



2016 Annual Action Plan

Adams County
Community & Economic Development Department
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Adams County Community Development and the City of Westminster have approved to fund two new affordable housing projects with 2015 and 2016 HOME funds. One is located in the City of Westminster, utilizing Westminster HOME funds. The other is located in unincorporated Adams County, utilizing Adams County's share of HOME funds. Both projects exceed the \$100,000 substantial amendment threshold per the County's Citizen Participation Plan.

Executive Summary

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

1. Introduction

The Mission of Adams County Community Development (ACCD) is to support and build the capacity of citizen groups in Adams County so they may enhance the economic, social, environmental, and cultural well-being of its communities. This mission is best achieved through effective partnerships, capacity building and management of funding to foster socio-economic vitality and maximize opportunities throughout Adams County. ACCD accomplishes this through the administration of federal, state, and local grants, all of which leverage existing efforts to address the needs within Adams County.

Adams County works in partnership with the Town of Bennett, and the Cities of Brighton, Federal Heights, Northglenn, Thornton and Westminster. In early 2016, the City of Commerce City became its own entitlement and is no longer in the Urban County. Adams County also partners with many neighborhood groups, local housing authorities and non-profit organizations that make up the delivery network for services. These partners serve on boards and task forces to build community collaboration and, as federal funding recipients, work hard to meet the local goals and needs of citizens.

ACCD provides county residents with the following opportunities:

- Affordable housing (both rental and home ownership);
- Infrastructure and public facility improvements;
- Public services such as education, financial counseling, food, nutrition, and case management;
- Rental housing code enforcement; and
- Non-profit and agency capacity building.

2. Summarize the objectives and outcomes identified in the Plan

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

Adams County has set the following Priorities and Objectives for the term of the Five Year Consolidated Plan (shown below). These priorities and objectives were discussed during community forums, with key informants, with Urban County partners, and used to solicit applications for CDBG and HOME funding during the 2016 plan year. In 2016, ACCD will oversee many activities which will meet these Priorities and Objectives. Such activities include: the rehabilitation of critical decking and stairwells for a 55-unit, three story, affordable housing complex for families (mostly Nepalese and Burmese immigrants) through Archway Housing and Services, a certified housing and development organization; two ADA compliant sidewalks/ramps projects in low-moderate income neighborhoods in Northglenn and Berkeley (unincorporated Adams County); the continuation of the City of Federal Heights Rental Code Enforcement Officer (a highly successful program that has helped hundreds of low-income renters reside in safe and sanitary living conditions; the continuation of the Minor Home Repair Program in Unincorporated Adams County as well as the cities of Brighton and Federal Heights to assist low-moderate residents with the preservation of housing stock in addressing essential repairs to ensure safe, sanitary and energy efficient homes (a large majority of past recipients were seniors aging in place, which this program is vital for); the revitalization of an essential park in a low income neighborhood in the rural town of Bennett, which presently is an attractive nuisance for unwanted activities and the project will replace deteriorated playground equipment with age appropriate and address drainage issues; the creation of 284 new affordable housing units within walking distance to a new transit stations in the cities of Westminster, Thornton and Brighton; security deposits for a foster children program; and the rehabilitation of 61 units of affordable housing for families in the City of Brighton and unincorporated Adams County.

Priorities & Objectives

Priority: Housing

Objective #1 Rental housing is available for the low and very low-income populations where rental housing rates are low

Objective #2 Affordable housing is located in areas easily adjacent to services including transit by the low to moderate- income populations

Objective #3 Affordable housing is available for low-income renters that want to buy

Objective #4 Aging housing stock of low to moderate-income owner-occupied units is rehabilitated and/or repaired

Priority: Community and Economic Development

Objective #1 More job services and job creation for Adams County residents

Objective #2 Public facilities and community resources are created and enhanced to support low to moderate-income populations

Objective #3 Invest strategically in neighborhoods to assist in revitalization

Priority: Seniors and other Prioritized Populations

Objective #1 Prioritized populations have housing options, especially those earning less than 40% AMI

Objective #2 Services available for at-risk children

Objective #3 Prioritized populations are educated about housing and service options

Objective #4 Housing and services options near transit are enhanced for prioritized populations

Objective #5 Integration of prioritized populations into the community

3. Evaluation of past performance

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

Adams County has relationships with many of the agencies and its Urban County partners responsible for undertaking many of the projects included in the plan. The past successes of programs operated by these partners, by the County, and documented need for projects and programs was one consideration used by Adams County when setting goals for the 2016 program year. Unfortunately, due to historical commitment deficiencies (especially regarding HOME funds), ACCD is proactively setting the stage to commit and spend funds in 2016 for shovel ready project that have expected start dates in the summer. While ACCD met timeliness on January 1, 2016, it is committed to ensuring such timeliness on a more consistent basis. ACCD also recognized that monitorings needed to be evaluated, addressed and set a rigorous schedule of monitoring for early 2016 with an emphasis on communicating expectations with all of its past and current subrecipients so that compliance and any issues or concerns are addressed in a timely fashion. ACCD is also aware of additional prior HOME resources that need to be committed. ACCD has had ongoing conversations with the HOME Consortia members regarding the seriousness of this issue and the potential loss of funding due to the new grant based accounting system.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

ACCD included a variety of outreach efforts to have as much citizen participation and gather as much input possible to include in the Annual Action Plan in all steps of the process. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, ACCD's webpage, public hearings, and internet outreach. Information regarding the proposed 2016 activities and reprogramming information has been available on the Adams County website for citizen input as well. Outreach efforts varied to reach diverse populations and ensure that the input received was insightful and representative of all Adams County residents. It also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County published the draft Annual Action Plan, solicited input from providers and the public, and held a public hearing to adopt the final plan.

