relative priority, activities rated a high priority on Table 2B are more likely to be addressed through funding sources identified under this Consolidated Plan.

- Increase in supportive services for the disabled population in Adams County, including the physically, mentally, developmentally and the elderly;
- Targeted effort to develop the leadership capabilities of low income residents and the capacity of resident-based groups and non-profits that serve low income or high poverty communities;
- Need for a targeted low-income neighborhood approach to resident leadership development in unincorporated Adams County communities;
- Increased need for childcare and early childhood educational services to low income families.
- Need to continue to support programs that address self-sufficiency for homeless families and public housing residents;
- Aging or non-existent infrastructure and public facilities in low income unincorporated neighborhoods;
- Outreach to the immigrant community in Adams County regarding existing services, neighborhood assets, community involvement and neighborhood needs;
- Small business education and training for low income residents;
- Job skills development and English as a Second Language for low income residents;



Table 2B				
PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Dollars to Address Unmet Priority Need	Goals*	
PUBLIC FACILITY NEEDS (projects)				
Senior Centers	M	NA	Refer to Strategic Plan Tables	
Handicapped Centers	L	NA		
Homeless Facilities	M	NA		
Youth Centers	L	NA		
Child Care Centers	M	NA		
Health Facilities	M	NA		
Neighborhood Facilities	M	NA		
Parks and/or Recreation Facilities	M	NA		
Parking Facilities	L	NA		
Non-Residential Historic Preservation	L	NA		
Other Public Facility Needs	N	NA		
INFRASTRUCTURE (projects)				
Water/Sewer Improvements	H	NA		
Street Improvements	M	NA		
Sidewalks	H	NA		
Solid Waste Disposal Improvements	L	NA		
Flood Drain Improvements	H	NA		
Other Infrastructure Needs	N	NA		
PUBLIC SERVICE NEEDS (people)				
Senior Services	M	NA		
Handicapped Services	H	NA		
Youth Services	H	NA		
Child Care Services	M	NA		
Transportation Services	M	NA		
Substance Abuse Services	M	NA		
Employment Training	H	NA		
Health Services	H	NA		
Lead Hazard Screening	L	NA		
Crime Awareness	L	NA		
Other Public Service Needs	N	NA		
ECONOMIC DEVELOPMENT				
ED Assistance to For-Profits(businesses)	H	NA		
ED Technical Assistance(businesses)	H	NA		
Micro-Enterprise Assistance(businesses)	H	NA		
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	L	NA		
C/I* Infrastructure Development (projects)	M	NA		
Other C/I* Improvements(projects)	M	NA		
PLANNING				
Planning	L	NA		
TOTAL ESTIMATED DOLLARS NEEDED:				



VII. FIVE YEAR STRATEGIC PLAN

1. OVERVIEW

The Strategic Plan provides the framework under which housing and community development needs in Adams County will be addressed. It identifies the priority needs, activities or programs to address those needs and the implementing organizations. In addition, the Strategic Plan provides a description of existing and potential resources that County agencies, non-profit service providers, the Adams County Housing Authority and other entities can use to address housing and community development needs.

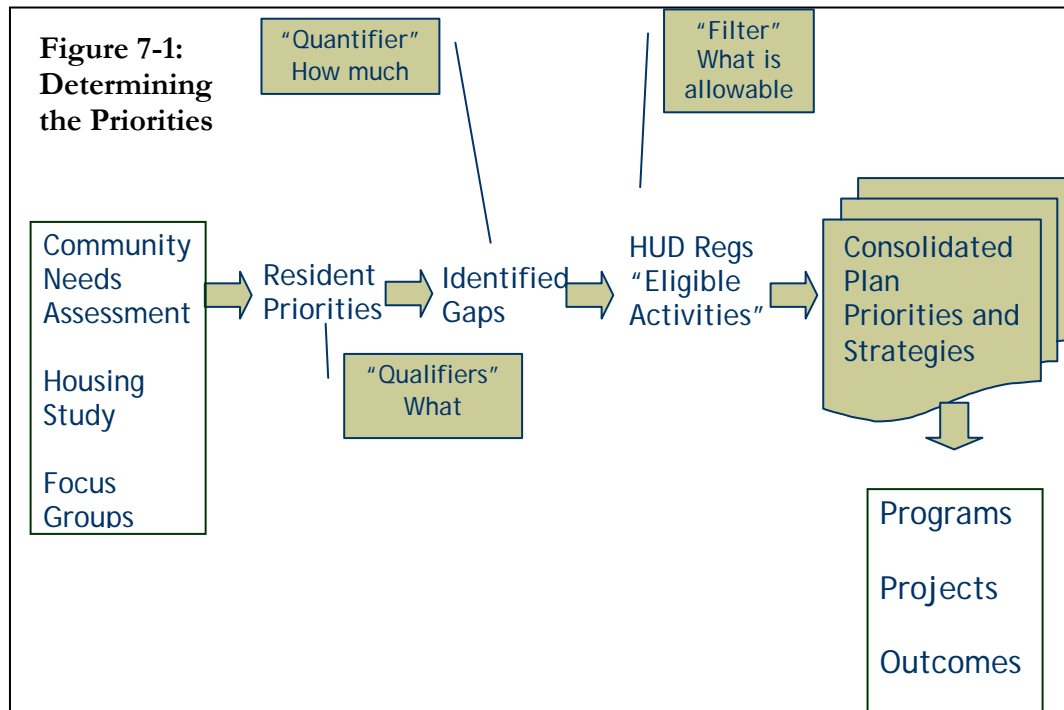


Figure 7-1 provides an overview of the process followed to take the needs identified through the needs assessment process, prioritize those needs under this Consolidated Plan and establish strategies to meet those needs. The Community Needs Assessment Project Advisory Committee and the Consolidated Plan Oversight Committee were instrumental in providing resident, business, civic and non-profit input to this process.

After resident priorities were identified through the needs assessment and focus groups, the gaps in services were identified and estimated through a variety of different planning and community sources, including a survey of existing service providers. The final priorities and strategies were developed after determining which activities were eligible under Consolidated Plan and HUD rules and regulations. Those needs which were deemed the highest by residents, had significant existing gaps, and were likely to be funded through resources identified in this Consolidated Plan, were identified as high priorities. Those needs which were likely to be addressed through other means in the community (with non-federal resources), were moderate or low priorities under this Consolidated Plan.



2. FIVE YEAR HOUSING AND HOMELESS STRATEGY

Housing and Homeless Goals and Objectives

Housing Goal #1: Maintain and improve the supply of existing affordable housing to meet the needs of low and moderate income residents in Adams County.

Objectives

1. Provide Loans to homeowners to address code, health and safety issues in their homes.

Tasks:

- A. Target program resources in unincorporated low income neighborhoods in concert with other neighborhood targeting efforts.
 - B. Implement outreach and marketing efforts to increase resident awareness of programs, including Spanish speaking households.
 - C. Identify opportunities to compliment County Code Enforcement efforts.
 - D. Support or pursue opportunities to combine efforts with community housing partners to maximize resources for housing rehabilitation.
2. Provide resources to low income homeowners for minor repairs or for emergency repairs.

Tasks:

- A. Target program resources in unincorporated low income neighborhoods in concert with other neighborhood targeting efforts.
 - B. Implement outreach and marketing efforts to increase resident awareness of programs, including Spanish speaking households.
3. Provide resources to maintain the quality of existing rental housing affordable to low and moderate income households.

Tasks:

- A. Provide support to projects with long term (20 years) affordability periods.
 - B. Utilize the Adams County Housing Task Force as a means to identify potential projects.
 - C. Encourage the participation of for-profit developers where appropriate.
4. Provide assistance to low income homeowners and renters to improve energy efficiency of their homes.

Tasks:

- A. Target program resources in unincorporated low income neighborhoods.
- B. Implement outreach and marketing efforts to increase resident awareness of programs, including Spanish speaking households.



5. Sustain and improve the quality of existing public housing properties.

Tasks:

- A. Support the efforts of the Adams County Housing Authority and others in sustaining the quality of existing public housing.
- B. Support the efforts of the Adams County Housing Authority in preserving the number of project-based Section 8 units available.



Housing Goal 1: Maintain and improve the existing supply and quality of affordable housing to meet the needs of low and moderate income residents in Adams County.

Need Areas: Owner-occupied, rental, public housing.

Program/Activity	Description	Target Beneficiaries	Estimated Five Year Outputs	Coordinating and Implementing Agencies	Consolidated Plan Priority	Potential Funding Sources
Single Family Housing Rehabilitation	Provide loans to homeowners to address code, health and safety issues and improve their homes.	Small Families Large Families Low/Mod Income Owner-occupied Households	125 homes rehabilitated	Office of Community Development (OCD); Non-profit housing providers or developers. CHDOs	High	Home Investment Partnership (HOME)
Minor Home and Emergency Repair	Grants to homeowners for minor repairs or for emergency repairs.	Small Families Large Families Low Income Owner-occupied Households	100 homes repaired	Office of Community Development (OCD); Non-profit housing providers or developers.	High	Community Development Block Grant (CDBG)
Multi-family and/or Rental Rehabilitation	Improvements to rental housing for low and moderate income rental housing.	Small Families Large Families Elderly and other special needs populations Low and moderate income renter households.	200 units rehabilitated	Non-profit housing providers; private sector housing developers. CHDOs	High	HOME CDBG Private sector financing
Weatherization Program	Provide assistance to low income homeowners and renters to improve energy efficiency of their homes.	Small Families Large Families Low income renter and owner households.	1000 homes weatherized	Arapahoe County Community Development	Low	Energy Saving Partners
Public Housing Rehabilitation	Rehab and upgrade of existing public housing.	Residents of public housing	200 units rehabilitated	Adams County Housing Authority; Brighton Housing Authority	Medium	Project operating reserves; CDBG; HOME



Housing Goal #2: Increase the supply of safe, decent and affordable housing for low and moderate-income residents to address the need created by economic growth and the creation of new jobs in Adams County.

Objectives

1. Identify and pursue opportunities for new rental housing development for existing and future workforce needs in Adams County.

Tasks:

- A. Strengthen communication and understanding of residents, City and County officials, housing providers, and the private sector regarding workforce housing needs and programs.
 - B. Prioritize and support projects with long-term (a minimum of 20 years) affordability periods.
 - C. Utilize the Adams County Housing Task Force as a means to identify potential projects.
 - D. Encourage the participation of for-profit developers where appropriate.
 - E. Identify opportunities to partner with Cities in the support of affordable housing projects.
 - F. Support the efforts of the Adams County Economic Development office in promoting the need for workforce housing in the County.
2. Provide resources that support the development of affordable starter homes for families and individuals who work in Adams County.

Tasks:

- A. Prioritize and support projects with long-term (a minimum of 20 years) affordability periods.
 - B. Support partnerships with non-profit housing developers.
 - C. Encourage the participation of for-profit developers where appropriate.
 - D. Identify opportunities to partner with Cities in the support of affordable housing projects.
 - E. Identify potential groups that could become Community Housing Development Organizations (CHDO) in Adams County to develop starter homes.
3. Provide housing for special needs residents who are able to live independently.

Tasks:

- A. Increase the supply of supportive housing with associated services for residents with special needs to live in dignity and independence.
- B. Identify partnerships with non-profit housing developers with special needs housing expertise.
- C. Examine need for program to address accessibility issues in existing homes in County for Seniors and disabled.
- D. Identify potential groups that could become Community Housing Development Organizations (CHDO) in Adams County for special needs housing.



Housing Goal 2: Increase the supply of safe, decent and affordable housing for low and moderate-income residents to address the need created by economic growth and the creation of new jobs in Adams County.

Needs Areas: Owner-occupied, rental, special needs housing

Program/Activity	Description	Target Beneficiaries	Estimated Five Year Outputs	Coordinating and Implementing Agencies	Consolidated Plan Priority	Potential Funding Sources
Workforce Rental Housing Development	New rental housing development for existing and future workforce.	Small Families Large Families Low/Mod Income	500 Units	Non-profit housing providers and/or private sector developers.	Medium	Private financing; HOME
For-Purchase Starter Homes	Affordable starter homes for families and individuals who work in Adams County	Small Families Large Families Low/Mod Income	25 units	Non-profit housing providers and/or private sector developers. CHDOs	Medium	Private financing; HOME
Special Needs Housing	Housing for special needs residents who are able to live independently.	Special needs populations; Elderly; Homeless	40 units	Non-profit housing providers and/or private sector developers. CHDOs	Low	Private financing; HOME



Housing Goal #3: Expand first time homebuyer opportunities in Adams County for low and moderate-income households.

Objectives

1. Provide down payment and closing cost assistance for first-time low and moderate income home buyers.

Tasks

- A. Identify and pursue additional resources that enhance or broaden home ownership assistance programs and services.
 - B. Coordinate outreach efforts in concert with other neighborhood targeting efforts regarding existing home ownership assistance programs or resources.
 - C. Target existing resources to increase the number of minority homeownership in Adams County.
 - D. Investigate and pursue partnerships or activities that increase home ownership opportunities for the elderly and disabled
2. Provide counseling regarding credit assistance, budget management, home buying process, fair housing rights to first-time homebuyers and reverse equity mortgages to elderly homeowners.

Tasks

- A. Identify and pursue additional resources that enhance or broaden home ownership assistance programs and services.
- B. Coordinate outreach efforts in concert with other neighborhood targeting efforts regarding existing home ownership assistance programs or resources.
- C. Update the Adams County Analysis of Impediments to Fair Housing Choice.
- D. Increase resident awareness and understanding of existing counseling services and programs that will keep them from becoming homeless.



Housing Goal 3: Expand first time homebuyer opportunities in Adams County for low and moderate-income households.						
Needs Areas: First time, low and moderate income homebuyers.						
Program/Activity	Description	Target Beneficiaries	Estimated Five Year Outputs	Coordinating and Implementing Agencies	Consolidated Plan Priority	Potential Funding Sources
Homebuyer Assistance	Down payment and closing cost assistance for first-time home buyers.	Low-income first time homebuyers	300 new low income homebuyers.	Adams County Housing Authority Non-profits	High	HOME ADDI CHFA
Homebuyer education	Counseling regarding credit assistance, budget management, home buying process, fair housing rights to first-time homebuyers and reverse equity mortgages to elderly homeowners.	Low-income first time homebuyers	10,675 Individuals	Adams County Housing Authority Non-profits	Low	HOME



Housing Goal #4: Provide resources, services and linkages that ensure that low and moderate-income homeowners can afford to stay in their homes.

Objectives

1. Provide Section 8 certifications and vouchers rental assistance.

Tasks:

- A. Support programs that move families toward self-sufficiency.
- B. Evaluate the cost effectiveness and sustainability of existing HOME-funded Tenant-based Rental Assistance activities.

2. Provide access to financial assistance to low income renters or owners at risk of being evicted or foreclosed upon.

Tasks:

- A. Support programs that combine financial assistance with education and counseling.
- B. Increase resident awareness and understanding of existing services and programs that will keep them from becoming homeless.
- C. Provide support resources, services and resource linkages that allow low-income families and individuals to keep their housing costs below 30% of their monthly income.

3. Provide foreclosure and pre-foreclosure counseling to homeowners facing foreclosure proceedings.

Tasks:

- A. Increase resident awareness and understanding of existing services and programs that will keep them from becoming homeless.

4. Provide emergency financial assistance to low income renters or owners to pay for energy and utility costs.

Tasks:

- A. Increase resident awareness and understanding of existing services and programs that will keep them from becoming homeless.
- B. Identify and pursue additional resources targeting rental and utility assistance.



Housing Goal 4: Provide resources, services and linkages that ensure that low and moderate-income homeowners can afford to stay in their homes.						
Needs Areas: Households, including homeowners and renters, at or below 50% of the area median income; Households at risk of become homeless; poverty alleviation.						
Program/Activity	Description	Target Beneficiaries	Estimated Five Year Outputs	Coordinating Agencies	Consolidated Plan Priority	Potential Funding Sources
Public & Assisted Housing Sect. 8 Housing Vouchers	Section 8 vouchers rental assistance; Public housing for low and very low income households.	Households between 0 - 50% Area Median Income.	1330 households annually	Adams County Housing Authority	High	Section 8 Certs & Vouchers
Emergency Housing Assistance	Financial assistance to low income renters or owners at risk of being evicted or foreclosed upon.	Households between 0 - 50% Area Median Income.	1750 households	Adams County Housing Authority; Access Housing; Almost Home	Medium	CDBG CSBG
Housing and Financial Counseling; Foreclosure Prevention Counseling; Reverse Equity	To provide foreclosure and preforeclosure counseling to homeowners facing foreclosure proceedings.	All households, regardless of income.	2500 households	Adams County Housing Authority	Low	HOME
Tenant-based Rental Assistance	Provide direct financial rent assistance to very low income homeless families.	Households between 0 -50% AMI	75 households	Adams County Housing Authority; Alternatives to Family Violence Almost Home	Medium	HOME
Emergency Utility Assistance	Financial assistance to low income renters or owners.	Households between 0 - 50% Area Median Income.	15,000 households	Social Services Adams County Housing Authority; Access Housing; Almost Home	Medium	LEAP TANF



Housing Goal #5: Increase access to housing and supportive services for the homeless population in Adams County.

Objectives

1. Provide emergency and transitional housing and to homeless families and individuals.

Tasks

- A. Increase the effectiveness and capacity of existing homeless providers
 - B. Prioritize housing for families with children and victims of domestic violence.
 - C. Provide programs that help move families and individuals toward self-sufficiency.
 - D. Develop stronger housing linkages for people leaving transitional housing programs.
 - E. Create, maintain and provide referral information of an inventory of housing for homeless in County.
2. Provide permanent housing and supportive services to homeless families and individuals.

Tasks:

- A. Increase the effectiveness and capacity of existing homeless providers
 - B. Utilize the Adams County Housing Task Force as a means to enhance coordination with permanent housing providers.
3. Increase access to homeless supportive facilities and services to special populations including developmentally disabled, persons with AIDS/HIV, at-risk youth and the elderly.
 - A. Increase linkages to mainstream resources.
 - B. Utilize the Adams County Housing Task Force as a means to identify issues and potential solutions.
 - C. Support the goals and activities of the Metropolitan Denver Homeless Initiative.
 - D. Provide training to County and other staff on referrals and links to services
 - E. Coordinate with cities in Adams County on common issues relating to homelessness.
 - F. Communicate with other Metro area initiatives regarding efforts and education on issues relating to homelessness.
 - G. Coordinate with the activities of the Metropolitan Denver Homeless Initiative.



Housing Goal 5: Increase access to housing and supportive services for the homeless population in Adams County.						
Needs Areas: Homeless families and individuals; Special needs populations, poverty alleviation						
Program/Activity	Description	Target Beneficiaries	Estimated Five Year Outputs	Coordinating Agencies	Consolidated Plan Priority	Potential Funding Sources
Emergency and Transitional Housing and Supportive Services	Provide emergency and transitional housing and to homeless families and individuals.	Homeless families and individuals, including children; Victims of Domestic Violence; HIV/AIDS; Chronic Homeless	Approx. 240 families and individuals	Alternatives to Family Violence; Almost Home; Access Housing; Adams County Interfaith Hospitality; Colorado Homeless Families	High	CDBG Community Services Block Grant (CSBG) Human Services Grant Emergency Shelter Grant
Permanent Housing Facilities and Supportive Services	Housing and supportive services to homeless families and individuals.	Homeless families and individuals, including children; Chronic Homeless; Disabled HIV/AIDS	60 homeless persons	Colorado Coalition for the Homeless Community Reach	Medium	Shelter Plus Care Supportive Housing Human Service Grant
Supportive Facilities for Special Populations	Supportive facilities and services to special populations including developmentally disabled, persons with AIDS/HIV, persons with substance abuse problems, at-risk youth and the elderly.	Homeless and Special Populations	17,500 individuals and families	Social Services Community Reach North Metro Community Services for Developmentally Disabled Center for People with Disabilities	Medium	Approx. \$415,000/yr. from the following sources: Emergency Shelter Grant CDBG Human Service Grant



Housing and Homeless Program Coordination

Section Five of this Consolidated Plan provided an in-depth analysis of housing and homeless needs in Adams County. The various existing and potential housing and community development resources that will be used or pursued to fund programs have also been outlined in this section. This section will provide the “roadmap” on which County agencies and partner organizations will use to address those needs identified.

Housing Task Force

The Adams County Housing Task Force (HTF) is comprised of local housing and homeless providers, lenders, realtors, developers, City representatives and others interested in affordable housing issues. The task force meets monthly to share information on housing issues, housing projects commencing in Adams County and to act in an advisory capacity to the County in identifying community needs and community development priorities.

The majority of housing providers that participate with the HTF work directly with the low to moderate-income population and are aware of affordable housing needs and barriers to affordable housing. HTF members input was sought during the development of the Consolidated Plan via on-going discussion and through requests for data and statistics compiled by their agencies that would be appropriate for inclusion.

During 2004, the HTF reaffirmed its purpose and Mission Statement and organized itself into subcommittees in order to focus on specific tasks. The mission of the Adams County Task Force is to “Promote the preservation and creation of affordable housing through education, advocacy and regulatory changes.”

The following are organizations that participate within the Adams County Housing Task Force:

Adams County Housing Task Force	
Adams County Housing Authority	Adams County Office of Community Development
Access Housing	Save Our Section 8
Mobile Home Tenant Association	Alternatives to Family Violence
CSU Cooperative Extension	Habitat for Humanity, Metro Denver
Adams County Economic Development	City of Westminster
City of Aurora Home Ownership Assistance Program	Neighborhood Partners
Interfaith Hospitality Network	Colorado Homeless Families
Alternatives to Family Violence	Wells Fargo Bank
City of Brighton	Watkins Concerned Citizens
North Metro Realtor Assn	City of Federal Heights
McDermott Properties	Commerce City Housing Authority
Thistle Community Housing	Aurora Housing Authority
Key Bank	State of Colorado, Division Of Housing
City of Thornton	Almost Home
FirstBank of Adams County	Region II Migrant Education Program
Adams County School District 50	Brothers Redevelopment
City of Federal Heights	City of Northglenn
Adams County Planning Department	Rocky Mountain Mutual Housing
Adams County Aging Network (ACAN)	Senior Hub



In 2004, the HTF adopted the following “Housing Principles” in support of the Adams County Economic Development workforce development efforts and to highlight the continued need to support affordable housing as part of an overall economic development objective:

1. Provide housing to meet the workforce demands of the community;
2. Create and maintain the quality of housing stock to ensure neighborhoods are assets to the surrounding areas and community at large;
3. Achieve the goal of affordability within mixed-use communities that contain a full range of incomes by organizing future development into complete neighborhoods;
4. Reflect the history, value and character of the county;
5. Create public spaces in the form of linked squares, greens, parks, pathways and lanes that create opportunities for social interaction;
6. Involve the public collaboratively in the planning and design process;
7. Provide a network of convenient, safe and attractive transportation options, including automobile, transit, bicycles and walking that support freedom of movement for all ages;
8. Protect the development site’s natural assets and incorporate sustainable design practices into the development plan;
9. Create responsible models for non-subsidized housing by leveraging private investment with a minimal outlay of public sector funds; and,
10. Design and build creative and innovative mixed-use developments which meet each community’s design standards and are assets to the larger community, the result of which create both new jobs and new housing for those employees.

Continuum of Care –Metro Denver Homeless Initiative

Housing and supportive service providers in Adams County coordinate with on-going efforts spearheaded by the Metropolitan Denver Homeless Initiative (MDHI). MDHI is a regional coalition of homeless assistance agencies in the seven-county Denver metropolitan area which coordinates the delivery of housing and services to homeless families, individuals, youth and persons with disabilities. The seven participating counties include Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson.

MDHI’s mission is to: “plan, develop, and implement a comprehensive continuum of care and opportunity, to identify and eliminate gaps in present systems, to reduce duplication of service, and, with emphasis on prevention, unite housing and service providers, neighborhoods, funders, business, and non-profit organizations, government agencies, and other groups and individuals across the metro area in an ongoing effort to break the cycle of homelessness and help homeless persons achieve and maintain maximum self-sufficiency.”

MDHI has worked with over four hundred stakeholders to define and develop the seven components of a Continuum of Care system. The fundamental components of the system include (source: 2003 Annual Progress Report, MDHI):

- 1) Outreach to homeless individuals and families to connect them to facilities and services;
- 2) Intake and Assessment, Case Management, and Supportive Services are ongoing throughout the entire continuum and are available to consumers at all points along the continuum;



- 3) Prevention is a key component of the system and includes activities designed to prevent homelessness;
- 4) Emergency Shelter and Services necessary for meeting the most basic needs of food, shelter and clothing;
- 5) Transitional Housing and Services includes supported housing programs linked with intensive case management and services which provides an opportunity for homeless persons to become self-sufficient;
- 6) Permanent Housing and Services being the ultimate goal of moving homeless persons into affordable housing and, finally;
- 7) Maximum Personal Independence Without Reliance on the Homeless System illustrates the concept that persons served by participating organizations will successfully graduate from the homeless system.

Homeless Providers and Facilities

Adams County is served by three homeless facilities: ACCESS Housing, Inc., Almost Home, Inc., and Alternatives to Family Violence. In addition, the Interfaith Hospitality Network is program in Adams County serving homeless families that utilizes various facilities that volunteer their space to house families on a rotating basis.

ACCESS Housing, Inc.

ACCESS Housing, Inc. provides emergency shelter and transitional housing in Commerce City and in the Adams County portion of Aurora. Its 30-day emergency shelter facility has eight (8) units. Families residing in the shelter receive case-management services and work toward finding employment and alleviating other problems associated with their becoming homeless. Within thirty days, families move on to market housing or the transitional program. The transitional housing facility in Aurora has six (6) units. Families reside there for a period of up to two years while attending school or participating in other programs designed to return them to self-sufficiency.

Almost Home, Inc.

Almost Home, Inc. is located in the city of Brighton. It provides a 14-bed, 3-family shelter where families can stay up to thirty days. The agency also owns and operates a 2-unit duplex for its transitional program. Two families can stay for up to two years while receiving supportive services. The agency also provides a limited number of motel vouchers and rental assistance for families facing imminent danger of becoming homeless. Case Management is identified as a critical component of the provision of services and may be the most valuable resource the agency offers.

During 2004, Almost Home, Inc. provided over 2,699 nights of shelter to 1,377 homeless families and individuals, many of which were children. It was virtually always filled which necessitated the need to refer people to other shelters as far away as Greeley and Denver. Only 48% of families leaving the shelter were able to move in market-rate rental units. Others live with friends and family while some end up at other shelters.



Alternatives to Family Violence

Alternatives to Family Violence is an Adams County facility that provides shelter to battered women and their children. The organization also provides counseling for male perpetrators of domestic violence. Alternatives provided 6,117 nights of shelter to 210 women and 181 children in 2003. They were unable to provide assistance to at least 500 women and had to assist them in finding other safe shelter because their safe house was full.

Adams County Interfaith Hospitality Network

The Adams County Interfaith Hospitality Network is a network of eight churches in Adams County that provide shelter for homeless families. Families spend a week at one church and then rotate to another participating church. This Agency plans to expand its housing capacity in the near future.

Colorado Homeless Families

This organization provides transitional housing and supportive services to homeless families with the goal of self-sufficiency within eighteen months. Of the families that CHF serves, 40% consisted of single parent families. Overall, 91% of the families were homeless before entering the program while 9% were at great risk of becoming homeless. All of these families found themselves in poverty through such causes as unemployment, personal tragedy, illness, low income, insufficient education and inadequate life skills. They lacked the resources and support service network to help them obtain affordable housing.

Public Housing Goals (ACHA Five Year Plan)

In order to assist and support the members of the community in fulfilling their housing needs and to ensure consistency with the Consolidated Plan, ACHA has designated the following goals and objectives for its five-year plan that begins January 1, 2005:

1. Expand the supply of assisted housing
 - Apply for additional vouchers
 - Reduce public housing vacancies to 5% or less over the next 5 years
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments.

2. Improve the quality of assisted housing
 - Improve public housing management: Attain Public Housing Assessment System (PHAS) score of 95%
 - Improve voucher management: Attain Section 8 Management Assessment (SEMAP) score of 95%
 - Increase customer satisfaction – increase RASS scores
 - Concentrate on efforts to improve specific management functions: Functional analysis completed by 12/2001.



3. Increase assisted housing choices
 - Provide Voucher mobility counseling
 - Conduct outreach efforts to potential Section 8 landlords: Hold two briefings session each year for the next five years
 - Implement public housing or other homeownership programs: Complete analysis on existing program & initiate expansion by 6/30/03
4. Provide an improved living environment
 - Implement measures to de-concentrate poverty and to promote income mixing in public housing
 - Implement public housing security improvements: Develop strategies by meeting with law enforcement agencies and identify additional services needed by 12/1/01.
5. Promote self-sufficiency and asset development of assisted households
 - Provide or attract supportive services to improve recipients employability
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities
6. Ensure equal opportunity and affirmatively further fair housing initiatives
 - Undertake affirmative measures to ensure admission to and occupancy of housing is conducted without regard to race, color, religion, national origin, sex, familial status and disability.

