



Board of County Commissioners

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

PUBLIC HEARING AGENDA

NOTICE TO READERS: The Board of County Commissioners' meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Board members to gain a basic understanding, thus eliminating lengthy discussions. Timely action and short discussion on agenda items does not reflect a lack of thought or analysis on the Board's part. An informational packet is available for public inspection in the Board's Office one day prior to the meeting.

THIS AGENDA IS SUBJECT TO CHANGE

Tuesday
April 21, 2020
9:30 AM

Watch the virtual meeting through our You Tube Channel
<http://www.adcogov.org/events/bocc-public-hearing-9>

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. MOTION TO APPROVE AGENDA**
- 4. AWARDS AND PRESENTATIONS**
- 5. PUBLIC COMMENT**

Public comment is required to be submitted prior to the meeting to
channah@adcogov.org

A. Citizen Communication

B. Elected Officials' Communication

6. CONSENT CALENDAR

- A.** Minutes of the Commissioners' Proceedings from April 14, 2020
- B.** Resolution Temporarily Delegating Signature Authority to the Adams County Manager for Matters Approved by Resolution of the Adams County Board of County Commissioners
(File approved by ELT)
- C.** Resolution Approving Substantial Amendment to the 2015-2019 Consolidated Plan and 2019 Annual Action Plan, and Aurora Emergency Respite Center Intergovernmental Agreement
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

1. Resolution Approving an Agreement between Adams County and Dentons US LLP to Provide Federal Lobbyist Services
(File approved by ELT)
2. Resolution Approving an Agreement between Adams County and Rocksol Consulting Group Inc., for 62nd Avenue Improvement Project
(File approved by ELT)
3. Resolution Approving an Agreement between Adams County and JK Transports Inc., to Provide Truck Hauling Services
(File approved by ELT)
4. Resolution Approving an Agreement between Adams County and Martin Marietta Materials to Provide Services for the 2020 Street Paving Program
(File approved by ELT)

B. COUNTY ATTORNEY

8. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



**Board of County Commissioners
Minutes of Commissioners' Proceedings**

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

**Tuesday
April 14, 2020
9:30 AM**

1. ROLL CALL

Present: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

A motion was made by Commissioner Henry, seconded by Commissioner Hodge, that this Agenda be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

4. AWARDS AND PRESENTATIONS

A. Proclamation of April 2020 as Child Abuse Awareness and Prevention Month

5. PUBLIC COMMENT

A. Citizen Communication

**Public comment is required to be submitted prior to the meeting to
ehannah@adcogov.org**

April 14, 2020 Public Comment Received

B. Elected Officials' Communication

6. CONSENT CALENDAR

A motion was made by Commissioner Henry, seconded by Commissioner Hodge, that this Consent Calendar be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

- A.** Minutes of the Commissioners' Proceedings from April 7, 2020
- B.** Resolution Adopting the Alternate Property Tax Appeal Calendar and Procedures for Tax Year 2020 as Permitted by C.R.S. §39-5-122.7
(File approved by ELT)
- C.** Resolution Approving the Ditch Modification Agreement between Agnes L. Domenico and Gregory L. Domenico and the County of Adams Regarding the York Street Phase 1 Project
(File approved by ELT)
- D.** Resolution Approving the Right-of-Way Agreement between Agnes L. Domenico and Gregory L. Domenico and the County of Adams Regarding the York Street Phase 1 Project
(File approved by ELT)
- E.** Resolution Approving the Street Light Agreement between the Public Service Company of Colorado dba Xcel Energy and the County of Adams Regarding the York Street Phase 1 Project
(File approved by ELT)
- F.** Resolution Approving Right-of-Way Agreement between Adams County and Christina E. Montano for Property Necessary for the 2018 Miscellaneous Concrete and ADA Ramps Project
(File approved by ELT)
- G.** Resolution Approving General Warranty Deed from the Adams County Building Authority to Adams County for the Honnen Building Property Located at 7111 East 56th Avenue
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

1. Resolution Authorizing First Supplemental Appropriations to the 2020 Adams County Government Budget
(File approved by ELT)
A motion was made by Commissioner Hodge, seconded by Commissioner Henry, that this New Business be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge
2. Resolution Approving Amendment One to the Agreement between Adams County and Central Visitation Program to Provide Comprehensive Parenting Time Services
(File approved by ELT)
A motion was made by Commissioner O'Dorisio, seconded by Commissioner Hodge, that this New Business be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge
3. Resolution Approving Amendment One to the Agreement between Adams County and Lifelong Inc., to Provide Comprehensive Parenting Time Services
(File approved by ELT)
A motion was made by Commissioner O'Dorisio, seconded by Commissioner Hodge, that this New Business be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge
4. Resolution Approving Amendment One to the Agreement between Adams County and Maple Star Colorado to Provide Parenting Time Services
(File approved by ELT)
A motion was made by Commissioner O'Dorisio, seconded by Commissioner Hodge, that this New Business be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge
5. Resolution Approving an Agreement to Colorado Boys Ranch (CBR) YouthConnect for Comprehensive Parenting Time Services
(File approved by ELT)
A motion was made by Commissioner O'Dorisio, seconded by Commissioner Hodge, that this New Business be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

6. Resolution Approving an Agreement to Family Tree Inc., for Comprehensive Parenting Time Services

(File approved by ELT)

A motion was made by Commissioner O'Dorisio, seconded by Commissioner Hodge, that this New Business be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

7. Resolution Approving Amendment One to the Agreement between Adams County and Lifelong Inc., to Provide Mental Health Services

(File approved by ELT)

A motion was made by Commissioner O'Dorisio, seconded by Commissioner Hodge, that this Resolution be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

8. Resolution Approving an Agreement between Adams County and G4S Secure Solutions (USA) Inc., to Provide Countywide Security Services

(File approved by ELT)

A motion was made by Commissioner Tedesco, seconded by Commissioner O'Dorisio, that this New Business be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

9. Resolution Approving an Agreement between Adams County and JCOR Mechanical, Inc., for Water Heater Replacement at the Detention Facility

(File approved by ELT)

This New Business was approved

B. COUNTY ATTORNEY

8. LAND USE HEARINGS

A. Cases to be Heard

1. PRC2019-00008 North Side Gardens Center Land

(File approved by ELT)

A motion was made by Commissioner O'Dorisio, seconded by Commissioner Tedesco, that this Land Use Hearing be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

2. RCU2019-00026 Rio 64th Billboard CUP

(File approved by ELT)

A motion was made by Commissioner Tedesco, seconded by Commissioner O'Dorisio, that this Land Use Hearing be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

RESOLUTION TEMPORARILY DELEGATING SIGNATURE AUTHORITY TO THE ADAMS COUNTY MANAGER
FOR MATTERS APPROVED BY RESOLUTION OF THE ADAMS COUNTY BOARD OF COUNTY
COMMISSIONERS

WHEREAS, Adams County ("County") has closed many County facilities, including the administration building, is practicing social distancing, and is conducting as much County business as possible electronically during the COVID-19 pandemic in order to protect the health, safety and welfare of residents of Adams County and of the surrounding communities; and,

WHEREAS, the Board of County Commissioners ("BoCC") is conducting meetings and hearings remotely during the pandemic but is still officially approving contracts and other agenda items; and,

WHEREAS, for the duration of the building closures related to the pandemic, and in order to allow for as much County business as possible to continue, the BoCC wishes to delegate signature authority to the Adams County Manager for any agenda item approved by BoCC resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that signature authority for agenda items approved by resolution of the Adams County Board of County Commissioners is hereby temporarily granted and delegated to the County Manager for so long as the COVID-19 pandemic continues to close the Adams County administration building.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 21, 2020
SUBJECT: Substantial Amendment to the 2015-2019 Consolidated Plan (Con Plan) and 2019 Annual Action Plan (AAP), and Aurora Emergency Respite Center Intergovernmental Agreement (IGA)
FROM: Jill Jennings Golich, Community & Economic Development Director
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: April 14, 2020
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: Board of County Commissioners approve the Substantial Amendment to the 2015-2019 Con Plan, 2019 Annual Action Plan (AAP), and authorize the Chair to execute the attached Intergovernmental Agreement (IGA) between Adams County, City of Aurora, Arapahoe County, and Tri-County Health Department for the Aurora Emergency Respite Center.

BACKGROUND:

In response to the COVID-19 Pandemic, Community and Economic Development are recommending two programs to help aid in the recovery efforts with COVID-19, a Small Business Stabilization Program and funding contribution to the Aurora Emergency Respite Center utilizing Community Development Block Grant (CDBG) funds.

Small Business Stabilization Program

The Small Business Stabilization Program to help reduce the negative impacts of the COVID-19 outbreak on local businesses. CDBG can be used to assist local businesses to avoid job loss caused by closures related to social distancing. Funding provides short-term working capital assistance to small businesses to enable retention of jobs and provide organizational stability. The funding would provide up to a \$35,000 grant to the small business, if established criteria is met. The small businesses must be located within the Urban County areas of the cities of Brighton, Federal Heights, and Northglenn, Town of Bennett, and unincorporated Adams County. The program will use \$640,000 of CDBG program income (from the final Section 108 land sale proceeds).

Aurora Emergency Respite Center:

Staff recommends entering into an Intergovernmental Agreement (IGA) with City of Aurora, Arapahoe County, and Tri-County Health to provide the City of Aurora monthly contributions to the Aurora Emergency Respite Center. The center will provide a temporary shelter for homeless individuals or families that are required to isolate due to COVID-19. Adams County based hospitals will work directly with the City of Aurora when housing for homeless individuals or families is needed. City of Aurora will take on the overall management of the center. Staff is recommending contributing \$50,000 in CDBG per month, with a maximum contribution \$150,000.

In order to move forward with items above, the County's 2019 AAP and 2015-2019 Con Plan must be amended and submitted to HUD. The 2015-2019 Consolidated Plan amendment revises the goals to reflect the emergent needs around the COVID-19 crisis. Goals have been changed to reflect the need to provide emergency housing to individuals experiencing homelessness, specifically to fund the Aurora Emergency Respite Center. Additionally, language was updated to put additional priority on CDBG-eligible economic development activities for assisting small businesses within Adams County in response to COVID-19. The 2019 AAP amendment outlines the above-mentioned projects and the funding contributions for each. The amended plans were open for public comment period April 15, 2020 through April 20, 2020, with final approval by the Board at the April 21, 2020 public hearing.

Further, staff is seeking authorization for the Chair to sign an IGA between City of Aurora, Arapahoe County, Tri-County Health, and Adams County to provide CDBG funding for the Aurora Emergency Respite Center.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney Office
Community Safety and Well-Being

ATTACHED DOCUMENTS:

Resolution
Draft Amended 2015-2019 Consolidated Plan
Draft Amended 2019 Annual Action Plan
Aurora Emergency Respite Center Intergovernmental Agreement (IGA)

FISCAL IMPACT:

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

Fund: 30**Cost Center:** 943015 & 941018

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	8810		\$6,710,658
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING SUBSTANTIAL AMENDMENT TO THE 2015-2019
CONSOLIDATED PLAN AND 2019 ANNUAL ACTION PLAN, AND AURORA
EMERGENCY RESPITE CENTER INTERGOVERNMENTAL AGREEMENT

Resolution 2020-

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has designated Adams County (County) as an Urban Entitlement County under the Community Development Block Grant (CDBG) Program; and,

WHEREAS, in response to the Presidentially declared National Emergency surrounding COVID-19, Adams County has identified additional local community development, economic development, and housing needs that need to urgently be addressed; and,

WHEREAS, to help aid in the recovery efforts with COVID-19, Adams County will fund a Small Business Stabilization Program and funding contribution to the Aurora Emergency Respite Center utilizing Community Development Block Grant funds; and,

WHEREAS, Adams County must make a Substantial Amendment to the goals and priorities of both the 2015-2019 Consolidated Plan and 2019 Annual Action Plan to accommodate the revisions as governed by and in accordance with the County's Citizen Participation Plan (CPP); and,

WHEREAS, Adams County has made the Substantial Amendments available to the public for comment for five-days pursuant to HUD's waived public comment period requirements; and,

WHEREAS, Adams County must enter into an Intergovernmental Agreement with the City of Aurora, Arapahoe County, and Tri-County Health to fund the Aurora Emergency Respite Center.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Substantial Amendment to the 2015-2019 Consolidated Plan and 2019 Annual Action Plan be approved.

BE IT FURTHER RESOLVED, that the Chair is authorized to sign the Aurora Emergency Respite Center Intergovernmental Agreement.

BE IT FURTHER RESOLVED, that the Director of the Community and Economic Development Department and the Community Development Manager are hereby authorized to sign necessary non-contractual documents to carry out the ongoing activities of the 2019 Annual Action Plan and Substantial Amendment.

BE IT FURTHER RESOLVED, that the Director of the Community and Economic Development Department is hereby authorized to sign necessary Special Economic Development agreements as specified in the Program Year 2019 Annual Action Plan and Substantial Amendment.

Adams County 2015-2019 Consolidated Plan



Amended April 21, 2020



On September 29, 2016, City of Thornton requested a substantial amendment to their 2015 Annual Action Plan. In April 2020, Adams County had to amend their Consolidated Plan to change goals associated with their 2019 Annual Action Plan.

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

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

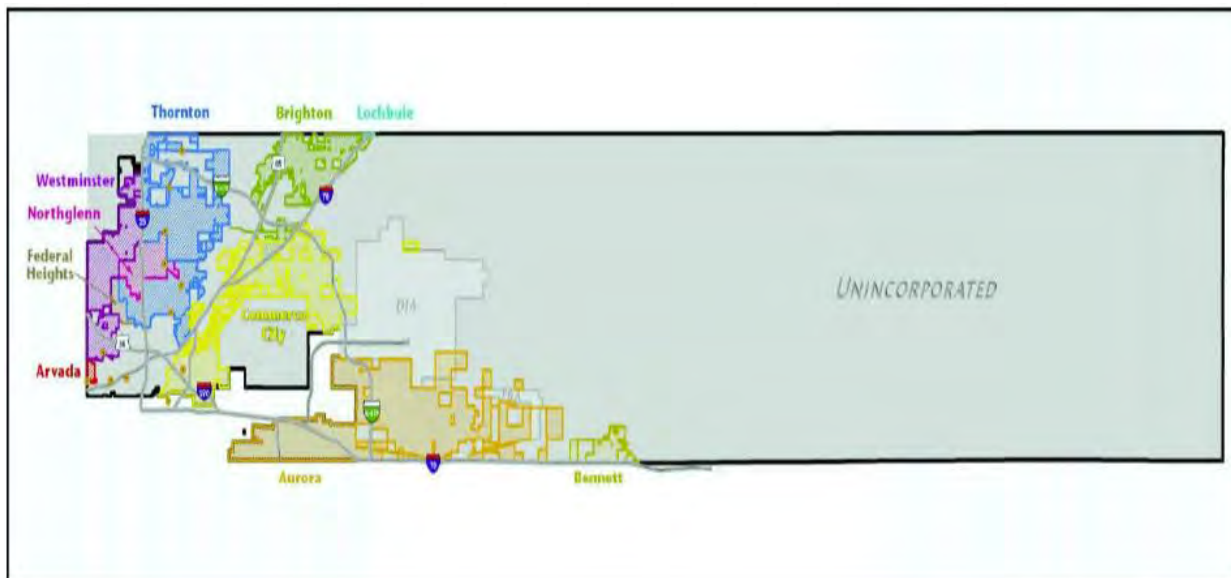
In program years 2015-2019, Adams County will receive federal funding from the U.S. Department of Housing and Urban Development. Federal funding will assist local residents with housing and community development needs. The 2015-2019 Consolidated Plan outlines the activities, goals, and objectives to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

Adams County works in partnership with the Town of Bennett, and Cities of Brighton, Commerce City, Federal Heights, Northglenn, Thornton and Westminster. Adams County also partners with many neighborhood groups, local housing authorities and non-profit organizations that make up the delivery network for services. These partners serve on boards and task forces to build community collaboration and, as federal funding recipients, work hard to meet the goals and targets locally established to meet citizen needs.

ACCD provides the residents of Adams County with the following opportunities:

- affordable housing (both rental and home ownership);
- infrastructure and public facility improvements;
- public services such as education, financial counseling, food, nutrition, and case management;
- homelessness prevention;
- non-profit and agency capacity building.

The Adams County Consolidated Plan is a five year planning document that identifies goals, priorities and strategies related to the need for housing, community, and economic development for low to moderate-income individuals in the County.



Map of Adams County

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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

Priorities & Objectives

Priority: Housing

Objective #1

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

Objective #2

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

Objective #3

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

Objective #4

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

Priority: Community and Economic Development

Objective #1

More job services and job creation for Adams County residents

Objective #2

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

Objective #3

Invest strategically in neighborhoods to assist in revitalization

Priority: Seniors and other Prioritized Populations

Objective #1

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

Objective #2

Services available for at-risk children

Objective #3

Prioritized populations are educated about housing and service options

Objective #4

Housing and services options near transit are enhanced for prioritized populations

Objective #5

Integration of prioritized populations into the community

3. Evaluation of past performance

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

4. Summary of citizen participation process and consultation process

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

5. Summary of public comments

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

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

There were no comments that were not accepted.

7. Summary

Not required - NA

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

Joelle S. Greenland, AICP, Community Development Manager, Neighborhood Services Department

Adams County Government Center

4430 S. Adams County Pkwy, Suite W2000B

Brighton, CO 80601

jgreenland@adcogov.org

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(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 Consortium to distribute HOME funds to housing projects. Adams County also works with Adams County Housing Authority, Community Resources and Housing Development Corporation (CRHDC) and Archway Housing and Services as Community Housing Development Organizations (CHDOs). The housing, homeless, and other service providers working in Adams County coordinate services with health and mental health service agencies so that clients receive the services that they require.

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

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

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

MDHI has been meeting with the Metro Denver Continuum of Care (CoC), Adams County, and other ESG entitlement communities to standardize the ESG grant making process. MDHI is discussing regional priorities with the CoC and other ESG funders, addressing HMIS and ESG issues, and helping to determine monitoring protocols for ESG grantees. Homeless providers who serve Adams County were interviewed during the development of the Consolidated Plan, and information provided by these agencies was used in part to develop the plan.

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

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

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

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

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative (MDHI)	Adams County uses the MDHI Point in Time annual homeless count, and other research and coordination efforts to develop plans for serving homeless persons in Adams County.
Adams County Housing Authority PHA Plan 2015	Adams County Housing Authority	The Adams County Housing Authority (ACHA) worked with Adams County to develop the PHA sections of the Consolidated Plan, using goals and objectives from within the PHA plan.
Adams County Comprehensive Plan	Adams County Planning Department	ACCD and the Planning Department work together to develop goals, programs and projects to meet identified needs from both the Consolidated Plan and Comprehensive Plan.