5. Summary of public comments

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

Citizens had the opportunity to comment on the draft Annual Action Plan. The public comment period began on March 3, 2016 and ended on April 26, 2016 at the Board of County Commissioners' public hearing. No comments were received.

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

Not applicable as no comments were received.

7. Summary

Not applicable.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	ADAMS COUNTY	Adams County Community Development
HOME Administrator	ADAMS COUNTY	Adams County Community Development
ESG Administrator		Adams County Community Development

Table 1 – Responsible Agencies

Narrative

ACCD’s primary purpose is to improve the quality of life for the citizens of Adams County. It manages several grant-funded programs for housing, community development, neighborhood revitalization, economic development and human service activities. The common thread of the funds administered by ACCD is the benefit to low- and moderate-income residents of the county. More than 70% of all funds and programs administered by ACCD directly impact the lives of low- and moderate-income residents. Adams County's Board of County Commissioners opted to not accept ESG funding for the 2016 program year.

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

Adams County works in collaboration with the City of Thornton and the City of Westminster through the HOME Consortia to distribute HOME funds to housing projects. Adams County also works with Community Resources and Housing Development Corporation (CRHDC) and Archway Housing & Services Inc. (Archway) as Community Housing Development Organizations (CHDOs). The County works closely with the Adams County Housing Authority (ACHA) and the Brighton Housing Authority (BHA) to provide essential housing services. In addition to ACHA and BHA, other county non-profit organizations provide and coordinate essential and vital services. These non-profits also coordinate services with health and mental health service agencies so that clients receive the services that they require.

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

While Adams County will not be accepting ESG funding in 2016, Adams County will remain in coordination with the Continuum of Care (CoC). The Metro Denver Homeless Initiative (MDHI) works with homeless providers in Adams County and throughout the metro Denver area to coordinate homeless service efforts. In Adams County specifically, MDHI has a VISTA member placement with the Adams County Housing Authority (ACHA) to assist with coordinating the annual point-in-time homeless count. MDHI is developing a regional coordinated assessment system, building a housing pipeline, and engaging other community partners to provide services to the homeless throughout the metro Denver region. MDHI staff were consulted with during the development of the 2015-2019 Consolidated Plan. Adams County has coordinated with homeless providers working in Adams County to fund programs serving homeless individuals, families, families with children, veterans, youth, and persons at risk of becoming homeless.

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

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Not required - NA

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Westminster
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed HOME activities.
2	Agency/Group/Organization	City of Thornton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed HOME activities.
3	Agency/Group/Organization	ADAMS COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs First Time Home Buyers Program
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed HOME activities.

4	Agency/Group/Organization	BRIGHTON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed HOME activities.
5	Agency/Group/Organization	Community Resources and Housing Development Corp
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed CHDO activities.
6	Agency/Group/Organization	Archway Housing and Services Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed CHDO activities.
7	Agency/Group/Organization	HABITAT FOR HUMANITY OF METRO DENVER
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed HOME activities.
8	Agency/Group/Organization	Shiloh House - Deposits (Thornton)
	Agency/Group/Organization Type	Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed HOME activities.
9	Agency/Group/Organization	CITY OF FEDERAL HEIGHTS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Code Enforcement, Reduction of Slum and Blight
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed CDBG activities.
10	Agency/Group/Organization	City of Brighton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Seniors and Other Prioritized Populations
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed CDBG activities.

11	Agency/Group/Organization	CITY OF NORTHGLENN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Infrastructure Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed CDBG activities.
12	Agency/Group/Organization	TOWN OF BENNETT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Public Facility
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2016 Annual Action Plan by discussing proposed CDBG activities.
13	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Economic Development Minor Home Repair Program and Infrastructure Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Adams County Department of Transportation and Community & Economic Development Department participated in the development of the 2016 Annual Action Plan by discussing proposed CDBG activities.

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative

Not required - NA

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

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

ACCD included a variety of outreach efforts to have as much citizen participation and gather as much input possible to include in the Action Plan in all steps of the process. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, ACCD's webpage, public hearings, and internet outreach. Information regarding the Annual Action Plan has been available on the Adams County website for citizen input as well. Outreach efforts varied to reach diverse populations and ensure that the input received was insightful and representative of all Adams County residents. It also encouraged the participation of those in specialized populations such as non-English speakers, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County encouraged participation by local institutions, members of the Continuum of Care, organizations that include service providers, special needs providers and other nonprofit organizations, and housing developers. This data was then analyzed by staff who incorporated the findings around housing, special needs, and community development into the priority outcomes. By determining the priorities, ACCD was able to allocate funds to the appropriate agencies to provide those necessary services. Citizens were encouraged to provide input into the draft Annual Action Plan through a publicized 30+ day public review period. Adams County publicized the availability of the draft plan in English and Spanish in multiple newspapers of general circulation and on ACCD's webpage on the Adams County website.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	Adams County Community Development utilizes the Adams County website to continually update the public on upcoming public hearings, funding allocations, and reports, including the Annual Action Plan.	Adams County Community Development has not received any comments to date regarding BoCC approved funding allocations and reports.	No comments received.	www.adcogov.org/communitydevelopment
2	Public Hearing	Non-targeted/broad community	The Annual Action Plan Public Hearing on April 26, 2016.	No comments received.	No comments received.	http://adcogov.legistar.com/calendar.aspx