Lead-Based Paint Initiatives

As previously discussed, there are over 81,000 housing units in Adams County constructed prior to 1979. In an on-going effort to reduce or eliminate the threat of lead paint, Adams County staff will work closely with the State Department of Health and Tri-County Health Department to identify and address health problems associated with deteriorating lead-based paint as they are identified. As part of the housing rehabilitation program that the Office of Community Development administers, staff technicians receive training relating to lead-based paint and are aware how lead in paint becomes a hazard when it is released through deterioration on outside walls, through abrasion on windows, floors and stairs, as well as through impact from the motion of doors or through disturbance during rehabilitation. Recognizing that homes built prior to 1978 are more likely to contain lead-based paint, the programs can and do make determinations relating to lead-based paint through testing. Positive tests will result in appropriate abatement by competent contractors.

The State Department of Health provides informational seminars on the hazards of lead-based paint geared to the general community. It also keeps a list of companies, certified by the State, that train professionals on the assessment and abatement of lead-based paint hazards. The Department also agreed that Adams County may provide families' with children less than six years of age with the Department's phone number to request information directly by telephone and/or ask that literature be mailed to them. Upon request of families, the Department will provide blood testing or refer families to appropriate facilities for blood testing of children less than six years of age.



The State Department maintains a list of children identified as lead poisoned. The State Department will work with the County in an information sharing capacity on identifying addresses of housing units where lead hazards are present. In cases where action to address lead hazards has been warranted, agencies have referred County residents to OCD where staff have been able to have their property tested and the hazards eliminated.

Tri-County Health Department administers public health programs for the counties of Adams, Arapahoe and Douglas. It receives information from the State Department of Health regarding findings of high lead levels in children as reported by physicians and laboratories. Tri-County then contacts the families to provide information on lead poisoning and provides assistance in alleviating the cause. Tri-County Health Department also will provide blood testing and conduct in-home assessments. The State Department provides the supplies and equipment, such as surface swabs and XRF florescent meters. Tri-County Health Department then prepares letters of findings and sends them to families whose households were tested. Copies are sent to families' physicians and, if applicable, their landlords. Tri-County Health Department is agreeable to information sharing, with families' authorization, regarding findings of lead-based paint in households assessed for rehabilitation services by Adams County.

Further, the State Department of Local Affairs, Division of Housing keeps an inventory of homes built in various time periods and tracks which homes are occupied by low-income renters/owners. The report indicates that it is estimated that 661,282 housing units in Colorado contain lead-based paint. The estimated number of low-income units that may contain lead-based paint is 431,736, or approximately 65% of all housing units that contain lead-based paint.

Home Investment Partnership Program (HOME)

The Adams County Office of Community Development administers the Home Investment Partnership Program (HOME) funding as part of a HOME Consortium with the City of Westminster. The estimated 2005 HOME allocation for Adams County is \$988,392 and will be used to fund the following activities:

Housing Rehabilitation - Funds will be available for housing rehabilitation to address necessary repairs of major systems.

New Construction Funds for new construction will be made available to housing developers to build affordable low-income housing.

Acquisition - Funds will be made available to non-profit organizations, housing authorities and emergency shelters to acquire land and/or housing to develop low-income housing.

Community Housing Development Organizations (CHDO) - As required by program regulations, a minimum 15% of the County's HOME allocation will be made available to CHDO's. CHDO's goals are to increase and maintain the supply of affordable housing.

Administration - Adams County is allowed 10% of its HOME funds for planning and administrative costs. This includes all personnel costs. Administrative costs include: salaries, staff conducted market analyses, printing, negotiating the amount and terms of public funds for a CHDO project,



loan and other documents necessary for record keeping purposes, securing matching funds, supervision of staff, etc.

HOME Program Requirements

Matching Funds

The HOME Program requires matching funds. The County will utilize the following sources to meet match obligations: Cash from non-federal sources, value of waived taxes and fees, value of land or real property, costs of infrastructure improvements associated with HOME projects, proceeds of housing bonds and value of donated materials and/or labor.

Affordability and Resale Provisions of HOME Assisted Projects

Under the HOME program there are resale provisions that are incorporated in the Note and Deed of Trust that protects borrowers' equity and fair market return on borrowers' investments. As outlined in 24 CFR 92.254 (HOME program rules and regulations) the "Period of Affordability" is defined as the period of time borrowers' are responsible for maintaining their properties as low- to moderate-income housing and, for homeowners, to maintain the home as their chief place of residence. The following are the defined Periods of Affordability under the HOME program:

Loans less than \$15,000 require a minimum of five (5) years

Loans between \$15,000 - \$40,000 require a minimum of ten (10) years

Loans over \$40,000 require a minimum of fifteen (15) years

Funds repaid as a result of the sale of a facility, rental unit or home that was previously assisted with HOME funds can either be reinvested to assist another low-income project or homebuyer, or a home can be sold to another low-income purchaser. If the original buyer retains ownership of the property for the full period of affordability, no resale restrictions will apply.

If net proceeds, upon sale, are not sufficient to recapture the full HOME investment and enable the homeowner to recover the amount of his/her down payment, principal payments and any capital improvements, Adams County will reduce the HOME investment recapture amount. The amount forgiven will be prorated in relation to the time the owner occupied the residence (for home-ownership program) and the remaining Period of Affordability.

Tenant Based Rental Assistance

There are currently three Adams County housing providers that receive HOME funding from OCD to provide Tenant-based Rental Assistance: the Adams County Housing Authority, Almost Home and Alternatives to Family Violence (ATFV). While the ACHA program provides on-going assistance for up to two years, the other two are structured as one-time deposit programs. OCD plans to continue supporting TBRA activities in order to serve the lowest income residents (below 50% AMI) in need of housing assistance.

As outlined in the Housing Needs Analysis section of this document, many rental properties in Adams County are experiencing double digit vacancy rates. There are a number of properties with units set aside for 30% and 40% of AMI which are having difficulties filling those units. A TBRA program can assist in the process of getting families at the 30% AMI



level and below into stable housing. The County will give funding priority to TBRA programs that have a self-sufficiency component for their clients.

Fair Housing

When asked during the Community Needs Assessment whether they thought housing discrimination was common, 21% of respondents thought it was common or very common. This response level further underscores the need for outreach and educational efforts concerning fair housing issues in Adams County. The current Analysis of Impediments to Fair Housing (AI) for Adams County lists the following potential impediments:

- Lack of Adequate Low Income Housing Development and Assistance
- Federal Regulatory Requirements and Funding Reductions
- Housing Preferences
- Code Enforcement
- Public Education
- Steering
- Building Regulations and Zoning Codes
- Low Income Housing Development
- Bank Activity
- Bilingual Efforts of Local Government
- Realtor Activity
- Bank Activity
- Bilingual Outreach Efforts of private sector
- Low Income Housing Development

These impediments and activities that are intended to address them are more fully described in the AI, which is available for review by the public upon request. The County has opted to update its Analysis of Impediments to Fair Housing Choice (AI) during the 2005 program year. Once the AI has been completed, it will be submitted to HUD and made a part of this Consolidated Plan.

Adams County will administer the HOME & CDBG Programs in conformity with the federal nondiscrimination and equal opportunity requirements as set forth in the provisions of 24 CFR Parts 92.350 and 92.351. The Adams County HOME Program will not discriminate against any person on the grounds of race, color, national origin, religion, age, gender or disability.

Adams County will inform property owners and tenants of the HOME & CDBG Programs through the news media, public forums, mailers, flyers and through direct contact with potential clients. News Releases will be sent to local newspapers published in various parts of Adams County. Participating municipalities also will assist with the dissemination of program information to residents of their community. Written materials will include an equal housing opportunity statement or logo.



Fair housing counseling and housing referrals will be provided through the Adams County Housing Authority. Adams County will promote affirmative marketing of assisted units by implementing the following procedures:

The general public, property owners, and potential tenants will be informed of federal fair housing requirements and the County's affirmative marketing procedures. Information on these requirements and procedures will be included in public notices, publicity materials, and application forms for the HOME Program.

Property owners will be required to adhere to affirmative marketing procedures when attempting to fill a vacant unit that has received HOME assistance for rental units. In any advertisement or listing for a vacant unit, the property owner will be required to include a fair housing compliance statement or Equal Housing Opportunity logo.

Property owners will be required to make special outreach efforts to solicit prospective tenants from groups, which may be unlikely to seek housing in the local housing area. Vacancies will be listed with the Housing Information and Referral Service, local housing authority, and/or other local community agencies or listing services, which promote fair housing and reach a broad cross-section of community residents. Property owners also will be required to maintain ongoing documentation of compliance with affirmative marketing procedures and outreach efforts.

Adams County may provide monitoring of compliance with these affirmative marketing procedures and may monitor the effectiveness of the program's efforts to reach a variety of racial and ethnic groups in the County. If a property owner is unable to document compliance with these requirements, the County will provide technical assistance to assure compliance. However, if the property owner consistently fails to meet these requirements and does not improve after receiving technical assistance, the County may disqualify the owner from future participation in the program and/or demand repayment of the outstanding balance of funds provided.

To the greatest extent possible, opportunities for training and employment in conjunction with HOME funded activities will be offered to low-income persons residing in Adams County. Where feasible, contracts for HOME funded projects will be awarded to businesses located in Adams County or owned, at least in part, by persons residing in Adams County.

The County will continue to look for innovative ways to market the HOME program to reach as many Adams County residents as possible. The HOME Program will collect data on racial and gender characteristics of tenants in rehabilitated units immediately after construction is completed.



3. COMMUNITY DEVELOPMENT STRATEGY

Community Development Goals and Objectives

Section Six provided an analysis of non-housing community development needs in Adams County. The following are the Five Year goals and objectives for non-housing activities and programs for the County as identified and prioritized through the consultation process.

Goal 1: Strengthen the delivery and coordination of public services in Adams County.

Objectives

1. Provide supportive resources to the physically and mentally disabled population.

Tasks:

- A. Evaluate and support existing forums that seek to enhance inter-agency/organizational communication and service delivery.
 - B. Support activities that assist the physically and mentally handicapped overcome barriers to independent living for disabled residents in Adams County.
 - C. Support activities that increase public and consumer awareness of available public services in Adams County.
 - D. Enhance linkages that have produced a positive working relationship between the community and service providers.
2. Identify and pursue opportunities to provide early childhood development services and resources to very low income families
 3. Provide basic educational resources, GED and leadership development for youth between the ages of 16 and 20.

Tasks:

- A. Identify and support appropriate opportunities for partnerships between County agencies and public schools in Adams County.
4. Provide affordable childcare and after school options for low income working families or families in search of employment

Tasks:

- A. Identify and support appropriate opportunities for partnerships between County agencies and public schools in Adams County.
5. Provide basic food security and access to nutritional education to families.



Community Development Goal 1: Strengthen the delivery and coordination of public services in Adams County.						
Needs Areas: Public services for elderly, youth and children, disabled, homeless and public housing residents, poverty alleviation.						
Program/Activity	Description	Target Beneficiaries	Estimated Five Year Outputs	Coordinating Agencies	Consolidated Plan Priority	Potential Funding Sources
Public Services for Disabled	Provide resources and services to the physically and mentally disabled population, including transportation services	Disabled	11,205 individuals	Social Services Community Reach North Metro Comm. Services Dev. Disabled Center for People with Disabilities Aurora Mental Health	Medium	Adams County Human Services Grant , TANF Community Service Block Grant (CSBG), CDBG A-Lift
Seniors/Elderly	Out of home and in-home services for the Elderly, including transportation	Low income Seniors, Elderly, Frail Elderly	55,000 individuals	Senior Hub, ACAN; Senior's Resource Center, non-profit service providers.	Medium	Human Services Grant CSBG; CDBG; TANF A-Lift
Early Childhood Education; Programs for children	Provide early childhood development services and resources to very low income families; Affordable quality childcare and after school options for working families	Low and extremely low income families with children.	550 families	Adams County Head Start; For profit and Non-profit providers; Social Services; Adams County Public Schools Children's Outreach	High	Head Start, CDBG, CSBG Childcare Assistance Program (Social Services)
Youth Programs (16 -20)	To provide basic educational resources, GED and leadership development.	Low income at-risk youth or drop outs	3200 individuals	Adams County Public Schools One Stop (WIA& Summer Youth)	Low	Adams County Public Schools Private Foundations CSBG, CDBG One Stop
Self-sufficiency for homeless and public housing residents	Provide education, counseling and training for families in public housing or homeless	Low income families with school-age children.	14,235 individuals	Adams County Housing Authority; Homeless Housing Providers	Medium	Adams County Human Services Grant CSBG, CDBG
Food Assistance/Security Programs	Provide basic food security and access to nutrition education to families	Low income households	25,000 households	OCD, Social Services	High	TEFAP, Social Services Food Assistance Program ESFP



Community Development Goal 2: Enhance the livability of low and moderate-income neighborhoods in Adams County.

Objectives

1. Provide funding for public infrastructure projects in low and moderate income neighborhoods including sidewalks, sewers, under-grounding of overhead utility lines, curb cuts for handicapped accessibility and the like.

Tasks:

- A. Establish improvement plan for unincorporated neighborhoods as appropriate.
 - B. Identify and pursue funding opportunities to improve infrastructure in low income neighborhoods.
 - C. Support comprehensive coordination for neighborhood improvements amongst County agencies.
 - D. Develop on-going consultation with residents regarding infrastructure needs and in establishing priorities in neighborhoods.
 - E. Coordinate the development of a neighborhoods infrastructure needs assessment/survey.
2. Provide funding to improve public facilities that serve low income neighborhoods.

Tasks:

- A. Enhance non-profit communication with residents in immediate neighborhood.
 - B. Survey residents and/or clients to determine most needed improvements.
 - C. Identify and pursue funding opportunities to improve public facilities in low income neighborhoods.
 - D. Support comprehensive coordination amongst County agencies for public facility planning and improvements.
3. Fund projects that target streetscape improvements in low income neighborhoods which will beautify and/or alleviate blighting conditions in residential areas.

Tasks:

- A. Develop and implement a self-help neighborhood mini-grant program.
 - B. Market the availability of a mini-grant program for neighborhood groups.
4. Identify opportunities to establish one or more Neighborhood Revitalization Strategy Areas in unincorporated Adams County.



Community Development Goal 2: Enhance the livability of low and moderate-income neighborhoods in Adams County.						
Needs Areas: Low income neighborhoods; Infrastructure; Public Facilities						
Program/Activity	Description	Target Beneficiaries	Estimated Five Year Outputs	Coordinating and Implementing Agencies	Consolidated Plan Priority	Potential Funding Sources
Infrastructure Improvements	Specific project activity that improves or upgrades public infrastructure such as sewers, overhead utility lines, curb cuts for handicapped accessibility.	Low and moderate income neighborhoods.	80 Projects	Adams County Public Works Planning, OCD Participating Cities	Medium	General Fund CDBG City utility dept Special Districts
Public Facilities	Specific project activity that improves public facilities and/or improving ADA accessibility	Low and moderate income neighborhoods.	Five facilities upgraded or refurbished.	Public Works Planning, OCD, non-profits, neighborhood groups Participating Cities	Low	General Fund CDBG City General Funds Special Districts
Recreational Amenities	Specific project activity that targets low income areas to improve recreational and/or public parks amenities.	Low and moderate income neighborhoods.	10 projects.	Adams County Public Works Planning, OCD Participating Cities	Low	General Fund CDBG City General Funds Special Districts



Community Development Goal 3: Develop or increase the capacity and leadership abilities of residents and groups in low and moderate-income neighborhoods in Adams County.

Objectives

1. Create or strengthen neighborhood-based organizations that promote the improvement of their neighborhoods.

Tasks

- A. Establish or strengthen activities that seek to increase the participation and leadership roles of low-income residents in neighborhood-based groups, events and programs.
 - B. Strengthen outreach and communication efforts to non-native English speaking residents and newly-arrived immigrants in Adams County.
 - C. Support comprehensive coordination for neighborhood improvements amongst County agencies.
 - D. Increase resident awareness of and involvement in public improvement process.
2. Coordinate or encourage on-going public forums which discuss housing, community revitalization issues in targeted low income neighborhoods.

Tasks

- A. Establish improvement plan for unincorporated neighborhoods as appropriate.
 - B. Identify and pursue funding opportunities to improve infrastructure in low income neighborhoods.
 - C. Support comprehensive coordination for neighborhood improvements amongst County agencies.
 - D. Increase resident awareness of and involvement in public improvement process.
3. Coordinate or support the development of neighborhood-based plans.

Tasks

- A. Through a collaborative process, involve community members in establishing neighborhood plans.
 - B. Enhance activities that solicit input from residents and providers on housing and community development priorities.
 - C. Provide information regarding housing and community development programs on the internet.
 - D. Provide information regarding housing and community development programs in formats accessible to non-native English-speaking residents.
6. Actively pursue and support the development of resources and partnerships that will address the revitalization of low and moderate income neighborhoods.

Tasks:

- A. Support comprehensive coordination for neighborhood improvements amongst County agencies.
- B. Increase resident awareness of and involvement in public improvement process.



Community Development Goal 3: Develop or increase the capacity and leadership abilities of residents and groups in low and moderate-income neighborhoods in Adams County.						
Needs Areas: Low income residents and neighborhoods; Planning						
Program/Activity	Description	Target Beneficiaries	Estimated Five Year Outputs	Coordinating and Implementing Agencies	Consolidated Plan Priority	Potential Funding Sources
Neighborhood Capacity Building and Leadership Development	Create or strengthen resident-based organizations that promote the improvement of their neighborhoods.	Low and moderate income neighborhoods.	5 new neighborhood groups created. 100 residents trained in neighborhood resource and referral	Neighborhood Organizations, individual residents, OCD, Adams County agencies and non-profits.	High	CDBG CSBG Human Services Grant
Community Outreach	Coordinate on-going public forums which discuss housing, community revitalization issues.	Low income neighborhoods.	At least five neighborhood groups created with Spanish speaking members.	Neighborhood Organizations, individual residents, OCD, Adams County agencies and non-profits. Participating Cities	High	CDBG CSBG Human Services Grant general fund
Community Agency Capacity Building and Coordination	Create or strengthen community agency or non-profit providers that provide community resources to low income neighborhoods.	Non-profit Housing and Community Service providers.	Increased non-county funds raised by Adams County non-profits.	OCD; Adams County agencies and non-profits.	High	CDBG CSBG Human Services Grant general fund
Neighborhood Planning	Coordinate or encourage the development of neighborhood-based plans and needs assessments.	Low income neighborhoods.	Three neighborhood survey trainings held. At least one Neighborhood Revitalization Strategy Area Identified	Neighborhood Organizations, individual residents, OCD, Adams County agencies and non-profits. Part. Cities	Low	CDBG CSBG Human Services Grant general fund



Community Development Goal 4: Increase Economic Opportunities for Low - Income residents that will increase their personal incomes and move them toward self-sufficiency.

Objectives

1. Provide financial and technical assistance and support to individuals or small business owners wanting to start or expand their own business.

Tasks:

- A. Support resource development efforts to bring additional funding into the County to address economic development needs of low and moderate income neighborhoods.
 - B. Support economic development projects or initiatives that will promote a diversity of commercial services that meet the needs of low- and moderate-income neighborhoods.
- Increase access for individuals to develop the necessary language and work skills for them to be able obtain employment that pays a livable wage.

Tasks:

- A. Provide classes that provide GED equivalency and/or job skill training to low income residents.
- B. Provide funding for ESL classes for non-native English speaking residents.



Community Development Goal 4: Increase Economic Opportunities for Low - Income residents that will increase their personal incomes and move them toward self-sufficiency.						
Needs Areas: Economic Development; Low income residents and business owners, poverty alleviation.						
Program/Activity	Description	Target Beneficiaries	Estimated Five Year Outputs	Coordinating and Implementing Agencies	Consolidated Plan Priority	Potential Funding Sources
Business Development	Provide technical assistance and support to individuals or small business owners wanting to start or expand their own business.	Low income residents or business owners in Adams County.	500 entrepreneurs recruited and 120 trained annually.	Front Range Community College	Medium	CDBG local financial institution
Small Business/ Entrepreneurial Financial Assistance	Direct financial assistance and training to small businesses.	Low income residents or business owners in Adams County.	100 new businesses started or expanded.	Front Range Community College OCD	Medium	CDBG local financial institution One Stop
Adult Skills Development	Classes that provide GED equivalency and/or job skill training.	Low income residents	2,600 individuals 20,000 (Emp. First)	One Stop (WIA) Front Range Community College	Medium	Front Range Social Services One Stop
English as a Second Language	ESL classes for non-native English speaking residents.	Non-native English speaking residents, presumably low income.	300 (Front Range)	AC Public Schools Front Range Community College	Low	Public Schools Social Services One Stop
Economic Development Planning	Development of feasibility studies, needs assessments for economic development purposes in Adams County	Low income neighborhoods and underserved populations in Adams County	2 Projects Completed	OCD, ACED, One Stop Front Range Community College	Low	CDBG, One Stop Foundations



4. DESCRIPTION OF RESOURCES

The following is a general description of federal state and local resources and programs that address the needs established in the Consolidated Plan. Some of the resources listed are specific grant programs that are currently being administered in the County and others (such as Head Start, One Stop, Career Center, and Food Distribution) are included as implementing agencies or program. There are also additional programs or resources listed that are proposed as potential sources that could be pursued to address community needs.

Grant Programs

Community Development Block Grant (CDBG)

As an entitlement community, CDBG program funds are annually allocated to Adams County based upon a formula allocation factored upon certain criteria such as: population, age of housing, and resident income levels. The County's estimated entitlement for the 2005 fiscal year is \$1,886,000. CDBG funds can be utilized for to address a variety of needs in the community, but are restricted to low and moderate income individuals, families and neighborhoods.

Home Investment Partnership Program (HOME)

HOME funding is used for the purposes of maintaining, developing, or providing access to quality affordable housing for low income residents. HOME funds are available to support the Housing Rehabilitation Program administered by OCD and the Homeownership Assistance Program administered through the Adams County Housing Authority. In addition, HOME funding can be used for new construction, acquisition of land or property for affordable housing and for Tenant Based Rental Assistance (TBRA).

American Dream Downpayment Initiative (ADDI)

This HUD program was created specifically to provide financial assistance to first-time low income homebuyers. OCD administers these funds in conjunction with existing downpayment assistance activities.

HOME Funded Community Housing Development Organization (CHDO)

The HOME program requires that each Participating Jurisdiction (PJ) allocate a minimum 15 percent of each years HOME allocation to a Community Housing Development Organization (CHDO). A CHDO is a specific type of non-profit organization that must function as a developer, sponsor, or owner of HOME funded assisted housing units and have a demonstrated record of effective management and control of projects. The following

Section 8 Certifications and Vouchers

The Adams County Housing Authority administers 1330 Section 8 Vouchers for housing assistance payments. The total estimated annual funding commitment to the Section 8 Tenant-based Assistance through ACHA is \$11,000,000.



Public Housing Resources

The ACHA manages 77 units of public housing. The planned budget for the 2005 fiscal year is approximately \$221,250 (Operating and Capital Funds combined).

Emergency Shelter Grants (ESG)

ESG provides formula funding to entitlement jurisdictions for a broad range of eligible activities. These activities include conversion, renovation, and rehabilitation of facilities; operation of facilities; delivery of essential services; and homelessness prevention. ESG funding has enabled service providers to expand available emergency shelter capacity to broaden the range of services available to clients.

Adams County Human Services Grants:

The Adams County Board of County Commissioners provide funding annually to a variety of community-based activities carried out by service agencies within the community. These agencies and organizations serve special populations such as the elderly, mentally and physically handicapped, at-risk youth and the homeless.

The Human Services Grant program is available to entities County-wide and is not strictly targeted toward low income populations. The program is administered by the Office of Community Development and had a budget in 2005 of \$450,000.

Community Service Block Grant Program (CSBG)

The CSBG program, which is administered by the Office of Community Development, is designed to provide a range of services and activities having a measurable and potentially major impact on causes of poverty in the community or in those areas of the community where poverty is particularly acute problem. Eligible activities that can be carried out with CSBG funds include employment services, education, financial literacy, housing and emergency services, nutrition, self-sufficiency and health. The CSBG program cannot fund new housing construction, acquisition of housing or infrastructure improvements. The estimated annual allocation for the CSBG program is \$392,272.

Federal Home Loan Bank (FHLB)

The Federal Home Loan Bank serves as a lending institution for member banks. FHLB has programs to provide grants and loans to assist with home ownership and for developers of rental housing. The Adams County Housing Authority (ACHA) currently utilizes FHLB in connection with their downpayment assistance activities.

Agencies and Programs**Adams County Food Distribution Program**

The Adams County Food Distribution program supplies food to approximately 18 emergency food programs in the County in addition to distributing food from the main location four days a week. Over 5,000 Adams County residents receive food directly from the main center on an annual basis. The ACFD program activities are funded through several federal, state and local grant sources, including the Community Food and Nutrition Program (CFN), the Emergency Food and Shelter Program (ESFP) and the Emergency Food Assistance Program (TEFAP), in addition to receiving CSBG funds for its operation.



Head Start

The Adams County Head Start program provides programs and resources to low income families with children with the goal of preparing those children with the competencies to succeed in school for the long term. The program provides that will provide for greater social well-being, provide a foundation for children to grow and develop basic skills for school success, improve the abilities of families to be financially self-sufficient, and promote the healthy development of children and families.

One Stop Career Center System (ACOSS)

The Adams County One Stop Career Center provides employment and training services to assist job seekers in obtaining employment that will sustain or improve their standard of living.

Social Services

The Social Services Department of Adams County administers a variety of programs that address the needs of the elderly, disabled, and low income families and children. The programs that are included in this Strategic Plan as resources to address community needs are described below:

CHOICES Program

The Career and Household Opportunities for Income and Community Services (CHOICES) Program is a poverty reduction program intended to increase the household income of lower income working families in Adams County through training and resource connection. CHOICES provides up to 12 months of free training and resource connection for eligible Adams County participants.

TANF (Temporary Assistance to Needy Families, formerly AFDC)

TANF is designed to provide either temporary cash assistance to eligible families or to divert families to other program resources. Program applicants as well as participants are expected to become employed as quickly as possible. Child Care, Child Support, Medicaid, and Food Assistance are utilized to supplement the program.

Low Income Energy Assistance Program (LEAP)

Provides financial assistance to low income households to help pay part of their winter home heating cost. Assistance is given to those households who pay directly to a utility company or those who have heat include in their rent. LEAP can also assist with home heat system repairs.

Food Assistance Program

Formerly known as the Food Stamp Program, this program provides assistance to low-income households with monthly food benefits. This program is a supplement to the household's nutritional needs for the month.

Employment First

This program helps Food Assistance work registrants find suitable employment. Participants are provided access to employment workshops which include self assessments, application and interviewing techniques, individual meetings with



counselors, training and education provided by other agencies. An emphasis is placed on participants taking responsibility for their own job search.

Child Care Assistance Program (CCCAP)

Provides child care assistance to participants who meet income eligibility guidelines and are in an eligible activity or program. Licensed or unlicensed care may be subsidized depending on compliance with state rules and regulations. Participants are given referral information on child care providers as well as guidelines on choosing a child care provider.

Weatherization

The Weatherization program is administered by the Arapahoe County Community Services Department. The program provides services to low income households to make their homes more energy efficient and habitable. In addition, the program provides counseling and education to homeowners regarding energy conservation techniques and to help alleviate the impact of rising energy costs on low income households.

Agencies the Serve Special Populations in Adams County

The following is a list of agencies that provide vital services to special populations in Adams County (that have not been mentioned in a previous section of this document) and a brief description of their organization.

Clinica Campesina Family Health Services

Established in 1977, Clinica Campesina now serves over 17,000 families and individuals with a special focus on low income and medically underserved populations. In addition to a full range of primary care services, Clinica Campesina maintains a comprehensive health education and preventive services component. Clinica operates two clinics in Adams County and provides more than 71,000 patient visits in the County.

Senior Hub

The Senior Hub, Inc. is a Senior Services agency offering support and referral to older adults age 55 and over in the north Denver metropolitan area. Programs and services that the Senior Hub provides include: Meals on Wheels; Respite Care and In-Home Supportive Services; Senior Solutions; RSVP; and Senior Rural Nutrition.

Migrant Education Program

The primary goal of this program is to ensure that all migrant students reach challenging academic standards and graduate with a high school diploma (or complete a GED) that prepares them for responsible citizenship, further learning, and productive employment. MEP ensures that children of migratory farm workers have access to the same free, appropriate public school education, including preschool education and quality summer school (6-8 weeks for K-12) that is provided to other children. It seeks to remove barriers to school enrollment, attendance, and achievement of migrant children.

Catholic Charities

Catholic Charities provide a wide range of services to residents in the metro area and in Adams County, including emergency assistance, homeless prevention, food assistance and case management associated with homelessness.



Senior's Resource Center (SRC)

SRC's programs include a continuum of services, everything from education and employment opportunities to providing for basic sustenance needs for the elderly. SRC operates the A-Lift or Community Transit Program in Adams County, which provides transportation services to Seniors and the disabled.