Table 3 – Other local / regional / federal planning efforts

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

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

Narrative

Not required - NA

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Adams County Community Development included a variety of outreach efforts to have as much citizen participation and gather as much input possible to include in the Consolidated Plan in all steps of the process. These efforts included a citizen survey, service provider/key partner meeting, key informant interviews, focus groups at a variety of agencies accessible to citizens and community meetings. Information regarding the Consolidated Plan has been available on the Adams County website for citizen input as well. Outreach efforts varied to reach diverse populations and assure that the input received was insightful and representative of all Adams County residents. It also encouraged the participation of those in specialized populations such as non-English speakers, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County encouraged participation by local institutions, members of the Continuum of Care, organizations that include service providers, faith-based organizations, philanthropic organizations, special needs providers and other nonprofit organizations, and housing developers. This data was then analyzed by staff who incorporated the findings around housing, special needs, and community development into the priority outcomes. By determining the priorities within Adams County, Community Development Department was able to allocate funds to the appropriate agencies to provide those necessary services. Citizens were encouraged to provide input into the draft Consolidated Plan through a widely publicized 30 day public review period. Adams County publicized the availability of the draft plan in multiple newspapers of general circulation, on the Adams County website, and through local providers. In 2020, HUD allowed for waivers which expedited the citizen participation process in reaction to the COVID-19 pandemic. Adams County gave the public 5 days to comment on the changes to the Con Plan and none were received.

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)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Citizen Survey	Non-targeted/broad community	<p>A survey was developed in both English and Spanish to gather citizen input on a variety of questions. Questions ranged from What do you think are the greatest needs in your neighborhood? to in your opinion, what are the three most important economic development needs in Adams County? The survey was distributed in key locations to reach the highest amount of citizens. Locations included: all Anythink Libraries, low-income housing complexes, Adams County motor vehicle locations, City of Northglenn. Adams County Community Development also had booths at the Commerce City</p>	<p>The county received 124 completed survey responses. Citizens prioritized improvements to sidewalks and roads, housing rehabilitation, homeless services and youth programming as greatest neighborhood needs. Highest ranked solutions to solve neighborhood issues included more safe recreation center/pools/parks, maintenance of properties, installation of more sidewalks, speeding enforcement, public safety, and road repairs.</p>	None	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Citizen Survey	Minorities Persons with disabilities Residents of Public and Assisted Housing	An invitation was sent to a large list of nonprofits: school districts, health clinics, human services agencies, etc. to gather input as these agencies are the frontline staff who provide direct services. Breakout group topics where around housing, public services, needs of low-income and prioritized populations. Thirty-four service providers/key partners participated.	Needs identified by providers are additional funding, capacity building, transportation for clients, substance abuse care, health care facilities and access to health and dental care, access to food and nutrition, and opportunities for residents to exercise. Identified barriers include language barriers, geographic barriers, and inadequate service delivery. Service needs of agency clients include ESL classes, GED preparation, cooking classes, affordable child care, financial planning, and jobs for hard to place clients.	None	
OMB Control No: 2506-0117 (exp. 06/30/2018)		Consolidated Plan	ADAMS COUNTY		22	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Citizen Survey	Minorities Persons with disabilities Residents of Public and Assisted Housing	Adams County and CSI conducted Key Informant interviews with the Adams County Veteran Services Officer, local homeless providers, the two housing local housing authorities, the Metro Denver Homeless Initiative (MDHI) staff, domestic violence providers, disability and senior service providers.	Each agency provided insights and data related to their clients and needs throughout Adams County. Key Informants also provided information about local programs to service low and moderate income households, and future program plans.	None	

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

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Residents of Public and Assisted Housing	The City of Thornton and Adams County co-facilitated a focus group at the Senior Hub, a local non-profit focused on advancing the quality of life for older adults through advocacy, community partnerships, and a variety of direct services. Nine seniors that live or work in Adams County participated in the focus group. The goal of the meeting was to have seniors identify needs within the Adams County-Thornton-Westminster Consortium for seniors.	Top concerns: - Maintenance of homes; - Accessibility of housing; - Affordability of housing for all populations, including building new housing or subsidizing current housing; - Educating families on supporting seniors; - Providing more affordable housing for independent senior living; - Developing a resource list of available services;- Increasing in home care services to allow seniors to age in place; - Outreaching to people in need of help. Secondary concerns: - Providing transportation to services such as	None	
OMB Control No: 2506-0117 (exp. 06/30/2018)						
	Consolidated Plan		ADAMS COUNTY		25	

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

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

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

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

Summary of Housing Needs

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

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

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2010 American Community Survey

Data Source Comments:

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

Total Population and Projections

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

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

Population by Age

Growth by Age

The Colorado State Demographer's Office provides a forecast of population by age. While the percentage of seniors in the total population will grow slightly, population increases are expected to

remain proportional, for the most part, between 2011 and 2019. The total number of persons will grow in all age ranges.

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

Adams County Households by Tenure and Income Range

Households

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

	Median Income All Households	Owner occupied (dollars)	Renter occupied (dollars)
Adams County	\$56,270	\$70,279	\$36,908
Arvada (part)	\$62,870	\$59,236	\$68,882
Aurora (part)	\$39,196	\$51,340	\$26,548
Bennett (part)	\$42,107	\$44,750	\$40,052
Brighton (part)	\$62,441	\$72,849	\$40,437
Commerce City	\$60,857	\$77,154	\$39,767
Federal Heights	\$63,555	\$76,210	\$34,183
Northglenn	\$36,998	\$40,402	\$32,413
Thornton	\$52,886	\$68,130	\$33,887
Westminster (part)	\$64,525	\$79,329	\$41,804
2009-2013 American Community Survey 5-Year Estimates			

2013 Median Income by Community

Median Incomes by Jurisdiction

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

Number of Households Table

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

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

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

Housing Needs Definitions

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

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

Housing Needs Summary Tables

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

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

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

Table 7 – Housing Problems Table

Data 2006-2010 CHAS
Source:

Greatest Needs

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

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

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

Table 8 – Housing Problems 2

Data 2006-2010 CHAS
Source:

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

Cost Burden

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

3. Cost Burden > 30%

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

Table 9 – Cost Burden > 30%

Data 2006-2010 CHAS
Source:

Severe Cost Burden

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

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,340	1,055	80	4,475	1,440	1,524	1,300	4,264
Large Related	998	389	0	1,387	493	545	315	1,353

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	948	250	154	1,352	1,256	733	564	2,553
Other	2,045	745	75	2,865	980	574	810	2,364
Total need by income	7,331	2,439	309	10,079	4,169	3,376	2,989	10,534

Table 10 – Cost Burden > 50%

Data 2006-2010 CHAS
Source:

Overcrowded Households

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

5. Crowding (More than one person per room)

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

Table 11 – Crowding Information - 1/2

Data 2006-2010 CHAS
Source:

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

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

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:

2009-2013 American Community Survey

Data Source

Comments:

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

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

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

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

What are the most common housing problems?

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

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

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

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

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

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

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

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

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

Discussion

Not required - NA

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

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

Introduction

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

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

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

0%-30% of Area Median Income

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

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

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

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

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

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

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

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

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

Discussion

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

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

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

Introduction

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

0%-30% of Area Median Income

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

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	2,209	2,554	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

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

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	704	13,841	0
White	453	9,871	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	35	178	0
Asian	44	455	0
American Indian, Alaska Native	0	54	0
Pacific Islander	0	0	0
Hispanic	175	3,080	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

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

Discussion

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

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

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

Introduction

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

Housing Cost Burden

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

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

Cost Burden by Jurisdiction, 2013

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

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

Source: 2009-2013 American Community Survey

Discussion

Not required - NA

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

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

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

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

NA

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

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

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

Introduction

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

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

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Housing Authority Rental Assistance

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

Characteristics of Residents

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

ACHA Tenant Characteristics

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

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

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

Tenant Income Details

Race of Residents

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	21	780	1	768	0	11	0
Not Hispanic	0	0	21	594	3	565	1	25	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

ACHA Tenant Characteristics

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

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

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

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

Tenant Characteristics

Length of Stay

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

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

ACHA Waiting List

There are a total of 3,841 households on the waiting list for housing at ACHA. Households stay on the waiting list for an average of 142 days.

Thirty percent (30%) of households on the waiting list are one person households. Approximately 45% are two and three person households, and another 15% are four person households. Only 10% have five or more household members.

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

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

Number of Households on the Waiting List by Household Size		
Household Size	Number	Percentage
1	1161	30.0%
2	923	23.9%
3	783	20.3%
4	564	14.6%
5	246	6.4%
6	124	3.2%
7	59	1.5%
8	5	0.1%
9	1	0.0%
	3866	
Race and Ethnicity of Waiting List Households		
American Indian	6.8%	
Asian	0.5%	
Black	29.8%	
Native Hawaiian	0.2%	
White	44.1%	
Multiple	2.8%	
Unknown	15.8%	
Hispanic	35.5%	
Household Type of Waiting List Households		
Disabled	17.1%	
Elderly	6.6%	
Family	59.2%	
Other	17.1%	

ACHA Waiting List Details

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

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

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

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

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

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

Discussion

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

1. **Increase decent affordable housing options through real estate development activities and the expansion of housing programs.** ACHA plans to do this by developing, creating, and/or rehabilitating additional units in Adams County, pursuing funding opportunities to develop new units affordable to households earning between 30 - 60% AMI, participate in public/private partnerships to develop new housing units, develop new units that are Transit Oriented Development (TOD), especially at new light rail stations, employ project based voucher (PBV)s as a tool to support the development of new housing units, and explore opportunities to create units for special needs populations, including seniors, veterans, homeless households and other special needs populations.
2. **Strengthen communities through the expansion of programs and services to encourage economic self-sufficiency among residents and program participants,** through resident services, financial counseling services, working with community partners that can assist residents to achieve economic self sufficiency, provide post-purchase homebuyer counseling and other activities.
3. **Endorse fair and equal opportunity in housing.**
4. **Incorporate and support high standards of ethics, effective management, and promote accountability throughout the organization.**
5. **Develop and launch an educational campaign designed to promote the need for affordable housing and services and the value it brings to the community.**
6. **Connect the community at large to appropriate housing information opportunities and resources to meet the needs to a diverse population.**

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

Introduction:

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

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

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	48	380	958	230	279	270
Persons in Households with Only Children	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Adults	5	37	65	23	27	270
Chronically Homeless Individuals	4	32	55	19	23	270
Chronically Homeless Families	0	0	0	0	0	0
Veterans	2	12	22	8	9	270
Unaccompanied Child	0	0	0	0	0	270
Persons with HIV	0	1	2	1	1	270

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:

Metro Denver Homeless Initiative 2014 PIT

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

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

Nature and Extent of Homelessness: (Optional)

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

Alternate Data Source Name:

Metro Denver Homeless Initiative 2014 PIT

Data Source

Comments:

Point in Time Findings

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

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

Race and Ethnicity

There is a higher percentage of minorities in Adams County’s homeless population than within the population as a whole. Only 35% of the Adams County homeless counted in 2013 were white, while over eighty percent (80.6%) of Adams County’s population as a whole is white. Sixteen percent (16%)

were African American, and 3.4% were Native American. Almost thirty-five percent (34.7%) were Hispanic.

Homeless Duration

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

Duration of Homelessness, Point-in-Time 2014

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

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

Homeless Episodes

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

Homeless Episodes, Point-in-Time, 2014

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

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

Episodes

Causes of Homelessness

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

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

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

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

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

See above

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

Discussion:

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

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

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

Communities of Faith United operates a cold weather shelter in Adams County called Cold Weather Care. The beds are open at local churches that rotate hosting beds. The shelter operates from October through April each year. Over the past four seasons, Cold Weather Care has served 323 individuals. Cold Weather Care offers intensive case management geared toward self-sufficiency. In 2013, during the winter months, the coalition of churches sheltered 24 households and 51 people. This organization focuses on helping its guests find permanent housing options. According to staff, this is becoming more difficult as the vacancy rate in Adams County is low and rents are often out of reach.

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

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

Introduction

There are a variety of agencies that serve persons with special needs in Adams County. These groups include the elderly, persons with mental, physical, and intellectual and developmental disabilities (IDD), persons with HIV/AIDS, and persons with alcohol or drug addictions. Some individuals with disabilities may have limited ability to work and earn a living, requiring them to live on Social Security Disability.

They may also require modified housing units that include ramps, widened doors, and other features, service enriched housing that includes assistance with activities of daily living, a group quarter or an assisted living environment.

Describe the characteristics of special needs populations in your community:

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

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

In Adams County, there are a variety of nonprofit organizations that specialize in serving persons with mental illness, developmental disabilities, the frail elderly, and persons with substance abuse issues.

Overall, the biggest need mentioned by providers in interviews, discussion panels, and public meetings, was for additional housing units affordable to very low income households, units that have accessibility features for those with physical disabilities, additional service dollars, and more reliable and cost efficient transportation options for clients.

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

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

The Colorado Department of Public Health and Environment estimated that in 2010, there were 670 persons living with HIV/AIDS in Adams County. There are no HIV/AIDS specific programs targeted to

residents of Adams County, but residents can access services through the Colorado AIDS project. One of the biggest needs of persons with HIV/AIDS in Adams County is affordable housing.

Discussion:

Not required - NA

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

Describe the jurisdiction's need for Public Facilities:

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

How were these needs determined?

These needs were determined through gathering input from the community, local government partners in the Urban County, and through local assessments of specific facilities during the CDBG application process. Throughout the previous program year and into the current program year, ACCD engaged community partners diligently to enhance coordination between county departments, local housing authorities, agencies, and non-profit and municipal partners across the metropolitan area. In order to fully serve the targeted population and areas of greatest need, coordination between all partners is essential. Efforts to provide technical assistance to community partners was part of this coordination as well as encouraging subrecipients to work together to leverage resources and knowledge.

Describe the jurisdiction's need for Public Improvements:

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

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

How were these needs determined?

These needs were determined through consultations with local Urban County partner jurisdictions, gathering input from various county departments overseeing planning and infrastructure, community meetings and community input, and through assessment of public improvement needs through the CDBG application process. Efforts to provide technical assistance to community partners was part of this coordination as well as encouraging subrecipients to work together to leverage resources and knowledge. ACCD is working with other county departments to determine the highest and best use of all funding received by the division. Community and Neighborhood Resources continues to work with Planning and Development, Transportation, Human Services, Workforce Business Center, and various other partners to strengthen the delivery of services to all areas of the county.

Describe the jurisdiction's need for Public Services:

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

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

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

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

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

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

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

All residential properties by number of units

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

Table 27 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Units in Structure by Tenure

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

Tenure by Units in Structure

2011-2013 American Community Survey 3-Year Estimates

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

Bedrooms in Units

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

Unit Size by Tenure

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

Table 28 – Unit Size by Tenure

Data Source: 2006-2010 ACS

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

Adams County and the Adams County Housing Authority serve all household types and sizes. There are approximately 6,500 assisted units within Adams County. Assisted units in Adams County are targeted to families, seniors, and individuals. Two percent (2%) of assisted units are studios, 35% of assisted units

are one bedroom units, 38% are two bedroom units and 12% are three bedroom units. Five percent (5%) serve households at 30% AMI, 11% serve households at 40% AMI, 16% serve households at 50% AMI, 55% serve households at 60% AMI, and the remainder serve households up to 80% AMI.

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

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

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

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

Describe the need for specific types of housing:

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

Discussion

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

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

Introduction

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

Cost of Housing

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

Table 29 – Cost of Housing

Alternate Data Source Name:

Metro Denver Rent and Vacancy Survey

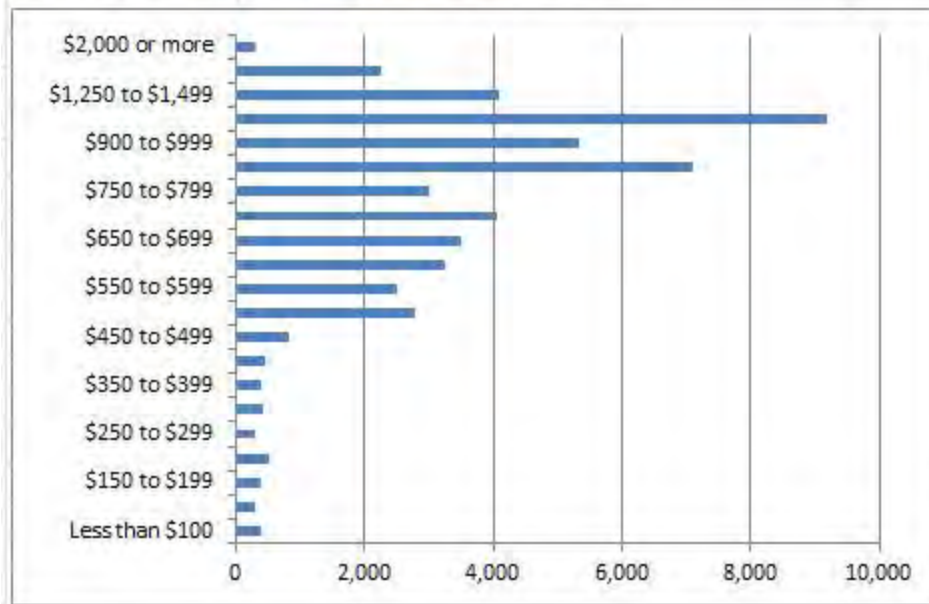
Data Source Comments:

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

Table 30 - Rent Paid

Data Source: 2006-2010 ACS

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



Contract Rents, 2013 American Community Survey
Rents Throughout Adams County

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

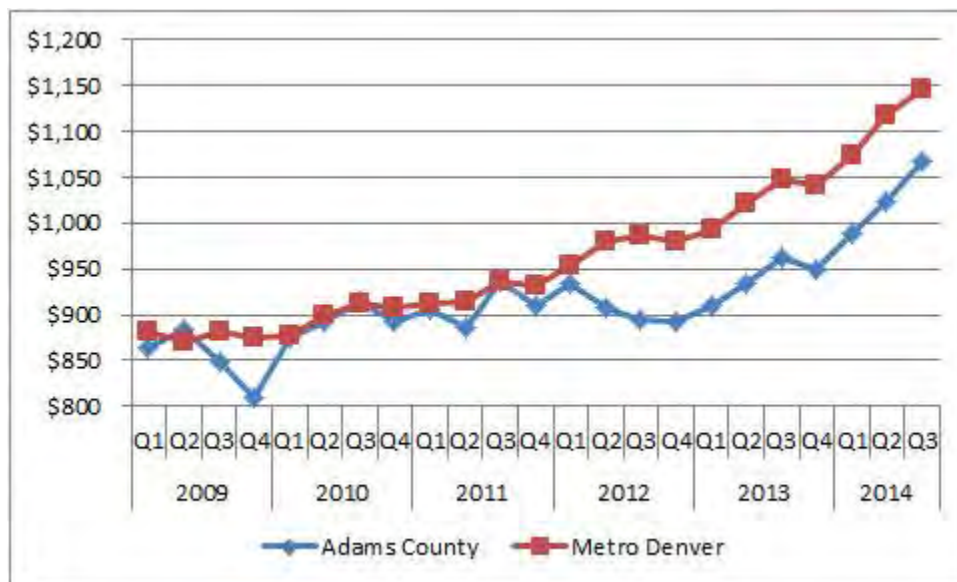
Rents vary throughout Adams County. American Community Survey data shows that in 2013, the highest rents were reported in Arvada and Thornton, while the lowest rents were in Aurora and Bennett.