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	Adams County Community Development published a Notice of Public Hearing and Request for Public Comments on March 2 and 3, 2016 in multiple local newspapers.	No comments received.	No comments received.	
4	Urban County Meetings	Urban County Members	Adams County Urban County Members participated in several meetings in regard to the development and allocation of the 2016 CDBG activities.	No comments were received.	No comments were received.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Adams County receives allocations of HOME, CDBG and ESG each year from HUD. CDBG funds are allocated to jurisdictions within the County for projects in those communities, and are also provided to applicants through the County's annual CDBG application process. Adams County is a HOME consortia, which includes the Cities of Thornton and Westminster, as well as the remainder of the County. HOME funds are allocated to the two Consortia cities, and throughout the year to housing projects. ESG funds are also a county wide funding resource, and have an annual application and award cycle. Adams County will not be accepting the 2016 funding allocation for ESG.

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

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

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

HOME project expenditures require a 25% match. In order to be considered HOME match, the funding must be a non-federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Adams County encourages all HOME funded projects to have match.

CDBG Prior Year Resources total \$637,837 and Program Income is projected to be \$1,000. The 2015 Slums and Blight activity (\$421,837) was deemed infeasible during the environmental review process and has been reprogrammed in 2016. The 2015 Children’s Outreach Roof project was cancelled due to the fact that the organization was unable to secure a specialized contractor at the budgeted amount of \$75,000 in CDBG funds. Other reprogrammed funds include various 2015 CDBG activities that were completed under the anticipated budget, totaling approximately \$141,000. Adams County will utilize all the 2015 remaining resources for the 2016 program year.

Through reconciliation, HOME Prior Year Resources total \$2,038,941.55 (\$1,723,480.86 in Entitlement and \$315,460.70 in unallocated CHDO Reserve). Program income is projected to be \$200,000. While not all activities are known at this time, as applications are still being received, the 2016 Annual Action Plan projects will state what activities are known as well as those that are to be determined and one reserve project.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,147,371	1,000	637,837	1,786,208	3,442,113	Adams County will allocate 2016 CDBG funds to its Urban County members (four local jurisdictions)for their proposed projects. Adams County proposes to use less than 20% of CDBG funds for administration, and to use some of the administration funds for a Housing Needs Assessment.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	752,959	200,000	2,038,941	2,991,900	2,246,913	HOME funds are allocated in Thornton, Westminster (HOME Consortia), and throughout the county. Adams County uses 10% of HOME funds for administration of programs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	ESG funds will not be accepted in 2016.

Table 1 - Expected Resources – Priority Table

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

Adams County funded projects use a variety of other leveraged funds to cover the total cost of projects. HOME funded projects use Low Income Housing Tax Credit (LIHTC) equity, debt, State of Colorado HOME funds, Federal Home Loan Bank Board and other resources to cover the cost of development, redevelopment, rehabilitation, homebuyer assistance, and other project costs. CDBG projects leverage grant funds from private foundations, local jurisdiction funding resources, and other federal funds such as federal Weatherization funds. Adams County reviews applications submitted during annual and open application rounds to verify match sources, ensure that match ratios are met, and then tracks match during the grant cycle to ensure that each program match is met.

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

Adams County and local jurisdictions may choose to provide publically held land for housing, community facility, and other eligible HOME and CDBG projects. No specific parcels are being used in the 2016 program year.