Children's Outreach Project

This organization provides standard curriculum designed to develop cognitive and academic readiness skills, social skills and self help skills for children. In addition, Children's Outreach Project provides various therapeutic services to students who exhibit need.

Additional Resources

The resources listed in this section are those that could be pursued in support of housing and community development priorities.

Private Activity Bonds

These bonds are used three ways to finance affordable housing: (1) as long-term mortgages for apartments, (2) as long-term mortgages for the purchase of homes, and (3) as mortgage credit certificates. At a minimum, projects are required to set aside 20 percent of the units for those persons at 50 percent of the area median income, or 40 percent of the units for persons at 60 percent of area median income. In 1998, approximately \$125 million was used to finance affordable housing.

Low Income Housing Tax Credits

The Low Income Housing Tax Credit program (LIHTC), was created by Congress in 1986 as Section 42 of the federal Tax Reform Act. Its purpose is to encourage the construction and rehabilitation of low-income rental housing by providing a federal income tax credit as an incentive to investors. Both individual and corporate investors may receive ten years of tax credits in return for investing equity capital into the development of eligible housing projects.

Local Resources

Local resources may be derived from the following: General funds from local governments, North Metro Community Services for the Developmentally Disabled, Community Outreach Project for the Disabled, Mill Levy taxes, personal property taxes, licenses and permits, Denver Regional Transportation (RTD), Road and Bridge fund, park fees, municipality fees, local tax fees, private foundations and corporation funds, fundraising events and private contributions.



5. PROGRAM EVALUATION STRATEGY

The keys to the achievements and success of the priorities and strategies outlined in this Consolidated Plan will include how funded activities are marketed, evaluated and ultimately sustained. As an administrator of federal grants in the County (and in some cases a direct service provider) the Office of Community Development will implement a strategy of program evaluation for all activities funded under Consolidated Plan programs. This strategy will include:

- Clear and attainable outcomes for all funded activities
- A results-based evaluation system for funded activities and criteria to determine effectiveness.
- How successful agencies, programs and practices will be identified, supported and sustained.
- A clear and coordinated strategy for the outreach and marketing of programs and resources to residents and other interested parties in Adams County.

By developing and implementing an evaluation system, the Office of Community Development, other County agencies, housing providers, service providers, and citizens will be ultimately be better served by available resources. Funders and other donors to these programs will also have a clearer indication that the priorities of the Consolidated Plan are being met.

Evaluation Goal #1: Development of Program Evaluation Measures.

Tasks

- Develop indicators that include quality of life, public safety, environmental health and socioeconomic indicators.
- Promote broad-based discussion about the community's underlying values, long-term goals and shared vision for the future.
- Develop attainable and understandable outcome measures for programs funded by OCD through collaboration with partner agencies, non-profits and residents.

Evaluation Goal #2: Develop and maintain objective, reliable sources of information regarding the community.

Tasks

- Increase the level of understanding among revitalization agencies and the residents about how the area is doing.
- Identify critical issues that need to be addressed.
- Develop process for on-going resident needs assessments in the County.



- Develop a plan to periodically monitor for program delivery and attainment of goals.

Evaluation Goal #3: Develop a long-term investment plan to sustain successful housing and community development programs.

Tasks

- Propose which non-profit agencies are fulfilling core needs within the community.
- Identify organizations and program participants to evaluate programs for long-term capacity.
- Develop a long term strategy tailored to specific programs or agencies that will sustain successful programs and reduce their reliance on government funding.
- Identify potential funding sources through an on-going process.
- Secure or sustain funding.

Evaluation Goal #4: Evaluate sustainable programs and non-profit service provider agencies.

Tasks

- Monitor agencies and subrecipients to ensure attainment of overall priorities and performance measures.
- Monitor and evaluate effective programs for sustainability.
- Develop capacity-building measures to address sustainability of successful programs.
- Develop plan for eventual move away from government funding.

Evaluation Goal #5: Provide Marketing and Outreach Support for sustainable programs.

Tasks

- Develop a marketing strategy for all OCD programs and activities.
- Utilize existing media/forums to market community development programs.
- Prioritize and provide support to non-profits partners that actively solicit input from residents and clients.
- Develop strategy targeted specifically to outreach and communication in low and moderate income neighborhoods in unincorporated Adams County.



6. ANTI-POVERTY STRATEGY

As described in the Community Profile section of this document, the poverty level in Adams County was 8.9% in 2000. This constituted a drop from the 1990 level of 10.4% in 1990. One contributing aspect of the drop in share of poverty level households was the expanding economy in Colorado during the 1990's. Since 2000 however, the local economy has experienced a decline with an increase in unemployment.

The Office of Community Development, along with other Adams County agencies, will implement and coordinate programs and resources in the effort to prevent, reduce and end poverty in the County. The following activities will be pursued and expanded in this endeavor:

1. Identify gaps in services and lack of coordination of service providers and to further identify the needs of those families in poverty.
2. Support early childhood education services and parent education opportunities for families in poverty to end the cycle of poverty within families.
3. Promote the provision of affordable housing options for families in the lowest income brackets so that they can keep a roof over their heads.
4. Support the provision of affordable childcare for poverty level families which will allow parents to obtain and sustain livable wage employment.
5. Provide economic opportunities that help individuals and families to transform from dependency on government assistance programs to self-sufficiency by increasing personal income.
6. Support the provision of supportive resources such as food and nutrition assistance and access to transportation options for employment purposes.



VIII. 2005 Action Plan

1. RESOURCES

Available local resources are described in part three of the five-year plan which begins on page 85 in the Five-Year Strategic Plan section. The 2005 HUD allocations are as follows:

Community Development Block Grant (CDBG)	
2005 Final Allocation	\$1,886,195
Program Income (PI)	70,000
Sub-Total	1,956,195
Prior year Reprogrammed Funds	267,050
Grand Total	2,223,245
Grant Administration 17.5% of Allocation and PI	342,334
HOME Investment Partnership Program (HOME)	
2005 Final Allocation	\$988,392
Program Income (PI)	150,000
Sub-Total	1,138,392
Grant Administration 10% of Allocation and PI	113,839
American Dream Downpayment Initiative Program (ADDI)	
2005 Final Allocation	\$44,481

2. MATCH REQUIREMENTS

The HOME and ESG programs have match requirements. Adams County will not be a recipient of Emergency Shelter Grant (ESG) funds in 2005. The State of Colorado will administer ESG funds that will be made available to Adams County shelter and homeless service providers.

For HOME Program matching funds the County will utilize the following sources to meet match obligations: Cash from non-federal sources, value of waived taxes and fees, value of land or real property, costs of infrastructure improvements associated with HOME projects, proceeds of housing bonds and value of donated materials and/or labor.

Based on the projected allocation of \$988,392, the estimated revenue to be realized as HOME Match funds is \$247,098. This figure will be adjusted during the program year as actual expenditures are recorded. Adams County has \$2.85 million in excess match contributed to the HOME program as of 9/30/04.



3. ACTIVITIES

TABLE 3
Consolidated Plan Listing of Proposed Activities

Activity Title: CDBG Program Administration

Priority: Planning and Administration

Objective: Provide for reasonable planning and administrative costs for the: planning and execution of housing and community development activities; coordination and development of community relationships to promote collaborative efforts in addressing local needs; study of community development needs and to develop plans for addressing those needs; encourage citizen participation in resource investment so low-income people own a stake in their community.

Activity Description: Payment of administrative costs related to planning and execution of the CDBG program and implementation of activities

Location (s): Community Wide

Local ID A. AC05.01.21	Activity ID 01	Funding Sources:	
HUD Matrix Code/Title 21A General Program Administration	CDBG Citation 570.206	CDBG ESG HOME	\$330,084
Accomplishment Type N/A	CDBG National Objective 570.208(a)(2) Low/Mod Clientele	HOPWA Total	
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Prior Year Funds Assisted Housing	
Subrecipient Local Government	ANNUAL UNITS	PHA Other Funding Total	 \$12,250 \$342,334
	Units Upon Completion N/A		

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: ACCESS HOUSING SHELTER REPAIR

Priority: Public Facilities and Improvements – Homeless Facilities

Objective: Invest in public facilities that will: improve the conditions, environment & community in which low-income people live; improve public facilities utilized by low-income residents; encourage citizen participation in resource investment so low-income people own a stake in their community; improve ADA accessibility; invest in the restoration and preservation of properties of special value for historic, architectural or aesthetic value; alleviate physical & economic distress through revitalization in eligible areas; eliminate conditions that are detrimental to health, safety & public well being; & leverage additional resources.

Activity Description: Emergency Shelter Repairs – Replace carpet in eight shelter units. Upgrade security lights throughout, including main office. Install security cameras in the parking lot and shelter entrances. Upgrade current lighting to include installing lights in the parking lot. Will serve approximately 400 persons.

LOCATION: 6978 COLORADO BLVD., COMMERCE CITY, CO 80022

Local ID AC05.02.03	Activity ID 02	Funding Sources:	
HUD Matrix 03C	CDBG Citation 570.201(c)	CDBG ESG HOME	\$20,958
Accomplishment Type 01 - People	CDBG National Objective Low / Mod Limited Clientele 570.208(a)(2)	HOPWA Total	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Prior Year Funds Assisted Housing	
Subrecipient Subrecipient Public 570.500(c)	ANNUAL UNITS 8	PHA Other Funding Total	\$20,958
	Units Upon Completion 8		

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
 persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: ACCESS HOUSING MOTEL VOUCHERS

Priority: Public Service – Motel Vouchers

Objective: Invest in Activities that will: improve and/or expand access to & the quality of senior services & facilities; empower seniors to maintain a healthy & independent lifestyle; eliminate conditions which are detrimental to the health, safety & well being of seniors; promote stability, safe homes & communities where retired citizens can remain in their home & neighborhoods with the assistance needed to maintain their memories & familiar surroundings; reduce the isolation of seniors within the community; & leverage additional resources.

Activity Description: To provide 24 hour, seven day a week access to temporary shelter (1-3 nights) to meet the immediate shelter needs to homeless families and individuals whose last address was in Adams County, and are at risk from elements. Also provide clothing and food as necessary and follow-up services to ensure alternate housing is obtained. Will serve approximately 690 persons.

LOCATION: 6978 COLORADO BLVD., COMMERCE CITY, CO 80022

Local ID AC05.21.05	Activity ID 43	Funding Sources:	
HUD Matrix 05	CDBG Citation 570.201(c)	CDBG ESG HOME	\$6,668
Accomplishment Type 01 - People	CDBG National Objective Low / Mod Limited Clientele 570.208(a)(2)	HOPWA Total	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Prior Year Funds Assisted Housing	
Subrecipient Subrecipient Private 570.500(c)	ANNUAL UNITS N/A	PHA Other Funding Total	\$6,668
	Units Upon Completion N/A		

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public Housing Needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: ADAMS COUNTY AGING NETWORK (ACAN)

PRIORITY: PUBLIC SERVICE - SENIOR SERVICES/PROGRAMS

Objective: Invest in Activities that will: improve and/or expand access to & the quality of senior services & facilities; empower seniors to maintain a healthy & independent lifestyle; eliminate conditions which are detrimental to the health, safety & well being of seniors; promote stability, safe homes & communities where retired citizens can remain in their home & neighborhoods with the assistance needed to maintain their memories & familiar surroundings; reduce the isolation of seniors within the community; & leverage additional resources.

Activity Description: Provide educational services and information crucial to seniors and providers. Provide monthly newsletters, focusing on housing and safety and an annual conference. Will serve approximately 500 seniors.

Location: 2360 W. 90th Avenue, Federal Heights, CO 80260

Local ID AC05.03.05	Activity ID 03	Funding Sources:	
HUD Matrix 05A	CDBG Citation 570.201(e)	CDBG ESG	\$3,810
Accomplishment Type 01 - People	CDBG National Objective Low / Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	
Subrecipient Subrecipient Public 570.500(c)	ANNUAL UNITS N/A	Assisted Housing PHA Other Funding	
	Units Upon Completion N/A	Total	\$3,810

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

Activity Title: Head Start Facility Improvement

PRIORITY: PUBLIC FACILITIES AND IMPROVEMENTS – CHILD CARE CENTERS

Objective: Invest in public facilities that will: improve the conditions, environment & community in which low-income people live; improve public facilities utilized by low-income residents; encourage citizen participation in resource investment so low-income people own a stake in their community; improve ADA accessibility; invest in the restoration and preservation of properties of special value for historic, architectural or aesthetic value; alleviate physical & economic distress through revitalization in eligible areas; eliminate conditions that are detrimental to health, safety & public well being; & leverage additional resources.

Activity Description: Activity will cover costs related to carpet replacement, renovations to kitchen, including sinks, and flooring, replacing existing lavatories and faucets with ones that meet the ADA requirements for children with physical disabilities. Will serve approximately 180 children annually.

Location(s): 8401 Circle Dr. Westminster, CO 80030; Rainbow Head Start

Local ID AC05.04.03	Activity ID 04	Funding Sources:	
HUD Matrix 03M	CDBG Citation 570.201(c)	CDBG ESG	\$54,109
Accomplishment Type 11 - Public Facilities	CDBG National Objective Low / Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$54,109

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
 persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: ADAMS COUNTY ANALYSIS OF FAIR HOUSING

Priority: Planning

Objective: Provide for reasonable planning and administrative costs for the: planning and execution of housing and community development activities; coordination and development of community relationships to promote collaborative efforts in addressing local needs; study of community development needs and to develop plans for addressing those needs; encourage citizen participation in resource investment so low-income people own a stake in their community.

Activity Description: Provide a Fair Housing Analysis, which identifies potential and existing barriers to fair housing choices within Adams County.

Location: 12200 N. Pecos Street, Westminster, CO 80234

Local ID AC05.05.20	Activity ID 05	Funding Sources:	
HUD Matrix 20	CDBG Citation 570.201 (c)	CDBG ESG	\$23,816
Accomplishment Type 01 - People	CDBG National Objective Low / Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$23,816

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: ADAMS COUNTY HOUSING REHAB SUPPORT

Priority: Housing Rehabilitation

Objective: Invest in housing opportunities that: ensure residents have decent, safe & sanitary housing & housing choices; increase access to affordable housing; improve the quality of housing available to low or moderate income & special needs persons; provide for testing & reasonable abatement of lead based paint hazards; provide clean, well maintained, ADA accessible housing and shelters; promote safe neighborhoods & communities; promote diversity in residential neighborhoods; meet local jurisdiction's standard building codes; & leverage additional resources.

Activity Description: Activity will cover costs related to the implementation of the housing rehabilitation programs - covering salary and fringe benefits for positions that directly delivery services.

Location: 12200 N. Pecos Street, Westminster, CO 80234

Local ID AC05.06.14	Activity ID 06	Funding Sources:	
HUD Matrix 14H	CDBG Citation 570.202	CDBG ESG	\$80,973
Accomplishment Type 09 - Organizations	CDBG National Objective Low / Mod Housing 570.208(a)(3)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$17,750 \$98,723

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: ADAMS COUNTY MICROENTERPRISE PROJECT

Priority: Microenterprise Project

Objective: Improve Economic opportunities for low-income persons.

Activity Description: The purpose of this activity is to increase incomes and support small business development through education, training and access to microcredit. Activity will serve approximately 20 persons. Services will be subcontracted to an experienced microenterprise service provider.

Location: 12200 N. Pecos Street, Westminster, CO 80234

Local ID B. AC05.07.18	Activity ID 07	Funding Sources:	
HUD Matrix 18C	CDBG Citation	CDBG ESG	\$9,526
Accomplishment Type 08 - Businesses	CDBG National Objective Low / Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$9,526

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: ADAMS COUNTY MINI GRANT PROGRAM

Priority: Public Facilities and Improvements

Objective: Invest in public facilities that will: promote self-sufficiency & reduce poverty; encourage citizen participation in resource investments so low-income people own a stake in their community; improve quality of life, community, accessibility & services; reduce the isolation of income groups within the community; promote low-income people, especially vulnerable population, to achieve their potential by strengthening family & other supportive systems; promote employment training opportunities for low-income people; eliminate conditions which are detrimental to health, safety & public well being; & leverage additional resources.

Activity Description: To engage residents in the process of improving/beautification of their neighborhoods. Grant not to exceed \$5,000. Will serve approximately 2 – 3 communities.

Location: 12200 N. Pecos Street, Westminster, CO 80234

Local ID C. AC05.08.03	Activity ID 08	Funding Sources:	
HUD Matrix 03	CDBG Citation 570.201(c)	CDBG ESG	\$9,526
Accomplishment Type 11 – Public Facilities	CDBG National Objective Low / Mod Area 570.208(a)(1)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$9,526

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
 persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: ADAMS COUNTY MINOR HOME REPAIR

Priority: Housing Rehabilitation – Single-Unit Residential

Objective: Invest in housing opportunities that: ensure residents have decent, safe & sanitary housing & housing choices; increase access to affordable housing; improve the quality of housing available to low or moderate income & special needs persons; provide for testing & reasonable abatement of lead based paint hazards; provide clean, well maintained, ADA accessible housing and shelters; promote safe neighborhoods & communities; promote diversity in residential neighborhoods; meet local jurisdiction's standard building codes; & leverage additional resources.

Activity Description: Activity will cover costs related to the implementation of the Minor Home Repair Program.

Location: 12200 N. Pecos Street, Westminster, CO 80234

Local ID D. AC05.09.14	Activity ID 09	Funding Sources:	
HUD Matrix 14A	CDBG Citation 570.202	CDBG ESG	\$69,989
Accomplishment Type 10 - Housing Units	CDBG National Objective Low / Mod Housing 570.208(a)(3)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS 10	Assisted Housing PHA	
	Units Upon Completion 10	Other Funding Total	\$40,000 \$109,989

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: ALMOST HOME SHELTER REHABILITATION

PRIORITY: PUBLIC FACILITIES AND IMPROVEMENTS

Objective: Invest in public facilities that will: promote self-sufficiency & reduce poverty; encourage citizen participation in resource investments so low-income people own a stake in their community; improve quality of life, community, accessibility & services; reduce the isolation of income groups within the community; promote low-income people, especially vulnerable population, to achieve their potential by strengthening family & other supportive systems; promote employment training opportunities for low-income people; eliminate conditions which are detrimental to health, safety & public well being; & leverage additional resources..

Activity Description: Renovate and paint portions of the Family Homeless Shelter in Brighton. Will serve approximately 175 families.

Location(s): 213 N. Main Street, Brighton, CO 80601

Local ID AC05.10.03	Activity ID 10	Funding Sources:	
HUD Matrix 03C	CDBG Citation 570.201(c)	CDBG ESG	\$14,289
Accomplishment Type 11 - Public Facilities	CDBG National Objective Low / Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Subrecipient Public 570.500(c)	ANNUAL UNITS 1	Assisted Housing PHA	
	Units Upon Completion 1	Other Funding Total	\$14,289

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs.

TABLE 3



Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: ALTERNATIVES TO FAMILY VIOLENCE – FENCE REPLACEMENT

Priority: Public Facilities and Improvements

Objective: Invest in public facilities that will: promote self-sufficiency & reduce poverty; encourage citizen participation in resource investments so low-income people own a stake in their community; improve quality of life, community, accessibility & services; reduce the isolation of income groups within the community; promote low-income people, especially vulnerable population, to achieve their potential by strengthening family & other supportive systems; promote employment training opportunities for low-income people; eliminate conditions which are detrimental to health, safety & public well being; & leverage additional resources.

Activity Description: Replace fencing around safe house facility with vinyl fence and gate. Will serve approximately 390 low-moderate income persons.

Location(s): Confidential location in Adams County

Local ID AC05.11.03	Activity ID 11	Funding Sources:	
HUD Matrix 03C	CDBG Citation 570.201(c)	CDBG ESG	\$26,673
Accomplishment Type 11 - Public Facilities	CDBG National Objective Low / Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Subrecipient Public 570.500(c)	ANNUAL UNITS 1	Assisted Housing PHA	
	Units Upon Completion 1	Other Funding Total	\$26,673

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: AURORA MENTAL HEALTH CENTER

PRIORITY: PUBLIC SERVICES

Objective: Invest in community services that will: promote self-sufficiency & reduce poverty; encourage citizen participation in resource investments so low-income people own a stake in their community; improve quality of life, community, accessibility & services; reduce the isolation of income groups within the community; promote low-income people, especially vulnerable population, to achieve their potential by strengthening family & other supportive systems; promote employment training opportunities for low-income people; eliminate conditions which are detrimental to health, safety & public well being; & leverage additional resources.

Activity Description: Provide salary and contract service cost for providing mental health services into the Strasburg/Bennett area. Services are provided at the Bennett Community Center and by contract with private provider in Strasburg. Will serve approximately 8-10 clients.

Location(s): 11059 E. Bethany Drive, Aurora, CO 80014

Serves: Rural Eastern Adams County, Bennett and Strasburg

Local ID AC05.12.05	Activity ID 12	Funding Sources:	
HUD Matrix 05O	CDBG Citation 570.201(e)	CDBG	\$5,239
Accomplishment Type 01 - People	CDBG National Objective Low/Mod Limited Clientele 570.208(a)(2)	ESG	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	HOME	
Subrecipient Subrecipient Public 570.500(c)	ANNUAL UNITS N/A	HOPWA	
	Units Upon Completion N/A	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$5,239

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: BROTHERS REDEVELOPMENT - NEIGHBORHOOD CARETAKER PROGRAM

PRIORITY: PUBLIC FACILITIES AND IMPROVEMENTS

Objective: Invest in public facilities that will: promote self-sufficiency & reduce poverty; encourage citizen participation in resource investments so low-income people own a stake in their community; improve quality of life, community, accessibility & services; reduce the isolation of income groups within the community; promote low-income people, especially vulnerable population, to achieve their potential by strengthening family & other supportive systems; promote employment training opportunities for low-income people; eliminate conditions which are detrimental to health, safety & public well being; & leverage additional resources..

Activity Description: Renovate 40 homes by recruitment and supervision of volunteers to help revitalize deteriorating neighborhoods. Will serve approximately 40 low-moderate income households.

Location(s): Adams County

Local ID AC05.13.14	Activity ID 13	Funding Sources:	
HUD Matrix 14A	CDBG Citation 570.202	CDBG ESG	\$28,579
Accomplishment Type 40 - Housing Units	CDBG National Objective Low / Mod Housing 570.208(a)(3)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Subrecipient Public 570.500(c)	ANNUAL UNITS 40	Assisted Housing PHA	
	Units Upon Completion 40	Other Funding Total	\$28,579

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CHILDREN'S OUTREACH CAPITAL IMPROVEMENTS

PRIORITY: PUBLIC FACILITIES AND IMPROVEMENTS - YOUTH PROGRAMS

Objective: Invest in Activities that will: improve and expand access to quality youth services and facilities; eliminate conditions which are detrimental to the health, safety and well being of youth; promote self-sufficiency and reduce poverty, and promote educational opportunities for low-income youth.

Activity Description: Develop the land behind the building for future playground use. Level area, fence area, and create appropriate ground surface. Carpet back stairway, and add tile to carpeted classroom. Will serve approximately 80 L/M students.

Location(s): 8000 Pecos Street, Denver, CO 80221

Local ID AC05.1403	Activity ID 14	Funding Sources:	
HUD Matrix 03D	CDBG Citation 570.201(c)	CDBG ESG	\$12,384
Accomplishment Type 11 - Public Facilities	CDBG National Objective Low/Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Subrecipient Private 570.500(c)	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$12,384

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CLINICA CAMPESINA FAMILY HEALTH SERVICES – MEDICAL EQUIPMENT PURCHASE

PRIORITY: PUBLIC SERVICE

Objective: Invest in community services that will: promote self-sufficiency & reduce poverty; encourage citizen participation in resource investments so low-income people own a stake in their community; improve quality of life, community, accessibility & services; reduce the isolation of income groups within the community; promote low-income people, especially vulnerable population, to achieve their potential by strengthening family & other supportive systems; promote employment training opportunities for low-income people; eliminate conditions which are detrimental to health, safety & public well being; & leverage additional resource

Activity Description: Purchase additional medical equipment for two Adams County clinics. Will serve approximately 18,651 persons.

Location(s): 8990 N. Washington Street, Thornton, CO 80229 and 1701 W. 72nd Avenue, Denver, CO 80221

Local ID AC05.15.05	Activity ID 15	Funding Sources:	
HUD Matrix 05	CDBG Citation 570.201(c)	CDBG ESG	\$38,105
Accomplishment Type 01 - People	CDBG National Objective Low/Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Subrecipient Public 570.500(c)	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$38,105

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: COMMUNITY REACH CENTER, INC. – IMPROVEMENTS TO INTENSIVE TREATMENT HOUSE

PRIORITY: PUBLIC FACILITIES AND IMPROVEMENTS

Objective: Invest in public facilities that will: promote self-sufficiency & reduce poverty; encourage citizen participation in resource investments so low-income people own a stake in their community; improve quality of life, community, accessibility & services; reduce the isolation of income groups within the community; promote low-income people, especially vulnerable population, to achieve their potential by strengthening family & other supportive systems; promote employment training opportunities for low-income people; eliminate conditions which are detrimental to health, safety & public well being; & leverage additional resources.

Activity Description: Improvements to two residential treatment houses for mentally ill, and substance abuse low-income clients. Will serve approximately 26 persons.

Location(s): 8384 Elati, Denver, CO 80221 (Intensive Treatment House) and 621 W. 96th Ave. Thornton, CO 80221 (Huron House)

Local ID AC05.16.03	Activity ID 16	Funding Sources:	
HUD Matrix 03P	CDBG Citation 570.201(e)	CDBG ESG	\$10,003 <input type="text"/>
Accomplishment Type 11 - Public Facilities	CDBG National Objective Low/Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	<input type="text"/> <input type="text"/>
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	<input type="text"/> <input type="text"/>
Subrecipient Subrecipient Public 570.500(c)	ANNUAL UNITS 2	Assisted Housing PHA	<input type="text"/> <input type="text"/>
	Units Upon Completion 2	Other Funding Total	<input type="text"/> \$10,003

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: COMMUNITY RESOURCE CENTER - BUILDING NEIGHBORHOOD ASSOCIATIONS

PRIORITY: PUBLIC SERVICE

Objective: Invest in community services that will: promote self-sufficiency & reduce poverty; encourage citizen participation in resource investments so low-income people own a stake in their community; improve quality of life, community, accessibility & services; reduce the isolation of income groups within the community; promote low-income people, especially vulnerable population, to achieve their potential by strengthening family & other supportive systems; promote employment training opportunities for low-income people; eliminate conditions which are detrimental to health, safety & public well being; & leverage additional resource.

Activity Description: Create neighborhood associations in unincorporated Adams County to build a bridge in the gaps identified by the 2004 needs assessment survey between agencies, elected officials and service providers. This is a new and innovative approach for engaging citizens to advocate, negotiate, or elevate and solve neighborhood issues. Will target 3 neighborhoods.

Location(s): Countywide

Local ID AC05.17.20	Activity ID 17	Funding Sources:	
HUD Matrix 05	CDBG Citation 570.201(e)	CDBG ESG	\$32,199
Accomplishment Type 01- People	CDBG National Objective Low / Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Subrecipient Public 570.500(c)	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$32,199

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: FRONT RANGE COMMUNITY COLLEGE – WESTMINSTER SMALL BUSINESS DEVELOPMENT CENTER – MICROENTERPRISE PROJECT

Priority: Microenterprise Project

Objective: Improve Economic opportunities for low-income persons.

Activity Description: Introduce Microenterprise development, by means of self-employment opportunities. Activity will serve approximately 350 persons. Activity will be coordinated with Adams County and administered through Front Range Community College (FRCC).

Location: FRCC – 3645 W. 112th Avenue, Westminster, CO 80234 and 12200 N. Pecos Street, Westminster, CO 80234

E. Local ID AC05.18.19	Activity ID 18	Funding Sources:	
HUD Matrix 19D	CDBG Citation	CDBG ESG	\$50,489
Accomplishment Type 08 - Businesses	CDBG National Objective Low / Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	
Subrecipient Subrecipient Private 570.500(c)	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$50,489

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: THE SENIOR HUB RURAL NUTRITION PROGRAM

PRIORITY: PUBLIC SERVICE - SENIOR PROGRAMS

Objective: Invest in Activities that will: improve and/or expand access to & the quality of senior services & facilities; empower seniors to maintain a healthy & independent lifestyle; eliminate conditions which are detrimental to the health, safety & well being of seniors; promote stability, safe homes & communities where retired citizens can remain in their home & neighborhoods with the assistance needed to maintain their memories & familiar surroundings; reduce the isolation of seniors within the community; & leverage additional resources.

Activity Description: Provide nutritious meals to seniors through the Bennett and Strasburg school districts three days per week, including home delivery using volunteers. Will serve approximately 150 seniors.