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

Median Contract Rent, 2013

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

Source: US Census American Community Survey



Rents Over Time in Adams County

Vacancies Over Time

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

3rd Quarter 2014 Results - Metro Rent and Vacancy Survey Adams County

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

Adams County Vacancy Rates Over Time

Metro Rent and Vacancy Data for Adams County

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

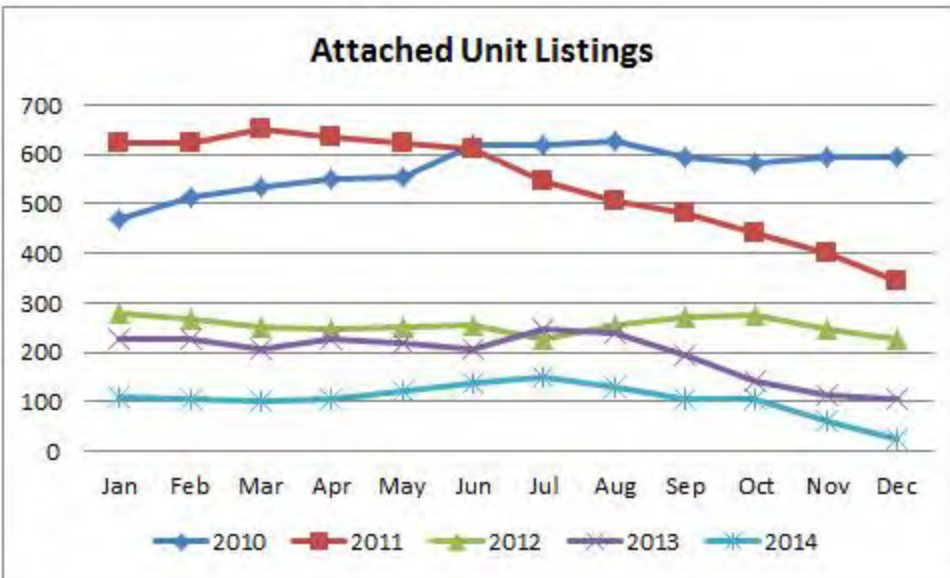
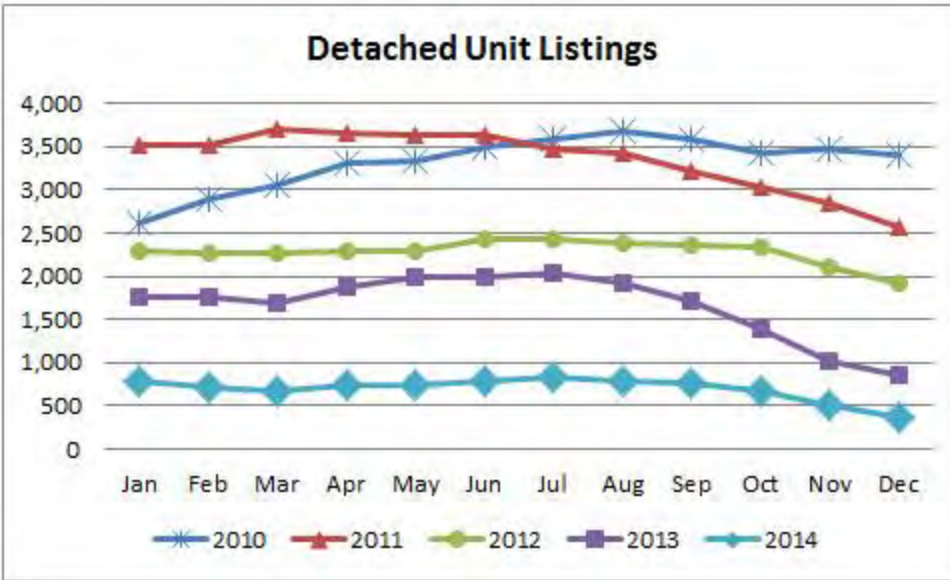
Average Rents by Apartment Type by Market Area for Adams County				
	2013	2014		
	4th	1st	2nd	3rd
Aurora-North				
Efficiency	\$68.81	\$72.50	\$30.00	\$95.67
1Bed	706.30	939.17	741.34	673.60
2Bed, 1Bath	825.99	894.00	852.03	832.69
2Bed, 2Bath	910.00	1290.65		
3Bed		1581.14		
All	750.61	997.84	780.73	703.23
Commerce City/Brighton				
Efficiency	475.00	500.00	500.00	500.00
1Bed	704.24	845.05	850.19	989.15
2Bed, 1Bath	870.40	952.87	974.88	1100.78
2Bed, 2Bath	956.82	1130.59	1202.24	1226.49
3Bed	1093.85	1387.77	1450.58	1515.43
All	819.03	981.97	1013.19	1157.28
Northglenn/Thornton				
Efficiency	779.16	742.11	761.81	710.46
1Bed	875.64	885.86	956.50	964.13
2Bed, 1Bath	997.47	1022.14	1029.05	1046.52
2Bed, 2Bath	1172.34	1205.82	1262.13	1279.06
3Bed	1314.13	1396.73	1443.46	1413.52
All	1019.27	1045.08	1101.40	1101.00
Westminster				
Efficiency	750.31	766.52	658.48	625.85
1Bed	787.14	820.03	834.76	887.62
2Bed, 1Bath	895.44	917.54	934.45	1005.15
2Bed, 2Bath	1075.94	1114.10	1192.70	1235.62
3Bed	1189.92	1400.63	1368.28	1555.53
All	887.56	924.89	945.16	1024.79
Adams County				
Efficiency	730.12	793.18	665.08	634.23
1Bed	825.68	858.39	891.45	927.93
2Bed, 1Bath	931.98	957.70	973.75	1025.65
2Bed, 2Bath	1129.35	1170.24	1234.15	1265.21
3Bed	1282.23	1402.53	1427.92	1476.72
All	946.68	988.48	1024.07	1066.70

Average Rent by Apartment Type

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

Average Rent by Size of Building Adams County Sales Market

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



Active Listings in Adams County Annual Sales

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

Number of Annual Sales, Adams County

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

Annual Sales Data

Sales Prices Over Time, Adams County

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

Source: Metro List MLS Data

Price Trends



Price Trend Charts

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

Housing Affordability

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

Table 31 – Housing Affordability

Data Source: 2006-2010 CHAS

Gaps Analysis

The Community Strategies Institute estimated the price gap for rental and for-sale housing at each HUD income range for Adams County residents. Renters at 30% AMI or less cannot afford the median rent.

Renters at 31 - 60% AMI may be able to afford the median rent, but the current vacancy rate and unit availability makes it difficult for these households to find units affordable to them. Renters interested in purchasing homes earning 60% AMI or less will have a difficult time purchasing a home without significant subsidy. Down payment assistance for households at 80% AMI or less is necessary to help these households purchase units within their price range.

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

Source: CSI

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

Source: CSI

*Zillow - Nov 30th median sale price

Gaps Charts

HUD Rent Limits

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

Monthly Rent

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

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

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

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

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

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

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

Discussion

Not required - NA

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

Introduction

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

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

These conditions include:

Lack of complete plumbing

Lack of complete kitchen facilities

More than one person per room

Cost burden greater than 30%

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

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

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

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

of application but after inspection and cost estimation, the costs to bring the unit up to the rehabilitation standards exceeds the 75% assessed value threshold. A unit deemed “sub-standard, not suitable for rehabilitation” will not be eligible to participate in the Rehabilitation Program. Consideration may be made on a case-by-case basis by the ACCD Housing Coordinator after review of the project assessment.

Condition of Units

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

Table 33 - Condition of Units

Data Source: 2006-2010 ACS

Age of Housing Stock in Adams County

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

Year Unit Built

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

Table 34 – Year Unit Built

Data Source: 2006-2010 CHAS

Median Age of Units by Jurisdiction

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

Median Year Built

2009-2013 Average American Community Survey

	Median year structure built
Adams County	1983
Arvada (part)	1981
Aurora (part)	1970
Bennett (part)	1980
Brighton (part)	1994
Commerce City	2001
Federal Heights	1985
Northglenn	1970
Thornton	1992
Westminster (part)	1984

Lead Based Paint Risk

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

Risk of Lead-Based Paint Hazard

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

Table 35 – Risk of Lead-Based Paint

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

Vacant Units

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

blighted. These units are scattered throughout the County and have been targeted for the Blight to Bright program that is being developed by the County.

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

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

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

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

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

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

Discussion

Not required - NA

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

Introduction

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

Totals Number of Units

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

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

Public Housing Condition

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

Table 38 - Public Housing Condition

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

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

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

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

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

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

The Mission of the Adams County Housing Authority (ACHA) Family Self-Sufficiency Program (FSS) is to bring low-income families into increased economic self-sufficiency, to foster independence from

assistance programs, and to promote development for a better quality of life. A great incentive for FSS participants is a savings account with a monthly contribution from Housing and Urban Development that is awarded upon successful program graduation.

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

Discussion:

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

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

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

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

Introduction

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

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

Facilities Targeted to Homeless Persons

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

Table 39 - Facilities Targeted to Homeless Persons

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

Adams County Shelter Beds

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

Source: CSI Research

Transitional Housing Units

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

Source: CSI Research

Adams County Homeless Facilities

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

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

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

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

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

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

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

There are some transitional housing opportunities for Adams County citizens though providers interviewed stated that the inventory does not meet current need. Access Housing operates 27

transitional housing units. Almost Home owns and operates Hughes Station in downtown Brighton, which offers low rent and subsidized apartments for families transitioning out of the homeless shelter. Growing Home has four transformational housing units for families and 16 permanent housing units. The Colorado Coalition for the Homeless owns the Renaissance 88 apartments in Thornton. This 108 unit affordable housing complex has project based rental assistance, case management, and services for formerly homeless families, individuals, and disabled individuals.

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

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

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

Introduction

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

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

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

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

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

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

Youth Aging out of Foster Care - Youth aging out of foster care system may need rental assistance and support in the home in order to move toward educational and professional goals. The Family Unification

Program (FUP) is a program administered by the Adams County Housing Authority and allows up to 18 months of rental assistance for this (and other) populations.

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

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

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

Summary of Special Population Housing Needs

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

Source: CSI Research and Interviews

Summary of Special Needs

Senior Resources

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

The Thornton Senior Center offers lunch, classes, activities, and a fitness center for senior citizens residing in Thornton. The center also organizes trips for seniors Residents must be 55 and over to use

the facility. Fees for services are modest, and the facility offers a place for seniors to have a meal, and stay engaged.

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

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

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

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

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

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

Disability Resources

The Center for People with Disabilities provides services to all residents of Adams County who have physical, mental, or developmental disabilities. The agency can help adults find housing, provides information and referrals, peer groups, and advocacy. The agency goal is to help residents remain independent and out of nursing homes. Independent living services are offered such as financial management assistance, helping clients make grocery lists, nutrition education, and development of emergency plans for residents. Homelessness is a condition experienced by many of their clients, according to staff, and some of who are newly disabled and others who have been disabled for many

years. Agency staff notes that the biggest need facing their clients are the inventory of affordable rentals that are accessible by wheelchair, and a lack of affordable units throughout the county. Clients also face transportation challenges, especially for those trying to move within Adams County from home, to work, and to services. These challenges include finding affordable rentals near high frequency bus routes, bus schedules that reduce travel time, and the cost of public transportation for very low income clients.

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

Substance Abuse and Mental Health Resources

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

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

The Community Reach Center operates throughout Adams County. The agency provides comprehensive mental health and substance abuse services for children through adults, including outpatient counseling, transitional and permanent assisted, semi- and independent residential treatment, and criminal justice services. The center serves more than 10,000 individuals annually at seven locations throughout Adams County. Community Reach provides an array of comprehensive therapeutic services. The agency takes private pay clients, as well as Medicaid, Medicare, CHP+, and provides financial assistance to some low

income client without the ability to pay. Staff notes insufficient permanent residential treatment space, or insufficient space, as a barrier in Thornton.

Veteran Resources

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

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

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

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

Adams County currently is not funding programs that focus on ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing, and no such coordinated effort currently exists in the county. The Metro Denver Homeless Initiative has begun exploration of a pilot program to coordinate supportive housing for persons returning from mental and physical health institutions, but the program is not yet in operation.

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

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

Adams County will be providing funding for the Employment Program at the Center for People with Disabilities. This program provides employment services for people with disabilities through a thorough job assessment analysis. This includes job readiness, pre-employment skills training and post-

employment assistance. In addition, they will provide technical assistance to employers. This includes a variety of services such as low/no cost job accommodations, disability awareness and tax incentives. They will also collaborate with the Division of Vocational Rehabilitation, the Social Security Administrations Ticket to Work Program and Workforce Centers to ensure all people with disabilities have access to employment training and jobs.

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

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

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

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

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

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

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

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

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

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

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

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

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

Introduction

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

Economic Development Market Analysis

Business Activity

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

Table 40 - Business Activity

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

Unemployment

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

Labor Force

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

Table 41 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector Narrative

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

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

Table 42 – Occupations by Sector

Data Source: 2006-2010 ACS

Commuting in Adams County

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

Travel Time

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

Table 43 - Travel Time

Data Source: 2006-2010 ACS

Educational Attainment and Unemployment

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

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

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

Table 44 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age Narrative

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

Educational Attainment by Age

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

Table 45 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Median Earnings by Education Level Narrative

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

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

HUD eCon Planning Suite Data

Data Source Comments:

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

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

Describe the workforce and infrastructure needs of the business community:

The greatest needs for workforce are in healthcare, manufacturing, construction, and logistics.

Businesses are also looking to attract skilled trades and persons to fill higher paid jobs. However, residents are in need of the soft skills needed to be successful within the Adams County workforce.

Adams County provides training to job seekers, and the Business Services Team works with employers to hold targeting hiring events to match individuals with specific skills with the employer could provide them a job.

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

The largest major change that has a major economic impact in Adams County is the construction of the Eagle P3 FasTraks project consisting of the Gold, Northwest, East, and the North Metro Lines, all of

which will run through Adams County, as will a small portion of the I-225 Line. The opening of these lines will create development opportunities around rail stations. Many transit oriented development projects are starting and planned at and around stations, and residents will now have many more public transportation options for commuting to jobs throughout the metro Denver area. Adams County had few and inadequate public transportation options in the past and the opening of these lines will create many more public transportation opportunities.

The former Asarco Smelter site is a 77 acre site at the border of Adams County and Denver. Redevelopment of the site will change the Guardian Angels neighborhood and surrounding communities significantly with the addition of 1,000 jobs when all redevelopment is complete. The area spans from 51st to Washington Streets and I-25 to 56th Avenue. The smelter, which was located in the Globeville Neighborhood of Denver, closed in 2006. Many jobs were lost and the area became distressed. Redevelopment activities will connect the area to existing infrastructure, spurring economic development and revitalization in Adams County and Denver. Adams County used a HUD Section 108 loan for redevelopment within the county, and is working towards attracting employers who will create jobs which will meet the HUD Section 108 loan requirements for job creation. Most jobs that will be created will be light industrial in nature.

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

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

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

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

The Adams County Workforce & Business Center works regionally with other workforce centers to provide programs for residents from throughout the Denver metro area. Currently, in the region, there are Sector Partnerships for healthcare, construction, and the Champ Grant, a manufacturing grant. The partners are businesses who have identified their workforce needs, and education partners develop

training programs for residents, which are paid for by the Adams County Workforce & Business Center. By operating this way, the greatest workforce needs are met by relying upon industry to drive workforce training. As part of these partnerships, the Community College of Aurora is using a grant which strives to bring low income residents into entry level jobs with career pathways to sustainable wages. CCA is working with Anchutz Medical Center to determine what positions are needed at the medical campus, develop training programs for the clients, and Adams County Workforce & Business Center pays for this training. The Champ Grant is administered by Front Range Community College, which has created training programs to meet the needs of the manufacturing industry. This is a three way partnership between higher education institutions, the workforce center and businesses. These efforts are supporting residents by helping them gain sustainable wages.

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

No

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

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

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

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

Adams County has a long term economic development planning effort underway to develop the Front Range Airport north of the Denver International Airport, near 56th Avenue and Imboden Road. The planning effort is focusing on a two part strategy to grow the general aviation side of the airport, for use

of runways for aircraft. The second strategy is to obtain a Spaceport Designation from the FAA to allow commercial space launches, and encourage the associated economic activity that will come with such a designation, at the site.

Discussion

Not required - NA

MA-50 Needs and Market Analysis Discussion

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

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

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

There are concentrations of Hispanic households in Brighton, southern unincorporated Adams County, and along Brighton Boulevard and I-76. In these areas, over 75% of households are Hispanic or Latino.

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

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

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

Are there any community assets in these areas/neighborhoods?

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

Southern and Central Unincorporated Adams County:

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

Thornton:

- La-Z-Boy Furniture store opened in Thornton area, which is part of a new retail center near 144th and

I-25.

- Central Thornton and North Thornton Business Parks are both areas that are expanding the variety of businesses to bring in more employment.

Commerce City:

- The Boys and Girls Club will have a stand-alone facility that will allow the Boys & Girls Clubs to double its capacity and reach more than 1,000 youth each year. The new club will feature a Learning Center for homework help and our reading program, a Technology Lab for computer skills and STEM activities, an Art Room where imaginations can soar, a Teen Center where high schoolers can work on their college portfolios and plan service projects, a Kids' Cafe where hundreds of hot meals will be served every day, a Social Recreation area for table games and tournaments, and a Gymnasium for organized team sports and fitness activities.

- Paradise Island Pool at Pioneer Park through City of Commerce City will open an outdoor leisure pool with interactive play structures, "lazy river" feature, swim lessons, etc. The City plans completion in the Summer 2015.

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

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

Are there other strategic opportunities in any of these areas?