Discussion

Not required - NA

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure Improvements	2015	2019	Non-Housing Community Development	County-Wide City of Northglenn	Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$680,347	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16845 Persons Assisted
2	Public Facility Improvements	2015	2019	Non-Housing Community Development	Town of Bennett	Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$306,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 541 Persons Assisted
3	Preservation of Existing Housing Stock	2015	2019	Affordable Housing	County-Wide City of Federal Heights City of Brighton	Housing Needs Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$457,514	Homeowner Housing Rehabilitated: 54 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Reduction of Slum and Blight	2015	2019	Affordable Housing Non-Housing Community Development	City of Federal Heights	Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$58,000	Housing Code Enforcement/Foreclosed Property Care: 563 Household Housing Unit
5	Construction of New Rental Housing	2015	2019	Affordable Housing	City of Thornton City of Brighton City of Westminster	Housing Needs Seniors and other Prioritized Populations	HOME: \$1,810,442	Rental units constructed: 496 Household Housing Unit Rental units rehabilitated: 61 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted
7	Expanding and Preserving Homeownership	2015	2019	Affordable Housing	County-Wide City of Thornton	Housing Needs Seniors and other Prioritized Populations	HOME: \$132,000	Homeowner Housing Added: 12 Household Housing Unit
8	Youth Services and Facilities for At-Risk Children	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City of Thornton	Seniors and other Prioritized Populations	HOME: \$10,000	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure Improvements
	Goal Description	<p>City of Northglenn has proposed to install new ADA compliant sidewalks in low to moderate income neighborhoods throughout the City to improve overall mobility and accessibility of residents. Such accessibility will include access to other residential areas as well as connections to neighborhood services in commercial areas and public facilities. Infrastructure improvements reduce neighborhood blight and decline while improving streetscapes for areas that are beyond their intended lifecycle.</p> <p>Adams County Transportation Department has proposed to install new sidewalks in the Berkeley neighborhood to improve overall mobility and accessibility of the residential neighborhood established in 1916 located within the southwestern corner of unincorporated Adams County. The project objectives are to enhance the overall historic neighborhood of Berkeley with ADA accessibility connectivity including ADA compliant sidewalks and the addition of ADA pedestrian ramps. Residents of Berkeley have expressed the need to provide pedestrian connectivity at numerous 2014 and 2015 community and town hall meetings. In addition, it would address the need for complete sidewalks as identified as a Goal in the Berkeley Neighborhood plan adopted by the County in 2008.</p>
2	Goal Name	Public Facility Improvements
	Goal Description	<p>Town of Bennett has proposed revitalization of Centennial Park which was identified by the Town of Bennett in 2009 as a high priority for replacement after seeking community input on current and future park facility needs. Centennial Park is currently non-ADA compliant, poses public safety risks, and does not meet the needs of the current neighborhood users. The town believes the park will become a community resource and asset for this primarily very low income neighborhood. In addition, plans for the park include mitigating ongoing drainage issues.</p>
3	Goal Name	Preservation of Existing Housing Stock
	Goal Description	<p>City of Brighton, City of Federal Heights, and Unincorporated Adams County will implement the Minor Home Repair Program (MHR) to individual homeowners with low-to-moderate income throughout these cities and unincorporated Adams County. The program will address essential home repairs that are in danger of failure or that could lead to health, safety, or sanitation issues. Adams County Community Development will administer the program on behalf of the cities.</p>

4	Goal Name	Reduction of Slum and Blight
	Goal Description	City of Federal Heights has proposed to utilize CDBG funds for an inspector salary for the City's Rental Housing Inspection Program to promote affordable, safe, sanitary, and healthy rental housing for residents. With an aging rental stock of approximately 2,500 rental units, this has been a successful city-wide program to bring the units into code compliance. The program has actively reduced deteriorating neighborhoods and slum/blight concerns.
5	Goal Name	Construction of New Rental Housing
	Goal Description	<p>Cities of Thornton and Westminster are in the planning stages of constructing new affordable rental housing within Thornton and Westminster. Brighton Housing Authority will be constructing 6 new affordable housing units by finishing the basements of 6 existing affordable housing duplexes. Additional renovations of the upper units will be required to meet code requirements and close off the stairs to the basement.</p> <p>Archway/Greenleaf Apartments are in the planning stages of replacing the concrete decking and stairs to an existing affordable housing complex consisting of 55 units. The improvements have been deemed by a structural engineer as a critical repair. The new decking and stairs will benefit the entire complex that houses over 150 persons.</p> <p>City of Thornton will be reprogramming \$100,000 of 2015 HOME funds to the 2015 Tenant Based Rental Assistance (TBRA) Program. It is projected to assist 5 low income residents to assist with rental housing.</p>
7	Goal Name	Expanding and Preserving Homeownership
	Goal Description	Adams County Housing Authority (ACHA) will provide first time home buyer down payment and closing cost assistance.
8	Goal Name	Youth Services and Facilities for At-Risk Children
	Goal Description	City of Thornton will allocate \$10,000 to the non-profit, Shiloh House, for foster care security deposits.

Table 3 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

Adams County has allocated CDBG and HOME funds to projects in 2016 that meet its Priority Needs and Annual Goals.

CDBG projects include minor home rehabilitation, public facilities, code enforcement, and public infrastructure throughout the County. The Town of Bennett and the Cities of Brighton, Northglenn and Federal Heights have prioritized projects in their jurisdictions and will oversee projects within their communities.

HOME projects include new affordable housing construction, First Time Home Buyer (FTHB) closing cost and down payment assistance, Tenant Based Rental Assistance (TBRA), CHDO projects, and assistance to provide security deposits for foster care.

#	Project Name
1	CDBG: Code Enforcement
2	CDBG: Housing
3	CDBG: Public Facilities
4	CDBG: Infrastructure
5	CDBG: Administration
6	HOME: Adams County
7	HOME: CHDO Projects
9	HOME: Thornton
10	HOME: Administration
11	HOME: Westminster

Table 3 – Project Information

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

Based upon input from the Urban County members, community organizations, and non-profits, the County determined how to allocate priorities as outlined in the Consolidated Plan.

Urban County members participate in the Urban County through a formula basis and after receiving their allocation, the County works with each to identify a project that addresses the Consolidated Plan goals and also meet the needs of their respective citizens. While the housing market is a big obstacle in meeting housing needs in the County, it is doing its best to work with developers, housing authorities and others to overcome this obstacle. In addition, the County is dedicating part of its CDBG administration costs to the Balanced Housing Plan and Needs Assessment to address the issues that were raised in the 2015 Analysis of Impediments to Fair Housing Choice as well as the challenging market conditions.