Location(s): 2360 West 90th Avenue, Federal Heights, CO, 80221

Local ID AC05.19.05	Activity ID 19	Funding Sources:	
HUD Matrix 05A	CDBG Citation 570.201(e)	CDBG ESG	\$8,673
Accomplishment Type 01 - People	CDBG National Objective Low/Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Subrecipient Public 570.500(c)	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$8,673

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
 persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: THE SENIOR HUB SENIOR SOLUTIONS

PRIORITY: PUBLIC SERVICE – SENIOR PROGRAMS

Objective: Invest in Activities that will: improve and/or expand access to & the quality of senior services & facilities; empower seniors to maintain a healthy & independent lifestyle; eliminate conditions which are detrimental to the health, safety & well being of seniors; promote stability, safe homes & communities where retired citizens can remain in their home & neighborhoods with the assistance needed to maintain their memories & familiar surroundings; reduce the isolation of seniors within the community; & leverage additional resources.

Activity Description: Provide salary/benefits for Program Director to administer and deliver senior services. Activity will benefit approximately 3,720 seniors.

Location(s): 2360 West 90th Avenue, Federal Heights, CO, 80221

Local ID AC05.20.05	Activity ID 20	Funding Sources:	
HUD Matrix 05A	CDBG Citation 570.201(e)	CDBG ESG	\$42,868 <input type="text"/>
Accomplishment Type 01 - People	CDBG National Objective Low/Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	<input type="text"/> <input type="text"/>
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	<input type="text"/> <input type="text"/>
Subrecipient Subrecipient Public 570.500(c)	ANNUAL UNITS N/A	Assisted Housing PHA	<input type="text"/> <input type="text"/>
	Units Upon Completion N/A	Other Funding Total	<input type="text"/> \$42,868

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: TOWN OF BENNETT – SENIOR SERVICES- NUTRITION

PRIORITY: SENIOR PROGRAMS – PUBLIC SERVICES

Objective: Invest in Activities that will: improve and/or expand access to & the quality of senior services & facilities; empower seniors to maintain a healthy & independent lifestyle; eliminate conditions which are detrimental to the health, safety & well being of seniors; promote stability, safe homes & communities where retired citizens can remain in their home & neighborhoods with the assistance needed to maintain their memories & familiar surroundings; reduce the isolation of seniors within the community; & leverage additional resources.

Activity Description: Provide year round nutritional meals to participating seniors in the school cafeteria and homebound seniors with two to three meals per week through the Bennett School District year-round. The Senior Hub, Inc. will administer this program. Will serve approximately 44 seniors

Location(s): 355 4th St. - Bennett, CO 80102-7806

Local ID BT05.01.05	Activity ID 21	Funding Sources:	
HUD Matrix 05A	CDBG Citation 570.201(e)	CDBG ESG	\$7,021
Accomplishment Type 01 - People	CDBG National Objective Low/Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$7,021

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
 persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: TOWN OF BENNETT -SENIOR SERVICES – TRANSPORTATION

PRIORITY: PUBLIC SERVICE - SENIOR PROGRAMS

Objective: Invest in Activities that will: improve and/or expand access to & the quality of senior services & facilities; empower seniors to maintain a healthy & independent lifestyle; eliminate conditions which are detrimental to the health, safety & well being of seniors; promote stability, safe homes & communities where retired citizens can remain in their home & neighborhoods with the assistance needed to maintain their memories & familiar surroundings; reduce the isolation of seniors within the community; & leverage additional resources.

Activity Description: Maintain Special Transit transportation systems to the Denver Metro area for handicapped and elderly persons on a year round basis that may not otherwise be able to travel to medical and business appointments. To keep the Special Transit Transportation systems going on a year round basis for the elderly and handicapped. Increase the travel days as the program grows and expands. Will serve approximately 44 unduplicated low and very-low income persons.

Location(s): 355 4th St. – Bennett, CO 80102-7806

Local ID BT05.02.05	Activity ID 22	Funding Sources:	
HUD Matrix 05E	CDBG Citation 570.201(e)	CDBG ESG	\$7,021
Accomplishment Type 01 - People	CDBG National Objective Low/Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$7,021

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CITY OF BRIGHTON - ALMOST HOME, INC. – SHELTER REHABILITATION

PRIORITY: PUBLIC FACILITIES AND IMPROVEMENTS

Objective: Invest in public facilities that will: promote self-sufficiency & reduce poverty; encourage citizen participation in resource investments so low-income people own a stake in their community; improve quality of life, community, accessibility & services; reduce the isolation of income groups within the community; promote low-income people, especially vulnerable population, to achieve their potential by strengthening family & other supportive systems; promote employment training opportunities for low-income people; eliminate conditions which are detrimental to health, safety & public well being; & leverage additional resources..

Activity Description: Renovate portions of the Family Homeless Shelter in Brighton. Will serve approximately 175 families.

Location(s): 575 Bush Street, Brighton, CO 80601

Local ID BR05.01.03	Activity ID 23	Funding Sources:	
HUD Matrix 03C	CDBG Citation 570.201(c)	CDBG ESG	\$5,000
Accomplishment Type 11 - Public Facilities	CDBG National Objective Low / Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Subrecipient Public 570.500(c)	ANNUAL UNITS 1	Assisted Housing PHA	
	Units Upon Completion 1	Other Funding Total	\$5,000

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
 persons with disabilities public housing needs.



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CITY OF BRIGHTON - CURB, GUTTER, AND SIDEWALK REPLACEMENT

Priority: Infrastructure - Sidewalks

Objective: Invest in infrastructure that will: promote a safe and clean environment and ADA accessibility of infrastructure; distribute resources in support of coordinated community investments; ensure residents have a suitable living environment; expand economic opportunities; improve and maintain the infrastructure in low and very low income neighborhoods; eliminate conditions which are detrimental to health, safety, and public well being; and leverage additional resources.

Activity Description: Replace deteriorated sections of curbs, gutters, and sidewalks for safety reasons. Improvements will improve drainage and pedestrian safety. Activity will serve approximately 5,080 low moderate-income persons.

LOCATION(S): CENSUS TRACT 86.03 BG-1, 2, 3, 4 AND 5 = 73.2% L/M. -
Brighton

Local ID BR05.02.03	Activity ID 24	Funding Sources:	
HUD Matrix 03L	CDBG Citation 570.201(c)	CDBG ESG	\$92,189
Accomplishment Type 11 - Public Facilities	CDBG National Objective Low/Mod Area 570.208(a)(1)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$92,189

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
 persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CITY OF BRIGHTON - SENIOR CENTER - INFORMATION AND REFERRAL SPECIALIST

Priority: Public Services- Senior Programs

Objective: Invest in Activities that will: improve and/or expand access to & the quality of senior services & facilities; empower seniors to maintain a healthy & independent lifestyle; eliminate conditions which are detrimental to the health, safety & well being of seniors; promote stability, safe homes & communities where retired citizens can remain in their home & neighborhoods with the assistance needed to maintain their memories & familiar surroundings; reduce the isolation of seniors within the community; & leverage additional resources.

Activity Description: Provide outreach service to seniors in Brighton, particularly frail, Hispanic and low income individuals. Pay the salary and benefits for an Information and Referral Specialist. Will serve approximately 600 seniors.

Location(s): 575 Bush Street, Brighton, CO 80601

Local ID BR05.03.05	Activity ID 25	Funding Sources:	
HUD Matrix 05A	CDBG Citation 570.201(e)	CDBG ESG	\$20,000
Accomplishment Type 01 - People	CDBG National Objective Low/Mod Limited Clientele 570.208(a)(2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$20,000

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CITY OF BRIGHTON - BRIGHTON HOUSING AUTHORITY – PURCHASE AND REHABILITATE HOME

Priority: Housing Rehabilitation

Objective: Invest in housing opportunities that: ensure residents have decent, safe & sanitary housing & housing choices; increase access to affordable housing; improve the quality of housing available to low or moderate income & special needs persons; provide for testing & reasonable abatement of lead based paint hazards; provide clean, well maintained, ADA accessible housing and shelters; promote safe neighborhoods & communities; promote diversity in residential neighborhoods; meet local jurisdiction's standard building codes; & leverage additional resources.

Activity Description: To establish a ten-year plan to purchase and rehabilitate 100 houses; first to be utilized as rental units for ten years and then be sold to low-income participates for home ownership. Will serve approximately 10 families/30 persons within ten-year period.

LOCATION(S): BRIGHTON - ADDRESS NOT YET IDENTIFIED

Local ID BR05.04.14	Activity ID 26	Funding Sources:	
HUD Matrix 14G	CDBG Citation 570.202	CDBG ESG	\$25,000
Accomplishment Type 10 - Housing Units	CDBG National Objective Low / Mod Housing 570.208(a)(3)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS 1	Assisted Housing PHA	
	Units Upon Completion 1	Other Funding Total	\$25,000

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CITY OF FEDERAL HEIGHTS - PUBLIC IMPROVEMENTS – 90TH AVENUE SIDEWALK IMPROVEMENTS

Priority: Infrastructure

Objective: Invest in infrastructure that will: promote a safe and clean environment and ADA accessibility of infrastructure; distribute resources in support of coordinated community investments; ensure residents have a suitable living environment; expand economic opportunities; improve and maintain the infrastructure in low and very low income neighborhoods; eliminate conditions which are detrimental to health, safety, and public well being; and leverage additional resources.

Activity Description: Extend an existing sidewalk an additional 625 feet to improve safety for adults and children. Will serve approximately 1737 low moderate persons.

Location(s): Southside of 90th Avenue, from Camenish Way Easterly to Madeleine St. - City of Federal Heights, Census Tract 93.19, BG's 1&2, L/M %: 68.11%

Local ID FH05.01.03	Activity ID 27	Funding Sources:	
HUD Matrix 03	CDBG Citation 570.201(c)	CDBG ESG	\$89,341
Accomplishment Type 11 - Public Facilities	CDBG National Objective Low/Mod Area 570.208(a)(1)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$89,341

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CITY OF NORTHGLENN - WASHINGTON STREET FENCING & STREETSCAPE IMPROVEMENTS

PRIORITY: INFRASTRUCTURE

Objective: Invest in infrastructure that will: promote a safe and clean environment and ADA accessibility of infrastructure; distribute resources in support of coordinated community investments; ensure residents have a suitable living environment; expand economic opportunities; improve and maintain the infrastructure in low and very low income neighborhoods; eliminate conditions which are detrimental to health, safety, and public well being; and leverage additional resources.

Activity Description: Replacement of existing fence that is badly deteriorated in order to improve the overall appearance of the area, stabilize and improve the housing, and hopefully serve as an example for other residents to replace their deteriorated fencing. Install new fencing, which will directly benefit the residents of this low and moderate-income area. Area survey conducted and documented the area with 68.2% low/moderate income residents.

Location(s): Eastside of Washington Street, between 112th Avenue and Phillips Drive (Area survey) - Northglenn

Local ID NG05.01.03	Activity ID 28	Funding Sources:	
HUD Matrix 03	CDBG Citation 570.201(c)	CDBG ESG	\$215,221
Accomplishment Type 11 - Public Facilities	CDBG National Objective Low/Mod Area 570.208(a)(1)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$215,221

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CITY OF THORNTON – CDBG ENTITLEMENT COMMUNITY PLANNING STUDY

PRIORITY: PLANNING

Objective: Provide for reasonable planning and administrative costs for the: planning and execution of housing and community development activities; coordination and development of community relationships to promote collaborative efforts in addressing local needs; study of community development needs and to develop plans for addressing those needs; encourage citizen participation in resource investment so low-income people own a stake in their community.

Activity Description: The City of Thornton has been eligible for entitlement Community status since 1986. The City will undergo a study to determine whether Entitlement Community status is advantageous to the City.

Location(s): Thornton, CO

Local ID TH05.01.20	Activity ID 29	Funding Sources:	
HUD Matrix 20	CDBG Citation 570.201(c)	CDBG ESG	\$20,000
Accomplishment Type 01 - People	CDBG National Objective	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$20,000

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CITY OF THORNTON – CREEKSIDE PLACE APARTMENTS

PRIORITY: PUBLIC FACILITIES AND IMPROVEMENTS

Objective: Invest in public facilities that will: improve the conditions, environment & community in which low-income people live; improve public facilities utilized by low-income residents; encourage citizen participation in resource investment so low-income people own a stake in their community; improve ADA accessibility; invest in the restoration and preservation of properties of special value for historic, architectural or aesthetic value; alleviate physical & economic distress through revitalization in eligible areas; eliminate conditions that are detrimental to health, safety & public well being; & leverage additional resources.

Activity Description: Provide funds for rehabilitation and preservation of affordable homes in the City of Thornton. Activity will serve approximately 417 low and moderate-income persons.

Location(s): City wide - Thornton, CO

Local ID TH05.02.03	Activity ID 30	Funding Sources:	
HUD Matrix 03	CDBG Citation 570.201(e)	CDBG ESG	\$200,000
Accomplishment Type 11 - Public Facilities	CDBG National Objective Low/Mod Limited Clientele 570.208(a) (2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS 208	Assisted Housing PHA	
	Units Upon Completion 208	Other Funding Total	\$200,000

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CITY OF THORNTON – FIRE PROTECTION IMPROVEMENTS

PRIORITY: PUBLIC FACILITIES AND IMPROVEMENTS

Objective: Invest in public facilities that will: improve the conditions, environment & community in which low-income people live; improve public facilities utilized by low-income residents; encourage citizen participation in resource investment so low-income people own a stake in their community; improve ADA accessibility; invest in the restoration and preservation of properties of special value for historic, architectural or aesthetic value; alleviate physical & economic distress through revitalization in eligible areas; eliminate conditions that are detrimental to health, safety & public well being; & leverage additional resources.

Activity Description: To help eliminate deficiencies with the fire protection services in the building. These funds will be used from existing funds that were not used through 2004. Will serve approximately 510 L/M persons.

Location(s): Village 88 Apartments – 388 E. 88th Avenue - Thornton, CO

Local ID TH05.03.03	Activity ID 31	Funding Sources:	
HUD Matrix 03	CDBG Citation 570.201(e)	CDBG ESG	\$
Accomplishment Type 11 - Public Facilities	CDBG National Objective Low/Mod Limited Clientele 570.208(a) (2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS 180	Assisted Housing PHA	
	Units Upon Completion 180	Other Funding Total	\$222,050 \$222,050

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



Table 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CITY OF THORNTON - THORNTON SENIOR CENTER EXPANSION

PRIORITY: PUBLIC FACILITIES AND IMPROVEMENTS – SENIOR PROGRAM

Objective: Invest in public facilities that will: improve the conditions, environment & community in which low-income people live; improve public facilities utilized by low-income residents; encourage citizen participation in resource investment so low-income people own a stake in their community; improve ADA accessibility; invest in the restoration and preservation of properties of special value for historic, architectural or aesthetic value; alleviate physical & economic distress through revitalization in eligible areas; eliminate conditions that are detrimental to health, safety & public well being; & leverage additional resources.

Activity Description: This is a multi-phase Activity continuing from 2004. 2005 funds will be used for potential acquisition, to identify and design a new, larger Senior Center in Thornton in order to provide a higher level of services to senior citizens and to enhance accessibility. Any remaining balance of funds will be reprogrammed. The existing Thornton Senior Center has reached its capacity in terms of space to provide services to the growing number of seniors. A new Thornton Senior Center will accommodate increased capacity to provide a wider variety of services to the growing and diverse senior population and provide adequate accessibility. Activity will serve approximately 6,100 – 7,500 low and moderate-income persons.

Location(s): Dorothy Blvd.- Thornton, CO

Local ID TH05.04.03	Activity ID 32	Funding Sources:	
HUD Matrix 03A	CDBG Citation 570.201(e)	CDBG ESG	\$246,442
Accomplishment Type 11 – Public Facilities	CDBG National Objective Low/Mod Limited Clientele 570.208(a) (2)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	
	Units Upon Completion N/A	Other Funding Total	\$246,442

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
 persons with disabilities public housing needs



Table 3

Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CITY OF THORNTON – HOMEOWNER REHABILITATION

Priority: Housing Rehabilitation

Objective: Invest in housing opportunities that: ensure residents have decent, safe & sanitary housing & housing choices; increase access to affordable housing; improve the quality of housing available to low or moderate income & special needs persons; provide for testing & reasonable abatement of lead based paint hazards; provide clean, well maintained, ADA accessible housing and shelters; promote safe neighborhoods & communities; promote diversity in residential neighborhoods; meet local jurisdiction's standard building codes; & leverage additional resources.

Activity Description: Provide funds for the renovation of single-family homes in the City of Thornton. A portion of the funds will be used for minor home repair and the balance will provide matching grants and subsidized loans to qualified homeowners. Will serve approximately 3 -15 units or 9-45 persons.

Location(s): Citywide - Thornton

Local ID TH05.05.14	Activity ID 33	Funding Sources:	
HUD Matrix 14A	CDBG Citation 570.202	CDBG ESG	\$75,000
Accomplishment Type 10 - Housing Units	CDBG National Objective Low / Mod Housing 570.208(a)(3)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS 3 - 15	Assisted Housing PHA	
	Units Upon Completion 7 - 15	Other Funding Total	\$75,000

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

ACTIVITY TITLE: CITY OF THORNTON – VOLUNTEER HOME IMPROVEMENT PROGRAM

Priority: Housing Rehabilitation

Objective: Invest in housing opportunities that: ensure residents have decent, safe & sanitary housing & housing choices; increase access to affordable housing; improve the quality of housing available to low or moderate income & special needs persons; provide for testing & reasonable abatement of lead based paint hazards; provide clean, well maintained, ADA accessible housing and shelters; promote safe neighborhoods & communities; promote diversity in residential neighborhoods; meet local jurisdiction's standard building codes; & leverage additional resources.

Activity Description: Improve the housing stock in Thornton by providing funding and technical assistance to homeowners and community organizations working to improve the physical and aesthetic conditions of owner-occupied homes in the City of Thornton. Will serve approximately 70 low/moderate income persons.

Location(s): City Wide, Thornton, CO

Local ID TH05.06.14	Activity ID 34	Funding Sources:	
HUD Matrix 14A	CDBG Citation 570.202	CDBG ESG	\$5,000
Accomplishment Type 04 - Households	CDBG National Objective Low / Mod Housing 570.208(a)(3)	HOME HOPWA	
Start Date (mm/dd/yyyy) 03/01/05	Completion Date (mm/dd/yyyy) 02/28/06	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS 40	Assisted Housing PHA	
	Units Upon Completion 40	Other Funding Total	45,000 \$50,000

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

Activity Title: HOME – Community Housing Development Organization (CHDO)

Priority: Housing

Objective: Invest in housing opportunities that: ensure residents have decent, safe & sanitary housing & housing choices; increase access to affordable housing; improve the quality of housing available to low or moderate income & special needs persons; provide for testing & reasonable abatement of lead based paint hazards; provide clean, well maintained, ADA accessible housing and shelters; promote safe neighborhoods & communities; promote diversity in residential neighborhoods; meet local jurisdiction's standard building codes; & leverage additional resources.

Activity Description: Investment in housing Activities that provide affordable, decent, safe and sanitary housing to Adams County residents. Activities can include acquisition of real property, housing rehabilitation and new construction. A minimum of 15% of the HOME allocation will be made available for Adams County certified CHDO's.

Location (s): Community Wide

Local ID HM05.13.XX	Activity ID 35	Funding Sources:	
HUD Matrix Code/Title Various	HUD Citation 92.205(a)(1)	CDBG ESG	<input type="checkbox"/> <input type="checkbox"/>
Accomplishment Type 10 - Housing Units	HUD National Objective	HOME HOPWA	\$148,259 <input type="checkbox"/>
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	<input type="checkbox"/> <input type="checkbox"/>
Subrecipient CHDO – 92.2	ANNUAL UNITS 8	Assisted Housing PHA	<input type="checkbox"/> <input type="checkbox"/>
	Units Upon Completion 8	Other Funding Total	<input type="checkbox"/> \$148,259

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

Activity Title: HOME - Program Administration (10%)

Priority: Planning and Administration

Objective: Provide for reasonable planning and administrative costs for the: planning and execution of housing and community development activities; coordination and development of community relationships to promote collaborative efforts in addressing local needs; study of community development needs and to develop plans for addressing those needs; encourage citizen participation in resource investment so low-income people own a stake in their community.

Activity Description: Funds will be made available for administrative costs related to the planning and execution of HOME program activities.

Location (s): Community Wide

Local ID HM05.07.21	Activity ID 36	Funding Sources:	
HUD Matrix Code/Title 21A General Program Administration	HUD Citation 92.207 (a)	CDBG ESG	<input type="text"/> <input type="text"/>
Accomplishment Type N/A	HUD National Objective N/A	HOME HOPWA	\$98,839 <input type="text"/>
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	<input type="text"/> <input type="text"/>
Subrecipient Local Government	ANNUAL UNITS N/A	Assisted Housing PHA	<input type="text"/> <input type="text"/>
	Units Upon Completion N/A	Other Funding Total	\$15,000 \$113,839

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

Activity Title: HOME - Housing and Land Acquisition

Priority: Housing

Objective: Invest in housing opportunities that: ensure residents have decent, safe & sanitary housing & housing choices; increase access to affordable housing; improve the quality of housing available to low or moderate income & special needs persons; provide for testing & reasonable abatement of lead based paint hazards; provide clean, well maintained, ADA accessible housing and shelters; promote safe neighborhoods & communities; promote diversity in residential neighborhoods; meet local jurisdiction's standard building codes; & leverage additional resources.

Activity Description: Investment in housing Activities that provide affordable, decent, safe and sanitary housing to Adams County residents. Activities will include development of approximately 20 new affordable units, either single or multi-family.

Location (s): Community Wide

Local ID HM05.11.12	Activity ID 38	Funding Sources:	
HUD Matrix Code/Title 12 Construction of Housing	HUD Citation 92.205(a)(1)	CDBG ESG	
Accomplishment Type 10 - Housing Units	HUD National Objective	HOME HOPWA	\$255,277
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	
Subrecipient Local Government	ANNUAL UNITS 20	Assisted Housing PHA	
	Units Upon Completion 20	Other Funding Total	\$255,277

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



Table 3
Consolidated Plan Listing of Proposed Activities

Activity Title: HOME - Housing Rehabilitation

Priority: Housing

Objective: Invest in housing opportunities that: ensure residents have decent, safe & sanitary housing & housing choices; increase access to affordable housing; improve the quality of housing available to low or moderate income & special needs persons; provide for testing & reasonable abatement of lead based paint hazards; provide clean, well maintained, ADA accessible housing and shelters; promote safe neighborhoods & communities; promote diversity in residential neighborhoods; meet local jurisdiction's standard building codes; & leverage additional resources.

Activity Description: Direct delivery program implemented by the Adams County Office of Community Development. This program provides deferred loans to income eligible residents for the purposes of addressing repairs to major systems and/or housing code issues. The maximum level of assistance per household is \$24,999. Will serve approximately 15 households.

Location (s): Community Wide

Local ID HM05.10.14	Activity ID 39	Funding Sources:	
HUD Matrix Code/Title 14A Rehab; Single Unit Residential	HUD Citation 92.205(a)(1)	CDBG ESG	<input type="checkbox"/> <input type="checkbox"/>
Accomplishment Type 10 - Housing Units	HUD National Objective	HOME HOPWA	\$240,500 <input type="checkbox"/>
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	<input type="checkbox"/> <input type="checkbox"/>
Subrecipient Local Government	ANNUAL UNITS 15	Assisted Housing PHA	<input type="checkbox"/> <input type="checkbox"/>
	Units Upon Completion 15	Other Funding Total	\$135,000 \$375,500

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3

Consolidated Plan Listing of Proposed Activities

Activity Title: HOME - City of Westminster – Home Ownership Assistance (First-time Homebuyers Program)

Priority: Housing

Objective: Invest in housing opportunities that: ensure residents have decent, safe & sanitary housing & housing choices; increase access to affordable housing; improve the quality of housing available to low or moderate income & special needs persons; provide for testing & reasonable abatement of lead based paint hazards; provide clean, well maintained, ADA accessible housing and shelters; promote safe neighborhoods & communities; promote diversity in residential neighborhoods; meet local jurisdiction's standard building codes; & leverage additional resources.

Activity Description: Program implemented by the Adams County Housing Authority, provides direct financial assistance to income eligible residents in Westminster for the purchase of their first home. This program provides deferred loans to income eligible residents for a portion of the down payment and closing costs. Will serve approximately 12 households.

Location (s): Community Wide

Local ID HM05.15.13	Activity ID 40	Funding Sources:	
HUD Matrix Code/Title 13 Direct Homeownership Assistance	HUD Citation 98.205(a)(1)	CDBG ESG	<input type="text"/>
Accomplishment Type 04 - Households	HUD National Objective	HOME HOPWA	\$85,931 <input type="text"/>
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	<input type="text"/>
Subrecipient Local Government	ANNUAL UNITS 12	Assisted Housing PHA	<input type="text"/>
	Units Upon Completion 12	Other Funding Total	<input type="text"/> \$85,931

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

Activity Title: HOME - City of Westminster - Housing Rehabilitation

Priority: Housing

Objective: Invest in housing opportunities that: ensure residents have decent, safe & sanitary housing & housing choices; increase access to affordable housing; improve the quality of housing available to low or moderate income & special needs persons; provide for testing & reasonable abatement of lead based paint hazards; provide clean, well maintained, ADA accessible housing and shelters; promote safe neighborhoods & communities; promote diversity in residential neighborhoods; meet local jurisdiction's standard building codes; & leverage additional resources.

Activity Description: Program implemented by the Adams County Office of Community Development. This program provides deferred loans to income eligible residents in the City of Westminster for the purposes of addressing repairs to major systems and/or housing code issues. Will serve approximately 10 households.

Location (s): Westminster, Colorado - Citywide

Local ID HM05.14.14	Activity ID 41	Funding Sources:	
HUD Matrix Code/Title 14A Rehab; Single Unit Residential	HUD Citation 92.205 (a)(1)	CDBG ESG	<input type="text"/>
Accomplishment Type 10 - Housing Units	HUD National Objective	HOME HOPWA	\$159,586 <input type="text"/>
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	<input type="text"/>
Subrecipient Local Government	ANNUAL UNITS 9	Assisted Housing PHA	<input type="text"/>
	Units Upon Completion 9	Other Funding Total	\$159,586

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS persons with disabilities public housing needs



TABLE 3
Consolidated Plan Listing of Proposed Activities

Activity Title: HOME – American Dream Down Payment Initiative (ADDI) 2005

Priority: Housing

Objective: ADDI is a new component under the Home Investment Partnership Program (HOME) intended to increase the homeownership rate, especially among lower income and minority households and to revitalize and stabilize communities. The program provides funds for down payment, closing costs and rehabilitation activities carried out in conjunction with the assisted home purchase.

Activity Description: Provide funding to eligible sub-recipients to administer a program to provide down payment assistance to low-income persons. To be eligible for ADDI assistance, individuals must be first-time homebuyers interested in purchasing single-family housing. A first-time homebuyer is defined as an individual and his or her spouse who have not owned a home during the three-year period prior to the purchase of a home with ADDI assistance. Additionally, individuals who qualify for ADDI assistance must have incomes not exceeding 80% of area median income.

Location (s): Community Wide

Local ID HM05.17.13	Activity ID 42	Funding Sources:	
HUD Matrix Code/Title 13 Direct Homeownership Assistance	HUD Citation 98.205(a)(1)	CDBG ESG	
Accomplishment Type 04 - Households	HUD National Objective	HOME HOPWA	\$44,481
Start Date (mm/dd/yyyy) 03/01/2005	Completion Date (mm/dd/yyyy) 02/28/2006	Total Formula Prior Year Funds	
Subrecipient Public 570.500 (c)	ANNUAL UNITS 5	Assisted Housing PHA	
	Units Upon Completion 5	Other Funding Total	\$44,481

The primary purpose of the Activity is to help: the homeless persons with HIV/AIDS
persons with disabilities public housing needs



4. 2005 GOALS AND ACTIVITIES

Housing Goal 1: Maintain and improve the existing supply and quality of affordable housing to meet the needs of low and moderate income residents in Adams County.							
Need Areas: Owner-occupied, rental, public housing.							
Program/Activity	Description	Target Beneficiaries	2005 Goal	Estimated Five Year Outputs	Coordinating and Implementing Agencies	Con Plan Priority	Potential Funding Sources
Single Family Housing Rehabilitation	Provide loans to homeowners to address code, health and safety issues and improve their homes.	Small Families Large Families Low/Mod Income Owner-occupied Households	25 homes	125 homes rehabilitated	Office of Community Development (OCD); Non-profit housing providers or developers. CHDOs	High	Home Investment Partnership (HOME)
Minor Home and Emergency Repair	Grants to homeowners for minor repairs or for emergency repairs.	Small Families Large Families Low Income Owner-occupied Households	20 homes	100 homes repaired	Office of Community Development (OCD); Non-profit housing providers or developers.	High	Community Development Block Grant (CDBG)
Multi-family and/or Rental Rehabilitation	Improvements to rental housing for low and moderate income rental housing.	Small Families Large Families Elderly and other special needs populations	40 units	200 units rehabilitated	Non-profit housing providers; private sector housing developers. CHDOs	High	HOME CDBG Private sector financing
Weatherization Program	Provide assistance to low income homeowners and renters to improve energy efficiency of their homes.	Small Families Large Families Low income renter and owner households.	200 homes	1000 homes weatherized	Arapahoe County Community Development	Low	Energy Saving Partners
Public Housing Rehabilitation	Rehab and upgrade of existing public housing.	Residents of public housing	40 units	200 units rehabilitated	Adams County Housing Authority; Brighton Housing Authority	Medium	Project operating reserves; CDBG; HOME



Housing Goal 2: Increase the supply of safe, decent and affordable housing for low and moderate-income residents to address the need created by economic growth and the creation of new jobs in Adams County.