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

Brighton:

- RTD's North Metro Line will bring a station at 162nd Ave. and Highway 7 – opening 2018

Southern and Central Unincorporated Adams County:

- RTD's Gold Line will bring stations at Pecos St. (south of I-76, east of Federal Blvd., north of I-76) and at 60th Avenue and Federal Blvd – both opening late 2016
- Enhancement of playground at Welby Montessori Elementary School (Mapleton Public Schools) which will serve the school and surrounding Welby community

Along Brighton Boulevard and I-76:

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

Thornton:

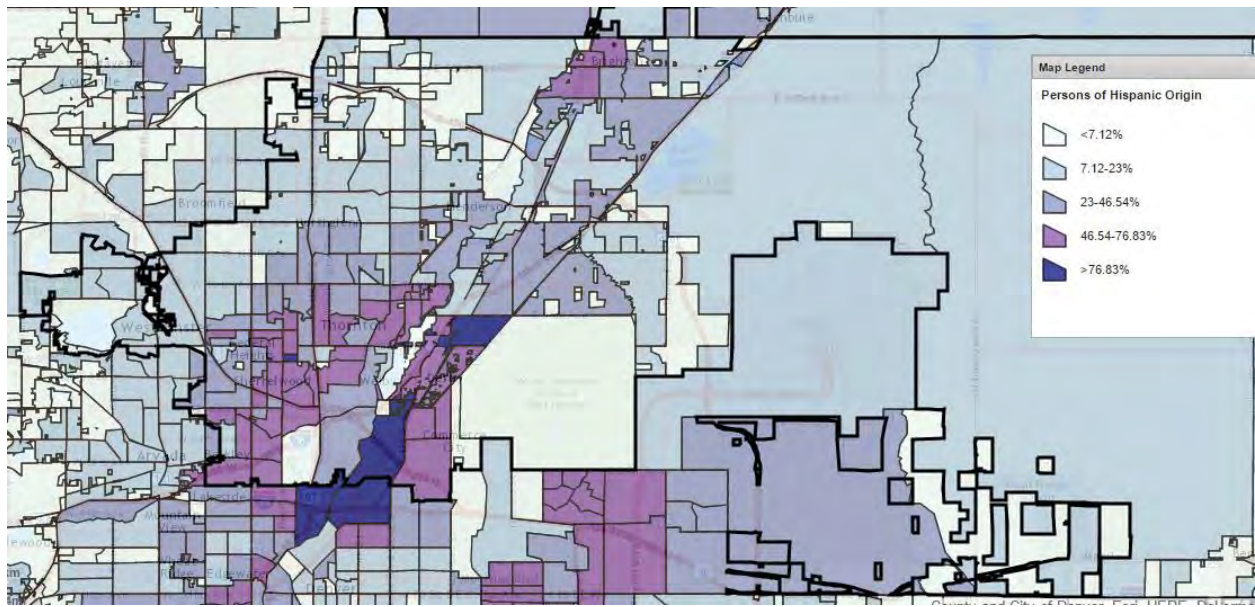
- RTD's North Metro Line will bring a station at 88th Ave. and Welby Road, 104th Ave. near Colorado Blvd., 124th near Colorado Blvd. – opening 2018

Northglenn:

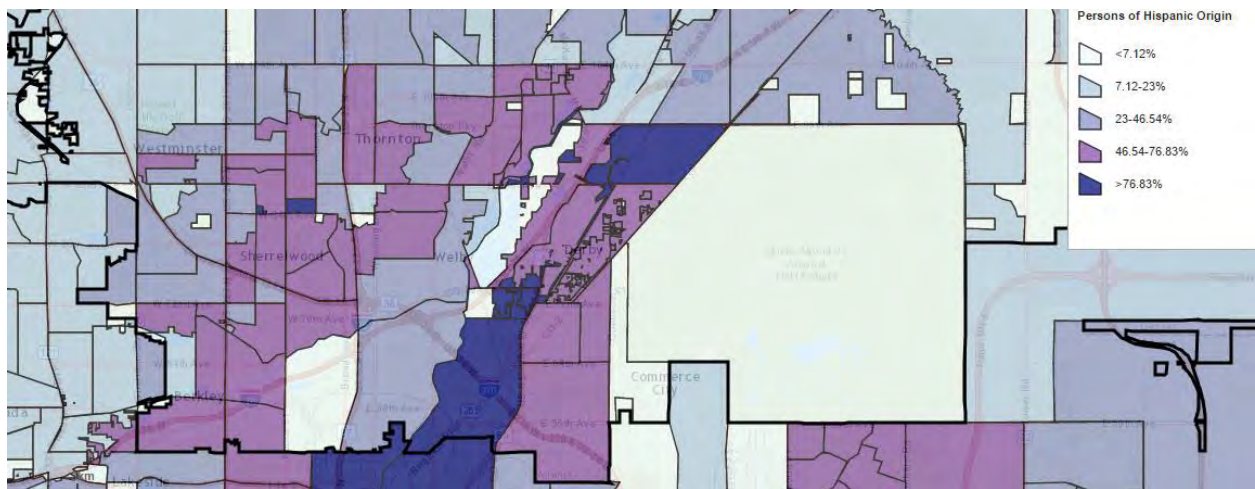
- Larson Park project by the City of Northglenn will replace current playground equipment as well as add a shaded pavilion with picnic tables, and outdoor fitness equipment



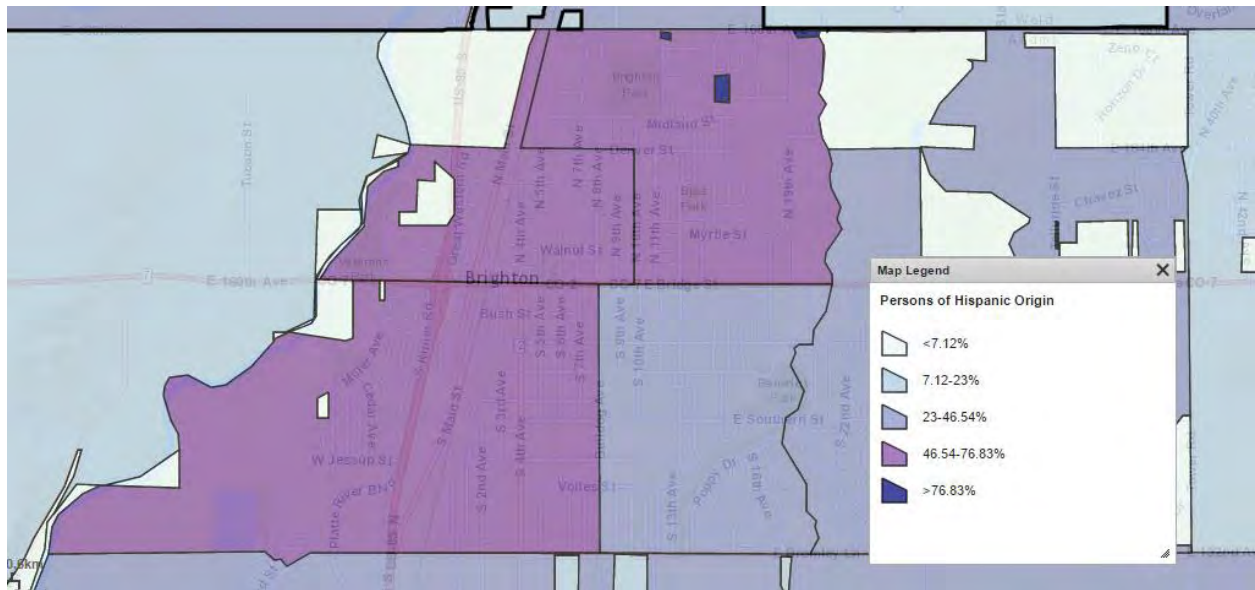
Concentrations of Multiple Housing Problems



Hispanic and Latino Concentrations



Hispanic and Latino Concentrations, South Adams County



Hispanic Households, Brighton

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

Geographic Area

Table 47 - Geographic Priority Areas

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

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

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

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

	Identify the neighborhood boundaries for this target area.	The municipal boundaries of the City of Thornton
	Include specific housing and commercial characteristics of this target area.	Please see the City of Thornton Consolidated Plan for more detail
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Thornton is an Urban County HOME Consortium member. The City of Thornton and Adams County held joint community meetings and forums to determine needs in the area.
	Identify the needs in this target area.	The City of Thornton has needs similar to the entire County, and outlined in the City of Thornton Consolidated Plan.
	What are the opportunities for improvement in this target area?	Please see the Strategic Plan and Annual Action Plan
	Are there barriers to improvement in this target area?	No
8	Area Name:	City of Westminster
	Area Type:	Municipality
	Other Target Area Description:	Municipality
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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

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

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

Adams County does not plan to target funds to geographic priority areas. The following communities receive allocations of CDBG funds based upon their total populations and low income populations, and are communities with higher minority populations and high poverty concentrations. The communities apply to Adams County to use the funds within their own communities based on local priorities and needs.

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

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

Priority Needs

Table 48 – Priority Needs Summary

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

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

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

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

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

Narrative (Optional)

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

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

Influence of Market Conditions

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

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

Table 49 – Influence of Market Conditions

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

Total Population and Projections

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

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

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

Population by Age

Growth by Age

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

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

Adams County Households by Tenure and Income Range

Households

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

	Median Income All Households	Owner occupied (dollars)	Renter occupied (dollars)
Adams County	\$56,270	\$70,279	\$36,908
Arvada (part)	\$62,870	\$59,236	\$68,882
Aurora (part)	\$39,196	\$51,340	\$26,548
Bennett (part)	\$42,107	\$44,750	\$40,052
Brighton (part)	\$62,441	\$72,849	\$40,437
Commerce City	\$60,857	\$77,154	\$39,767
Federal Heights	\$63,555	\$76,210	\$34,183
Northglenn	\$36,998	\$40,402	\$32,413
Thornton	\$52,886	\$68,130	\$33,887
Westminster (part)	\$64,525	\$79,329	\$41,804
2009-2013 American Community Survey 5-Year Estimates			

2013 Median Income by Community

Median Incomes by Jurisdiction

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

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

Introduction

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

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

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

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

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

Anticipated Resources

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

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

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

Table 50 - Anticipated Resources

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

Adams County funded projects use a variety of other leveraged funds to cover the total cost of projects. HOME funded projects use Low Income Housing Tax Credit (LIHTC) equity, debt, State of Colorado HOME funds, Federal Home Loan Bank Board and other resources to cover the cost of development, redevelopment, rehabilitation, homebuyer assistance, and other project costs. CDBG projects leverage grant funds from private foundations, local jurisdiction funding resources, and other federal funds such as federal Weatherization funds. ESG grantees use a variety of donations, foundation and grant funds, Adams County HSAG funds, and other federal funds to cover the cost of programs, operations, and

facilities. Adams County reviews applications submitted during annual and open application rounds to verify match sources, ensure that match ratios are met, and then tracks match during the grant cycle to ensure that each program match is met.

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

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

Discussion

Not required - NA

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

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

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

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

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

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

The County's strengths in delivering services and funds to partners lie in the relationships with its subrecipients and subgrantees. In order to be an effective lead agency, ACCD must not only provide funding to its partners to carry out the priorities of the County, but also provide guidance, education, and technical assistance to all of the providers and municipalities it works with. The relationships created between ACCD's partner agencies (both funded and unfunded with County dollars) is a major strength in delivering the services and funding to the residents of the County. ACCD has worked diligently to ensure a collaborative approach with its partners so they understand the restrictions and regulations of HUD dollars while also being able to provide services to the community and County residents effectively and properly. This approach involves constant contact, technical assistance, and training opportunities. Moving forward, this strength is imperative to the delivery of services and assistance to both subrecipients and residents of the County.

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

The major gap in providing these services to the homeless population lie in the lack of understanding of the homelessness problem and the lack of services, shelters, and money to support homeless programs. Adams County agencies simply do not have the resources, or the space, to house the growing number of

persons and families at risk of homelessness or those who are already homeless. In addition, more and more people at risk of losing their homes do not have the information they need in order to successfully retain their homes and stay out of the shelter system. This is the reason that the public facilities priority is high as well as the education of the special needs populations' education of the services and housing options in the county.

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

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

In addition to County/Subgrantee collaboration and communication, service providers throughout the County are in constant collaboration with each other to ensure the best service delivery possible. Agencies work together to determine who can provide the best services to their clients and how to refer clients they cannot service to other provider agencies. These collaborations are an example of the strengths of delivering priority services, whether they are funded by HUD dollars or even general County or State dollars. These collaborations provide a critical platform to determine the best and highest use of all funding available to the County and its partners.

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

Gaps also lie in the size of the County. The County is large, with a majority of the land being rural and unincorporated. Slowly, the County is becoming more urbanized. It is difficult to provide service delivery in such an expansive County that has operated under a majority rural structure for much of its history. As the County, and services expand, ACCD must identify how to minimize the transition from rural to urban and provide the best services possible.

Public Housing Strengths and Gaps

ACCD staff members communicate on an on-going basis with the Adams County Housing Authority with regard to program implementation and affordable housing policy in the County. ACHA administers the

First time Homebuyer Program for the County which is funded through the HOME program. In addition, ACHA utilizes HOME funding from ACCD to fund a tenant-based rental assistance program and other housing developmental deals. ACHA has also received various CDBG and HSAG grants in the past to create, rehabilitate, and sustain affordable housing.

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

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

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

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

Goals Summary Information

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

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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Homeless Prevention Services	2015	2019	Homeless	County-Wide City of Thornton City of Federal Heights	Homelessness	HOME: \$163,422 ESG: \$416,200	Homelessness Prevention: 60 Persons Assisted
10	Emergency Housing and Shelter for the Homeless	2015	2020	Homeless	County-Wide	Homelessness	ESG: \$554,030	Homeless Person Overnight Shelter: 1250 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 48 Beds
11	Reduction of Slum and Blight	2015	2019	Affordable Housing Non-Housing Community Development	County-Wide	Community and Economic Development Needs Housing Needs	CDBG: \$414,413	Buildings Demolished: 40 Buildings
12	Provision of Rental Assistance	2015	2019	Affordable Housing	County-Wide	Housing Needs	HOME: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Construction of New Rental Housing
	Goal Description	Adams County will provide funding and support to encourage the development of new affordable rental housing that is constructed for low and very low income residents of Adams County, especially in areas adjacent to services, including transit. New rental housing should serve families, prioritized special needs populations, especially those at 40% AMI or less.
2	Goal Name	Expanding and Preserving Homeownership
	Goal Description	Adams County has a goal of ensuring that affordable housing is available for low to moderate income renters that want to purchase a home in Adams County. Adams County also has an objective of ensuring that prioritized populations are educated about housing and service options through counseling programs.
3	Goal Name	Preservation of Existing Housing Stock
	Goal Description	Adams County has a priority objective of working through the Minor Home Repair Program and with Urban County jurisdictions to ensure that that aging housing stock occupied by low to moderate income owners, and renters is rehabilitated and repaired. Adams County also supports the preservation of the existing affordable rental housing inventory through funding and support of nonprofit, housing authority, and for-profit partner acquisition and/or rehabilitation of existing rental housing within the county.
4	Goal Name	Youth Services and Facilities for At-Risk Children
	Goal Description	Adams County will work with youth providers throughout the county to ensure that at-risk youth have access to facilities and services that will increase their chances of success in school, after school, and in the work place. Activities may include funding facilities serving at-risk youth, funding childcare and after school programs, and other projects that will meet this goal.
5	Goal Name	Senior and Disability Services and Facilities
	Goal Description	Adams County will provide funding, and will provide funding (CDBG, HSAG), and will provide support to agencies which provide services to seniors and persons with disabilities. Support may include providing financial support for facilities serving these populations, and public services provided by the agencies.

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

10	Goal Name	Emergency Housing and Shelter for the Homeless
	Goal Description	Adams County will provide support for agencies providing short term emergency housing and shelter for homeless individuals and families throughout the Urban County. Funding will be provided for shelter operations, essential services, and HMIS administration.
11	Goal Name	Reduction of Slum and Blight
	Goal Description	Adams County has identified existing spot blight as a major issue throughout the county. Abandoned homes and businesses are causing health, safety, and home value issues in qualified census tracts. The County is initiating an Operation Blight to Bright program to identify and demolish dangerous, nuisance homes and businesses, clear the sites, and resell lots to affordable housing developers such as Habitat for Humanity and/or CRHDC.
12	Goal Name	Provision of Rental Assistance
	Goal Description	Adams County will use HOME funding to fund a Tenant Based Rental Assistance (TBRA) program. A TBRA program will provide rental assistance to households at 60% AMI or less and provide decent, safe, and sanitary housing. The program will serve privately owned rental households in unincorporated Adams County, Northglenn, Brighton, Bennett, Federal Heights, Thornton, and Westminster.

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

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

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

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

Activities to Increase Resident Involvements

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

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

No

Plan to remove the 'troubled' designation

NA - not troubled

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

Barriers to Affordable Housing

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

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

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

ACCD understands the anticipated gap in development and is working within communities throughout the County to attract new developers and community development agencies that have not previously worked within the area.

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

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

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

The County has identified Homelessness as a priority need. The County has laid out homeless assistance and homeless prevention goals which will address the needs. The County administers a variety of housing and non-housing community development resources which are used to support the efforts of a broad based community network of service providers which provide homeless assistance in the County and the municipalities. Through its planned goals, the County will support the continuum of services needed by both unsheltered homeless and formerly homeless in emergency housing. Service providers supported by the County provide outreach and case management which assess individual needs and links them with the continuum of services available in the County.

Addressing the emergency and transitional housing needs of homeless persons

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

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

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

necessary financial assistance to keep them in their current housing. If the household obtains stable housing, the service providers funded by the County will provide the necessary supportive services to assist that family in maintaining stability and moving toward independence. The supportive services continue so that the formerly homeless households have less chance of experiencing another episode of homelessness. In 2015, Adams County will fund a facility which will enable Arising Hope to move women experiencing domestic violence into housing owned by the agency, while they wait for private apartments to become available. Adams County will continue to look for opportunities like this to ensure that at-risk households do not experience homelessness again.

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

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

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

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

In the Adams County Minor Home Repair program, all applicants for assistance are provided with a copy of the Lead Hazard Information Pamphlet and after some discussion, sign an acknowledgement form for the files. Lead hazard evaluation serves to identify lead-based paint (LBP) and lead hazards. Common areas where LBP may be present include doorframes, window sills, interior and exterior painted surfaces, and soil containing paint chips along the footprint of the building.

The HUD regulations define six types of evaluations:

- Visual assessment
- Risk Assessment
- Lead hazard screen
- LBP inspection
- LBP paint testing
- Combination approach

Three of these methods are used in ACCD's rehabilitation program:

1. Visual assessment for chipped or peeling paint
2. Lead-based paint testing provided by a qualified risk assessor using XRF detectors
3. LBP laboratory tests of paint and/or soil samples.

If an in-depth report determines that LBP is present, recommendations for addressing the work, and recommendations for clearance testing is submitted to the Housing Coordinator and reviewed with the homeowner.

If the proposed rehabilitation work does not impact the LBP area or the impact is minimal, then lead-safe work practices (stabilization, encapsulation, abatement) are undertaken for the protection of the homeowner. The selected contractor is required to undergo training for lead-safe practices prior to beginning any work. A copy of their certification is kept in the contractor files. If LBP abatement is required then a qualified contractor will undertake interim measures, address stabilization, encapsulation, or full abatement as recommended by the Risk Assessor. Clearance (or secondary) testing is conducted after the abatement work has been completed in the identified areas to ensure the LBP has been removed to within EPA specifications.

These practices are compliant with the Lead-Based Paint Poisoning Prevention Act (42 USC 4821, et seq.) and the Residential Lead-Based Paint Hazard Reduction Act of 1992, which

- Prohibited the use of lead based paint in residential structures constructed or rehabilitated with federal assistance;
- Required notification to purchasers and tenants of such housing of the hazards of lead-based paint and of the symptoms and treatment of lead-based paint Poisoning.

- Required inspection and testing of such housing and required the elimination of any lead-based paint hazards in such housing that has to be rehabilitated or modernized.