AP-38 Project Summary

Project Summary Information

Table 4 – Project Summary

1	Project Name	CDBG: Code Enforcement
	Target Area	City of Federal Heights
	Goals Supported	Preservation of Existing Housing Stock Reduction of Slum and Blight
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$58,000
	Description	City of Federal Heights will continue to fund the Rental Housing Inspection Program to promote affordable, safe, sanitary, and healthy rental housing for its residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	With the aging of rental housing stock of approximately 2500 within the City of Federal Heights, it is a benefit to Federal Heights rental residents and the community as a whole to provide a program to address safety and health concerns of rental properties by administering a city wide program to bring rental properties into code compliance thereby reducing deterioration of neighborhoods and avoid slum/blight concerns. The inspector will physically inspect rental units and order code violations to be remediated within specific timeframes as set by Code and Ordinance requirements. It is projected that the Code Enforcement Officer will inspect 625 low-income households, and result in approximately 563 (90%) corrections during the 2016 CDBG Program Year. This activity meets the National Objective of assisting Low-Moderate Income citizens - 100%
2	Project Name	CDBG: Housing
	Target Area	County-Wide City of Federal Heights City of Brighton
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$457,514
	Description	Minor Home Repair Program (MHR) to individual homeowners with low-to-moderate income throughout the Cities of Brighton and Federal Heights, and unincorporated Adams County. The program will address essential home repairs that are in danger of failure or that could lead to health, safety, or sanitation issues. ACCD staff will administer the MHR program for the Cities. Due to a 2015 CDBG project that was unable to be completed, \$75,000 will be reprogrammed to the City of Federal Heights 2016 Minor Home Repair program.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<p>Minor Home Repair Program is intended to impact the health, safety, and sanitary conditions as well as address sustainability for low-to-moderate income owner occupied households. The program is designed to maintain safe homes, preserve and improve the quality of the housing stock, assist seniors to age in-place or the disabled to remain in their homes as well as address sustainability through energy efficient replacements. The Minor Home Repair Program will be administered and managed by Adams County Community Development. City of Brighton has been allocated \$186,636; City of Federal Heights has been allocated \$14,878, plus \$75,000 in 2015 CDBG prior year resources, totaling \$89,878; and Adams County Community Development has been allocated \$180,000. Program Income will be allocated to the Minor Home Repair Program less the allowable 20% Project Delivery Costs to be retained. These activities meet the National Objective of assisting low-moderate income residents as well as eliminating/reducing Slums and Blight.</p>
3	Project Name	CDBG: Public Facilities
	Target Area	Town of Bennett
	Goals Supported	Public Facility Improvements
	Needs Addressed	Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$306,000
	Description	CDBG funding will be used for the revitalization/replacement of Centennial Park which was identified by the Town of Bennett in 2009 as a high priority for replacement after seeking community input on current and future park facility needs. Plans for the park also include mitigating drainage issues.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Construction will include revitalization of the entire site with construction plans, demolition, site work, irrigation, pour in place surfacing, a shaded picnic shelter, site furnishings, play equipment, mitigating drainage issues, and plantings. Revitalization of the park will make the park ADA accessible, increase the opportunity for visual sight lines from the street to reduce unwarranted crime, and create a park for the immediate neighborhood and those living within a ten minute walk. This activity meets the National Objective of assisting low-moderate income residents as well as eliminating/reducing Slums and Blight as the present park's condition is affecting the property values of the neighborhood.
4	Project Name	CDBG: Infrastructure
	Target Area	County-Wide City of Northglenn
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$680,347
	Description	CDBG funding will be utilized in City of Northglenn and the Berkeley Neighborhood in Unincorporated Adams County through the Adams County Transportation Department to improve overall mobility and accessibility by installing ADA sidewalks and ramps.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<p>Adams County Transportation Department will facilitate the project within the historic Berkeley Neighborhood that will result in an overall enhancement of ADA connectivity including ADA-compliant sidewalks and ramps. Unfortunately, a number of sidewalks are missing in the area, thus the proposed project will provide great benefit to the residents of the community to connect to the community center and elementary school. Construction will consist of approximately 8,400 lineal feet of ADA sidewalk and six ADA sidewalk ramps. Adams County Transportation Department has been allocated \$475,000.</p> <p>The City of Northglenn proposes to improve the overall mobility and accessibility of the residential neighborhoods located within any of the following census tracks within the City of Northglenn:</p> <ul style="list-style-type: none"> • Census Track 85.05, Blocks 3 & 6 • Census Track 85.06, Blocks 1-4 • Census Track 85.07, Blocks 1 & 5 • Census Track 85.29, Block 3 • Census Track 85.33, Block 1 • Census Track 93.23, Block 4 • Census Track 93.27, Blocks 3 & 4 <p>This project will consist of the overall enhancement of the neighborhoods with ADA accessibility connectivity including ADA-compliant sidewalks and the addition of ADA pedestrian ramps where absent. City of Northglenn has been allocated \$205,347. These activities meet the National Objective of assisting low-moderate income residents.</p>
5	Project Name	CDBG: Administration

	Target Area	County-Wide City of Federal Heights City of Northglenn Town of Bennett City of Brighton
	Goals Supported	Preservation of Existing Housing Stock Public Facility Improvements Infrastructure Improvements Reduction of Slum and Blight
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$229,474
	Description	Adams County will retain 20% of 2016 CDBG funding for Adams County Community Development staff to administer the program as well as to develop a Balanced Housing Plan and Needs Assessment.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administer 2016 CDBG Projects.
6	Project Name	HOME: Adams County