Needs Areas: Owner-occupied, rental, special needs housing

Program/Activity	Description	Target Beneficiaries	2005 Goal	Estimated Five Year Outputs	Coordinating and Implementing Agencies	Con Plan Priority	Potential Funding Sources
Workforce Rental Housing Development	New rental housing development for existing and future workforce.	Small Families Large Families Low/Mod Income	100 units	500 Units	Non-profit housing providers and/or private sector developers.	Medium	Private financing; HOME
For-Purchase Starter Homes	Affordable starter homes for families and individuals who work in Adams County	Small Families Large Families Low/Mod Income	5 units	25 units	Non-profit housing providers and/or private sector developers. CHDOs	Medium	Private financing; HOME
Special Needs Housing	Housing for special needs residents who are able to live independently	Special needs populations; Elderly; Homeless	8 units	40 units	Non-profit housing providers and/or private sector developers. CHDOs	Low	Private financing; HOME



Housing Goal 3: Expand first time homebuyer opportunities in Adams County for low and moderate-income households.							
Needs Areas: First time, low and moderate income homebuyers.							
Program/Activity	Description	Target Beneficiaries	2005 Goal	Estimated Five Year Outputs	Coordinating and Implementing Agencies	Con Plan Priority	Potential Funding Sources
Homebuyer Assistance	Down payment and closing cost assistance for first-time home buyers.	Low-income first time homebuyers	60 loans	300 new low income homebuyers.	Adams County Housing Authority Non-profits	High	HOME ADDI CHFA
Homebuyer education	Counseling regarding credit assistance, budget management, home buying process, fair housing rights to first-time homebuyers and reverse equity mortgages to elderly homeowners.	Low-income first time homebuyers	2100 individuals	10,675 individuals	Adams County Housing Authority Non-profits	Low	HOME



Housing Goal 4: Provide resources, services and linkages that ensure that low and moderate-income homeowners and renters can afford to stay in their homes.							
Needs Areas: Households, including homeowners and renters, at or below 50% of the area median income: Households at risk of become homeless; poverty alleviation.							
Program/Activity	Description	Target Beneficiaries	2005 Goal	Estimated Five Year Outputs	Coordinating Agencies	Con Plan Priority	Potential Funding Sources
Public & Assisted Housing Sect. 8 Cert & Housing Vouchers	Section 8 certs and vouchers rental assistance; Public housing for low and very low income households.	Households between 0 - 50% Area Median Income.	1300 households	1300 households annually	Adams County Housing Authority	High	Section 8 Certs & Vouchers
Emergency Housing Assistance	Financial assistance to low income renters or owners at risk of being evicted or foreclosed upon.	Households between 0 - 50% Area Median Income.	350 households	1750 households	Adams County Housing Authority; Access Housing; Almost Home	Medium	CDBG CSBG
Housing and Financial Counseling; Foreclosure Prevention Counseling	To provide foreclosure and preforeclosure counseling to homeowners facing foreclosure proceedings.	All households, regardless of income.	500 households	2500 households	Adams County Housing Authority	Low	HOME
Tenant-based Rental Assistance	Provide direct financial rent assistance to very low income homeless families.	Households between 0 - 50% AMI	15 households	75 households	Adams County Housing Authority; Alternatives to Family Violence Almost Home	Medium	HOME
Emergency Utility Assistance	Financial assistance to low income renters or owners.	Households between 0 - 50% Area Median Income.	3,000 households	15,000 households	Social Services Adams County Housing Authority; Access Housing; Almost Home	Medium	LEAP TANF



Housing Goal 5: Increase access to housing and supportive services for the homeless population in Adams County.							
Needs Areas: Homeless families and individuals; Special needs populations, poverty alleviation							
Program/Activity	Description	Target Beneficiaries	2005 Goal	Estimated Five Year Outputs	Coordinating Agencies	Con Plan Priority	Potential Funding Sources
Emergency and Transitional Housing and Supportive Services	Provide emergency and transitional housing and to homeless families and individuals.	Homeless families and individuals, including children; Victims of Domestic Violence; HIV/AIDS; Chronic Homeless	48 families	Approx. 240 families/yr.	Alternatives to Family Violence; Almost Home; Access Housing; Adams County Interfaith Hospitality; Colorado Homeless Families	High	CDBG Community Services Block Grant (CSBG) Human Services Grant Emergency Shelter Grant
Permanent Housing Facilities and Supportive Services	Housing and supportive services to homeless families and individuals.	Homeless families and individuals, including children; Victims of Domestic Violence; Chronic Homeless; Disabled HIV/AIDS	350 persons	1750 homeless persons	Colorado Coalition for the Homeless Community Reach	Medium	Shelter Plus Care Supportive Housing Human Service Grant
Supportive Facilities for Special Populations	Supportive facilities and services to special populations including developmentally disabled, persons with AIDS/HIV, persons with substance abuse problems, at-risk youth and the elderly.	Homeless and Special Populations	700 individuals and families	3500 individuals and families/yr.	Social Services Community Reach North Metro Community Services for Developmentally Disabled Center for People with Disabilities	Medium	Approx. \$415,000/yr. from the following sources: Emergency Shelter Grant CDBG Human Service Grant



Community Development Goal 1: Strengthen the delivery and coordination of public services in Adams County.							
Needs Areas: Public services for elderly, youth and children, disabled, homeless and public housing residents, poverty alleviation.							
Program/Activity	Description	Target Beneficiaries	2005 Goal	Estimated Five Year Outputs	Coordinating Agencies	Con Plan Priority	Potential Funding Sources
Public Services for Disabled	Provide resources and services to the physically and mentally disabled population, including transportation services	Disabled	2240 individuals	11,205 individuals	Social Services Community Reach North Metro Comm. Services Developmentally Disabled Center for People with Disabilities	Medium	Adams County Human Services Grant , TANF Community Service Block Grant (CSBG), CDBG A-Lift
Seniors/Elderly	Out of home and in-home services for the Elderly, including transportation	Low income Seniors, Elderly, Frail Elderly	11,000 individuals	55,000 individuals	Senior Hub, Senior's Resource Center, non-profit service providers.	Medium	Human Services Grant CSBG; CDBG; TANF A-Lift
Early Childhood Education; Programs for children	Provide early childhood development services and resources to very low income families; Affordable quality childcare and afterschool options for working families	Low and extremely low income families with children.	110 families	550 families	Adams County Head Start; For profit and Non-profit providers; Social Services; Adams County Public Schools	High	Head Start, CDBG, CSBG Childcare Assistance Program (Social Services)
Youth Programs (16 -20)	To provide basic educational resources, GED and leadership development.	Low income at-risk youth or drop outs	640 Youth	3,200 individuals	Adams County Public Schools	Low	Adams County Public Schools Private Foundations CSBG, CDBG
Self-sufficiency for homeless and public housing residents	Provide education, counseling and training for families in public housing or homeless	Low income families with school-age children.	2847 Individuals	14,235 individuals	Adams County Housing Authority; Homeless Housing Providers	Medium	Adams County Human Services Grant CSBG, CDBG
Food Assistance/Security Programs	Provide basic food security and access to nutrition education to families	Low income households	5,000 households	25,000 households	OCD, Social Services	High	TEFAP, Social Services Food Assistance Program ESFP



Community Development Goal 2: Enhance the livability of low and moderate-income neighborhoods in Adams County.							
Needs Areas: Low income neighborhoods; Infrastructure; Public Facilities							
Program/Activity	Description	Target Beneficiaries	2005 Goal	Estimated Five Year Outputs	Coordinating and Implementing Agencies	Con Plan Priority	Potential Funding Sources
Infrastructure Improvements	Specific project activity that improves or upgrades public infrastructure such as sewers, overhead utility lines, curb cuts for handicapped accessibility.	Low and moderate income neighborhoods.	16 projects	80 Projects	Adams County Public Works Planning, OCD Participating Cities	Medium	General Fund CDBG City utility dept Special Districts
Public Facilities	Specific project activity that improves public facilities and/or improving ADA accessibility	Low and moderate income neighborhoods.	1 project	Five facilities upgraded or refurbished.	Public Works Planning, OCD, non-profits, neighborhood groups Participating Cities	Low	General Fund CDBG City General Funds Special Districts
Recreational Amenities	Specific project activity that targets low income areas to improve recreational and/or public parks amenities.	Low and moderate income neighborhoods.	2 projects	10 projects.	Adams County Public Works Planning, OCD Participating Cities	Low	General Fund CDBG City General Funds Special Districts



Community Development Goal 3: Develop or increase the capacity and leadership abilities of residents and groups in low and moderate-income neighborhoods in Adams County.

Needs Areas: Low income residents and neighborhoods; Planning

Program/Activity	Description	Target Beneficiaries	2005 Goal	Estimated Five Year Outputs	Coordinating and Implementing Agencies	Con Plan Priority	Potential Funding Sources
Neighborhood Capacity Building and Leadership Development	Create or strengthen resident-based organizations that promote the improvement of their neighborhoods.	Low and moderate income neighborhoods.	1 group created 20 residents trained	5 new neighborhood groups created. 100 residents trained in neighborhood resource and referral	Neighborhood Organizations, individual residents, OCD, Adams County agencies and non-profits.	High	CDBG CSBG Human Services Grant
Community Outreach	Coordinate on-going public forums which discuss housing, community revitalization issues.	Low income neighborhoods.	NA	Increase in involvement of immigrant and Spanish speaking residents in neighborhood activities, planning.	Neighborhood Organizations, individual residents, OCD, Adams County agencies and non-profits. Participating Cities	High	CDBG CSBG Human Services Grant general fund
Community Agency Capacity Building and Coordination	Create or strengthen community agency or non-profit providers that provide vital community resources to low income neighborhoods.	Non-profit Housing and Community Service providers.	NA	Coordination Increased funds raised by Adams	OCD; Adams County agencies and non-profits.	High	
Neighborhood Planning	Coordinate or encourage the development of neighborhood-based plans and needs assessments.	Low income neighborhoods.	One training held.	Three neighborhood survey trainings held. At least one Neighborhood Revitalization Strategy Area Identified	Neighborhood Organizations, individual residents, OCD, Adams County agencies and non-profits. Part. Cities	Low	CDBG CSBG Human Services Grant general fund



Community Development Goal 4: Increase Economic Opportunities for Low - Income residents that will increase their personal incomes and move them toward self-sufficiency.

Needs Areas: Economic Development; Low income residents and business owners, poverty alleviation.

Program/Activity	Description	Target Beneficiaries	2005 Goal	Estimated Five Year Outputs	Coordinating and Implementing Agencies	Con Plan Priority	Potential Funding Sources
Business Development	Provide technical assistance and support to individuals or small business owners wanting to start or expand their own business.	Low income residents or business owners in Adams County.	60 trainees	300 entrepreneurs trained.	Front Range Community College	Medium	CDBG local financial institution
Small Business/ Entrepreneurial Financial Assistance	Direct financial assistance and training to small businesses.	Low income residents or business owners in Adams County.	10 new businesses	50 new businesses started.	Front Range Community College OCD	Low	CDBG local financial institution One Stop
Adult Education	Classes that provide GED equivalency and/or job skill training.	Low income residents	520 individuals + 4,000 Employ. First	2,600 individuals 20,000 Employ. First	AC Public Schools Front Range Community College	Low	Public Schools Social Services One Stop
English as a Second Language	ESL classes for non-native English speaking residents.	Non-native English speaking residents, presumably low income.	60 Individuals	300 (Front Range)	AC Public Schools Front Range Community College	Low	Public Schools Social Services One Stop
Economic Development Planning	Development of feasibility studies, needs assessments for economic development purposes in Adams County	Low income neighborhoods and underserved populations in Adams County	NA	2 Projects Completed	OCD, ACED, One Stop Front Range Community College	Low	CDBG, One Stop Foundations



5. GEOGRAPHIC DISTRIBUTION

Assistance is directed within the entitlement area of Adams County. This included unincorporated Adams County and the Town of Bennett, City of Brighton, City of Federal Heights, City of Northglenn, and City of Thornton. This partnership was formed to qualify for CDBG funding and HOME Investment Partnership Program funding. Some Countywide services are funded and serve non-entitlement areas within Adams County.

Funding of activities are decided at the local level. CDBG funds are distributed to each city with each City Council making decisions where funds will be spend. The Adams County Board of County Commissioners addresses issues for unincorporated areas of Adams County and may also fund countywide activities. Funds are allocated to activities using citizen needs, low and moderate-income eligible areas, elimination of slum or blighting conditions, or serve income eligible residents. The following chart shows the 2005 CDBG fund allocations to participating cities and the County. Also attached are some Census data maps in Adams County.

Local Allocation Chart

<u>Partners</u>	<u>Allocation</u>	<u>Program Income</u>	<u>TOTAL</u>
Town of Bennett	14,042.00		14,042.00
City of Brighton	142,189.00		142,189.00
City of Federal Heights	89,340.00		89,340.00
City of Northglenn	215,221.00		215,221.00
City of Thornton	546,442.00		546,442.00
Adams County	548,877.00	56,000.00	604,877.00
Grant Administration (Adams Co)	<u>330,084.00</u>	<u>14,000.00</u>	<u>344,084.00</u>
	1,886,195.00	70,000.00	1,956,195.00

Under the HOME Investment Partnership Program, funds are made available to qualifying public agencies that agree to serve the Adams County entitlement areas. The City of Westminster and Adams County have joined in a consortium in order to also serve The City of Westminster citizens.

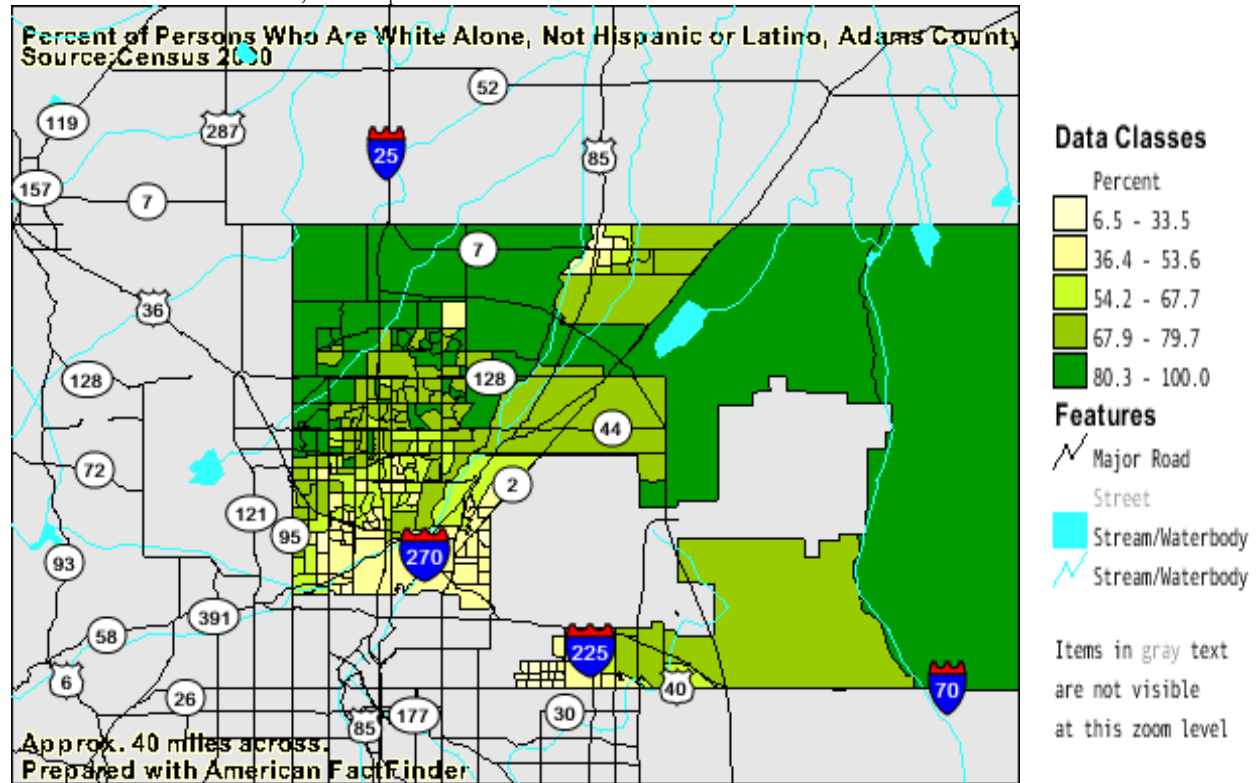
ADDI funds are made available to public agencies that qualify and have the capacity to administer a program to provide down payment assistance to low-income persons.

6. MINORITY CONCENTRATION

Areas of minority concentration in which funds will be directed include the low-income areas of southern unincorporated Adams County and within the various cities. The following map highlights those areas of the county with minority concentrations.



2000 Census Map for Adams County, Colorado by Block Group Percent of Persons Who Are White Alone, Not Hispanic or Latino



(Light Yellow areas show concentrations of minorities.)

Commerce City had the largest percentage of Hispanics or Latinos (53.3%), followed by Aurora (42.2%) and Brighton (38.7%). Aurora also had the largest percentage of African Americans at 15.5%, while Arvada had the largest percentage of Asians at 9.4%. Bennett had the largest percentage of White Non-Hispanics at 90.6%, followed by Northglenn (72.6%) and Thornton (72.3%). The smallest populations were in Aurora (36.4%) and Commerce City (42.7%).



7. PRIORITIES FOR ALLOCATING RESOURCES BY PROGRAM

HUD National Goals		Create a suitable living environment		Strengthen public-private partnerships.	Create expanded economic opportunities.	Expand the supply of decent affordable housing.	Provide decent housing.	Increase minority home ownership.	Expand the supply of decent affordable housing.	End chronic homelessness by 2012.
Adams County Goals		Goal 1: Delivery and coordination of public services.	Goal 2: Livability of low and moderate-income neighborhoods.	Goal 3: Develop capacity and leadership abilities of neighborhood residents and groups.	Goal 4: Increase economic opportunities.	Goal 5: Increase the supply of decent affordable housing.	Goal 6: Maintain and improve the existing supply and quality of affordable housing.	Goal 7: Expand first time Home buyer opportunities.	Goal 8: Provide services that ensure home owners can afford to stay in their homes.	Goal 9: Increase access to housing and supportive services for the homeless.
Need Level		Medium	Medium	Medium	Medium	Low	Low	High	High	High
Activity Name	2005 Funding									
Alternatives to Family Violence	26,673									x
Access Housing	20,958									x
Access Housing, Motel Vouchers	6,668									x
Adams County Aging Network (ACAN)	3,810	x								
Almost Home Renovations	14,289									x
Aurora Mental Health Center	5,239	x								
Brother's Redevelopment	28,579		x				x			
Children's Outreach	12,384		x							
Clinica Campasina	38,105	x								
Community Reach	10,003						x			
Community Resource Center	32,199		x	x						
Front Range Com. College Microenterprise	50,489				x					
Head Start	54,109	x								
Adams County Housing Rehab Support	80,973						x			
Adams County Minor Home Repair	127,739						x			
Analysis of Fair Housing	23,816	x					x	x	x	



Adams County Mini-Grant Program	9,526	x	x							
Adams County Microenterprise	9,526				x					
Senior Solutions	42,868	x								
Senior Nutrition Program	8,673	x								
Adams County Total: \$606,627										
CDBG Administration	342,334			x						
Town of Bennett										
		Goal 1	Goal 2	Goal 3	Goal 4	Goal 5	Goal 6	Goal 7	Goal 8	Goal 9
Nutrition	7,021	x								
Transportation	7,021	x								
Town of Bennett Total: \$14,042										
City of Brighton										
		Goal 1	Goal 2	Goal 3	Goal 4	Goal 5	Goal 6	Goal 7	Goal 8	Goal 9
Almost Home Shelter Renovations	5,000									x
Curb & Gutter	92,189		x							
Housing Authority	25,000						x			
Brighton- I & R	20,000	x								
City of Brighton Total: \$142,189										
City of Federal Heights										
		Goal 1	Goal 2	Goal 3	Goal 4	Goal 5	Goal 6	Goal 7	Goal 8	Goal 9
90th Avenue Improvements	89,341		x							
City of Northglenn										
		Goal 1	Goal 2	Goal 3	Goal 4	Goal 5	Goal 6	Goal 7	Goal 8	Goal 9
Washington St Fence	215,221		x							
City of Thornton										
		Goal 1	Goal 2	Goal 3	Goal 4	Goal 5	Goal 6	Goal 7	Goal 8	Goal 9
Creekside Place Apt Assistance	200,000						x			
Homeowner Rehab	75,000						x			
Planning & Improvement	20,000			x						
Senior Center Expansion	246,442		x							
Volunteer Home Improvement	50,000						x			
Fire Protection Improvement	222,050						x			
City of Thornton Total: \$813,492										
TOTAL CDBG FUNDING: \$2,223,225										



8. HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

Proposed homeless prevention activities include:

Access Housing – Motel Vouchers - \$6,668

Proposed emergency shelter, transitional housing, programs to assist in the transition to permanent housing and independent living include:

Access Housing – Emergency Shelter Repairs - \$20,958

Almost Home – Emergency Shelter Rehabilitation (Adams county) - \$14,289

Alternatives to Family Violence - \$26,673

Almost Home – Emergency Shelter Rehabilitation (Brighton) \$5,000

Supportive housing activities being undertaken to address the priority housing needs of persons who are not homeless (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other substance abuse problems) include:

Community Reach Center – Improvements to Intensive Treatment House - \$10,003

There are other activities being funded in Adams County to address the homeless and special need populations with housing that are not HUD-funded. The activities listed here are HUD/CDBG funded activities.

9. OTHER ACTIONS

Fostering decent housing

Programs and activities that will foster decent housing have been identified in the Housing Needs and Strategic Plan sections of this Consolidated Plan. In addition, information relating to those projects that will be carried out in 2005 which will address affordable housing needs is provided in the Table 3 section of this Action Plan.

Public housing improvements and resident initiatives

There are no proposed new public housing improvements and resident initiatives proposed for the 2005 program year.

Evaluation and reduction of lead-based hazards

Activities to evaluate and reduce lead-based hazards in Adams County has been previously described in the Housing Needs (Section Five) and Strategic Plan (Section Seven) chapters of this Consolidated Plan. OCD will continue to actively address the issue of lead-based hazards and will evaluate program effectiveness in this arena on an annual basis.

Reducing the number of persons below the poverty line

As outlined in the Anti-poverty strategy, OCD will be endeavoring to work with other County agencies, cities within the jurisdiction as well as other community partners in the alleviation of poverty and its effects upon residents of Adams County. With regard to activities to be carried out in 2005, OCD will be implementing the Microenterprise Initiative, which is intending to assist low income residents in becoming a microenterprise. Through this initiative, it is estimated that at least



60 people will be trained to start their own business and that at least 10 new businesses will be created in 2005.

Developing institutional structures/enhancing coordination between housing and service agencies

The Office of Community Development and other partner agencies will continue to work on a collaborative basis on issues related to housing and community development, particularly through existing forums such as the Adams County Housing Task Force. As previously discussed in this Consolidated Plan, OCD will be working with the Adams County Housing Authority on specific projects, including the Creekside project in Thornton and also in on-going activities including the Downpayment Assistance Program and the Tenant-based Rental Assistance program.

Assist troubled public housing agencies.

There are no troubled public housing agencies in Adams County.

10. PROGRAM SPECIFIC REQUIREMENTS

Specific CDBG Submission Requirements:

- A. Expected Program income during PY2005 is estimated at \$70,000 from housing rehabilitation loan repayments. This amount has been included in this Action Plan and awarded to activities listed with 17.5% of the \$47,408 added to the overall program administration. There are no revolving loan funds, new float-funded activities included in this 2005 plan. There have been no funds received from prior float-funded activities, as there have been no such activities.
- B. Program income received in the preceding program year was projected at \$70,000. The actual program income received through December 2004 is \$82,000. Revenue generated from program income during PY2004 has been reprogrammed into the Minor Home Repair Program.
- C. There have been no proceeds from Section 108 loan guarantees. Adams County does not have this program.
- D. There have been no surplus funds from any urban renewal settlement.
- E. There has been no return of any grant funds to the line of credit.
- F. Float-funded Activities -- Adams County does not intend to carry CDBG float-funded activities.
- G. Locations -- The information about activities in this action plan are described in sufficient detail, including geographic location if available, to allow citizens to determine the degree to which they may be affected. If an activity location is not yet known or confidential, it will be identified as serving either County-wide area or a specific city area. Specific inquiries for clarification can be directed to Adams County Office of Community Development.
- H. Contingency -- Adams County programs all estimated funding into specific activities. However, dealing with estimated allocations and program income estimates results in adjustments increasing or decreasing certain activities within the Action Plan when final figures are received.
- I. Urgent needs -- In PY2004 there are no listed activities with "urgent need".



Specific HOME Submission Requirements

A. Other Forms of Investment

Adams County does not intend to use other forms of investment other than described in this Consolidated Plan.

B. Refinancing (92.206(b))

The Urban County does not intend to use HOME funds to finance any existing debt. Refinancing guidelines, as required under 24 CFR 92.206(b), will be adhered to if any unexpected situations arise.

C. Resale/Recapture Provisions for Long Term Affordability

Adams County will ensure affordability by imposing either a resale or recapture provision on HOME assisted housing in accordance with 24 CFR 92.254. Resale or recapture will be decided on a project-by-project basis and will be specified in the agreement between Adams County and its sub grantees.

Resale provisions will ensure, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability, that the housing is made available for subsequent purchase only to a qualified low-income family. The resale provision will also:

Provide the owner with a fair return on investment including any capital improvements, and

Assure the property will remain affordable using deed restrictions or similar mechanisms to ensure affordability to a range of low-income homebuyers.

Recapture provisions will ensure that Adams County recoups all or a portion of the HOME assistance to the homebuyers if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. Adams County will use one of the following options in determining the recapture amount:

- Recapture the entire amount of the HOME investment from the homeowner.
- Reduce the HOME investment amount to be recaptured on prorated basis for the time the homeowner has owned and occupied the housing measured against the period of affordability.
- Share the net proceeds (defined as sales price minus loan repayment). If the entire amount cannot be recaptured plus enable the owner to recoup their down payment and capital investments in the property, the proceeds may be shared based on a formula.
- The HOME investment that is subject to recapture is the HOME assistance that enabled the homebuyer to buy the dwelling unit. This includes any HOME



assistance, whether a direct subsidy to the home buyer or a construction or development subsidy, that reduced the purchase price from fair market value to an affordable price or any down payment or subordinate financing provided on behalf of the purchase.

- All recaptured funds will be used for HOME eligible activities. If HOME assistance is only used for the development subsidy, and therefore not subject to recapture, the resale option will be used.

D. HOME Tenant Based Rental Assistance

In our economy the cost of housing is rising at a much faster pace than the wage rate and low-income families find themselves unable to keep up with the annual rent increase. Even Section 8 vouchers no longer mean a family will obtain permanent housing. Due to the shortage of affordable housing there are families that have to give back their vouchers because housing cannot be found.

As current funding is expended, the need for affordable housing for low-income families will become even more extreme. Tenant Based Rental Assistance can be a key component in assisting families. The TBRA program provides subsidized housing to low-income, homeless, or at risk of homelessness families or individuals for a period of up to two years. Case managers work intensively with participating families to help them increase their self-sufficiency by obtaining education, finding employment, and resolving a number of personal problems.

E. Use of Other Investment Forms

Adams County does not have and does not intent to use other forms of investment other than those described in 24 CFR 92.205(b).

F. Affirmative Marketing

Adams County's affirmative marketing procedures for HOME-assisted housing are guided by the following policies"

- The County has a commitment to affirmatively further fair housing;
- Eligible persons from all racial, ethnic, religious, age and gender groups in the housing market area should be adequately informed and otherwise attracted to the available HOME-assisted housing; and

The success of the affirmative marketing program will be assessed annually and improvement will be implemented.

The County will require all sub grantees being awarded HOME funds and all owners of HOME –assisted projects of five units or more, to commit to affirmative marketing as part of the formal agreement between the County and the sub grantee, and the sub grantee and the owner.



For HOME-assisted housing containing five or more units, the County will work with the non-profit sub grantees and the owners of the units to carry out the County's affirmative marketing policies by requiring both owners and sub grantees to comply with the following.

- Inform potential tenants about federal fair housing laws
- Make use of the Equal Housing Opportunity logo
- Make available the pamphlet "Fair Housing-It's Your Right"
- Inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach, particularly Hispanics, Blacks, Asians and Native Americans.
- Corrective actions will be taken if the County finds an owner failing to carry out the procedures as required or fails to keep adequate records.
- The County will review on an annual basis the above affirmative marketing procedures to determine what improvements, if any, might be made to make the affirmative marketing efforts more effective in notifying persons in all groups about HOME housing opportunities.