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

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

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

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

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

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

In order to reduce the number of households with incomes below the poverty line, Adams County encourages agencies to work together to address the issue of poverty. Through a coordinated effort, these agencies can assist individuals in need of job training, counseling, employment and housing referrals. As part of this program, it is highly recommended that these service providers examine policies that limit the employment of certain segments of the low-income population and policies that constrain the development of affordable housing. When service providers increase individuals' basic skills, job skills, job management, and job readiness; those individuals are more likely to obtain and retain employment. With more employment opportunities present, there is an increased likelihood to obtain affordable housing options over time. An anti-poverty plan for the Urban County enables low-income individuals and families to become economically self-sufficient and independent of government assistance programs for basic needs. The anti-poverty strategy will:

- Prepare participants for employment by providing educational, vocational, job Readiness, life skills, and other appropriate training
- Provide immediate employment for appropriate participants
- Strengthen the current service delivery system
- Provide vocational and individual counseling and referrals to appropriate services
- Create opportunities in obtaining affordable housing.

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

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

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

SP-80 Monitoring - 91.230

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

Adams County Community Development has made numerous changes to its monitoring procedures in the past few years. These changes not only strengthen the previous procedures but also put into place new and more thorough review of activities and projects to ensure the highest and best use of funds. These updated "Standards and Procedures" went into effect November 1, 2009.

ACCD's principal monitoring objective is to ensure that Federal funds received are used only for approved activities and are administered according to all applicable statutory and regulatory requirements. This established monitoring approach provides an early indication of problems or potential problems in meeting applicable requirements. This approach also helps to prevent fraud, waste, and mismanagement.

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

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

Once projects are completed, they will be monitored for the duration of their affordability period/performance period by ACCD Staff. Adams County Community Development has created a

monitoring calendar to schedule monitorings of all projects – whether they are open or closed and in their affordability/performance period.

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

Based on the monitoring tools available and the general assumptions made above, ACCD's monitoring staff maintains an annual monitoring schedule that determines the level of review necessary. Staff then use the appropriate monitoring tools available and ensures that all funded activities receive a professional monitoring to ensure compliance with all ACCD and Federal requirements.

Expected Resources

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

Introduction

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

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

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

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

the agencies serving its citizens.

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

Anticipated Resources

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

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

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

Table 54 - Expected Resources – Priority Table

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

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

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

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

Discussion

Not required - NA

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construction of New Rental Housing	2015	2020	Affordable Housing	County-Wide	Housing Needs Seniors and other Prioritized Populations	HOME: \$675,000	Rental units constructed: 68 Household Housing Unit
2	Expanding and Preserving Homeownership	2015	2019	Affordable Housing	County-Wide	Housing Needs	HOME: \$100,937	Direct Financial Assistance to Homebuyers: 13 Households Assisted
3	Preservation of Existing Housing Stock	2015	2020	Affordable Housing	County-Wide	Housing Needs Seniors and other Prioritized Populations	CDBG: \$449,229 HOME: \$51,558	Rental units rehabilitated: 55 Household Housing Unit Homeowner Housing Rehabilitated: 108 Household Housing Unit
4	Youth Services and Facilities for At-Risk Children	2015	2020	Non-Homeless Special Needs Non-Housing Community Development	County-Wide	Community and Economic Development Needs	CDBG: \$203,093	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 284 Persons Assisted
5	Senior and Disability Services and Facilities	2015	2019	Non-Homeless Special Needs	County-Wide Town of Bennett	Seniors and other Prioritized Populations	CDBG: \$15,587	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facility Improvements	2015	2020	Non-Housing Community Development	County-Wide	Homelessness Housing Needs	CDBG: \$189,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
7	Infrastructure Improvements	2015	2020	Non-Housing Community Development	County-Wide City of Federal Heights City of Commerce City City of Brighton	Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$606,987	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6400 Persons Assisted
8	Increase Job Services and Job Creation	2015	2020	Non-Housing Community Development	County-Wide	Community and Economic Development Needs	Section 108 Loan: \$6,163,315	Jobs created/retained: 1000 Jobs
9	Homeless Prevention Services	2015	2020	Homeless	County-Wide	Homelessness	ESG: \$55,000	Homelessness Prevention: 55 Persons Assisted
10	Emergency Housing and Shelter for the Homeless	2015	2020	Homeless	County-Wide	Homelessness	ESG: \$60,213	Homeless Person Overnight Shelter: 246 Persons Assisted
11	Reduction of Slum and Blight	2015	2020	Affordable Housing Non-Housing Community Development	County-Wide	Community and Economic Development Needs	CDBG: \$430,000	Buildings Demolished: 30 Buildings

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Construction of New Rental Housing
	Goal Description	In the 2015 - 2016 Annual Plan, a new affordable senior complex will be constructed.
2	Goal Name	Expanding and Preserving Homeownership
	Goal Description	Provide downpayment assistance loans to Adams County households earning 80% AMI or less.
3	Goal Name	Preservation of Existing Housing Stock
	Goal Description	Minor Home Repair Program to serve moderate and low income homeowners, and rehabilitation of existing affordable rentals.
4	Goal Name	Youth Services and Facilities for At-Risk Children
	Goal Description	In 2015, Adams County will fund two public facilities that serve low income at-risk youth.
5	Goal Name	Senior and Disability Services and Facilities
	Goal Description	Provide services to vulnerable populations, including seniors and persons with disabilities.
6	Goal Name	Public Facility Improvements
	Goal Description	Adams County will increase the number of transitional to long term housing who are exiting the domestic violence shelter

7	Goal Name	Infrastructure Improvements
	Goal Description	Project that will be funded include ADA ramps and sidewalk repairs, code enforcement programs, and park improvements.
8	Goal Name	Increase Job Services and Job Creation
	Goal Description	Adams County began a Section 108 Loan Guarantee project in 2011. The project, which has been under development for the past four years, will address the cleanup and remediation of the former Asarco Globe Smelting Plant. This project will continue through FY 2015. Section 108 Loan funds in the amount of approximately \$10 million will continue to support the Globeville Redevelopment Project in conjunction with the Custodial Trust and Globeville I, LLC. Project costs include on-site and off-site improvements, environmental insurance, developmental soft costs, interest reserve, and limited on-site development costs as necessary. The 108 proceeds will also be used to purchase a cost cap environmental insurance policy, which will provide coverage should remediation expenses exceed the available amount, This guarantees the site be cleaned to the Colorado Department of Public Health and Environment standards.
9	Goal Name	Homeless Prevention Services
	Goal Description	Homeless agencies will provide homeless prevention services.
10	Goal Name	Emergency Housing and Shelter for the Homeless
	Goal Description	Funding for shelter operations.
11	Goal Name	Reduction of Slum and Blight
	Goal Description	Spot Blight Program "Blight to Bright" that will operate throughout the County.

AP-35 Projects - 91.420, 91.220(d)

Introduction

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

#	Project Name
1	Arapahoe County Weatherization (for Adams County)
2	Arising Hope
3	Children's Outreach Project
4	Brothers' Redevelopment
5	Mapleton Public School
6	City of Brighton ADA Sidewalks
7	City of Commerce City ADA Curb Ramp Construction and Crosswalks
8	City of Northglenn Park Improvements
9	Archway Housing and Services
10	Eastern Slope Housing
11	2015 ESG
12	City of Thornton TBRA Program
13	Adams County Minor Home Repair Program
14	Adams County Slum and Blight Program
15	Almost Home Offices, Community Room, Technology Center Upgrades
16	City of Federal Heights Rental Housing Inspection Program
18	Town of Bennett Via Mobility Service
19	Adams County Housing Authority Downpayment Assistance
20	Adams County Community Development CDBG Administration
21	Adams County Community Development Minor Home Repair Project Delivery Costs
22	ACCD HOME Administration
23	City of Federal Heights Minor Home Repair Program
24	Asarco Globeville Smelting Plant Revitalization

Table 56 – Project Information

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Arapahoe County Weatherization (for Adams County)
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs
	Funding	CDBG: \$35,410
	Description	Provide energy conservation and health and safety improvements to the older homes of low to moderate income residents and thereby reduce energy use and energy costs as well as potential carbon monoxide related illnesses and deaths. CDBG National Objective LMH, CDBG Citation 570.208(a)(3), HUD Matrix Code 14F.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Energy conservation and health and safety improvements to homes

2	Project Name	Arising Hope
	Target Area	County-Wide
	Goals Supported	Emergency Housing and Shelter for the Homeless
	Needs Addressed	Housing Needs Homelessness
	Funding	CDBG: \$289,000
	Description	Real property acquisition of a ranch style home with a basement for the purposes of offering a secondary housing option to 10 to 15 clients who are currently enrolled in the emergency shelter program and need long term stable housing option while continuing to work with them on self-sufficiency. CDBG National Objective LMC, CDBG Citation 570.208(a)(2), HUD Matrix Code 01.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Acquisition of a home with a basement to expand Arising Hope shelter services so that existing clients may continue to be served by the shelter and their self-sufficiency services.

3	Project Name	Children's Outreach Project
	Target Area	County-Wide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Seniors and other Prioritized Populations
	Funding	CDBG: \$75,000
	Description	Replace the roof on the Childrens Outreach Project, a learning center that provides children of all abilities with excellent quality early education and care by improving access to preschool programming for vulnerable populations with the outcome of school readiness and family self-sufficiency. The buildings current coating of the roof is the original 1986 coating and poses not only aesthetic issues but also has some holes and tears in the coating that affect the long-term safety and functionality of the building. CDBG National Objective LMC, CDBG Citation 570.208(a)(2), HUD Matrix Code 03M.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Replace the roof on the Children's Outreach Project

4	Project Name	Brothers' Redevelopment
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs
	Funding	CDBG: \$16,793
	Description	Using Brothers Redevelopment staff in conjunction with volunteers, a Paint-A-thon program will address homes with lead based paint and paint the homes of low-income elderly and senior homeowners at no cost to the homeowner. The Paint-A-Thon preserves property value and encourages client independence and allows elderly and disabled homeowners to utilize their income on other necessities like food or medication. CDBG National Objective LMH, CDBG Citation 570.208(a)(3), HUD Matrix Code 14F.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Painting the homes of low-income elderly and senior homeowners at no cost to the homeowner

5	Project Name	Mapleton Public School
	Target Area	County-Wide City of Thornton
	Goals Supported	Youth Services and Facilities for At-Risk Children
	Needs Addressed	Community and Economic Development Needs
	Funding	CDBG: \$128,093
	Description	Enhance an existing school playground at Welby Montessori, a Pre-K through 6th grade public school that serves 259 students. Currently, the school has no gymnasium and the current playground is designed for students in grades Pre-K through 2nd grade. The improvements will provide an age-appropriate playground for those 3rd through 6th grades as well as being open to neighborhood families which are primarily low to moderate income. CDBG National Objective LMA, CDBG Citation 570.208(a)(1), HUD Matrix Code 03F.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Provide playground equipment and improvements.

6	Project Name	City of Brighton ADA Sidewalks
	Target Area	City of Brighton
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Community and Economic Development Needs
	Funding	CDBG: \$193,601
	Description	Replace sidewalks and pedestrian ramps that do not meet ADA standards, since some of the residents from this area are confined to wheelchairs, and many walk to the nearby stores for goods and services. Completion of this project will improve mobility and safety for those with disabilities, increase accessibility to sidewalks otherwise not accessible for exercise and travel; and increase safety for pedestrians at street corners, sidewalks, and other designated crossings. CDBG National Objective LMA, CDBG Citation 570.208(a)(1), HUD Matrix Code 03L.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Sidewalk and pedestrian ramp construction

7	Project Name	City of Commerce City ADA Curb Ramp Construction and Crosswalks
	Target Area	City of Commerce City
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Community and Economic Development Needs
	Funding	CDBG: \$165,000
	Description	Improve walkability throughout the Derby Business District by upgrading existing curb ramps to meet ADA standards and improve accessibility to the district as well as future park trails. The raised pedestrian crosswalks will improve pedestrian safety and act as a traffic calming device to reduce speed through Magnolia Street. CDBG National Objective LMA, CDBG Citation 570.208(a)(1), HUD Matrix Code 03L.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Upgrading existing curb ramps to meet ADA standards and improve accessibility to the district as well as future park trails

8	Project Name	City of Northglenn Park Improvements
	Target Area	City of Northglenn
	Goals Supported	Public Facility Improvements
	Needs Addressed	Community and Economic Development Needs
	Funding	CDBG: \$264,987
	Description	Larson Park improvements include moving 2 to 5 year olds playground area away from the road and closer to the older childrens playground equipment to increase safety. A new playground would be replacing the 2 to 5 year olds playground. The city would then place adult fitness equipment where the 2 to 5 year old equipment is currently located. Garbage containers, shaded seating, picnic tables, a water fountain and a dog cleanup bag dispenser would be added to the park. CDBG National Objective LMA, CDBG Citation 570.208(a)(1), HUD Matrix Code 03F.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Park improvements and upgrades

9	Project Name	Archway Housing and Services
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs
	Funding	HOME: \$51,558
	Description	Complete Phase 3 of Greenleaf Apartments, which entails rehabilitation, stair repair, and structural replacement and steel fabrication as indicated in an engineering report in order to address current health and safety concerns and provides its Adams County residents with highest quality and affordable housing, and addresses abandonment and blight in the community. HUD Matrix Code 14A.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Rehabilitation of an existing apartment complex, including stair repair, structural replacement, and health and safety concerns.

10	Project Name	Eastern Slope Housing
	Target Area	County-Wide
	Goals Supported	Construction of New Rental Housing
	Needs Addressed	Seniors and other Prioritized Populations
	Funding	:
	Description	Construction of the 20 units at Eastern Slopes Prairie Creek development will add to the low and moderate housing stock for seniors. HUD Matrix Code 21A.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Construction of rental units

1 1	Project Name	2015 ESG
	Target Area	County-Wide
	Goals Supported	Homeless Prevention Services Emergency Housing and Shelter for the Homeless
	Needs Addressed	Homelessness
	Funding	ESG: \$394,166
	Description	Adams County will fund three local nonprofit homeless providers (as decided by the Community and Neighborhood Services Advisory Council in December 2014 from 2013-2015; a three year time frame) with ESG funds from 2013 - 2015. These organizations have provided services to homeless persons in Adams County for many years, and are the first responders for homeless services within the county. Growing Home, Access Housing and Arising Hope will provide shelter nights, homeless prevention services, transportation assistance, counseling and case management, and comply with requirements related to the HMIS system.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	

<p>Planned Activities</p>	<p>Almost Home:</p> <p>Emergency Shelter</p> <ul style="list-style-type: none"> • Essential Services • Case Management Salary: Executive Director; Program Director; Family Support Specialist; Business Manager; Family Shelter Coordinator • Shelter Operations • Materials & Supplies • Direct Costs <p>Rapid Rehousing</p> <ul style="list-style-type: none"> • Rental Assistance • Housing relocation & Stabilization services • Case Management Salary: Executive Director; Program Director; Family Support Specialist; Business Manager; Family Shelter Coordinator • Supplies <p>Homeless Prevention</p> <ul style="list-style-type: none"> • Rental Assistance • Housing relocation & Stabilization services • Case Management Salary: Executive Director; Program Director; Family Support Specialist; Business Manager; Family Shelter Coordinator • Supplies <p>Arising Hope:</p> <p>Emergency Shelter</p> <ul style="list-style-type: none"> • Essential Services of: • Travel, washer/dryer purchase for shelter, • Supplies – printing of informational material <p>Growing Home:</p> <p>Emergency Shelter</p> <ul style="list-style-type: none"> • Essential Services of: • Salary & Fringe of van driver & Parent Educator • Travel expenses: Fuel for shelter van; bus tokens • Motel Vouchers <p>Homeless Prevention</p> <ul style="list-style-type: none"> • Rental Assistance <p>HMIS</p> <ul style="list-style-type: none"> • Salary for data entry into the required Homeless Management Integration System
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1 2	Project Name	City of Thornton TBRA Program
	Target Area	County-Wide
	Goals Supported	Homeless Prevention Services
	Needs Addressed	Housing Needs Homelessness
	Funding	HOME: \$163,422
	Description	Adams County Housing Authority will administer a tenant-based rental assistance (TBRA) pilot program in the City of Thornton. The program will provide rental, utility and security deposit assistance to qualified low-income individuals that fall at or below 60% AMI. The participants must live in a rental unit in Thornton. HUD Matrix Codes 05S.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	The program will provide rental, utility and security deposit assistance to qualified low-income individuals that fall at or below 60% AMI.

1 3	Project Name	Adams County Minor Home Repair Program
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs
	Funding	CDBG: \$240,000
	Description	Adams County currently runs a Homeowner-Occupied Minor Home Repair Program. This program provides rehabilitation for much-needed improvements throughout the county. At the completion of all Minor Home Repair activities, housing units will be in compliance with applicable local housing codes. CDBG National Objective LMH, CDBG Citation 570.208(a)(3), HUD Matrix 14A.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Typical projects include roof and emergency repairs, electrical and plumbing updates, and energy efficiency updates such as window replacement, insulation, and appliances. Adams County utilizes CDBG funding for Homeowner-Occupied Repair. At the completion of all Homeowner-Occupied Rehabilitation activities, housing units will be in compliance with applicable local housing codes.

1 4	Project Name	Adams County Slum and Blight Program
	Target Area	County-Wide
	Goals Supported	Reduction of Slum and Blight
	Needs Addressed	Community and Economic Development Needs
	Funding	CDBG: \$42,183,716

Description	<p>Recognizing a need to address blight issues in Adams County neighborhoods, its Neighborhood Services Division through its Code Compliance and Building Safety Divisions will utilize CDBG funding to launch a Bright to Blight program. As part of Adams County's ongoing effort to eradicate blight and raise the quality of life in its low-income neighborhoods, the County will launch a new campaign called Blight to Bright. Blight to Bright will have two phases to include a variety of initiatives aimed at improving the</p> <p>County's enforcement efforts and empowering its residents to join this effort. Phase I efforts will include demolition, acquisition and securing properties to then later be redeveloped (Phase II) with new housing by partnering with agencies such as Community Resources and Housing Development Corporation and/or Habitat for Humanity. Such agencies have utilized or are utilizing HOME and NSP funds in rehabilitating or constructing low-income homes. While the County presently has a list of blighted properties that have immediate needs, the Bright to Blight program will create an inventory of properties and prioritize them with respect to health and safety and address them appropriately. In addition, it will do public outreach through the County's website, monthly ACCD Neighborhood meetings and code officers. CDBG National Objective SBS, CDBG National Objective 570.201(d), HUD Matrix Code 01.</p>
Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Demolition of buildings and clearing of sites

1 5	Project Name	Almost Home Offices, Community Room, Technology Center Upgrades
	Target Area	County-Wide City of Brighton
	Goals Supported	Emergency Housing and Shelter for the Homeless
	Needs Addressed	Homelessness
	Funding	CDBG: \$74,601
	Description	Design and installation of HVAC renovation and replacement equipment for offices, community room and technology center of the Almost Home facility located at 231 N. Main Street Brighton, CO. This room is utilized for a wide range of training, educational and community events. CDBG National Objective LMC, CDBG Citation 570.208(a)(c), HUD Matrix Code 03C.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Upgrades to the offices, community room, and technology center that are used for training, educational and community events for homeless clients and the community.