Target Area	County-Wide City of Brighton City of Westminster
Goals Supported	Construction of New Rental Housing Expanding and Preserving Homeownership
Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
Funding	HOME: \$1,782,000
Description	Adams County Community Development has identified four activities for 2016. Adams County's HOME Consortia includes the Cities of Westminster and Thornton. City of Westminster's 71st and Federal project is discussed within this section of the AAP as Adams County and the City collaborated on funding this activity. Through reconciliation of historic HOME activities, ACCD is aware of the high balance of prior year resources. ACCD and City of Westminster have proactively identified viable activities that have secured leveraged funding, ultimately creating an avenue to expend prior year resources. ACCD did not identify any reserve projects. Applicants who had not secured firm written financial commitments were not considered. Program income will be allocated to 2016 AAP approved projects as received. First Substantial Amendment: Adams County added another activity in November 2016 to fund the Baker School Project in unincorporated Adams County, bringing the total activities to five for the 2016 program year.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	

	Planned Activities	<p>Adams County will be allocating up to \$92,000 in HOME funds to Adams County Housing Authority (ACHA) for the First Time Home Buyer Program for down payment and closing cost assistance. Due to the increased housing market in Colorado, the funding will likely assist 10 low-to-moderate income families or individuals.</p> <p>Adams County will be allocating \$400,000 in HOME funds to Brighton Housing Authority (BHA). Funding will be used to renovate 6 duplexes on the main level and finish the basements to create 6 new affordable housing units at 40% AMI in the City of Brighton. The basement units will be three bedroom units. A total of 12 families will benefit from this phase of the project. The remaining duplexes will be completed after additional funding sources are secured.</p> <p>City of Westminster and Adams County will be allocating a total of \$800,000 in HOME funds to ACHA for the 71st & Federal Project. 71st & Federal will be a new affordable housing project in the City of Westminster. The project will offer 70-one, two, and three bedroom apartments between 30%, 50%, and 60% AMI.</p> <p>First Substantial Amendment:</p> <p>Adams County will be allocating \$490,000 in HOME funds to Del West for the Baker School Project. The Baker School Project will be a new affordable housing project in unincorporated Adams County off 64th and Lowell Blvd. The project will offer 142-one, two, and three bedroom apartments between 30% and 60% AMI.</p>
7	Project Name	HOME: CHDO Projects
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	<p>Housing Needs</p> <p>Seniors and other Prioritized Populations</p>
	Funding	HOME: \$348,442

	Description	Adams County currently has a balance of \$322,440 in prior year CHDO Reserve. In 2015 AAP, ACCD proposed to assist with funding the replacement of the stairs and concrete decking at Greenleaf Apartments with an allocation of \$51,558. The developer, Archway Housing & Services (a CHDO), received a bid for full replacement (due to structural integrity reasons provided by the project engineer) that was significantly higher than expected. This was unknown previously. Recognizing that it had CHDO Reserve funds to commit and spend, ACCD offered additional funding for \$348,422 to Archway in order for the project to be successful and not be abandoned. In addition to the prior year CHDO reserves of \$322,440 as well as the previously committed 2015 CHDO funds of \$51,588, the 2016 CHDO reserve will be \$112,850, of which, \$26,002 will be allocated to the Archway/Greenleaf project for a total of \$400,000 to the Greenleaf Apartments activity.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Adams County will providing an additional \$348,442 (totaling \$400,000) to the 2015 CHDO activity: Archway, Greenleaf Apartments. Greenleaf Apartments is in need of replacing all the concrete decking and staircases at the 55 unit affordable housing project. With the remaining 2016 CHDO reserves of \$86,848, a secondary project is to be determined upon receipt of a CHDO application.
8	Project Name	HOME: Thornton
	Target Area	City of Thornton

Goals Supported	Construction of New Rental Housing Youth Services and Facilities for At-Risk Children
Needs Addressed	Housing Needs Seniors and other Prioritized Populations
Funding	HOME: \$320,000
Description	City of Thornton has identified three activities and one reserve project for 2016.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	

	<p>Planned Activities</p>	<p>2016 Planned Activities:</p> <p>City of Thornton is in the planning stages with Habitat for Humanity to provide funding for constructing a new affordable housing duplex or two single family homes in Thornton. City of Thornton is proposing to allocate up to \$50,000 in 2016 HOME to Habitat for Humanity.</p> <p>City of Thornton will allocate up to \$10,000 in 2016 HOME funds to Shiloh House to provide 10 youth transitioning out of foster care with security deposit assistance.</p> <p>City of Thornton will be allocating the remaining balance of their 2016 HOME funding, up to \$120,000, to ACHA for development of a new affordable housing project on 104th & Colorado, Crossing Pointe. Crossing Pointe will be a family and senior affordable housing project with 206 units. Crossing Pointe is currently in the planning stages.</p> <p>City of Thornton has designated ACHA's First Time Home Buyer Program as a reserve project.</p> <p>In the event that any of the above projects become infeasible, City of Thornton will either allocate funds to the reserve project, First Time Home Buyers Program, or an approved 2016 project.</p> <p>Reprogrammed Funding for 2016 Activities:</p> <p>City of Thornton agreed to allocate \$140,000 to a CHDO project within the City of Thornton, with 2014 HOME Funds. However, due to the project becoming financially infeasible due to housing prices the project was cancelled. City of Thornton has proposed to reprogram \$40,000 to the 2014 First Time Home Buyer Program and \$100,000 to the 2015 TBRA Program. Both programs have previously been approved through the 2014 and 2015 AAPs.</p>
9	<p>Project Name</p>	<p>HOME: Administration</p>