G. Minority/Women Business Outreach

In accordance with 24 CFR 92.350, Adams County will prohibit and will require all subgrantees to prohibit discrimination on the basis of race, color, national origin, religion, disability, or sex in connection with any activity funded in whole or in part with HOME program funds. The County will also comply, and will require all sub grantees to comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968 the purpose of which is to ensure that the employment and other economic opportunities generated by federal financial assistance, for housing and community development programs shall, to the greatest extent feasible, be directed toward low and very low-income persons, particularly those who are recipients of government assistance for housing.

American Dream Downpayment Initiative

A. Planned Use of ADDI Funds

Adams County through the HOME Investment Partnership Program, HOME program, has an existing Home Ownership Assistance Program. The ADDI funding will be included with these activities to increase available resources. Adams County plans on working through the existing partnership with Adams County Housing Authority in delivery of this service to make available loans to eligible borrowers and may also seek additional eligible agencies to provide Home Ownership Assistance. Home Ownership Assistance will be used to increase the homeownership rate, especially among lower income and minority households and to revitalize and stabilize communities. Adams County's share of ADDI funds for 2005 allocation is \$44,481. The new funding result in approximately 5 home purchases.



The Office of Community Development does not anticipate using ADDI funds for rehabilitation in conjunction with purchase assistance.

B. Targeted Outreach Plan

Adams County Office of Community Development (OCD) will work closely with the Adams County Housing Authority and other potential agencies to make contact with public housing tenants and also target manufactured home parks throughout the County. The outreach plan includes direct mailings of information two (2) times per year to inform ACHA residents of ADDI funding for first-time homebuyers. In addition, OCD, will run advertising in the HA resident newsletter on a quarterly basis about ADDI. ACHA will also post information regarding the program at ACHA housing complexes in manager offices and bulletin boards for all residents to access. The county will also be available to provide materials to residents at local meetings. A calendar of public events can be posted on the county website. Efforts will include site accessibility for disabled residents and printed materials in Spanish and English.

C. Assurances to Undertake and Maintain Homeownership

The Home Ownership Assistance program will take the following actions to ensure the suitability of families receiving ADDI assistance to undertake and maintain homeownership:

The county, through ACHA, will require first-time homebuyer education courses for all recipients of ADDI funding. Recipients will be required to attend housing counseling classes. These classes are provided through an approved housing authority. Recipients are also required to attend a “borrowers’ class” where they will discuss the assistance loan, term, and repayment process. Funds will be available on a first come, first served basis.

- A. Mandatory one-on-one housing counseling, 1-2 hours or more if necessary.
- B. Mandatory 16-hour homebuyer seminar including pre-purchase and post purchase information.
- C. Mandatory requirement for home inspection by a home inspection company. Inspection report received by the ACHA staff for health and safety issues. Any health and safety issues noted must be fixed and proof of repairs received by the ACHA office prior to the loan closing.
- D. Mandatory Lead Hazard Brochure is given to the homebuyer at the time of signing the contract.
- E. ACHA staff will provide follow up calls to ADDI homebuyers to ensure a smooth transition into homeownership. ADDI participants will also be aware they may call ACHA staff with any problems or concerns at any time.



11. MONITORING STANDARDS AND PROCEDURES

Adams County Office of Community Development administers two HUD funded programs – CDBG and HOME. An effective system for monitoring is essential. The system includes subcontracting with other community agencies. In order for this system to work for both subgrantees and Adams County, it has to be a continuation of clear communication, training, practice, review and formal monitoring.

The monitoring system begins when applicants apply for funds. A conversation on capacity and grant requirements begins so that gaps are identified prior to receipt of funding. When funding awards are made, staff holds formal orientations with subgrantees to explain the compliance expectations and process.

Performance of planned activities is monitored in various ways, depending on the funding source and reporting requirements. Monitoring is viewed as a way to improve performance by identifying deficiencies and promoting corrections. The actual activity of monitoring helps promote quality in performance as well as identify the need for further technical assistance.

The majority of federal funds received by the County are subcontracted to non-profit agencies, public housing authorities, participating cities and county departments.

The following is a description of the types of monitoring performed by the County:

- Federal Program Regulation Compliance Monitoring (i.e., activity eligibility, national objective compliance, procurement, and data collection)
- Formal Activity Performance Monitoring
- Financial Monitoring
- Labor Standards Compliance

Monitoring includes on-site visits, desk auditing and telephone contacts. The Federal grant contract and Subgrantee Agreements are used to measure the funded agency's performance.

Federal Program Regulation Compliance Monitoring

Federal program regulation compliance monitoring involves the reviewing of all applications for funding in relationship to the regulations that govern the use of the federal funds in assessing the eligibility of the project. Grant Compliance Coordinator give great consideration to the eligibility of potential programs and projects before they are funded. Staff utilizes grant guidance training, technical assistance training and joint planning with recipients of funds to ensure compliance with federal and state program regulations. There is a review of the contract/agreements and comparison of contractual requirements.

The compliance process begins when a proposed project is determined to be eligible for funding. The Board of County Commissioners then makes funding award decisions. Then a subgrantee Agreement is developed detailing the planned project's performance benchmarks, budget and time lines and how project compliance will be monitored.



Technical assistance and training is offered to all participating cities, non-profits and other public agencies receiving federal funding. The Grant Compliance Coordinator and Grants Technician provide case management services to their projects. This includes regular contacts, site visits, and monitoring regarding compliance with Labor Standards requirements for appropriate projects.

Formal Performance Monitoring

Formal performance monitoring is accomplished by using a comprehensive monitoring process that begins after the award has been granted. The comprehensive monitoring process and tools used includes a review of financial activities, actual and planned performance by means of on-site visits, financial draw down requests, written program reports and may include the completion of a monitoring tool that is completed on a selected sample of subgrantees.

Community development staff conducts formal performance monitoring routinely. At a minimum, Community Development Block Grant program subgrantees are monitored once every two years. If a project is scheduled for completion in a shorter time frame, then on-site monitoring may occur while the project is underway. The HOME program monitoring of contracts and subrecipients will occur annually.

Based on risk factors, some projects are selected for more frequent monitoring. Risk factors include rate or lack of project expenditures, financial stability of a subgrantee, projects that have received complaints or have previously identified problems, projects recommended for monitoring by HUD and projects of a complex nature such as a subcontract project.

The Adams County Community Development Block Grant and HOME program monitoring tools were developed with consideration of HUD monitoring tools and the Office of Community Development's own SubGrantee Agreements. Monitoring tools covers both regulatory, statutory and performance compliance requirements.

Subgrantees are given written notice that a formal on-site monitoring will occur. A letter explaining the results of the monitoring activity is sent to the Chief Official within 45 days of the monitoring. If the subgrantee disagrees with the results of the monitoring activity, they have 30 days to respond in writing.

There are sanctions associated with non-compliance. Penalties can include, restriction of project reimbursements until compliance is obtained, repayment of unallowable costs and cancellation of the project and recapturing funds.

Financial Monitoring

The Adams County Office of Community Development has one full-time Grants Compliance Coordinator on staff. This person is responsible for monitoring the financial accountability of the myriad of federal and state funds that are received by the County. There are other financial and grant staff available to assist in monitoring activities. All project costs are reimbursed, rather than paid in advance. A request for reimbursement is referred to as a Draw Down Request. Such a request for reimbursement must have



appropriate documentation attached to verify all expenditures, as well as a current performance report of the program activities.

The combination of data from the Drawdown Request and the narrative of the Program Activity Report provide the data necessary to produce the Consolidated Annual Performance and Evaluation Report (CAPER). Collecting such data through the Draw Down Request process is very helpful when compiling other annual program reports. By requiring documentation in association with fiscal reimbursement, the Office of Community Development is able to closely monitor program requirements and ensure program goals are being met. The computerized IDIS software program is used to record the Community Development Block Grant project performance record keeping data.

Timeliness of expenditures is reported on monthly and reviews with participating cities and subgrantees regarding expenditures are compared to agreement timeframes to ensure no large variance is occurring. If necessary, Adams County staff will establish final expenditure dates or recapture funds for reprogramming. Applications for activities that are not ready for implementation are not recommended for funding. Contingency activities are identified annually, as part of the RFP process, for any newly earned program income or recaptured funds.

Labor Standards (Davis-Bacon) Compliance

Labor Standards regulations require contractors and subcontractors to pay a certain wage to employees in various labor classifications. These regulations are a requirement of Community Development Block Grant and HOME Program SubGrantee Agreements. All Community Development Block Grant and HOME program projects are monitored regarding their conformance with labor standard requirements. The Grants Compliance Coordinator become involved in labor standards compliance once a subgrantee has selected an eligible contractor.

The Grant staff review the debarred list, conduct a pre-construction conference, review contractor and subcontractor payrolls, and make site visits to interview contractor/subcontractor employees. Interview forms are compared with appropriate payrolls to ensure that hours and pay rates are correct. Adams County keeps all paperwork requirements. Site visits give staff the visual perspective of project progress and confirm reported performance. Site visits are also made to see how services are delivered to clients, to provide training or technical assistance and to inspect the progress of construction projects.

Reporting / Tracking Systems

Project performance is tracked and reported as described above. Reports are reviewed by the Office of Community Development staff and compared to planned performance. Any discrepancies are addressed with appropriate parties. Records on performance are maintained in project folders. Accuracy of data reported is periodically confirmed with site visits and formal monitoring. The performance tracking system is being enhanced through the adoption of results oriented management and accountability.



Adams County
Consolidated Plan (2005 – 2009)

SF – 424 Application for Federal Funds

Community Development Block Grant Program (CDBG)
Home Investment Partnership Program (HOME)

**APPLICATION FOR
FEDERAL ASSISTANCE**

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED	Applicant Identifier
<input type="checkbox"/> Construction	Pre-application	3. DATE RECEIVED BY STATE	State Application Identifier
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
	<input type="checkbox"/> Non-Construction		

5. APPLICANT INFORMATION

Legal Name:		Organizational Unit:	
Organizational DUNS:		Department:	
Address:		Division:	
Street:		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City:		Prefix:	First Name:
County:		Middle Name	
State:		Last Name	
Zip Code	Suffix:		
Country:		Email:	

6. EMPLOYER IDENTIFICATION NUMBER (EIN): □□-□□□□□□□□	Phone Number (give area code)	Fax Number (give area code)
--	-------------------------------	-----------------------------

8. TYPE OF APPLICATION: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) <input type="checkbox"/> <input type="checkbox"/> Other (specify)	7. TYPE OF APPLICANT: (See back of form for Application Types) Other (specify)
9. NAME OF FEDERAL AGENCY:	

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): □□-□□□□	11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
--	--

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):
--

13. PROPOSED PROJECT Start Date: Ending Date:	14. CONGRESSIONAL DISTRICTS OF: a. Applicant b. Project
--	--

15. ESTIMATED FUNDING:	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Federal \$.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant \$.00	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372
c. State \$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local \$.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
e. Other \$.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No
f. Program Income \$.00	
g. TOTAL \$.00	

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix	First Name	Middle Name
Last Name		Suffix
b. Title		c. Telephone Number (give area code)
d. Signature of Authorized Representative		e. Date Signed

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

		2. DATE SUBMITTED	Applicant Identifier
1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	<input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name:		Organizational Unit:	
Organizational DUNS:		Department:	
Address: Street:		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City:		Prefix:	First Name:
County:		Middle Name	
State:	Zip Code	Last Name	
Country:		Suffix:	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): <input type="text"/> - <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		Phone Number (give area code)	Fax Number (give area code)
8. TYPE OF APPLICATION: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) <input type="checkbox"/> <input type="checkbox"/> Other (specify)		7. TYPE OF APPLICANT: (See back of form for Application Types) Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): <input type="text"/> - <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		9. NAME OF FEDERAL AGENCY:	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:	
13. PROPOSED PROJECT Start Date: Ending Date:		14. CONGRESSIONAL DISTRICTS OF: a. Applicant b. Project	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
b. Applicant	\$.00		
c. State	\$.00		
d. Local	\$.00		
e. Other	\$.00		
f. Program Income	\$.00		
g. TOTAL	\$.00		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No	
a. Authorized Representative			
Prefix	First Name	Middle Name	
Last Name		Suffix	
b. Title		c. Telephone Number (give area code)	
d. Signature of Authorized Representative		e. Date Signed	

Adams County
Consolidated Plan (2005 – 2009)

Consolidated Plan Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2005 , _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official _____
Date

Chairman

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official _____
Date

Chairman

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

12200 Pecos Street, Westminster, Colorado, 80234

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

HOME CONSORTIUM CERTIFICATIONS 2005 [§91.425]

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the consortium certifies that:

Affirmatively Further Fair Housing -- The consortium will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the consortium, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the consortium's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Consortium -- The consolidated plan is authorized under State and local law (as applicable) and the consortium possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

The HOME participating consortium certifies that:

Tenant Based Rental Assistance -- If the participating consortium intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Chairman

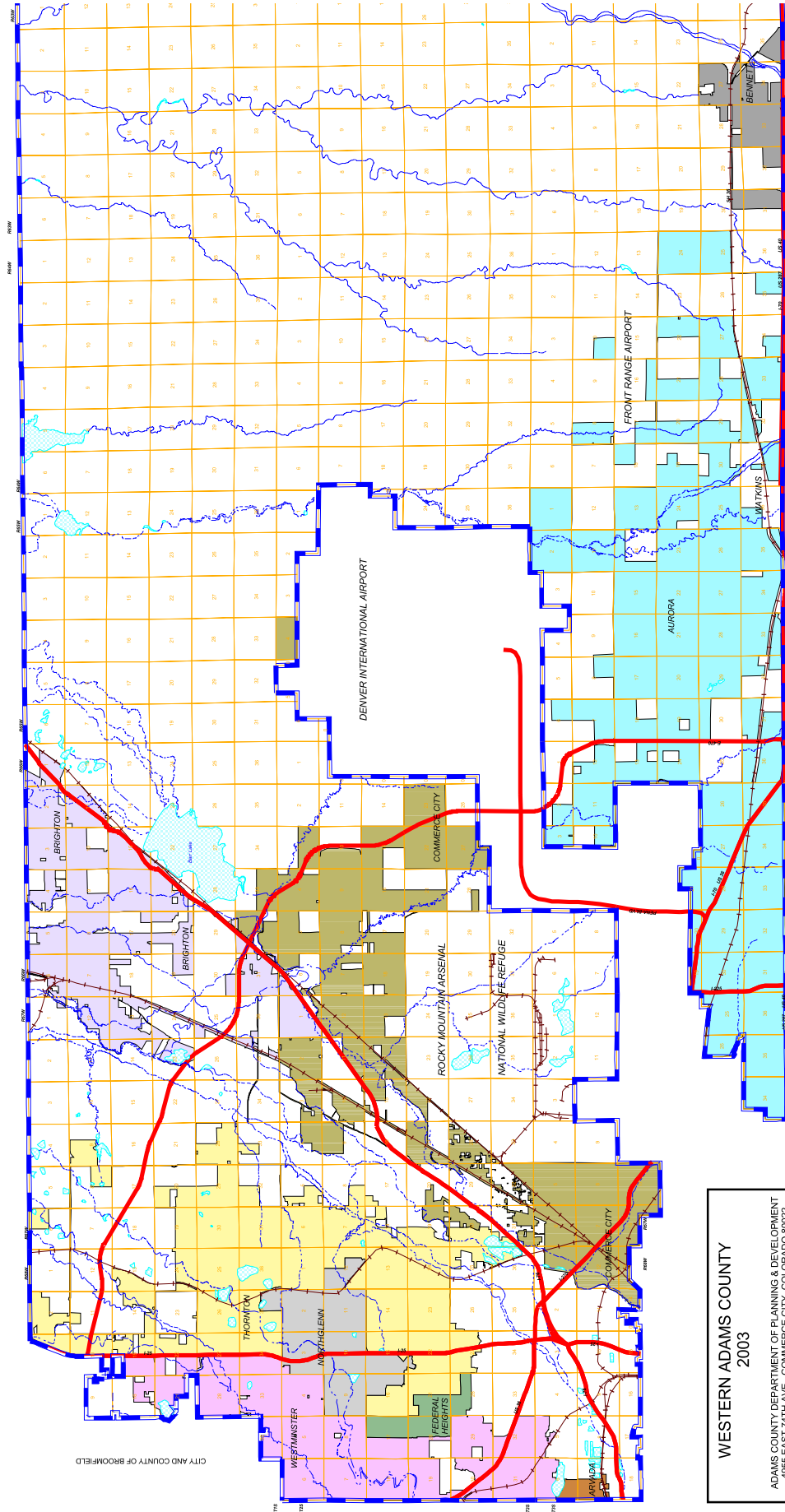
Title

Adams County Consolidated Plan (2005 – 2009)

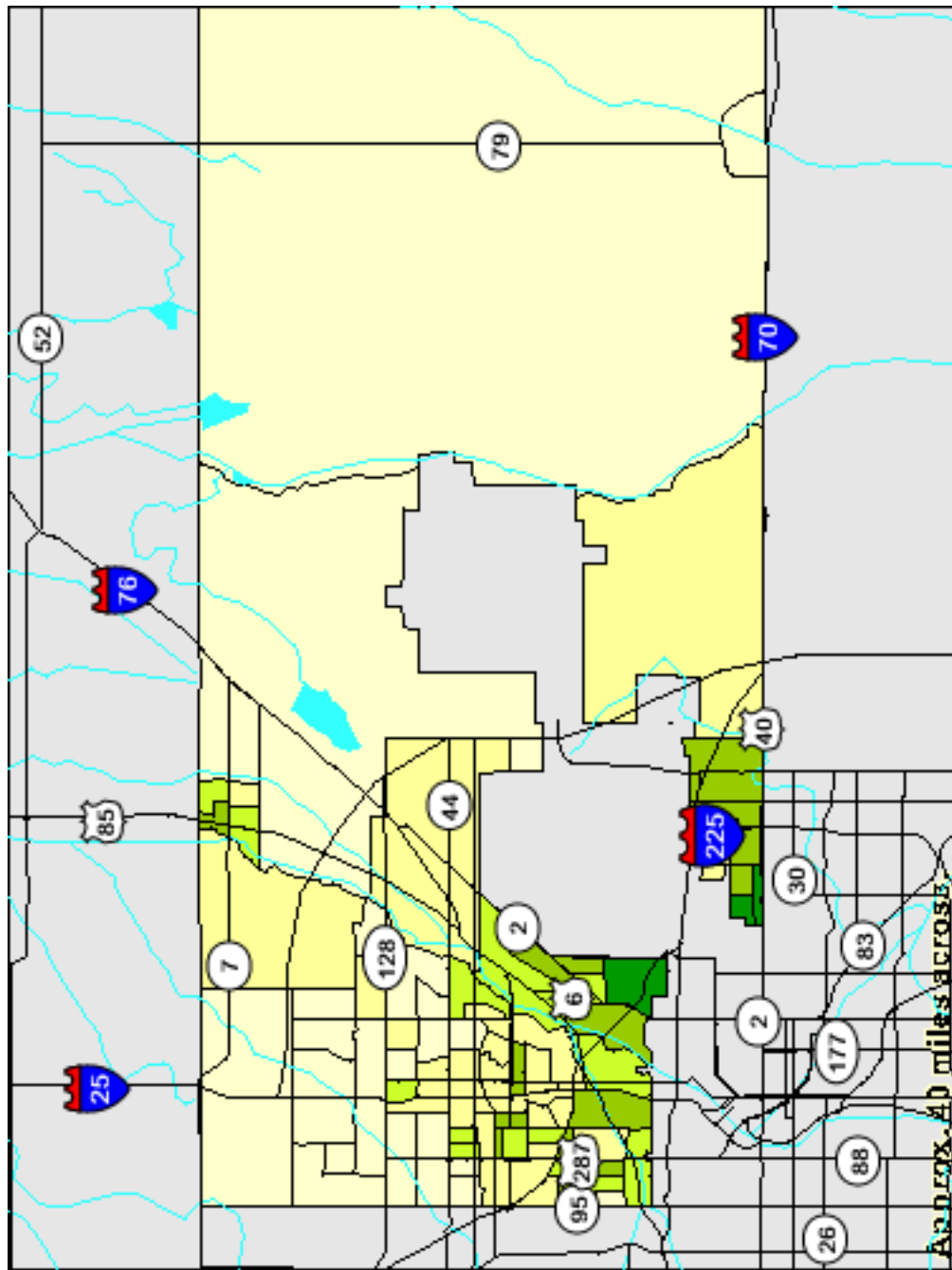
Maps

- Map 1: Western Adams County
- Map 2: Families in Poverty
- Map 3: Low and Moderate Income Census Tracts
- Map 4 – Map 9 Areas of Minority Concentration

Map 1

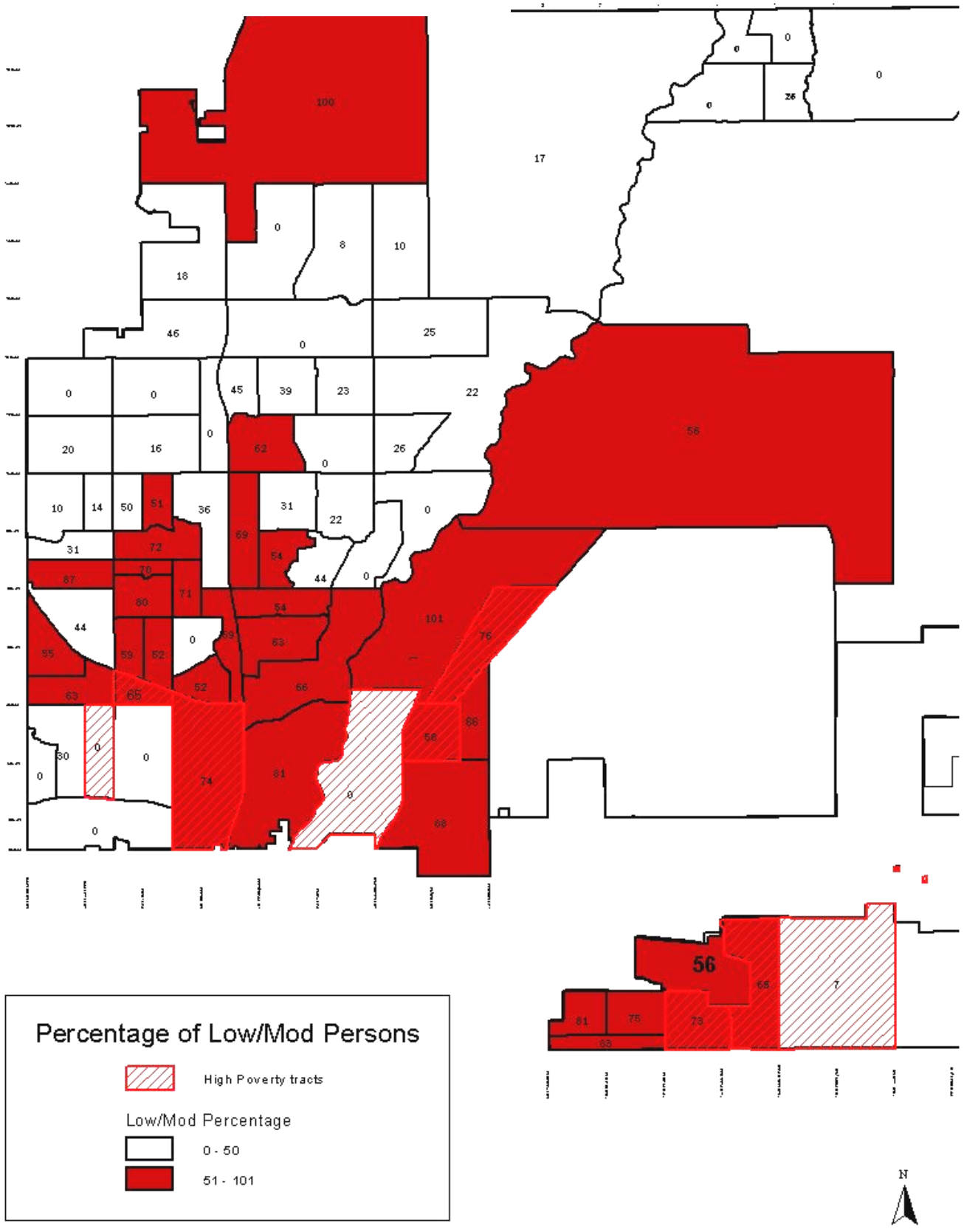


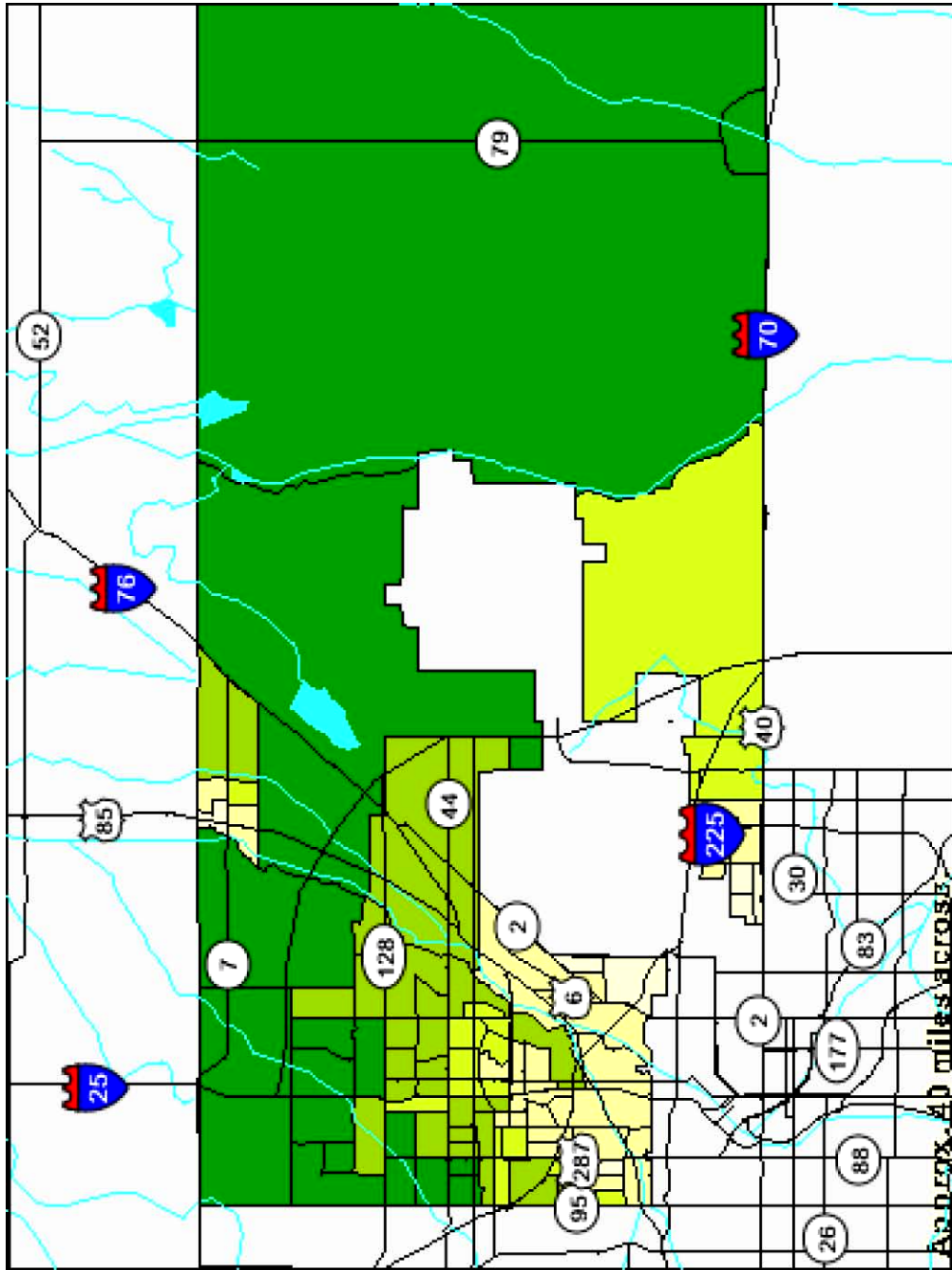
WESTERN ADAMS COUNTY
2003
ADAMS COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
4555 EAST 7TH AVENUE, SUITE 2000, COMMERCE CITY, COLORADO 80022
TEL: (303) 655-7000 FAX: (303) 653-7015