1 6	Project Name	City of Federal Heights Rental Housing Inspection Program
	Target Area	City of Federal Heights
	Goals Supported	Preservation of Existing Housing Stock Reduction of Slum and Blight
	Needs Addressed	Housing Needs
	Funding	CDBG: \$58,000
	Description	This program addresses safety and health concerns of the aging Federal Heights rental housing stock. The City will administer a city wide program to bring rental properties into code compliance thereby reducing deteriorating neighborhoods and avoid slum/blight concerns. CDBG National Objective LMA, CDBG Citation 570.208(a)(1), HUD Matrix Code 15.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Inspectors will systematically physically inspect rental units and order code violations identified to be repaired within specific timeframes as set by Code and Ordinance requirements. A database of registrations and inspections will be maintained to ensure compliance and track improvements to individual units and neighborhoods.

1 7	Project Name	Town of Bennett Via Mobility Service
	Target Area	Town of Bennett
	Goals Supported	Senior and Disability Services and Facilities
	Needs Addressed	Seniors and other Prioritized Populations
	Funding	CDBG: \$15,587
	Description	VIA Mobility will provide rides to the elderly and disabled who reside in the Town of Bennett and are low to moderate income. This services leverages funding from Adams County's HSAG program in providing transit services to rural communities who are low to moderate income. It is estimated that 25 persons will be served. CDBG National Objective LMC, CDBG Citation 570.208(a)(2), HUD Matrix Code 05A.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	VIA Mobility will provide rides to the elderly and disabled who reside in the Town of Bennett and are low to moderate income.

18	Project Name	Adams County Housing Authority Downpayment Assistance
	Target Area	County-Wide
	Goals Supported	Expanding and Preserving Homeownership
	Needs Addressed	Housing Needs
	Funding	HOME: \$100,937
	Description	The Adams County Housing Authority will provide downpayment assistance loans to approximately 13 low and moderate income homebuyers with incomes at 80% AMI or less. ACHA also provided buyers with homebuyer counseling. HUD Matrix Code 13.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Downpayment and closing cost assistance loans for income qualified homebuyers

1 9	Project Name	Adams County Community Development CDBG Administration
	Target Area	County-Wide
	Goals Supported	Construction of New Rental Housing Expanding and Preserving Homeownership Preservation of Existing Housing Stock Youth Services and Facilities for At-Risk Children Public Facility Improvements Infrastructure Improvements Increase Job Services and Job Creation Homeless Prevention Services Emergency Housing and Shelter for the Homeless Reduction of Slum and Blight
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs Homelessness
	Funding	CDBG: \$325,129
	Description	Project will provide payment of administrative cost related to planning and execution of the CDBG program and implementation of activities. CDBG National Objective LMA, CDBG National Citation 570.206, HUD Matrix Code 21A.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	

20	Project Name	Adams County Community Development Minor Home Repair Project Delivery Costs
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs
	Funding	CDBG: \$100,000
	Description	Project delivery costs directly related to carrying out housing rehabilitation activities for the Minor Home Repair Program. CDBG National Objective LMH, CDBG Citation 570.208(a)(3), HUD Matrix Code 14H.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Project Delivery Costs associated with the Minor Home Repair Program. The Goal Outcome Indicator is included in the Minor Home Repair project.

2 1	Project Name	ACCD HOME Administration
	Target Area	County-Wide
	Goals Supported	Construction of New Rental Housing Expanding and Preserving Homeownership Preservation of Existing Housing Stock Public Facility Improvements
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations
	Funding	HOME: \$82,163
	Description	Project will provide payment of administrative costs related to planning and execution of the HOME program and the implementation of activities.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Administrative tasks to support projects. No outcomes.

2 2	Project Name	City of Federal Heights Minor Home Repair Program
	Target Area	City of Federal Heights
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs
	Funding	CDBG: \$57,026
	Description	Minor Home Repair Program for the residents of Federal Heights who are owner occupied and income qualified.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Owner occupied housing rehabilitation for households at or below 80% AMI.

2 3	Project Name	Asarco Globeville Smelting Plant Revitalization
	Target Area	County-Wide
	Goals Supported	Increase Job Services and Job Creation
	Needs Addressed	Community and Economic Development Needs
	Funding	CDBG: \$6,163,315
	Description	Adams County began a Section 108 Loan Guarantee project in 2011. The project, which has been under development for the past four years, will address the cleanup and remediation of the former Asarco Globe Smelting Plant. Section 108 Loan funds in the amount of approximately \$10 million will continue to support the Globeville Redevelopment Project in conjunction with the Custodial Trust and Globeville I, LLC. Project costs include on-site and off-site improvements, environmental insurance, developmental soft costs, interest reserve, and limited on-site development costs as necessary. The 108 proceeds will also be used to purchase a cost cap environmental insurance policy, which will provide coverage should remediation expenses exceed the available amount, This guarantees the site be cleaned to the Colorado Department of Public Health and Environment standards.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	

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

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

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

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

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
County-Wide	67
City of Thornton	5
City of Federal Heights	4
City of Northglenn	9
City of Commerce City	5
Town of Bennett	1
City of Brighton	4
City of Westminster	6

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Local jurisdictions have an agreement with Adams County to distribute a portion of the CDBG funds to local governments, based on population and low income population. CDBG funding allocations can be made up to the amounts in the agreement, if the local governments have eligible projects each year.

Applications for funding are made to Adams County, and reviewed for eligibility within the CDBG and HOME program guidelines.

Discussion

Not required - NA

Affordable Housing

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

Introduction

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

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

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Acquisition of Existing Units	1,500
Total	1,500

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

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

Introduction

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

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

No, no needs at public housing units.

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

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

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

NA - neither housing authority is troubled.

Discussion

Not required - NA

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

Introduction

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

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

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

The County has identified Homelessness as a priority need. The County has laid out homeless assistance and homeless prevention goals which will address the needs. The County administers a variety of housing and non-housing community development resources which are used to support the efforts of a broad based community network of service providers which provide homeless assistance in the County and the municipalities. Through its planned goals, the County will support the continuum of services needed by both unsheltered homeless and formerly homeless in emergency housing. Service providers supported by the County provide outreach and case management which assess individual needs and links them with the continuum of services available in the County.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

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

Discussion

Not required - NA

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

Introduction

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

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

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

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

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

ACCD understands the anticipated gap in development and is working within communities throughout

the County to attract new developers and community development agencies that have not previously worked within the area.

Discussion

Not required - NA

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

Introduction

Actions planned to address obstacles to meeting underserved needs

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

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

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

Actions planned to foster and maintain affordable housing

Adams County has made new construction of affordable rental housing, home buyer assistance, and preservation of existing affordable housing priorities for HOME and CDBG funds. HOME and CDBG funds may be used to construct new rental housing, preserve existing affordable rental housing, provide TBRA, purchase and rehabilitate older rental units, and provide assistance to low and moderate income homebuyers. Adams County works with the local housing authorities, nonprofit housing agencies and private developers to expand and preserve the affordable housing stock throughout the county.

Actions planned to reduce lead-based paint hazards

The local Housing Authorities and other Section 8 provider agencies strictly adhere to the Housing Quality Standards (HQS) for public housing and section 8 tenants, and the Lead Safe Housing Rule. Housing Authorities will not allow Section 8 tenants to rent units with lead hazards that are not

mitigated by the landlord. In addition, all units owned and purchased and rehabilitated by the housing authorities are mitigated for lead.

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

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

Actions planned to reduce the number of poverty-level families

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

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

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

Actions planned to develop institutional structure

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

Adams County's Urban County consists of:

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

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

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

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

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

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

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

Discussion

Not required - NA

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	6,163,316
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	6,163,316

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

as follows:

Adams County uses CSBG and Human Service Grant Funds to leverage ESG and CDBG funding to support the efforts of homeless and special needs population providers. Adams County housing developers and providers use a variety of leveraged resources to construct and rehabilitate housing units, including private debt, Low Income Housing Tax Credits (LIHTC), State of Colorado HOME funds, private grants, Federal Home Loan Bank grant funds, and other resources. ACCD and Urban County Cities meet to discuss the most efficient distribution of HOME and CDBG funds throughout the County, to ensure that resources are used to create the highest benefit possible to Adams County residents.

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

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

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

as affordable housing during the period of affordability.

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

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

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

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

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

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

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

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

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

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

regarding facilities and services funded under ESG.

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

5. Describe performance standards for evaluating ESG.

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

Appendix - Alternate/Local Data Sources

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

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

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

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

	<p>What was the purpose for developing this data set?</p> <p>Census</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>completely comprehensive</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2010</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>complete</p>
8	<p>Data Source Name</p> <p>2000 US Census</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>2000 US Census - Adams County data</p>
	<p>What was the purpose for developing this data set?</p> <p>Census</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>completely comprehensive</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2000</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>complete</p>



The City was informed that two of the agencies that were allocated 2015 Community Development Block Grant (CDBG) funds were postponing their projects and would not be able to start their projects within the CDBG time frame. Catholic Health Initiatives (CHI) took over the management at Villas at Sunny Acres from Centura Health. As a result, CHI is focused on reorganization tasks and is not able to convert the independent living units to assisted living units at this time. Adams County Housing Authority (ACHA) was not awarded Low Income Housing Tax Credits (LIHTC) this year so they have postponed breaking ground on Crossing Pointe, the new affordable housing development at 104th and Colorado. The City of Thorntons Citizen Participation Plan and Federal Regulations, requires a Substantial Amendment to the 2015 Annual Action Plan (AAP) if there is substantial change. The City of Thornton defines a substantial change as any of the following: -A change in the allocation priorities or goals identified in the Consolidated Plan; or -A change in the method of distributing funds (i.e. application process, selection criteria for projects, etc.); or -A proposed new project for the program year; or - A change in the purpose, scope, location, or type of beneficiaries of a project to such an extent that it can no longer reasonably be construed as the activity reviewed by the public and approved by the City Council. One of the projects in which the re-allocated funds were proposed to be allocated meets the definition of a substantial change and therefore triggered the substantial amendment process. The substantial amendment adds Kids First Health Care and Adams 12 School Districts school-based health clinic to the list of projects that can receive funding and awards \$220,000 to the project. Kids First

Health Care, in conjunction with Adams 12 School District, plans to convert space at Thornton High School to a school-based health clinic. The agency's goal is to improve the health of the students, reduce school absences and, as a result, improve students' academic achievement. The remaining amount of \$22,288 will be transferred to GRID Alternatives, an existing 2015 project, to install solar panels on the homes of two low-income residents. Additionally, if Kids First Health Care and Adams 12 School District cannot secure the additional funding needed for the school-based health clinic by the spring of 2017, the City has the option to re-allocate the funds assigned to that project to GRID Alternatives or to any of the other existing, approved 2015 projects.

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Thornton became a Community Development Block Grant (CDBG) entitlement jurisdiction in 2010 and is eligible to receive federal CDBG funds each year. Over the first five years of receiving CDBG funds, the city received an average total allocation of \$593,320 per year. This grant is designed to provide for the needs of low and moderate income families through the support of housing, economic development, public facility and infrastructure projects and public service programs.

The U.S. Department of Housing and Urban Development (HUD) requires entitlement jurisdictions to submit a long-term strategic plan every five years; it is called the Consolidated Plan. This plan identifies the community's housing and development needs, funding priorities, goals and objectives. It also provides strategies for achieving those goals and stipulates how federal funds will be allocated to housing and community development activities. It contains four parts:

- An analysis of demographic and economic conditions in the city;
- A review of housing conditions and affordability;
- A list of housing and community development needs as identified by the public; and
- An Annual Action Plan which includes the projects the entitlement desires to fund in the following year and the actions that will be taken to address homelessness, overcome barriers to affordable housing, and further fair housing.

HUD has recently decided to have entitlement cities and their corresponding county collaborate on the development of the Consolidated Plan, so that there is a combined Consolidated Plan submitted for the entire county. As a CDBG entitlement jurisdiction and participating grantee of Home Investment Partnerships Program (HOME) funds through the Adams County Urban Consortium, Thornton and

Westminster are considered ‘participating grantees’. Adams County is considered the ‘lead grantee’ and is responsible for submitting the final collaborative plan on behalf of Adams County, Westminster and Thornton. Each entity is responsible for completing specific sections of the Plan. Although HUD does not require Thornton to complete the lead grantee sections, Thornton can provide supplemental data that is specific to the needs of its own community. Therefore, the following sections are included in the Grantee Unique Appendices.

- NA-10 through NA-45 of the Needs Assessment section
- MA-10 through MA-40 of the Market Analysis section
- SP-55 through SP-60 of the Strategic Plan section
- AP-55: Affordable Housing
- AP-65: Homeless and Other Special Needs Activities
- AP-75: Barriers to Affordable Housing

To develop Thornton’s sections of the Consolidated Plan, the city hired Community Strategies Institute (CSI) to collect and analyze demographics, economic conditions and information on housing in Thornton. All the qualitative and quantitative housing data was packaged into Thornton’s 2014 Housing Needs Assessment, which includes the Analysis of Impediments to Fair Housing Choice, and is posted at www.cityofthornton.net. Also, the city staff coordinated an extensive public input process to identify and prioritize the needs of the low-income population.

This section of the 2015-2019 Consolidated Plan was prepared in accordance with 24 Code of Federal Regulations Part 91. In addition, staff used “A Desk Guide for Using IDIS to Prepare the Consolidated Plan, Annual Action Plan and CAPER/PER” document provided by HUD to assist in completing the content of this plan. City staff followed the public input process identified in the Citizen Participation Plan to meet HUD’s public input requirements.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals and objectives for this Consolidated Plan are based on the data and analysis in the 2014 Housing Needs Assessment and the public input provided during the development of the plan.

Housing Goal: Expand and improve available housing options for low and moderate income residents.

- Develop and maintain quality and affordable housing options for owners and renters that are geographically dispersed throughout the city.
- Increase and maintain accessible housing options for the disabled and aging populations.

Public Facilities and Infrastructure Goal: Improve existing or support new infrastructure or public facilities that benefit low and moderate income residents.

- Provide infrastructure improvements that will increase safety and accessibility or that support revitalization efforts.

- Support acquisition, improvements or construction of public facilities.

Public Services Goal: Expand and increase public services for low and moderate income residents.

- Support services that address basic needs, increase self-sufficiency or educate residents.

Economic Development Goal: Increase efforts to develop, strengthen or expand local businesses.

- Support economic development activities that provide jobs or job training for low and moderate income residents.

3. Evaluation of past performance

Thornton's first Consolidated Plan, covering 2010-2014, contained seven goals. All the goals and high priority needs were accomplished during that time period as well as some of the medium priority needs. City staff found that some of the goals would have worked better as objectives, since these addressed a way to accomplish a larger goal. Therefore, in this plan the city developed a goal for each of the four CDBG categories that are broad enough to encompass a variety of potential projects.

An area that Thornton expanded since the first Consolidated Plan was the participation of residents in the development of the Plan. During the development of the first plan, city staff held a community meeting and a public hearing, conducted a phone survey on housing needs and placed information on the city website. Staff has seen great benefits by including more opportunities for community members to learn about and comment on CDBG over the last few years. Therefore, when this Consolidated Plan process was started, staff planned for increased outreach efforts to low-income and special populations. Staff extended the timeframe for citizen participation and added focus groups, online surveys in Spanish and English, attended a community festival in a CDBG-eligible area to gather input as well as held a public hearing and placed information on the website. This has helped the city learn about some unexpected needs and begin discussions with local nonprofits on ways to meet those needs.

4. Summary of citizen participation process and consultation process

The citizen participation process was incorporated throughout the development of Thornton's part of the Consolidated Plan, which happened over 18 months. The process included opportunities for community members to provide written or verbal input and accommodated for Spanish speakers. There were three primary phases for participation:

- 1.Input gathered during the development of the 2014 Housing Needs Assessment;
- 2.Community outreach to identify the priorities and needs of the low-income population; and
- 3.The public hearing and comment period associated with the approval of the Consolidated Plan and Action Plan.

The input gathered during the development of the Housing Needs Assessment is summarized in the Appendix of the Assessment under Public Participation.

The second phase was focused on discovering what Thornton residents and service providers viewed as an unmet need in the community. Their feedback was used to identify high and low priorities that will be used to guide future funding of projects. Outreach efforts included three focus groups with special needs populations and low-income residents of a public housing authority complex; a booth at a local community festival that was in a CDBG-eligible area; and an open house. The festival and the service provider meeting saw the greatest number of participants. Overall, almost 200 people attended these events. Also, the city distributed project prioritization surveys to help identify what the highest priority needs were for the low-income residents. These were available in both English and Spanish and distributed to different locations where low-income people would go for services. The survey was also posted on the city's website for those unable to attend one of the events. Staff received surveys from 145 residents.

To increase public participation, staff promoted ways to provide feedback through the city's website, social media outlets, local newspapers, the city's resident email notification system, and the city's cable show. Also, staff distributed information to over 340 agencies that work with low-income populations, 44 different churches, and to managers of apartment complexes, multifamily homeowner associations, and manufactured home parks. Flyers for the community events were in English and Spanish and a Spanish language interpreter was available at all the focus groups and the open house. Meetings were held at locations that were close to where those populations resided. Bus vouchers were distributed to participants, compliments of the Regional Transportation District, as well as maps of the closest bus stops to the meeting locations.

For the consultation section, staff participated in a collaborative effort with Adams County and Westminster to host a meeting with 23 service providers. Staff also met one on one with the Continuum of Care agency, the Adams County veteran liaison and fair housing center staff.

For the third phase - adoption of the Consolidated Plan and Annual Action Plan - staff held a public hearing at the City Council meeting in City Hall, an Americans with Disabilities Act (ADA) accessible facility. The plans were posted on the city website 30 days prior to the public hearing date and a legal notice was placed in the local paper 45 days prior to the public hearing date. The notice informed residents of the public hearing to discuss the proposed 2015-2019 Consolidated Plan and the 2015 Annual Action Plan and included a public comment period that was in compliance with the city's Citizen Participation Plan. Additionally, the legal notice provided information on accessibility for people with disabilities and information on obtaining special assistance. Residents were directed to the CDBG webpage which had the draft Consolidated Plan and Action Plan as well as contact information for comments from those who could not attend the public hearing.

5. Summary of public comments

A summary of all comments received through the project prioritization survey are listed in the Citizen Participation Comments Appendix and the public comments from the focus groups, open house and festival is summarized in section PR-15 of this plan document. This information was used to help the city develop the funding priorities. Comments received after the 2014 Housing Needs Assessment draft was complete and posted to the website are included with that document and section PR-15 of this plan document. The Assessment was accepted by Thornton City Council on November 25, 2014.

No comments were received during the public comment period or at the public hearing for the Consolidated Plan, Annual Action Plan or substantial amendment to the Annual Action Plan.

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

The city did not accept comments from people that lived outside Thornton. There were 17 housing surveys and 39 project prioritization surveys that were excluded from Thornton's data collection for this reason. If the surveys were from residents of other cities in Adams County or unincorporated Adams County, those surveys were forwarded to Adams County.

The city did not incorporate suggestions that were either an ineligible use of CDBG funds, not applicable to CDBG, or the issue had already been addressed but the residents were unaware of the program. City staff explained the national objectives of CDBG and had information about recent CDBG-funded projects available at the public participation events to educate community members on the use of CDBG funding. Still some residents provided unusable suggestions during the community meetings or in the priority funding survey comment section. These suggestions are summarized in the Citizen Participation Comments Appendix.