	Target Area	County-Wide City of Thornton City of Brighton City of Westminster
	Goals Supported	Construction of New Rental Housing Expanding and Preserving Homeownership Youth Services and Facilities for At-Risk Children
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	HOME: \$95,233
	Description	Adams County will retain 10% of 2016 HOME funding for Adams County Community Development staff for HOME program administration. Further, 10% of applicable Program Income (PI) from previous grant year activities as well as 2016 PI will also be used for administration since PI must be used prior to 2016 HOME administration dollars.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Adminster 2016 HOME Projects.
10	Project Name	HOME: Westminster
	Target Area	City of Westminster
	Goals Supported	Construction of New Rental Housing

Needs Addressed	Housing Needs
Funding	HOME: \$359,331
Description	NOTE: City of Westminster and Adams County collaborated on the 71st and Federal activity and is discussed under the project, HOME: Adams County. First Substantial Amendment: City of Westminster has identified one activity for 2016.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	First Substantial Amendment: City of Westminster has allocated \$359,331 to MEM Property, LLP to construct 69 units of affordable senior rental housing. The development will consist of one and two bedroom units ranging from 30% to 60% AMI.

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

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

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

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

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
County-Wide	32
City of Thornton	9
City of Federal Heights	4
City of Northglenn	6
City of Commerce City	0
Town of Bennett	9
City of Brighton	17
City of Westminster	23

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Local jurisdictions have an intergovernmental agreement (IGA) with Adams County to distribute CDBG funds pursuant to a formula based allocation based on total and low income populations. In January 2016, the IGA with the City of Commerce City to participate in the Urban County was terminated and Commerce City became its own entitlement for 2016. CDBG funding allocations can be made up to the amounts in the agreement, if the local governments have eligible projects each year. Applications for funding are made to Adams County, and reviewed for eligibility within the CDBG and HOME program guidelines. Public improvements are made in jurisdictions mentioned throughout the AAP, and must serve low-to-moderate income census tracts.

Discussion

Not required - NA

Affordable Housing

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

Introduction

Adams County will fund many affordable housing project, including homeowner rehabilitation, new construction of affordable rental units, TBRA, and rehabilitation of affordable rental units.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	607
Special-Needs	30
Total	637

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	522
Rehab of Existing Units	115
Acquisition of Existing Units	12
Total	664

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

Discussion

Rental Assistance: Shiloh House (10) and TBRA (5); Production of new Units: 71st & Federal (70), 104th & Colorado (206), Brighton Housing Authority (6) and Habitat for Humanity (2); Rehab of Existing Units: MHR (54), Archway (55), BHA (6); Acquisition of Existing Units: FTHB (12).

First Substantial Amendment: Production of new Units: Baker School Project (142) and The Vistas at Panorama Pointe (69).

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

Introduction

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

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

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

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

ACHA values the input of its residents. ACHA's Resident Advisory Board, made up of residents who reside at ACHA properties, meets quarterly to discuss ACHA's priorities and property improvements. The ACHA Board of Commissioners is responsible for establishing the policies of the Authority and for oversight of the fiscal and practical implementation of those policies. Members of the Board are appointed by the Adams County Commissioners and serve staggered terms. ACHA's Board includes a seat for an Adams County resident of low-income housing; currently this seat is held by a resident of an ACHA property. Annually, ACHA surveys all residents of its properties to get feedback across a wide array of topics pertaining to resident housing. Additionally, during the planning stage of any future developments, ACHA will solicit input from residents of its existing properties and area residents for design and programming.

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

Not applicable, PHA is not designated as troubled.

Discussion

Not required - NA

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

Introduction

Adams County works with local homeless providers to reduce and end homelessness throughout Adams County by provided CDBG and HSAG funds.

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

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

The County funds and supports the local network of service providers which provide homeless prevention services to households in danger of homelessness. By using a prevention strategy, service providers are better able to help that household maintain stability in their housing. In order to maintain stability, financial assistance for rent, mortgage, utility and other household necessities is provided. The programs also provide case management and referral services to assist that family in overcoming the challenges that brought them to the brink of homelessness. Prior year (2014 and 2015) ESG funds are used to fund homeless prevention activities throughout the County.

Discussion

Not required - NA

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

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

Introduction

The major barrier to the development of affordable housing in Adams County is the cost of land coupled with impact fees that are applied to new development. Communities heavily rely upon the fees charged for water and sewer lines that serve new development, and it is difficult for those municipalities to defer or waive these charges. Some communities have adopted inclusionary housing ordinances, which require developers to allocate a portion of their housing projects as "affordable" to lower income households. While Adams County does not have an inclusionary housing policy for unincorporated development, it hosted a inclusionary housing policy bill to the State Legislature in early 2016 to allow counties to have inclusionary housing policies to require developers to provide affordable housing in new construction projects.

Affordable housing developers operating within the county have well-developed plans and schedules for acquisition, new construction, and priority areas. Developers must review and prioritize those areas wherein development is most cost-effective because of funding constraints and the increased competition for State and tax credit funds. ACCD understands the anticipated gap in development and is working within communities throughout the county to attract new developers and community development agencies that have not previously worked within the area.