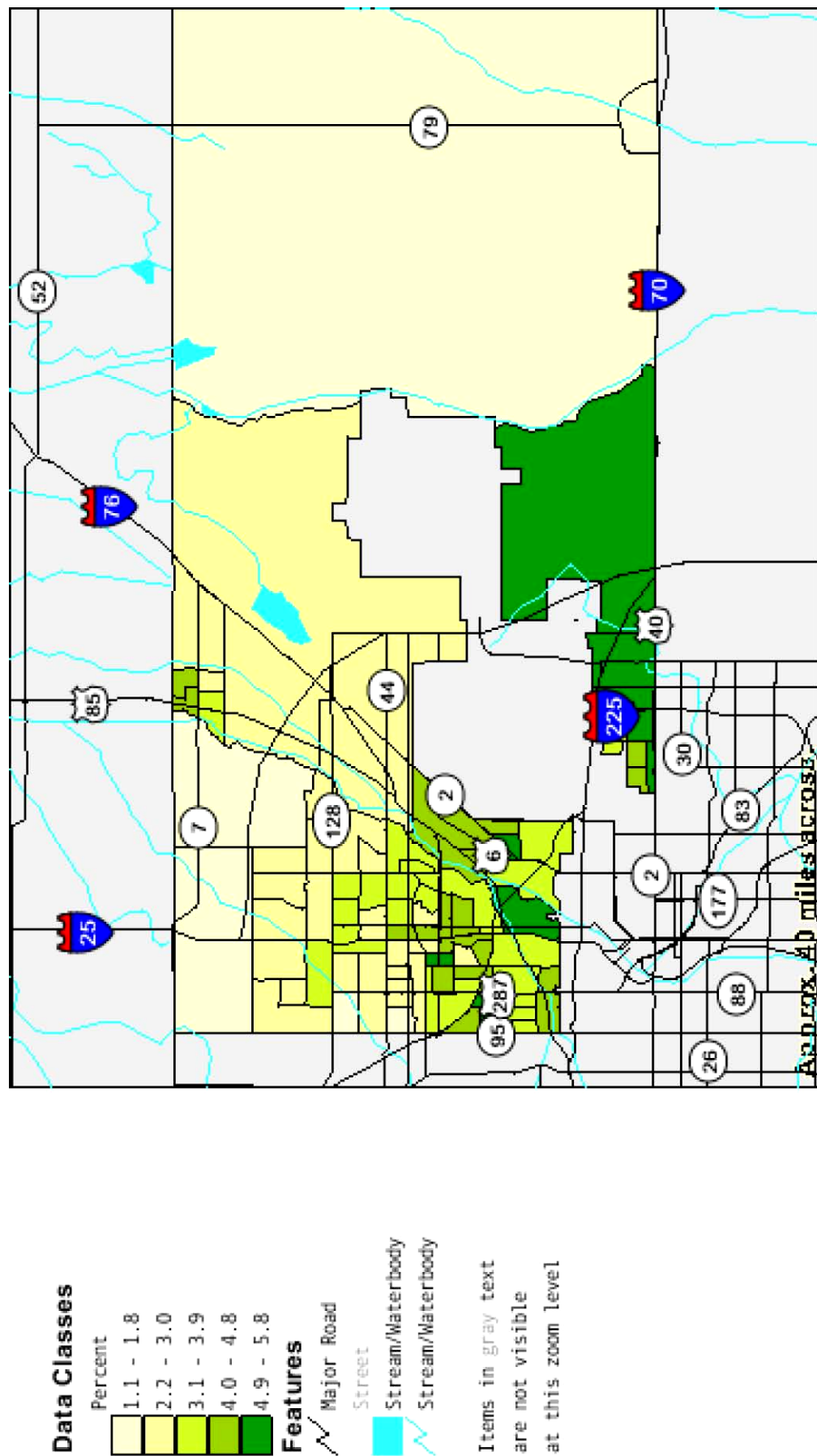
Map 2: Families in Poverty

Map 3: Adams County Low and Moderate Income Census Tracts

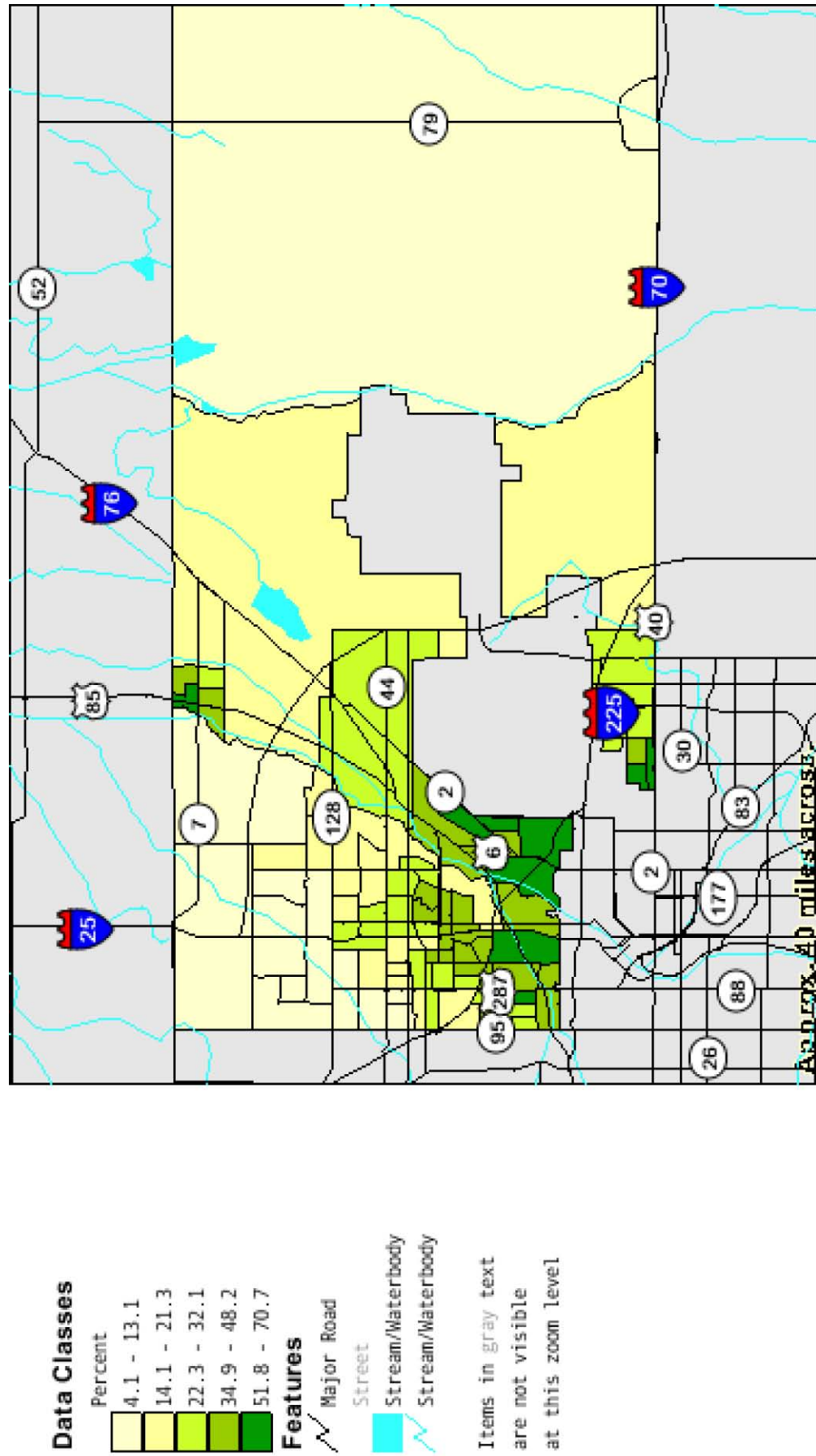




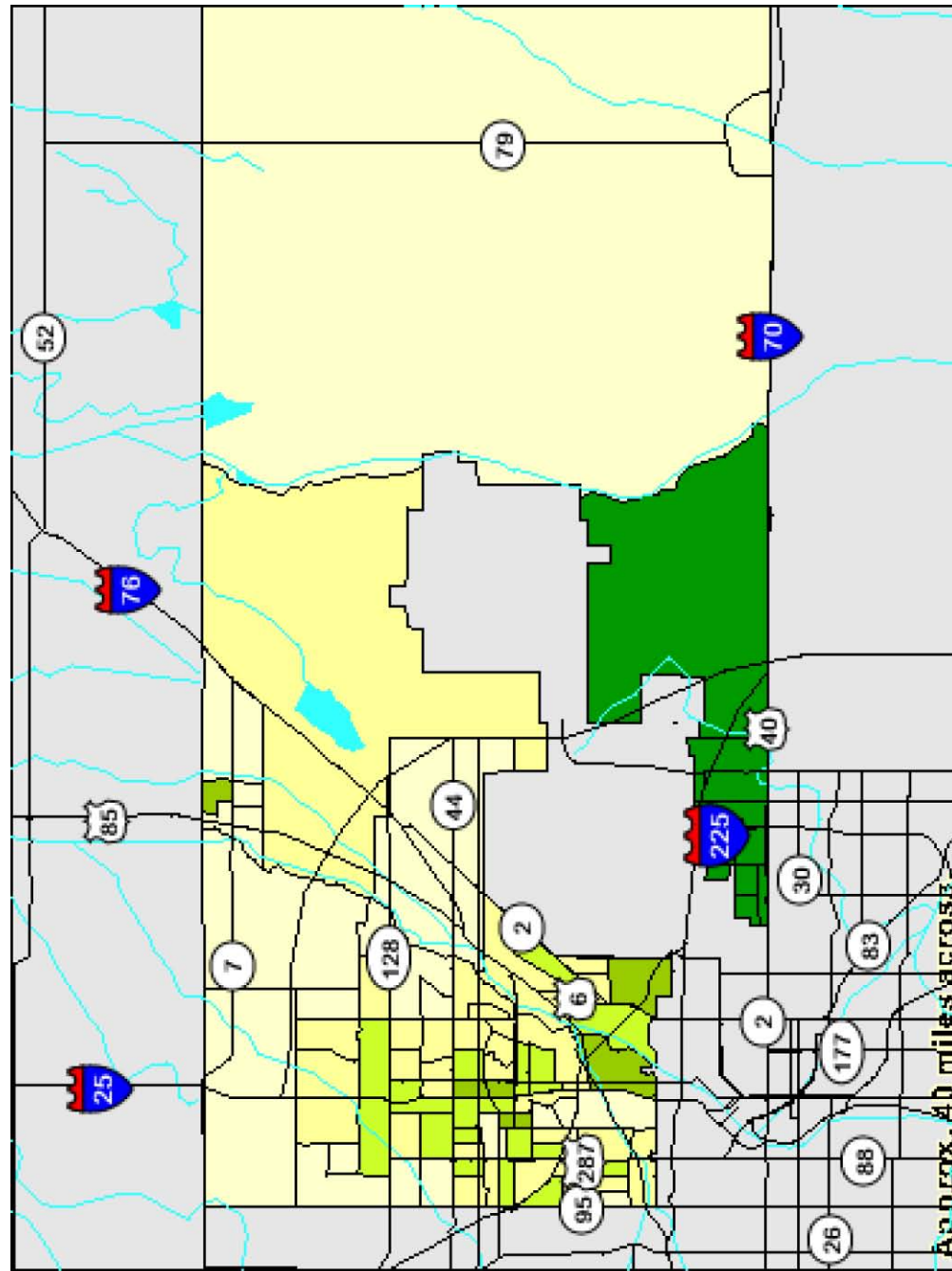
Map 4: Whites as Percent of Population



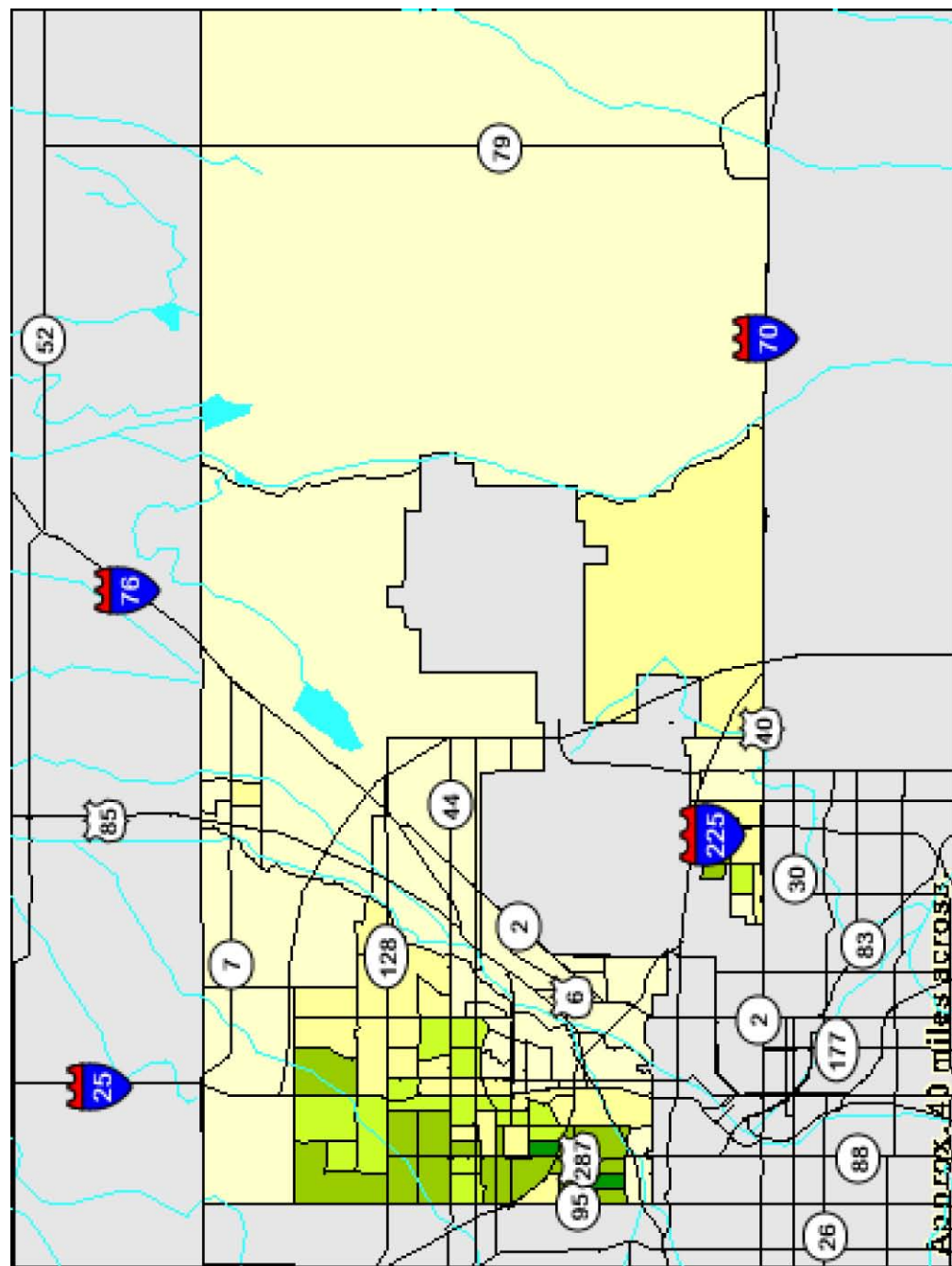
Map 5: Percent of Population Self-Identified as Two or More Races



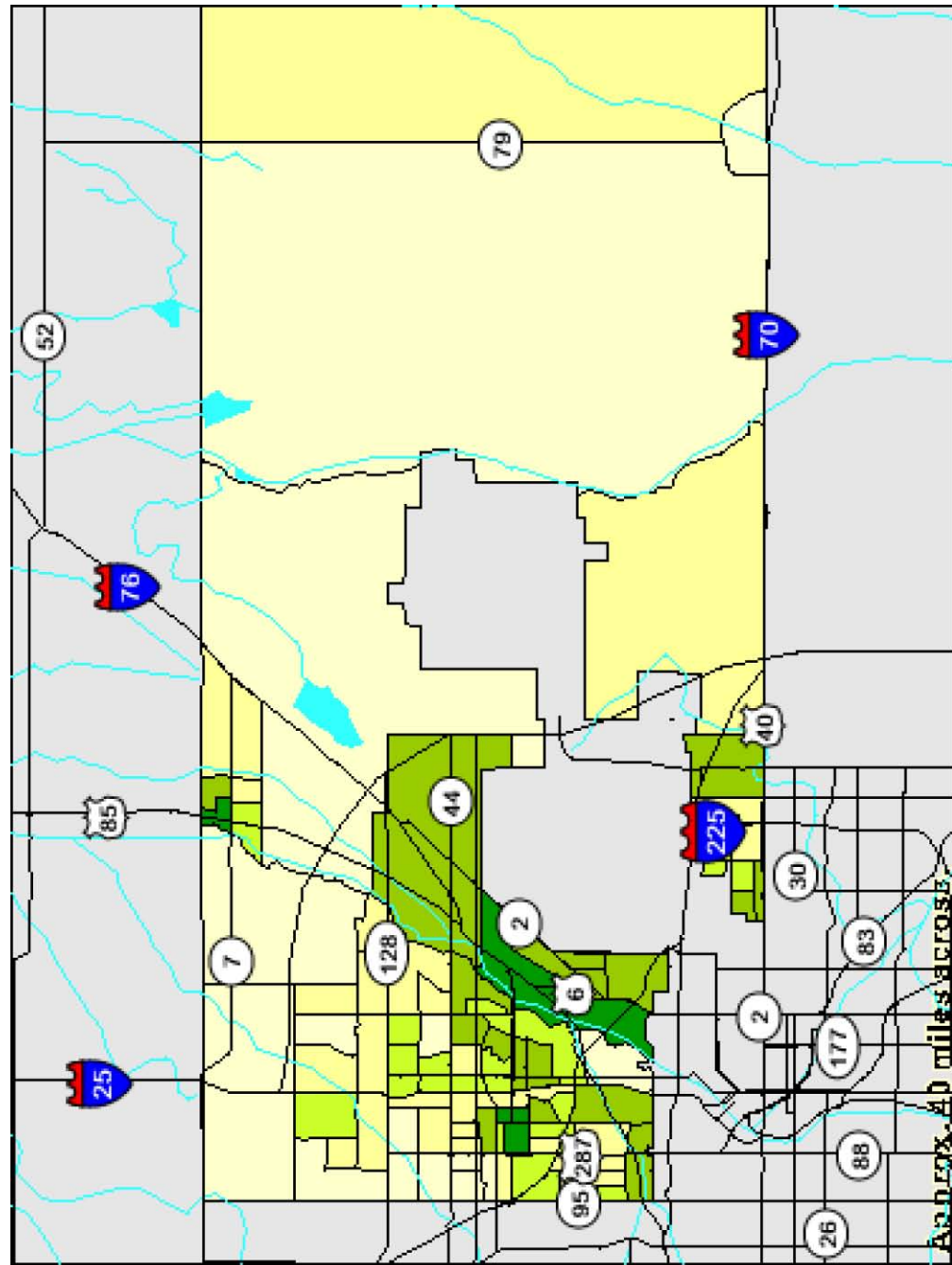
Map 6: Hispanics as Percent of Population



Map 7: Blacks as Percent of Population



Map 8: Asians as Percent of Population



Data Classes

Percent
0.1 - 0.6
0.7 - 1.0
1.1 - 1.4
1.5 - 2.0
2.3 - 3.4

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

Items in gray text are not visible at this zoom level

Map 9: American Indians as Percentage of Population

Adams County
Consolidated Plan (2005 – 2009)

Appendix

Community Needs Assessment Survey Instrument
Logic Model Worksheet
Adams County Income Limits
Public Notices

**ADAMS COUNTY COMMUNITY NEEDS ASSESSMENT
DRAFT SURVEY INSTRUMENT**

Instructions: When a question states "Read all responses," do not read "Don't Know" as a potential response unless otherwise instructed.

Filter Questions/Background

Good evening. My name is _____ and I'm calling on behalf of Corona Research and Adams County. We're conducting a survey of community needs in Adams County that will take about 10 to 12 minutes. Your responses to the questions will be anonymous and if you'd like, we will enter your household in a random drawing for two \$100 Wal-Mart gift certificates. May we begin the survey?

1. As a first question, are you 18 years old or older? [IF THE RESPONDENT IS UNDER 18, ASK IF SOMEONE 18 OR OLDER IS AVAILABLE TO COMPLETE THE SURVEY. IF NO PERSON AGE 18 OR OLDER IS AVAILABLE, THANK THEM AND STATE THAT RESPONDENTS MUST BE 18 OR OLDER. ABORT THE SURVEY.]

2. What city do you live in? You can also let us know if you live in an unincorporated area. [DO NOT READ RESPONSES]
 - a. Aurora
 - b. Arvada
 - c. Bennett
 - d. Brighton
 - e. Commerce City
 - f. Federal Heights
 - g. Northglenn
 - h. Thornton
 - i. Westminster
 - j. Unincorporated Area
 - k. Other _____

I'd like to start with a general question.

Overall Quality of Life

3. How would you rate your quality of life in Adams County? [READ ALL RESPONSES.]
 - a. Very Good
 - b. Good
 - c. Fair
 - d. Bad
 - e. Very Bad
 - f. Don't know/No answer

Housing

Now I'd like to ask a few questions about housing.

4. How would you rate the housing market in Adams County, in terms of the public's ability to find quality, affordable housing? [READ ALL RESPONSES, INCLUDING 'DON'T KNOW']
 - a. Very Good
 - b. Good
 - c. Fair
 - d. Bad
 - e. Very Bad
 - f. Don't know/No answer

5. Which of the following five situations best describes your housing situation?
 - a. You own your home.
 - b. You rent your home
 - c. You are living with someone else but you don't have a lease.
 - d. You own a mobile home, but are renting the lot.
 - e. Do you have some other situation? _____

6. In your opinion, how common is discrimination in the housing market based on class, race, disability or other factors? Would you say that it's: [READ ALL RESPONSES, INCLUDING 'DON'T KNOW']
 - a. Very common
 - b. Somewhat common
 - c. Uncommon
 - d. Rare
 - e. There isn't discrimination
 - f. Don't know/No answer

7. During the past 12 months, have you ever been at immediate risk of losing your home because you couldn't afford your rent or mortgage? [READ ALL RESPONSES. ANY ANSWERS THAT ANSWER 'MAYBE' OR 'A LITTLE' OR ANY OTHER INTERMEDIATE RESPONSE SHOULD BE COUNTED AS A 'YES.']
 - a. Yes
 - b. No
 - a. Don't know/No Answer

8. For each of the following types of housing, do you believe there is a large need, moderate need, small need, or no need in your community? [READ EACH CATEGORY, GET ONE RESPONSE PER CATEGORY.]
- a. Small, “starter” homes
 - b. Mid-priced homes
 - c. High-end luxury homes
 - d. Mobile homes or manufactured homes
 - e. One or two-bedroom rental units
 - f. Rental units with three or more bedrooms
 - g. Housing options for the homeless and those at risk of homelessness
 - h. Retirement housing

Economic Development

Now I’d like to ask a few questions about your job and work preferences.

9. What is your current employment status? Are you: [READ ALL RESPONSES]
- a. Employed full-time
 - b. Employed part-time
 - c. Unemployed and looking for work
 - d. Not in the labor force
 - e. Self-employed, full or part time
 - f. Don’t know/No answer
10. [IF PERSON IS NOT EMPLOYED FULL TIME] Which of the following is the MAIN reason that you do not work full time? Are you: [READ ALL RESPONSES]
- a. Retired
 - b. Disabled and unable to work
 - c. Homemaker
 - d. Student
 - e. Don’t need to work
 - f. Unable to find work
 - g. Some other reason besides those mentioned
 - h. Don’t Know/No Answer
11. Are you aware of at least one job assistance program in the county that you could use if you needed help getting a job? [READ ALL RESPONSES]
- a. Yes
 - b. No
 - c. Don’t Know/No answer

12. How would you rate opportunities in your community to obtain job training or other vocational skills? [READ ALL RESPONSES, INCLUDING 'DON'T KNOW']
- Very Good
 - Good
 - Fair
 - Bad
 - Very Bad
 - Don't know/No answer
13. [IF RESPONDENT IS EMPLOYED FULL-TIME OR PART-TIME] Is your primary place of employment located in Adams County?
- Yes
 - No
 - Don't Know/No Answer
14. [IF RESPONDENT IS EMPLOYED FULL-TIME OR PART-TIME AND WORKS OUTSIDE THE COUNTY] If given the opportunity, would you prefer to work in Adams County?
- Yes
 - No
 - Don't know/No answer
15. [IF RESPONDENT WOULD PREFER TO WORK IN ADAMS COUNTY] I'm going to read a list of five possible obstacles that might prevent you from working in Adams County. Please tell me which one is the most important obstacle. The five statements are:
- The better paying jobs are found outside the county.
 - I have too much seniority in my current job to change jobs.
 - There are more jobs outside Adams County that relate to my skills and experience
 - I am unable to find work in Adams County
 - I like my current employer.

Government Communications

I have a couple of questions about governmental communications now.

16. How would you rate the following two elements of communication with your local government? Please offer your rating of very good, good, fair, bad, or very bad for each one. You can also answer say that you don't know. The first one is: [READ EACH CATEGORY, GET ONE RESPONSE PER CATEGORY.]
- a. Communication on routine government functions. [IF ASKED, PROVIDE EXAMPLES SUCH AS PAYING YOUR TAXES, VOTING, AND ROAD MAINTENANCE.]
 - b. Communication on policy issues and major decisions that will have a new impact on the community. [IF ASKED, PROVIDE EXAMPLES SUCH AS MANAGING GROWTH OR CHANGING TAXES.]
17. Do you believe that there are sufficient opportunities for you to participate in public decision making that will affect the future of your neighborhood?
- a. yes
 - b. no
 - c. don't know
18. To the best of your knowledge, how well do local governments in Adams county work together to coordinate services? Would you rate their coordination:[READ ALL RESPONSES, INCLUDING 'DON'T KNOW'.]
- a. Very Good
 - b. Good
 - c. Fair
 - d. Bad
 - e. Very Bad
 - f. Don't know

Education

I'd like to ask you a few questions about education and job training now.

19. How would you rate the overall public education system in your community in terms of preparing children for future academic or professional opportunities? [READ ALL RESPONSES, INCLUDING 'DON'T KNOW'.]
- a. Very Good
 - b. Good
 - c. Fair
 - d. Bad
 - e. Very Bad
 - f. Don't know

20. I'm going to make several statements and please tell me if you strongly agree, agree, disagree, strongly disagree, or have no opinion about each one. The first statement is: [READ EACH STATEMENT, GET ONE RESPONSE PER STATEMENT.]
- a. There are enough affordable child care programs in my community to meet families' needs.
 - b. Child care centers in my community are generally of high quality.
 - c. There are enough after-school programs for youth in my community
 - d. There are good educational opportunities available to youth in the 16-20 age range who are no longer in school.
 - e. There are good educational opportunities in my community for adults.

Infrastructure

I now have a few questions about the basic infrastructure of the county.

21. How satisfied are you with each of the following in your community? As I read the list, please offer one of the following five answers: very good, good, fair, bad, or very bad. You can also answer say that you don't know. [READ EACH CATEGORY, GET ONE RESPONSE PER CATEGORY.]
- a. Maintenance of roadways
 - b. Design and layout of roadways
 - c. Traffic signals and signage
 - d. Water quality
 - e. Drainage, storm runoff
 - f. Code enforcement [Zoning and neighborhood codes, if asked]
 - g. Garbage collection
 - h. Parks
 - i. Public parking
 - j. Animal control
 - k. Street lighting
 - l. Sidewalks
 - m. High speed Internet access
 - n. Telephone service

Public Services

We're asking some questions about public services now.

22. Which of the following best describes your usage of public transportation? Please select one. [READ ALL RESPONSES.]
- a. I regularly use public transportation.
 - b. I occasionally use public transportation.
 - c. I rarely use public transportation.
 - d. I don't use public transportation.
 - e. Don't know/no answer
23. [IF RESPONDENT DOESN'T USE PUBLIC TRANSPORTATION.] Do you have any interest in using public transportation?
- a. Yes
 - b. No
 - c. Don't Know/No Answer
24. [IF RESPONDENT DOESN'T USE PUBLIC TRANSPORTATION.] Which of the following best describes why you do not use public transportation? [READ LIST, SELECT ONE]
- a. Not familiar with the system
 - b. Not reliable
 - c. Doesn't have convenient routes
 - d. Doesn't have convenient times
 - e. Costs too much
 - f. Too crowded
 - g. Takes too long to travel
 - h. Not safe
 - i. Don't know/No Answer
 - j. Other_____

25. Please let us know what you think about the need for the following types of services in your community. As I read the list, please tell me if you think your community needs more, fewer, or the same amount of services in each area. [READ EACH CATEGORY, GET ONE RESPONSE PER CATEGORY.]

- a. mental health services
- b. substance abuse services
- c. youth programs for recreation and enrichment
- d. food assistance for the needy
- e. older adult services
- f. homeless services
- g. services for the disabled
- h. services for victims or domestic violence
- i. victim assistance
- j. subsidized child care services
- k. child care services that extend beyond the normal working day
- l. job training
- m. job training for youth
- n. programs to start or support small business
- o. prevention of child neglect or abuse

26. During the past year, have you or anyone in your household had a need for the following services? Please answer yes or no for each category. [READ EACH CATEGORY, GET ONE RESPONSE PER CATEGORY.]