7. Summary

As the city enters into its sixth year of being an Entitlement, it will continue to fund projects that are in compliance with the goals and objectives outlined in this document and ensure that these meet a priority need. Collaborating with agencies that provide key services to the vulnerable, low-income population will be integral to the success in meeting the goals and priorities. Public participation will continue to be an on-going initiative to ensure that Thornton residents are aware of how the CDBG funds are being spent and that staff is continuing to work with the community to meet their needs.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	THORNTON	City Development Department

Table 60– Responsible Agencies

Narrative

The Neighborhood Services Division within the City of Thornton is responsible for preparing Thornton's sections of the Consolidated Plan, administering Thornton's CDBG funds and ensuring compliance with Federal regulations. Division staff present project applications from eligible agencies or departments to City Council each year and reports regularly on the status of activities that are completed to address homelessness, affordable housing, community development and fair housing. This division resides within the City Development Department. Staff from the Finance, Contracts Administration and Legal Departments provide support, as necessary. City Council approves projects, plan submittal to HUD and substantial amendments to plans; the City Manager or the Deputy City Manager-City Development authorizes various reports to HUD.

The Neighborhood Services Division works to preserve, stabilize or revitalize the neighborhoods through cooperation and collaboration with citizens, local organizations, and other city departments. The division goals are to maintain a clean and attractive standard for the community through code compliance activities; facilitate community development; and coordinate programs that ensure balanced, affordable and fair housing in the city. To achieve these goals as well as the goals of CDBG, Neighborhood Services staff work with the other city departments, nonprofits, faith-based organizations, and civic organizations to overcome challenges that the low-income and special needs populations face. These agencies are identified in the Consultation section of the Consolidated Plan.

Neighborhood Services also coordinates with Adams County on the assignment of Thornton's portion of HOME funds. These projects are approved by City Council each year; the county is responsible for conducting the public hearing and public comment period as the administrator of HOME funds.

Consolidated Plan Public Contact Information

Lane Smyth, CDBG/HOME Administrator 303-538-7296

cdbg@cityofthornton.net

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Collaborating with private and nonprofit service providers, advocacy agencies, housing developers, and other key stakeholders that serve the low-income population creates a stronger force for addressing issues such as homelessness or near-homelessness. For this reason, the city reached out to agencies that serve these populations during the public participation process in an effort to collect an accurate definition of the needs of the low-income and special populations and to confirm the city's desire to coordinate on future solutions to issues experienced by these populations.

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)).

The Neighborhood Services Division spent several months speaking with housing, health, and education providers and internal city departments when compiling information for the Housing Needs Assessment and the Consolidated Plan. The goal of the consultations was to determine the needs in the community that were not being adequately addressed and ways in which coordination between the entities could be enhanced. Staff took this information to a City Council study session and hosted public meetings to discuss the most urgent needs in the community.

Moving forward, Thornton will continue to be an active participant in regional efforts with public and private housing, health and social service agencies in order to keep abreast of changing demographics, new trends, patterns or programs that impact vulnerable populations, and ideas to overcome challenges low-income people face in Thornton. This includes the regional planning initiatives by the Denver Regional Council of Governments, connecting businesses and nonprofit organizations, and supporting efforts that help low and moderate income residents become more self-sufficient, such as a veterans resources fair. The city will continue to collaborate with local agencies, such as Community of Faith United, Center for People with Disabilities, Food for Hope, and businesses to assist in developing a community that supports people of all incomes. Neighborhood Services will also continue collaboration efforts with other city departments that work with these agencies or provide services to specific populations like the Victims Advocate Division and Community Services who work with seniors, youth and low-income populations. The Thornton Partnership for Multifamily Communities has been very successful in increasing communication efforts between Police, Neighborhood Services and housing managers of apartments and manufactured home parks. In addition, Neighborhood Services will continue to coordinate meetings between other city staff and affordable housing developers, nonprofits and businesses who are looking to expand their presence in Thornton.

As the administrator of the Thornton CDBG funds, Neighborhood Services will proactively reach out to organizations and departments that have or are considering projects intended to fill an unmet need to discuss how CDBG or other funding mechanisms might be used to assist with their activities. Also, staff will explain the processes and requirements associated with different funding options. This will help to increase the capacity of the local agencies to serve the low and moderate income populations.

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

The city keeps abreast of local homeless programs, services, and outreach efforts through the Metro Denver Homeless Initiative (MDHI), the Continuum of Care provider for a seven-county area including Adams County. Recent efforts by MDHI, such as the landlord campaign and the rapid entry pilot project, will increase communication between nonprofits targeting similar issues, the private and public market and residents who seek these services by streamlining access to information. The city views its role as a promoter and supporter of efforts to help people, nonprofit organizations and private organizations connect into this system.

The city supports public and nonprofit initiatives to address homelessness. There is political support for these efforts; the Metro Mayor Caucus, of which the City of Thornton Mayor is a member, has defined homelessness as a topic they want to address in their communities. In the past, the city participated in the Homeless to Home Partnership meetings between local homeless and housing providers, school district liaisons, and municipalities as well as amended the city code to allow for churches involved with the Adams County Cold Weather Care program to shelter people overnight on an emergency basis. Each year the city funds agencies that provide for the basic needs of Thornton residents and contribute to their self-sufficiency through Thornton Assistance Funds (TAF); approximately 27 agencies receive funding annually and serve about 5,400 people with these funds. Also, the city has brochures and a special section of the website listing basic need resources, such as food, health, housing, and transportation.

Neighborhood Services works with other departments to educate them and the community on resources. For example, Neighborhood Services helped the Police Department craft a brochure with resources to provide to people they encounter sleeping in their cars or outside. Also, Neighborhood Services staff wrote a story for the business newsletter to let local businesses know how they can assist homeless service providers. Recently, staff suggested definitions for the term “shelter”, which is currently not in the city code.

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

This section is not applicable because the City of Thornton does not receive Emergency Solutions Grant (ESG) funds.

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

Table 61– Agencies, groups, organizations who participated

1	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Child Welfare Agency Other government - County Veterans
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Thornton consulted with several Adams County departments including, Planning, Human Services, the Community and Neighborhood Services Advisory Board, Veterans Services, and the Community and Neighborhood Resources Division. Staff from Planning, Human Services, and the Community and Neighborhood Services Advisory Board participated in a meeting with service providers co-facilitated by the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan. Adams County and City of Thornton staff interviewed the Veterans Service Officer in the Adams County Veterans Service Office. This office provides advisory, referral and processing services to county veterans, widows and dependents pertaining to veterans benefits and rights and is a liaison to other agencies who serve veterans. The biggest challenge for their clients is working with the VA, getting housing assistance, employment and transportation. Areas for improved coordination would include educating the staff that works with veterans and the veteran population on resources that are available in these areas. Having a one-stop shop or guide would be beneficial. The City and County will continue to work together to determine how best to address the regional needs and leverage support and resources.</p>
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2	Agency/Group/Organization	ADAMS COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment (HNA) and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan. The agency also participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan. Neighborhood Services works with staff from ACHA regularly to partner in the construction of new or rehabilitation of existing affordable housing, with homebuyer workshops and down payment assistance programs, and on developing programs that move people towards self-sufficiency. Currently, the city and ACHA are working on increasing tenant based rental assistance.
3	Agency/Group/Organization	THE SENIOR HUB, INC.
	Agency/Group/Organization Type	Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan. The agency also participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.
4	Agency/Group/Organization	COLORADO COALITION FOR THE HOMELESS
	Agency/Group/Organization Type	Housing Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
5	Agency/Group/Organization	GROWING HOME, INC.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan. The agency also participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.

6	Agency/Group/Organization	Community Reach Center, Inc.
	Agency/Group/Organization Type	Services-Children Services-Health Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan. The agency also participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.
7	Agency/Group/Organization	Centura Health
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan. The agency also participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.
8	Agency/Group/Organization	CLINICA FAMILY HEALTH SERVICES
	Agency/Group/Organization Type	Services-Health Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.
9	Agency/Group/Organization	Habitat for Humanity - Thornton
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
10	Agency/Group/Organization	THORNTON
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff from Code Enforcement, Current and Policy Planning and the CDBG Coordinator and Neighborhood Services Supervisor were interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
11	Agency/Group/Organization	Arising Hope
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
12	Agency/Group/Organization	ACCESS HOUSING, INC.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
13	Agency/Group/Organization	ALMOST HOME INC.
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan. The agency also participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.
14	Agency/Group/Organization	Center for People with Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Service-Fair Housing Disability Rights Advocacy
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan. A representative from the agency also participated in the focus group facilitated by the city for individuals with disabilities that is discussed in the public participation section.

15	Agency/Group/Organization	The Link
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
16	Agency/Group/Organization	Mapleton Public Schools
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
17	Agency/Group/Organization	Adams 12 Five Star Schools
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
18	Agency/Group/Organization	Brighton 27j School District
	Agency/Group/Organization Type	Services-Children Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
19	Agency/Group/Organization	COMMERCE CITY COMMUNITY ENTERPRISE
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan. The agency also participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.

20	Agency/Group/Organization	Denver Metro Board of Realtors
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
21	Agency/Group/Organization	Communities of Faith United
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the City's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
22	Agency/Group/Organization	A Precious Child
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Market Analysis

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The agency participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.</p>
23	<p>Agency/Group/Organization</p>	Adams County Youth Advocate Programs
	<p>Agency/Group/Organization Type</p>	Services-Children
	<p>What section of the Plan was addressed by Consultation?</p>	Market Analysis
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The agency participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.</p>

24	Agency/Group/Organization	Arapahoe House
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Substance Abuse Treatment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.
25	Agency/Group/Organization	Arc of Adams County
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency participated in the focus group hosted by the city for individuals with disabilities that is discussed in the public participation section.
26	Agency/Group/Organization	Audio Information Network of Colorado
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The agency participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.</p>
27	Agency/Group/Organization	Coal Creek Adult Education Center
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The agency participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.</p>

28	Agency/Group/Organization	Corinthian College
	Agency/Group/Organization Type	Services-Education Major Employer
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
29	Agency/Group/Organization	Court Appointed Special Advocates Adams/Broomfield
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.
30	Agency/Group/Organization	Denver Metro Fair Housing Center
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Analysis of Impediments

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan. The agency also met with city staff to discuss and provide input on the draft Housing Needs Assessment; city staff clarified and added additional information in the Analysis of Impediments based on the recommendations made by the agency.
31	Agency/Group/Organization	Early Childhood Partnership of Adams County
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Services-Education Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.
32	Agency/Group/Organization	US Department of Housing and Urban Development
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Analysis of Impediments
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Thornton's Community Planning and Development Representative from HUD attended the focus group facilitated by the city for individuals with disabilities. The city also provided a draft copy of the Housing Needs Assessment and Analysis of Impediments to the Fair Housing and Equal Opportunity staff person for review.
33	Agency/Group/Organization	Servicios de la Raza
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in a service provider meeting co-facilitated between the City of Thornton and Adams County. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attended. Service providers were asked to provide input on the needs of their clients and the community related to three areas: housing, public services and public facilities. Then agencies split into groups that most closely aligned with their mission to discuss the needs that impact their clients ability to be successful or the agency's ability to effectively serve their clients. The information identified helped develop the priority needs for the Consolidated Plan.
34	Agency/Group/Organization	Universal Lending
	Agency/Group/Organization Type	Lender
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed by the city's consultant for the Housing Needs Assessment and Analysis of Impediments. The information provided was used to develop the HNA and helped guide the 2015 - 2019 Consolidated Plan.
35	Agency/Group/Organization	METRO DENVER HOMELESS INITIATIVE
	Agency/Group/Organization Type	Regional organization Planning organization Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff met with the Executive Director of MDHI to discuss the needs in community, current initiatives being undertaken by MDHI, the agency's goals and primary focuses and how the city and MDHI can effectively collaborate and support each other. The agencies recently began to share information in an effort to outreach and provide resources to the community.
36	Agency/Group/Organization	State of Colorado - Civil Rights Division
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Data on fair housing complaints in Thornton compiled by this agency was used when developing the Housing Needs Assessment to evaluate previously identified impediments to fair housing and to identify new impediments for this Consolidated Plan.
37	Agency/Group/Organization	Colorado Department of Education
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Needs Assessment incorporated data from this agency on school enrollment and demographics, as well as McKinney-Vento information on homeless students in Thorntons school districts to define the changing demographics of the homeless and near-homeless populations in Thornton.
38	Agency/Group/Organization	Colorado Department of Human Services, Division of Child Welfare
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Needs Assessment included data from this agency on youth entering and exiting the foster care system in Thornton and Adams County to evaluate the services for and needs of at-risk youth.
39	Agency/Group/Organization	Colorado Division of Housing
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Needs Assessment included data from this agency on housing and utility costs, which were used in developing the housing gap analysis.
40	Agency/Group/Organization	Colorado Department of Public Health and Environment
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Needs Assessment and Consolidated Plan included data from this agency on persons living with HIV/AIDS and those at-risk for lead-based paint, which was used to evaluate the housing and service needs of this population.
41	Agency/Group/Organization	COLORADO HOUSING AND FINANCE AUTHORITY
	Agency/Group/Organization Type	Services - Housing Regional organization Public Enterprise/Lender
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Needs Assessment utilized data from this agency on down payment assistance in Thornton, and affordable housing in neighboring communities to support findings on housing needs in Thornton.
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Identify any Agency Types not consulted and provide rationale for not consulting

No organizations were intentionally excluded from the consultation process. In fact, 340 agencies were invited to the service provider meeting held at Adams County conference center, but not all agencies attended. In addition, during the development of the Housing Needs Assessment, the consultant reached out to developers, real estate representatives, school districts liaisons, nonprofits, and housing professionals.

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)	Similar to the City of Thornton's strategic plan, MDHI's goals are aimed at supporting at-risk and currently homeless individuals and families by increasing:- The availability of stable housing;- The incomes of individuals through employment by addressing the challenges/benefits of employment, improving coordination with local workforce centers and developing a data base of employment specialists and employment projects;- The number of participants obtaining mainstream benefits; and- Support to and coordination of agencies that regularly discharge people into homelessness (i.e. foster care, mental health, health agencies, etc.). The specific goals established by MDHI based on input from the seven counties include:1. Target resources for populations in need;2. Identify resources to better meet supportive service needs;3. Stronger regional data;4. Increase regional coverage of Notice of Funding Availability (NOFA) grant services;5. Improve access to resources/establish front door efficiencies; and6. Increase housing resources.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Station Area Master (STAMP) Plans	City of Thornton - Policy Planning	The city's Station Area Master Plans analyze the needs around the proposed commuter rail stations in Thornton. Based on information obtained through qualitative and quantitative data, including public input, the plans outline the most beneficial and comprehensive land uses including a mix of housing and facilities for each of the stations. Two of the stations fall within the CDBG-eligible neighborhoods and include vacant parcels that could provide additional housing opportunities, community facilities or schools for the low-income population.
Comprehensive Plan	City of Thornton - Policy Planning	The Comprehensive Plan was updated in 2012 and overlaps with the Consolidated Plan by establishing major strategies and key policies for Thornton's neighborhoods, future jobs, and potential amenities for city residents. It also serves as an advisory document for development in the city. This Plan gives a broad overview of how the city will grow, and where future development or redevelopment will occur.

Table 62– Other local / regional / federal planning efforts

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

The City of Thornton worked with Adams County to coordinate outreach efforts in obtaining public input and conducting consultation. The jurisdictions co-facilitated outreach efforts in an attempt to diminish overlap and expand the outreach provided to the community. This included the service provider meeting, community meetings with specific populations, a focus group with the senior population and consultation with MDHI. The entities also shared information, data and reports obtained through each respective jurisdiction's research efforts to ensure that there was not duplication of efforts and that information between jurisdictions was not contradictory.

Looking towards the future, Thornton will continue coordination with Adams County to evaluate the needs of the community and where commonalities exist, as well as collaborating on funding to ensure all residents living in the county have access to the same service. In the past, the Thornton and Federal Heights, a city that shares a border with Thornton, used CDBG funds to complete a project that crossed jurisdictional boundaries. The city is open to taking part of a collaborative process should the opportunity present itself again.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

The city made a concerted effort to ensure the participation of low-income and special needs individuals in the development of the Consolidated Plan and Annual Action Plan. The efforts were conducted over the span of over 18 months in an attempt to get a comprehensive and accurate gauge of the true needs in the Thornton community. The first effort was during the development of the 2014 Housing Needs Assessment which included multiple surveys and interviews with key stakeholders as well as an evaluation of the housing and community development data from a wide variety of sources. The second effort focused around the needs of the low-income population and included a series of public outreach efforts that primarily focused on resident input with a secondary focus on the consultation with service providers. Both of these efforts provided the city with a comprehensive data set that represented both qualitative and quantitative information. The priority survey that was completed by residents during the outreach efforts helped to set the stage for developing the high and low priority needs which in turn were used to develop the goals and objectives for the CDBG program over the next five years.

The third effort was the public hearing and public comment period for the Consolidated Plan and Annual Action Plan.