ACCD and its community housing partners will continue to identify opportunities to address the barriers to affordable housing, particularly the high cost of impact fees and land acquisition. ACCD can use its HOME funds to help defray some of the development costs that are incurred at the beginning of a project. In addition, HOME funding can be used to assist in the acquisition of land for housing development, where appropriate.

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

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

ACCD understands the anticipated gap in development and is working within communities throughout the County to attract new developers and community development agencies that have not previously worked in the county. It is excited to see two new housing projects in the County that will provide affordable housing in the cities of Brighton, Thornton and Westminster totaling over 275 units.

Discussion

Not required - NA

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

Introduction

Actions planned to address obstacles to meeting underserved needs

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

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

One of the areas of weakness that Adams County continues to face is a fully functional referral system. This can be attributed to the recent funding uncertainties within all federally-funded areas (TANF, Food Stamps, Medicaid, etc.) and the vast geographic parameters of service-delivery agencies. ACCD is working to increase the availability of information for both service-providers and residents. Due to the lack of funding available for information sharing techniques, the process is slower than anticipated. Despite the lack of funds, the county and local service-delivery agencies strive to increase the availability of information online, to minimize the number of unassisted referrals. With additional collaboration with the County's new Public Information Office, ACCD hopes to increase its outreach at community meetings hosted by other County departments, public hearings, working with the primary senior center (Senior Hub), non-profits who work directly with citizens, and County Poverty Symposiums (two held in late 2015 and in March 2016 with regional non-profits addressing the reduction of poverty).

Actions planned to foster and maintain affordable housing

Adams County has made new construction of affordable rental housing, home buyer assistance, and preservation of existing affordable housing priorities for HOME and CDBG funds (while CDBG can only be used for infrastructure costs on new construction - not the construction itself). HOME funds may be used to construct new rental housing, preserve existing affordable rental housing, provide TBRA, purchase and rehabilitate older rental units, and provide assistance to low and moderate income homebuyers. Adams County works with the local housing authorities, nonprofit housing agencies and private developers to expand and preserve the affordable housing stock throughout the county.

Actions planned to reduce lead-based paint hazards

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

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

The Adams County Minor Home Repair program tests for lead hazards when conducting rehabilitation that could involve lead-based hazards, and achieve clearance from certified inspectors when the rehabilitation is required per 24 CFR Part 58. All work is completed in accordance with the Lead Safe Housing Rule.

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

ACCD is the lead agency in both the CDBG Urban County and the HOME Consortia.

Adams County's Urban County consists of:

- Town of Bennett
- City of Brighton
- City of Federal Heights

- City of Northglenn

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

Adams County leads a HOME Consortia with the cities of Westminster and Thornton. A percentage of the county's annual HOME allocation is reserved to each of these municipalities based on a formula determined and posted annually by HUD. ACCD also provides portions of its HOME allocation to:

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

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

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

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

Discussion

Not required - NA

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	1,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	1,000

Other CDBG Requirements

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

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

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

Adams County is not utilizing other forms of investment outside as outlined in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Adams County housing providers will use the recapture requirements to ensure affordability of the new homeownership units created throughout the county in accordance with the HOME Rule. The recapture provisions include a HOME written agreement between Adams County and HOME assisted homebuyer constituting a mortgage and a lien document reducing the HOME investment amount to be recaptured on a pro-rata basis for the time the homeowner has owned and occupied the housing measured against the affordability period which shall be based on the direct HOME subsidy provided. The subsidy is for down payment and closing costs assistance only. It is capped at \$15,000 with a 5-year affordability period as outlined in the contract with the homeowner. If the homeowner was provided a \$10,000 down payment and closing costs assistance with a 5 year affordability period, there is a 20% forgiveness each year - therefore, if the homeowner is no longer residing in the house after 2 years, the affordability period would not be met. (Verification of occupancy letters sent out annually verify home occupancy). At this time, the homeowner would then be required to repay 60% of the down payment assistance or \$6,000. Adams County does not recapture net proceeds (negative or positive equity) from the first time home buyer. The loan is given to the homeowner on a five year forgivable basis. If a homeowner sells or moves, ACHA will calculate the payoff amount based on a forgivable rate per day and send the payoff statement to the title company. ACCD processes the payoff and releases the Deed of Trust.

The recapture provisions will ensure the HOME funds invested by Adams County are recouped during the affordability period and remain with the homeownership program established. ACCD is enforcing and administering the resale or recapture per the guidance found in CPD Notice 12-003. Resale and recapture funds will be used by the County to be utilized in future HOME eligible activities that support the priorities and objectives outlined in the Consolidated Plan as well input from the HOME Consortia member and with final approvals from the Board and HUD. If we change our methods/requirements of how we utilize resale or recapture funds, an amendment to the action plan will be required.

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

Adams County housing providers must adhere to the affordability requirements as set forth in 24

CFR Part 92.254 (a) (4) based on the per unit direct HOME subsidy a on a pro-rata basis per the recapture provision. This period of affordability will be set by the applicable period in the HOME rule.

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

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

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

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

NA

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

NA

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

NA

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

NA

5. Describe performance standards for evaluating ESG.

NA

Discussion

NA