- a. mental health services
- b. substance abuse services
- c. youth programs for recreation and enrichment
- d. food assistance
- e. older adult services
- f. homeless services
- g. services for the disabled
- h. services for victims of domestic violence
- i. victim assistance
- j. subsidized child care services
- k. child care services that extend beyond the working day
- l. job training
- m. job training for youth
- n. programs to start or support small business
- o. prevention of child neglect or abuse

Public Safety/ Law Enforcement

I have a few questions about public safety for you now.

27. How would you rate the following public safety services provided in your community? As I read the following list, please rate whether you think the service is very good, good, fair, bad, or very bad. You can also answer say that you don't know. [READ EACH CATEGORY, GET ONE RESPONSE PER CATEGORY.]

- a. Law enforcement
- b. Fire response
- c. Emergency response such as paramedics or ambulance
- d. Disaster preparedness

28. How safe do you feel in your neighborhood? [READ ALL RESPONSES.]

- a. Very safe
- b. Somewhat safe
- c. Somewhat unsafe
- d. Very Unsafe
- e. Don't know/ No answer

Bilingual Communications

I'd like to ask one question about language.

29. What is your opinion about local governments providing information in multiple languages? Is there: [READ ALL RESPONSES.]

- a. Too much emphasis on providing multi-lingual information.
- b. About the right amount of emphasis.
- c. Not enough emphasis.
- d. Don't know/ No answer

Recreation

We getting close to the end now. I'd like to ask one question about community relations.

30. How would you rate the opportunities for recreation and cultural activities in your community? Would you say that they're: [READ ALL RESPONSES, INCLUDING 'DON'T KNOW'.]

- a. Very Good
- b. Good
- c. Fair
- d. Bad
- e. Very Bad
- f. Don't know/No answer

31. Based on your preferences, would you say that there are too many, not enough, or about the right amount of the following in Adams County? [READ EACH CATEGORY, GET ONE RESPONSE PER CATEGORY.]
- a. Cultural and arts opportunities
 - b. Free or low-cost recreation opportunities
 - c. Youth Centers
 - d. Senior Centers
 - e. Historical preservation

Summary Priorities

32. We've asked questions now about several issues that relate to quality of life in Adams County. I'm going to read an overview of those areas, and please tell me which ONE should be the highest priority for improvement? [READ ALL RESPONSES.]
- a. Housing
 - b. Economic development
 - c. Government communication
 - d. Education
 - e. Infrastructure
 - f. Public services
 - g. Public safety
 - h. Bilingual communications
 - i. Recreation

We're almost finished. I just have a few questions about you that we will use for analysis purposes.

Demographic Information

33. Which category includes your age? [READ ALL RESPONSES.]
- a. 18-24
 - b. 25-34
 - c. 35-44
 - d. 45-54
 - e. 55-59
 - f. 60-64
 - g. 65 or over
 - h. Don't know/No answer

34. Which category includes your household's income. Please include all sources of income in your answer. [READ ALL RESPONSES.]

- a. Less than \$10,000
- b. \$10,000 to \$19,999
- c. \$20,000 to \$29,999
- d. \$30,000 to \$39,999
- e. \$40,000 to \$ 49,999
- f. \$50,000 to \$59,999
- g. \$60,000 to 74,999
- h. \$75,000 to 99,999
- i. \$100,000 to \$199,999
- j. \$200,000 or more
- k. Don't know/No answer

35. Have you or anyone in your household earned more than \$200 during the past year from the following sources? Please answer yes or no for each source. [READ EACH CATEGORY, GET ONE RESPONSE PER CATEGORY.]

- a. Wages from a job or self-employment
- b. Interest, dividends, or rental income
- c. Social Security
- d. Supplemental Security Income, also called SSI
- e. Public Assistance Income
- f. Retirement Income

36. Which racial or ethnic group best describes you? You can offer multiple groups if you'd like. [READ RESPONSES ONLY IF REQUESTED.]

- a. African American or Black
- b. Asian American
- c. Hispanic or Latino
- d. American Indian or Alaska Native
- e. Native Hawaiian or Pacific Islander
- f. White
- g. Other _____
- h. Don't know/No answer

37. Including yourself, how many people live in your household?

- a. _____
- b. Don't know/No Answer

38. Are there any children in your household under the age of 18?

- b. Yes
- c. No
- c. Don't know/No Answer

39. What is your zip code? _____
40. Gender Male _____ Female _____
41. As a final question, Adams County may be interested in gathering more detailed opinions on certain topics. Would you be interested in participating in a paid focus group to discuss some of these topics in more detail at some point in the future?
- a. Yes
 - b. No
42. [IF INTERESTED IN FOCUS GROUPS] Is this phone number the best way to reach you? [IF NOT, TAKE DOWN NEW PHONE NUMBER OR E-MAIL.] May I have your name to enter into the focus group list? It will be kept separate from your survey responses. [IF SOMEONE WANTS TO GIVE ONLY THEIR FIRST NAME, THAT'S FINE.]
43. Would you like for this phone number to be included in the prize drawing? [IF YES] Would you like to provide us with a first name, or can we contact anyone at this number if you should win? [GET NAME IF NECESSARY.]

Thank you very much for your time! This will be helpful in improving the quality of life in Adams County.

(If asked, the survey is being done as part of a community needs assessment being conducted by Adams County to help plan future priorities. A total of 1,200 people are being surveyed – 1,000 by telephone and 200 via door to door surveys.)

Program Name: _____ **Component Name:** _____

Strategic Goals	Policy Priorities	Problem, Need, Situation	Service or Activity	Benchmarks		Outcomes		Measurement Reporting Tools	Evaluation Process
				Output Goal	Output Result	Achievement Outcome Goals	End Results		
1		2	3	4	5	6	7	8	9
Policy		Planning		Intervention			Impact	Accountability	
				<u>Short Term</u>					a. b. c. d. e.
				<u>Intermediate Term</u>					a. b. c. d. e.
				<u>Long Term</u>					a. b. c. d. e.

HUD's Strategic Goals

- Increase homeownership opportunities.
- Promote decent affordable housing.
- Strengthen communities.
- Ensure equal opportunity in housing.
- Embrace high standards of ethics, management, and accountability.
- Promote participation of grass-roots faith-based and other community-based organizations.

Policy Priorities

- Provide Increased Homeownership and Rental Opportunities for Low- and Moderate-Income Persons, Persons with Disabilities, the Elderly, Minorities, and Families with Limited English Proficiency.
- Improving the Quality of Life in our Nation's Communities.
- Encouraging Accessible Design Features.
- Providing Full and Equal Access to Grass-Roots Faith-Based and Other Community-Based Organization in HUD Program Implementation.
- Participation of Minority-Serving Institutions in HUD Programs
- Ending Chronic Homelessness within Ten Years.
- Removal of Barriers to Affordable Housing.

Adams County Income Limits (by size of household)								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
30% LIMITS	14700	16800	18850	20950	22650	24350	26000	27700
VERY LOW INCOME 50% AMI	24450	27950	31450	34950	37750	40550	43350	46150
60% AMI LIMITS	29340	33540	37740	41940	45300	48660	52020	55380
LOW INCOME <80%	39150	44750	50350	55900	60400	64850	69350	73800
Source: U.S. Department of Housing and Urban Development								

PUBLIC NOTICE

Adams County Board of County Commissioners invites its citizens to examine, appraise and comment on the following:

- Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) objectives.
- Proposed use of funds outlined below and
- Draft copy of the Adams County, Colorado 2005 Action Plan (AP), and the 2005 - 2009 Consolidated Plan.

The Adams County Office of Community Development will undertake the activities described with Community Development Block Grant (CDBG) funds from U.S. Department of Housing and Urban Development (HUD) under the Title 1 of the Housing and Community Development Act of 1974, as amended. Funds will benefit the Adams County entitlement area and citizens who are low to moderate income. Adams County CDBG entitlement area includes unincorporated Adams County and the following cities: Bennett, Brighton, Federal Heights, Northglenn and Thornton. An exception to the benefit area exists as some community wide activities serve non-entitlement areas such as Westminster, Arvada, Commerce City and Aurora. The Adams County HOME participating jurisdiction area is the same but does include City of Westminster. Adams County and the City of Westminster are joined in a consortium to leverage HOME funding that will benefit both communities. Below is a summary of proposed 2005 projects and activities. Please call (303) 452-8501 for locations of where you can view a draft copy of the 2005 Action Plan (AP), and the 2005 - 2009 Consolidated Plan (CP).

The Action Plan (AP) citizen comment period is from December 9 through January 8, 2005. Direct comments to: Stefania Boone, Adams County Office of Community Development, 12200 N. Pecos Street, Westminster, CO 80224 (303-453-8830). All citizen comments will be considered prior to the adoption of the Action Plan and Consolidated Plan at the Adams County Board of County Commissioners' January 12, 2005 Public Hearing. The AP and CP, in its final form, will be available on after January 05, 2005 at Adams County Office of Community Development.

Community Development Objectives: Invest in activities that benefit low and moderate-income persons or low and moderate-income neighborhoods that will promote, expand or aid in improving the quality of life for Adams County citizens by addressing community development needs:

- Provide a suitable living environment (improve safety and livability of neighborhoods; increase access to quality facilities and services; improve and maintain the infrastructure; reduce isolation of income groups within an area through decentralization of housing opportunities and revitalization of deteriorating neighborhoods; restore and preserve properties of special value of historic, architectural or aesthetic purposes; and conserve energy resources).
- Expand economic opportunities (increase jobs accessible to low-income persons; empower low-income persons to achieve self-sufficiency to reduce poverty).

HOME Objectives:

- To improve quality and availability of the housing stock for low- and moderate-income persons;
- To provide support facilities and services for homeless persons, persons at risk of becoming homeless and other persons with special needs;
- To provide support and technical assistance to Community Housing Development Organizations in their efforts to develop affordable housing.

Proposed Funding Levels:

Funding levels and project amounts may be adjusted. The funding levels are estimates and will change when final allocation figures are released by HUD in approximately January 2005.

CDBG PROGRAM	
CDBG 2005 Estimated Allocation	
CDBG Program Income	\$1,980,000
Total	\$2,059,000
Grant Administration	17.5% of Allocation
CDBG Project Funding Available	\$1,691,250

HOME PROGRAM	
HOME 2005 Estimated Allocation	
ADDI Program Income	\$44,468
HOME Program Income	\$50,000
Total	\$1,216,468
Grant Administration	10% of Allocation
HOME Project Funding Available	\$1,092,268

2005 CDBG Proposed Activities:

Adams County:

Activity Title: ACCESS Housing, Inc. - Adams County
 Location: 6976 Colorado Blvd., Commerce City, CO
 Purpose: Emergency Shelter Repairs
 Funded Amount: \$22,000
 Summary: Replace carpet in eight shelter units. Upgrade security lights throughout, including main office. Install security cameras in the parking lot and shelter entrances. Upgrade current lighting to include installing lighting in the parking lot. Will serve approximately 400 individuals.

Activity Title: Adams County Aging Network (ACAN) - Adams County
 Location: Community Wide
 Purpose: To establish a dialog among older adults living in Adams County and provide services to seniors.
 Funded Amount: \$4,000
 Summary: Provide annual conference for seniors providing educational services, and information crucial to seniors and providers. Provide monthly newsletters, delivered to 200+ people each month. Will serve approximately 500 seniors.

Activity Title: Adams County CDBG Program Administration - Adams County
 Location: 12200 N. Pecos Street, Westminster, CO
 Purpose: Planning and administration.
 Funded Amount: \$346,500
 Summary: Project will provide payment of administrative costs related to planning and execution of the CDBG program and implementation of activities.

Activity Title: Adams County Head Start - Facility Improvement Project - Adams County
 Location: 8401 Circle Drive, Westminster, CO 80030
 Purpose: Facility Improvements at Rainbow Head Start.
 Funded Amount: \$40,100
 Summary: Project will cover costs of replacing carpet, renovating kitchen, and painting. Project will also replace existing lavatories and faucets with one that meets the ADA requirements for children with physical disabilities. Will serve approximately 180 children annually.

Activity Title: Adams County Office of Community Development - Analysis of Fair Housing - Adams County
 Location: 12200 N. Pecos Street, Westminster, CO
 Purpose: To cover HUD required document that identifies potential and existing barriers to fair housing choices within a Participating Jurisdiction.
 Funded Amount: \$25,000
 Summary: Provide a Fair Housing Assessment for Adams County.

Activity Title: Adams County Office of Community Development - Housing Rehabilitation - Adams County
 Location: 12200 N. Pecos Street, Westminster, CO
 Purpose: Housing Rehabilitation - Direct Service Administration.
 Funded Amount: \$85,000
 Summary: Project will cover 75% of the costs related to the implementation of the housing rehabilitation programs, covering safety, and fringe benefits for positions that directly deliver services.

Activity Title: Adams County Office of Community Development - Microenterprise Project - Adams County
 Location: 12200 N. Pecos Street, Westminster, CO - Coordinated with Front Range Community College 3645 W. 112th Avenue, Westminster, CO 80224
 Purpose: To introduce Microenterprise to low-income Adams County residents.
 Funded Amount: \$10,000
 Summary: Project will cover costs related to training for business development. Activity will serve approximately 100 persons.

Activity Title: Adams County Office of Community Development - Mini Grant Program - Adams County
 Location: 12200 N. Pecos Street, Westminster, CO
 Purpose: To engage residents in the process of improving their neighborhoods.
 Funded Amount: \$10,000
 Summary: Project will cover costs related to the neighborhood beautification. Project will be proposed by neighborhood residents, with a grant total to exceed \$5,000. Activity will serve approximately 3 - 5 community projects.

Activity Title: Adams County Office of Community Development - Minor Home Repair - Adams County
 Location: 2200 N. Pecos Street, Westminster, CO
 Purpose: Minor Home Repair Administration.
 Funded Amount: \$50,000
 Summary: Project will cover costs related to the implementation of the minor home repair programs - covering salary and fringe benefits for positions that directly deliver services. Will serve approximately 20 households.

Activity Title: Almost Home, Inc. - Emergency Shelter Rehabilitation - Adams County
 Location: 231 North Main Street, Brighton, CO 80901
 Purpose: To complete repairs on one of only two family shelters within Adams County.
 Funded Amount: \$15,000
 Summary: Renovate and paint portions of the Family Homeless Shelter in Brighton. Will serve approximately 175 families per year.

Activity Title: Alternatives to Family Violence - Fence Replacement - Adams County
 Location: Confidential Location
 Purpose: Replace fencing surrounding the safe house facility.
 Funded Amount: \$22,000
 Summary: Replace fence with a vinyl fence and gate. Will serve approximately 300, low-moderate income persons.

Activity Title: Aurora Mental Health Center - Mental Health Services - Adams County
 Location: Rural Adams County, Bennett and Strasburg areas
 Purpose: Provide safety and contract service cost for providing mental health services into the Strasburg/Bennett area. Services are provided at the Bennett Community Center and by contract with a private provider in Strasburg.
 Funded Amount: \$5,500
 Summary: This project brings mental health services to the Strasburg/Bennett area to "medically indigent" persons of all ages. Will serve approximately 8-10, low-moderate income persons.

Activity Title: Brothers Redevelopment Inc. (BRI) Neighborhood Caretaker Program (NCP) - Adams County
 Location: Unincorporated Adams County Neighborhood (to be identified)
 Purpose: To help people remain in their homes living independently.
 Funded Amount: \$30,000
 Summary: Renovate 40 homes by recruitment and supervision of volunteers to help revitalize deteriorating neighborhoods. Will serve approximately 40 households of low-moderate income persons.

Activity Title: Children's Outreach - Capital Improvements - Adams County
 Location: 8000 Pecos, Denver, CO 80221
 Purpose: Complete creating an outdoor classroom.
 Funded Amount: \$13,000
 Summary: Developed the land behind the building for future classroom use. Continue development in back of building for outdoor classroom and other repairs at the facility. Will serve approximately 80 children.

Activity Title: Clinica Campana Family Health Services - Medical Equipment Purchase - Adams County
 Location: 8980 N. Washington St., Thornton, CO 80229, and 1701 W. 72nd Ave, Denver, CO 80221
 Purpose: Purchase additional medical equipment for two Adams County clinics.
 Funded Amount: \$40,000
 Summary: Provide a greater number of affordable diagnostic tests in the clinics by purchasing additional equip-

ment. Will serve approximately 18,651 persons.

Activity Title: Community Reach Center, Inc. - Improvements to Intensive Treatment House - Adams County
 Location: 8384 Elati, Denver, CO 80221 (Intensive Treatment House) and 621 W. 86th Ave, Thornton, CO 80221 (Huron House)
 Purpose: Improvements to two residential treatment houses for mentally ill, and substance abuse low-income clients.
 Funded Amount: \$10,500
 Summary: Replace carpet, and modify the house by remodeling to increase space used as office and break area. Activity will serve approximately 26 persons.

Activity Title: Front Range Community College - Westminster Small Business Development Ctr. - Adams County Micro enterprise Project - Adams County
 Location: 3645 W. 112th Avenue, Westminster, CO 80224
 Purpose: Introduce Micro enterprise development by means of self-employment.
 Funded Amount: \$50,000
 Summary: Provide training seminars and one-on-one consultations in each Adams County district. Training will include start-up orientation, business planning for success, Tax 101, and marketing fundamentals. Will serve approximately 350, low-moderate income persons.

Activity Title: The Senior Hub, Inc. - Rural Nutrition Program - Adams County
 Location: 2260 West 90th Avenue, Federal Heights, CO, 80221
 Purpose: Provide nutritious meals to seniors through the Bennett and Strasburg Schools.
 Funded Amount: \$9,104
 Summary: Provide seniors with free nutritious nonperishable meals, three times per week through local schools and home delivery using volunteers. Will serve approximately 150 seniors.

Activity Title: The Senior Hub, Inc. - Senior Solutions - Adams County
 Location: 2260 W. 90th Avenue, Federal Heights, CO 80221
 Purpose: Information and problem solving, minor home repairs, emergency services (including food banks), etc. for seniors.
 Funded Amount: \$45,000
 Summary: Provide safety/benefits for Program Director to administer senior services. Activity will benefit approximately 3,720 seniors.

Town of Bennett: \$16,170

Activity Title: Senior Services - Nutrition - Town of Bennett
 Location: 355 4th Street - Bennett, CO 80102-7806
 Purpose: Provide meals on a year round basis for low and moderate-income senior residents.
 Funded Amount: \$7,370.50
 Summary: Provide nutritional meals to participating seniors in the school cafeteria and homebound seniors with bus to these meals. See also: Project at the Bennett School District Year-round. The Senior Hub, Inc. will administer this program. Will serve approximately 44 seniors.

Activity Title: Senior Services - Transportation - Town of Bennett
 Location: 355 4th Street - Bennett, CO 80102-7806
 Purpose: Maintain Special Transit transportation systems to the Denver Metro area for handicapped and elderly persons on a year round basis that may not otherwise be able to travel to medical and business appointments.
 Funded Amount: \$7,800.50
 Summary: To keep the Special Transit Transportation systems going on a year round basis for the elderly and handicapped, increase the level days as the program grows and expands. Will serve approximately 44 unduplicated low and very-low income persons.

City of Brighton: \$130,000

Activity Title: Almost Home Inc. - Shelter Renovations - City of Brighton
 Location: 575 Bush Street, Brighton, CO 80601
 Purpose: Renovate portions of the Family Homeless Shelter.
 Funded Amount: \$5,000
 Summary: Assist with needed repairs and refurbish family homeless shelter. Will serve approximately 175 persons.

Activity Title: Curb, Gutter, and Sidewalk Replacement - City of Brighton
Location: City Wide - Brighton, CO 80601
Purpose: Replace deteriorated sections of curbs, gutters, and sidewalks for safety reasons. Improvements will improve drainage and pedestrian safety.
Funded Amount: \$80,000
Summary: Replace deteriorated sections of curbs and gutters as identified in Brighton. Site-specific will be addressed once streets are identified. Activity will serve approximately 5,000 low/moderate-income persons.

Activity Title: Brighton Senior Center - Information and Referral Specialist - City of Brighton
Location: 575 Basle Street, Brighton, CO 80601
Purpose: Provide outreach services to seniors in Brighton, particularly from Hispanic and low-income individuals.
Funded Amount: \$29,000
Summary: Pay the salary and benefits for an Information and Referral Specialist. Will serve approximately 456 seniors.

Activity Title: Brighton Housing Authority - Purchase and Rehabilitation House - City of Brighton
Location: City of Brighton - Location not yet identified.
Purpose: To provide rental and home ownership opportunities to very low-income elderly, disabled, and families.
Funded Amount: \$25,000
Summary: To establish a ten-year plan to purchase and rehabilitate 100 houses; first to be utilized as rental units for ten years and then be sold to low-income participants for home ownership. Will serve approximately 16 families/30 persons within ten-year period.

City of Federal Heights: \$93,784

Activity Title: Public Improvements - 96th Avenue Sidewalk Improvements - City of Federal Heights
Location: 96th Avenue, from Camerish Way, eastside to Madeleine St. Federal Heights, CO
Purpose: Extend an existing sidewalk an additional 625 feet to improve safety for adults and children.
Funded Amount: \$93,784
Summary: Install a 5ft. wide attached sidewalk on the south side of 96th Avenue from Camerish Way eastside to Madeleine. Will serve approximately 1737 low/moderate persons.

City of Northglenn: \$225,924

Activity Title: Washington Street Fencing & Streetscape Improvements - City of Northglenn
Location: East side of Washington Street, between 112th and Phillips Drive (Area Survey) - Northglenn, CO
Purpose: Replacement of existing fence that is badly deteriorated in order to improve the overall appearance of the area, stabilize and improve the housing, and hopefully serve as an example for other residents to replace their deteriorated fencing.
Funded Amount: \$266,576
Summary: Install new fencing, which will directly benefit the residents in this low and moderate-income area. Area survey conducted and documented the area with 68.2% low/moderate income residents. Will serve approximately 240 low-income households.

City of Thornton: \$573,618

Activity Title: CDBG-Entitlement Community Planning Study - City of Thornton
Location: Thornton, CO
Purpose: The City will undertake a study to determine whether Entitlement Community status is advantageous to the City.
Funded Amount: \$20,000
Summary: The City will be eligible for Entitlement Community status since 1988. As the City grows, it may be appropriate for the City to directly manage the funding it receives from HUD.

Activity Title: Crestside Place Apartments - Assistance - City of Thornton
Location: 9169 Gale Boulevard, Thornton, CO 80229
Purpose: Capital Improvements
Funded Amount: \$280,000
Summary: Provide funds for the rehabilitation and preservation of affordable homes in the City of Thornton. Will serve approximately 417 persons.

Activity Title: Fire Protection Improvements - City of Thornton
Location: Willaga 88 Apartments - 388 78th Avenue - Thornton, CO
Purpose: To help eliminate deficiencies with fire protection services in the building.
Funded Amount: \$222,048 (all funds requested will be used from 2003 Russell Blvd. funds)
Summary: Several multifamily and manufactured home communities in the city require water service improvements in order to meet current codes regarding fire protection. This project will fund the necessary work to bring the complexes up to City standards for fire protection. Activity will serve approximately 510 persons.

Activity Title: Thornton Senior Center Expansion - City of Thornton
Location: Dorothy Blvd. - Thornton, CO
Purpose: To design and create a new, larger Senior Center in Thornton to provide a higher level of service to senior citizens and to enhance accessibility.
Funded Amount: \$200,000
Summary: The existing Thornton Senior Center has reached its capacity in terms of space to provide services to the growing number of seniors. By increasing a larger space and expanding the Thornton Senior Center, the center will gain the capacity to provide a wider variety of services to the growing and diverse senior population and provide adequate parking and enhance site accessibility features. Activity will serve approximately 6,100 - 7,500 low/moderate-income persons.

Activity Title: Thornton Homeowner Rehabilitation - City of Thornton
Location: Thornton, CO
Purpose: Provide funds for the renovation of single-family homes in the City of Thornton.
Funded Amount: \$98,618
Summary: A portion of the funds will be used for minor home repairs, and the balance will provide matching grants and subsidized loans to qualified homeowners. Activity will serve approximately 9 - 45 low/moderate-income homeowners.

Activity Title: Volunteer and Emergency Home Improvement Program - City of Thornton
Location: City Wide, Thornton, CO
Purpose: Improve the physical conditions of single-family homes and yards owned by low-income and moderate-income residents in the City of Thornton.
Funded Amount: \$5,000 (\$45,000 will be used from 2003 Russell Blvd. funds) Activity Total: \$50,000
Summary: City staff along with volunteers, community and contracted organizations will organize efforts to provide regular and emergency maintenance and minor repair needs in homes and yards. CDBG funds will be used to provide paint, supplies, and other program needs. Activity will improve the overall condition of low/moderate income neighborhoods. Will serve approximately 76 low/moderate income persons.

TOTAL CDBG FUNDED ACTIVITIES: \$1,633,501

2004 HOME Proposed Projects:

Project Title: Community Housing Development Organization - CHDO - Adams County
Location: 12200 N. Pecos Street, Westminster, CO 80234
Purpose: Community Housing Development Organization (CHDO).
Funded Amount: \$153,900
Summary: Adams County Community Development - A minimum of 40% of low-HOME allocation will be made available for Community Housing Development Organizations (CHDO). Once a CHDO is identified, project agreements will be developed. This is a community wide activity.

Project Title: HOME Program Administration (10%) - Adams County
Location: 12200 N. Pecos Street, Westminster, CO 80234
Purpose: Administrative costs of HOME program activities.
Funded Amount: \$124,200
Summary: Adams County Community Development - Funds will be made available for administrative costs related to the planning and execution of HOME program activities.

Project Title: Home Ownership Assistance (FH) - Adams County
Location: Community wide
Purpose: To provide funds for down

payment assistance to low-income households purchasing a home.
Funded Amount: \$70,000
Summary: Adams County Community Development funds will be made available to low-income persons to assist with home purchases. Will serve approximately 10 households.

Project Title: Housing and Land Acquisition - Adams County
Location: Community wide
Purpose: To secure housing and/or land for new construction to help meet low-income housing needs.
Funded Amount: \$259,000
Summary: Adams County Community Development - Funds will be made available to non-profit organizations, housing authorities and emergency shelters to secure housing and/or land for new construction of housing for low-income persons. Will provide 20 units/households.

Project Title: Housing Rehabilitation Program - Adams County
Location: 2200 N. Pecos Street, Westminster, CO 80234
Purpose: For rehabilitation, and to make necessary repairs of major systems.
Funded Amount: \$375,500
Summary: Funds will be made available for moderate rehabilitation up to \$25,000 to address necessary repairs toward the major systems of a housing unit. Will serve approximately 20 households.

Project Title: Westminster Home Ownership - Assistance - Adams County
Location: Community wide
Purpose: To provide funds for down payment assistance to low-income families/persons purchasing a home.
Funded Amount: \$90,000
Summary: Funds will be made available to low-income persons to assist with home purchases. Will serve approximately 12 households.

Project Title: Westminster Housing Rehabilitation Program - Adams County
Location: 12200 N. Pecos Street, Westminster, CO 80234
Purpose: For rehabilitation, and to make necessary repairs of major systems.
Funded Amount: \$170,000
Summary: Funds will be made available for moderate rehabilitation to address necessary repairs toward the major systems of a housing unit. Will serve approximately 20 households.

TOTAL HOME FUNDED PROJECTS \$1,216,468

Modification of Prior Year Allocations:

Activity Title: PY2003 Russell Blvd Row Streetscape - City of Thornton
Location: 8990 N. Washington Street, Thornton, CO
Purpose: City was unable to complete project this year, requested funds be used for 2004 Fire protection Improvements (\$222,048) and Volunteer & Emergency Home Improvements (\$45,000)
Funded Amount: \$267,746
Summary: Funds were added to the above projects per the City of Thornton's request. Project total \$267,746.80

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NORTHGLENN-THORNTON SENTINEL
PROOF OF PUBLICATION

State of Colorado
County of Adams

vs.

I, Mikkel Kelly
Publisher do solemnly swear that I am
the Publisher of the NORTHGLENN-THORNTON SENTINEL that
the same is a weekly newspaper published in the County of Adams, State of Colorado,
and has a general circulation therein; that said newspaper has been published
continuously and uninterruptedly in said County of Adams for a period of more than
fifty-two consecutive weeks prior to the first publication of the annexed legal notice or
advertisement; that said newspaper has been admitted to the United States mails as
second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal
Notices and Advertisements," or any amendments thereof, and that said newspaper is
a weekly newspaper duly qualified for publishing legal notices and advertisements
within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire
issue of every number of said weekly newspaper for the period of 1
consecutive insertions; and that the first publication of said notice was in the issue of
said newspaper dated December 9, A.D. 20 04, and that
the last publication of said notice was in the issue of said newspaper dated December
9, A.D. 20 04
In witness whereof I have hereunto set my hand this 9 day of December
A.D. 20 04

See Attached

Mikkel Kelly
Subscribed and sworn to before me, a notary public in the County of Adams, State of
Colorado, this 9 day of December
A.D. 20 04
Barbara Kay Stolte
Notary Public

My Commission expires 20
8710 Grant Street • Thornton, CO 80229

BARBARA KAY STOLTE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/12/2008

Nº 22738

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