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)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>The city conducted a city-wide survey in English and Spanish for the HNA. Five hundred and ninety four responses were received, two of which were Spanish.</p> <p>Consolidated Plan</p>	<p>An online resident survey in English and Spanish was created and made available to residents. A flyer for the survey was distributed to residents by the City of Thornton via utility billing (sent to approximately 32,000 households), and</p>	<p>Seventeen housing surveys received were from individuals that lived outside of Thornton. For this reason, the surveys were not included in the city's analysis of public comments and the surveys were forwarded on to the individual's respective jurisdiction.</p>	<p>280</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Realtors, Lenders and Housing Providers	The survey was completed by 19 individuals anonymously.	The city created and administered an online survey for real estate, banking, lending, and housing service providers. A letter with a link to the survey was mailed to 38 banks and financial institutions, emails were sent to seven housing providers,	None	
OMB Control No: 2506-0117 (exp. 06/30/2018)		Consolidated Plan			THORNTON	281

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	Internet Outreach	Housing Developers	The survey was taken by five anonymous respondents.	The city circulated a survey for housing developers focused on housing demand, gaps, and needs in Thornton. Twenty-two developers with experience working in Thornton were emailed information with a link to the survey. Overall, respondents	None	
Consolidated Plan					THORNTON	282

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Seniors	The City of Thornton and Adams County co-facilitated a focus group at the Senior Hub, a local non-profit focused on advancing the quality of life for older adults through advocacy, community partnerships, and a variety of direct services.	Top concerns: - Maintenance of homes; - Accessibility of housing; - Affordability of housing for all populations, including building new housing or subsidizing current housing; - Educating families on supporting seniors; - Providing more affordable	None	
OMB Control No: 2506-0117 (exp. 06/30/2018)		Consolidated Plan Nine	seniors that live or work in		THORNTON	283

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Residents of Public and Assisted Housing</p>	<p>The City of Thornton and Adams County co-facilitated a focus group at the Creekside Apartment complex. The complex is owned by Adams County Housing Authority, the local public housing authority. Eighteen residents that live subsidized housing participate</p>	<p>Top Concerns: - Increase the safety of current housing; - Increase the affordability of housing through new developments and subsidizing current housing; - Educate landlords on rental subsidy requirements and restrictions and about renting to low-</p>	<p>Some of the suggestions from residents were not included in the analysis of needs in the community as it was an ineligible use of CDBG funds or it had already been addressed, but the residents were unaware of the program or project. In the event a suggestion was not able to be addressed</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Persons with disabilities	<p>The City of Thornton facilitated a focus group for individuals with disabilities. The city invited local organizations that serve people with disabilities including, Center for People with Disabilities, ARC of Adams County and the Audio Information Network.</p>	<p>The residents were asked to discuss the most pressing needs for the community in each of the following categories:</p> <ul style="list-style-type: none"> - Housing: - Support programs that provide emergency assistance to residents for rent and utilities; - Support programs 	<p>Although some of the suggestions from participants could be addressed in individuals projects, they were not included in the overall analysis of needs in the community because they were focused on modifying the current ADA requirement s. The items suggested that were not included</p>	285

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)
7	Booth at Harvest Fest	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Homeless</p> <p>Consolidated Plan</p>	<p>In an attempt to outreach to vulnerable populations to get input on the needs in the community , Neighborhood Services provided local nonprofits and other city departments with copies of surveys that asked which areas were a high priority to</p>	<p>To see a summary of all of the survey results received through the different outreach efforts, refer to the Citizen Participation Comments Appendices.</p>	<p>All of the surveys submitted by Thornton residents were included in the analysis of priority needs. In some instances however, non-Thornton residents completed the survey. In those cases the survey was forwarded to the individual's respective jurisdiction so it could be included</p>	

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)
8	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/ broad community</p> <p>Consolidated Plan using CDBG funds. The city allowed</p>	<p>In an attempt to outreach to additional residents, the City of Thornton posted fillable English and Spanish versions of the priority survey on its website. The survey asked residents to indicate which priority needs should be addressed using CDBG funds. The city allowed</p>	<p>To see a summary of all of the survey results received through the different outreach efforts, refer to the Citizen Participation Comments Appendices.</p>	<p>All of the surveys submitted by Thornton residents were included in the analysis of priority needs. In some instances however, non-Thornton residents completed the survey. In those cases the survey was forwarded to the individual's respective jurisdiction so it could be included</p>	<p>http://www.cityofthornton.net/Departments/CityDevelopment/Neighbor/GrantPrograms/Pages/CommunityBlockGrants.aspx</p>

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)
9	Booth at Harvest Fest	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish Speaking</p> <p>Non-targeted/broad community</p>	<p>The City of Thornton holds annual festivals for residents. At many of the festivals, the city has a tent in which residents can come and talk to specific departments regarding questions, issues or concerns they have.</p> <p>This year Neighborhood Services had an</p>	<p>To see a summary of all of the survey results received through the different outreach efforts, refer to the Citizen Participation Comments Appendices.</p>	<p>All of the surveys submitted by Thornton residents were included in the analysis of priority needs. In some instances however, non-Thornton residents completed the survey. In those cases the survey was forwarded to the individual's respective jurisdiction so it could be included</p>	

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)
10	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/ broad community</p> <p>Consolidated Plan</p>	<p>The City of Thornton hosted an open house to discuss the CDBG funds and the five year strategic plan. Residents were provided information on how and where CDBG funds had been used in the past, what CDBG funds could be used for and an explanation of the</p>	<p>To see a summary of all of the survey results received through the different outreach efforts, refer to the Grantee Unique Appendices.</p>	<p>All of the surveys submitted by Thornton residents were included in the analysis of priority needs. In some instances however, non-Thornton residents completed the survey. In those cases the survey was forwarded to the individual's respective jurisdiction so it could be included</p>	

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)
11	Booth at Harvest Fest	Non-targeted/ broad community	The Housing Needs Assessment was posted on the city website in August 2014 for residents to read and provide feedback. All local agencies interviewed for the Assessment as well as the HUD FHEO staff were notified that the draft Assessment was	The first comment was from the Homeless Education Liaison at the Adams 12 School District, "I've read the report and it is outstanding. Thank you for the hard work you've put into this and for the work you do for the citizens of Thornton". The second comment was from	None	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Booth at Harvest Fest	Non-targeted/ broad community	No public comments were received.	None	Not Applicable	
13	Public Hearing	Non-targeted/ broad community	No residents signed up to speak at the public hearing for the Consolidated Plan and Annual Action Plan.	No public comments were received.	Not Applicable	

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)
14	Internet Outreach	Non-targeted/ broad community	No public comments were received based on the notice posted on the City's website regarding the first substantial amendment.	None	Not Applicable.	
15	Booth at Harvest Fest	Non-targeted/ broad community	No public comments were received.	None	Not Applicable	

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)
16	Public Hearing	Non-targeted/ broad community	No residents signed up to speak at the public hearing for the first substantial amendment to the 2015 Annual Action Plan and associated Consolidated Plan.	None	Not Applicable	

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)
17	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/ broad community	No public comments were received regarding the first substantial amendment.	None	Not Applicable	

Table 63– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Thornton is the most populous city in Adams County, and the sixth most populous in the state. Located approximately ten miles north of downtown Denver and adjacent to Interstate 25, Thornton has easy access to various transportation routes. It continues to be an affordable place to live with families making up the largest composition of the community.

Thornton has many opportunities for future development with five of the six commuter rail stops coming into the city, major road networks being constructed in the north, many large parcels of land being evaluated for new residential and commercial development. The city will monitor how this growth will impact the needs of the low-income community through the Annual Action Plans and end of year reports that are submitted to HUD.

The Housing Needs Assessment and feedback from the Thornton community have indicated a need for more balanced housing options. The following findings were identified:

- There is not a variety of housing options or housing at different price points dispersed equally throughout the city. The majority of affordable housing is located south of 120th.
- There is a limited availability of homes for sale for lower income people. People making less than 80% of the area median income may have a challenge finding a home they can afford.
- The demand for affordable rental housing for low to extremely low residents is greater than the supply.
- There is appears to be a high demand for assisted living units, independent living with services and memory care at a lower price point.
- There is a need for more housing that is fully accessible to people with disabilities.

Since many of these findings are tied directly to the private real estate market, the city will need to explore various means to address these challenges. Ideas could include supporting agencies that provide subsidized housing through tenant based rental assistance or housing vouchers; funding down payment assistance programs; educating residents on the housing resources that are available to them; and incentivizing developers to provide affordable housing in the northern area of Thornton located near transit, employment and supportive services. Thornton will build upon existing relationships as well as develop new ones with agencies that can help address these needs.

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

Describe the jurisdiction's need for Public Facilities:

The results of the public input process indicated the need for the following types of facilities to serve low and moderate income Thornton residents: health facilities, centers for youth or child care, facilities for specific populations who require additional assistance, and recreational/library facilities and parks.

Agencies that provide these types of services may not necessarily have their facilities in Thornton but are located in surrounding municipalities. They generally serve all of Adams County including Thornton residents. The drawback to this is the travel time and accessibility for those that are low-income and may have to rely on public transportation. Partnering with school districts or other nonprofits to share a facility may be a more realistic way to address this need.

Significant upgrades have already been completed at the existing Thornton Senior Center which is located in the south. However, the desire to have an additional facility that is focused on the needs of the growing baby boomer population or is multi-generational and located farther north is a topic of continued discussion at the city.

During the community meetings, recreational uses were identified as a need but more secondary in nature when compared to providing facilities that meet basic needs.

How were these needs determined?

These needs resulted from the results of the priority needs survey and meetings with residents.

Describe the jurisdiction's need for Public Improvements:

Residents placed a higher priority on improvements to city sewer and water, flood and drainage, as well as residential streets and sidewalks and less of a need for streetscape or parking facilities. When evaluated against city infrastructure data, the highest need is for flood and drainage improvements in older residential neighborhoods.

These neighborhoods are located in southern Thornton and have outdated infrastructure that may not meet the capacity needed today and require replacement. Needed improvements should focus on safety, such as lighting, removing tripping hazards and accessibility for those in wheelchairs, and adequate drainage that can decrease the chance of flooding.

How were these needs determined?

The needs are based on the results of the priority needs survey as well as city-based data and interviews with Infrastructure and Engineering staff who are familiar with the challenges that the older neighborhoods have in regards to aging infrastructure.

Describe the jurisdiction's need for Public Services:

The need for wrap around services that support the low-income population was identified as a high priority during the public participation process, specifically around employment training, transportation, health, and services for specific populations. Youth or child care, screening for lead-based paint hazards, legal services, education of crime awareness or prevention, and housing and rental counseling were identified as a low priority need.

Residents and service providers recognize the need for supportive services and promoting self-sufficiency as an important part of providing for the overall well-being of the community members. Staff received feedback that there is a need for more transportation options for those who without a car and employment training for youth and the disabled population. Many residents expressed an interest in learning more about resources and services that are available to them. The concept of a one-stop shop where residents could go to access multiple services or complete applications was recommended.

How were these needs determined?

This information came from the results of the priority needs survey, community meetings with Thornton residents, feedback from service providers and the Housing Needs Assessment.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Thornton's housing market has changed since the 2009 Housing Needs Assessment. In 2009, the country was still in the midst of the foreclosure crisis and a recession. Now Thornton's economy is recovering as is the housing market, with new construction picking up since 2013. The city has experienced an increase in the number of affordable units in the last year. Despite these trends, there continues to be a gap in the number of units affordable for low-income households. The following factors had a significant impact on the growing number of individuals in need of affordable housing:

- Thornton's overall population has increased by 2.77% according to city population estimates from the 2009 (fourth quarter of 2008) and the 2014 Housing Needs Assessment (second quarter of 2014).
- Residential construction and multifamily construction declined precipitously during the economic downturn (2008-2012), so that new construction did not keep pace with the city's growing population and shifting housing needs. This began to change starting in 2013.
- Thornton's poverty rate has increased since 2007 by 25.7% and household incomes have decreased by \$5,513 since that time according to HUD estimates.
- Thornton's homeownership rate has decreased by nearly 10%, (77% vs. 67.7%), so more households are seeking rental options. This was partly due to the foreclosure crisis, as households unable to maintain their mortgage entered the rental market. However, foreclosure petitions have steadily decreased and are down 71% in 2013 from the high in 2008.
- As a result of decreasing homeownership and growing population, Thornton's rental vacancy rates have decreased by nearly half (7.5 - 8 % vs. 4 - 4.5%).
- Rental rates for apartments in Thornton and the metro area have increased due to the increased demand. With higher rental rates and more households in poverty, the number and share of Thornton households that are cost burdened (paying more than 30% of their income on housing costs) has increased.
- Home values and prices are increasing, which is a trend seen throughout the metro area.

Since 2008, 1,652 permits have been issued for new single-family homes in Thornton, and 365 permits issued for multifamily units. According to the city's Building Department, construction of units declined during the economic downturn, which started in 2008. Building permit numbers remained stable for single-family homes from 2008 to 2012 and started to increase in 2013. Prior to 2008, the city was issuing more than 200 single-family permits a month.

Although multifamily building permits have remained a relatively small share in Thornton overall in recent years, multifamily apartment construction has picked up significantly in the Denver metro area as a whole. A report by the CBRE Group from the first quarter of 2014 found that 7,800 apartment units in Denver were completed in 2013, compared to just 2,700 units between 2008 and 2012. The report

projected another 9,000 units to be completed in the region in 2014, citing job growth, broad rental demand, and RTD's FasTracks expansion as the main causes for this increase.

Based on these trends, Thornton may see an increase in multifamily development in the coming years. City data indicates that as of the 2nd quarter of 2014, approximately half of the units in proposed and approved residential projects are multifamily. Outside investors have begun to see Thornton as a desirable market for residential neighborhoods. For example, in June of 2014 the Denver Business Journal reported that a California investment firm had purchased a Thornton townhome community. The reasons given for the purchase were “the quality of the units, desirable suburban location, high occupancy and ability to increase rents.”

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

Introduction

The economic conditions in Thornton have begun to improve over the last few years with four new primary employers bringing in an estimated 600 jobs. Job growth within Thornton should increase demand for new housing units for employees interested in living near their jobs. A mix of professional employees, retail employees, and small business owners and employees at these new and redeveloped sites will seek a mix of housing options in all price and size ranges.

ACS data provides information that makes it possible to estimate labor force dynamics for Thornton. The latest year that this information is available for is 2012. In that year, 73.3% of the Thornton residents were considered to be working or actively looking for a job. This group of people grew by 15% from 2005 to 2012. In 2012, close to 69% were employed and 5.9% were unemployed. The November 2013 Adams County unemployment rate, the latest published rate that includes Thornton, was 6.6%, slightly higher than the Colorado rate of 6.5%. As identified earlier in the data on poverty, employed persons and persons working in jobs with a living wage are more likely to be able to live above the poverty level and, therefore, secure decent housing.

U.S. Census “On the Map” provides basic demographics of those who work in Thornton. More than 50% of the Thornton workforce is age 30 to 54. Slightly less than one third of workers earn \$1,250 per month or less, 43% earn between \$1,250 and \$3,333 and another third earn more than \$3,333 per month. Educational attainment data indicates that 18.5% have a bachelor’s or advanced degree; 23% have some college or an associate’s degree; 18% have a high school education and 8.8% of employees have less than a high school education. The data for the remaining 31.7% is not available (workers aged 29 or younger).

Thornton, like many suburban communities, has residents that commute out of the city for work in other communities. U.S. Census “On the Map” data indicates that as of 2011, 7% (3,750) of Thornton’s working residents worked in Thornton and the rest left the city to work elsewhere (see attached figure). A total of 17,398 people commuted into Thornton for work. Of those residents who left Thornton for work, over 26% commuted to Denver. Another 22.5% commuted to other Adams County communities.

According to 2012 ACS data, the vast majority of Thornton’s working population commutes by single occupancy vehicle (84%). Only 2% of the population commutes by public transportation. It is important to note that the median earnings of those who commute by public transportation are 30% less than those who drive alone. These commuters are also more likely to live below the poverty line, and more likely to have no access to a vehicle.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	608	12	2	0	-2
Arts, Entertainment, Accommodations	4,874	3,038	12	18	6
Construction	3,131	917	8	5	-3
Education and Health Care Services	5,633	4,198	14	24	10
Finance, Insurance, and Real Estate	2,946	808	7	5	-2
Information	1,569	465	4	3	-1
Manufacturing	4,024	159	10	1	-9
Other Services	1,456	702	4	4	0
Professional, Scientific, Management Services	4,412	1,140	11	7	-4
Public Administration	194	7	0	0	0
Retail Trade	5,632	5,229	14	30	16
Transportation and Warehousing	2,256	169	6	1	-5
Wholesale Trade	3,097	414	8	2	-6
Total	39,832	17,258	--	--	--

Table 64 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	61,864
Civilian Employed Population 16 years and over	58,325
Unemployment Rate	5.72
Unemployment Rate for Ages 16-24	20.54

Unemployment Rate for Ages 25-65	3.71
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Table 65 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector		Number of People
Management, business and financial	13,187	
Farming, fisheries and forestry occupations	3,143	
Service	5,335	
Sales and office	10,749	
Construction, extraction, maintenance and repair	6,550	
Production, transportation and material moving	3,808	

Table 66 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	28,094	51%
30-59 Minutes	22,864	41%
60 or More Minutes	4,223	8%
<i>Total</i>	<i>55,181</i>	<i>100%</i>

Table 67 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,813	541	2,441
High school graduate (includes equivalency)	13,246	700	3,284
Some college or Associate's degree	17,571	725	2,464
Bachelor's degree or higher	14,733	367	1,892

Table 68 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	210	599	641	1,347	736
9th to 12th grade, no diploma	1,817	1,946	1,392	1,870	1,156
High school graduate, GED, or alternative	3,810	5,274	4,487	7,518	1,894
Some college, no degree	2,807	4,592	4,197	6,019	1,570
Associate's degree	372	1,646	1,652	2,759	323
Bachelor's degree	739	4,737	4,147	3,691	633
Graduate or professional degree	64	1,043	1,602	1,772	416

Table 69 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,364

Educational Attainment	Median Earnings in the Past 12 Months
High school graduate (includes equivalency)	33,016
Some college or Associate's degree	40,599
Bachelor's degree	52,519
Graduate or professional degree	58,488

Table 70 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

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

The top employment sectors in Thornton, ranked by the highest number of workers, are education and health care services at 5,633 and retail trade at 5,632. The two largest employers are public sector organizations: Adams 12 Five Star Schools and the City of Thornton (as identified in the Major Employers attachment below). Thornton’s Economic Development Department focuses on increasing jobs from companies that produce goods and/or services for customers that are predominantly outside the community. Economic Development staff have identified that most of these types of jobs are concentrated in and around the central Thornton business park district, which is bordered by I-25, 128th Avenue, Claude Court and 120th Avenue. This area is served by the I-25 expressway, which provides the transportation artery for employees, goods and services.

According to the 2007 Census, 31.9% of the businesses in Thornton are owned by women and 12.1% are Hispanic-owned companies.

Describe the workforce and infrastructure needs of the business community:

The average wage in Thornton is approximately \$34,000 a year. This is lower than the average wage in Adams County of \$52,128 a year, according to 2013 data collected by the City of Thornton Office of Economic Development.

According to the Census statistics from 2013, 25.8% of Thornton residents having achieved a bachelor's degree or higher and another 61.4% have a high school degree, leaving only 12.8% without a high degree.

Thornton has limited opportunities for higher paying jobs which could be attributed to the fact that 93% of Thornton residents leave the city to work elsewhere. To address this, the Economic Development Department has focused its efforts on attracting employers that pay higher wages. Recently, Avaya and the Northern Group moved to Thornton. The city also recognizes that workforce drives most relocation and expansion decisions, so the department offers custom workforce reports using labor market, industry, and demographic data that provide insight into the regional labor market, industries, occupations, demographics, supply chain, workforce trends, economic impacts, skills, and job compatibility.

To further meet the needs of the business community, Economic Development Department has an online, interactive tool that allows potential employers to search the existing commercial and office properties and look through the inventory of land available for future development that are for sale or lease. Not only are these tools beneficial for businesses, they are helpful to nonprofit organizations that may be interested in moving their offices to Thornton. The Center for People with Disabilities and Community of Faith have both taken advantage of these services.

Almost 80% of the businesses in Thornton are considered small businesses with 20 employees or less. To support the smaller businesses, Thornton provides the Business Improvement Grants (BIG) for physical improvements that will result in the creation and retention of jobs, increased sales revenue, and increased capital investment in Thornton facilities. Other services, such as free commercial graffiti removal, sales use and tax workshops, and incentives for business expansion and job creation, are offered. The city partners with North Metro Small Business Development Center for free one-on-one counseling for small businesses.

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

Thornton's commercial development is expected to grow during the next five years; this expectation is based on development projects in the planning process currently and the commuter rail line that will begin to take shape in 2015 and open in 2018.

The Grove off I-25 and 144th Avenue is a new retail center that started off with the opening of the Cabela's sport store a year and half ago. The Grove has recently added new stores, including Boot Barn, Firehouse Subs, a gas station and Lazy Boy Furniture. There is still retail space available at this location. This development brought new utilities to this northern area of Thornton and has spurred other developers to submit project plans close to this area, including an outlet mall, Top Golf and a bowling center. Also, two new medical centers are slated to open fall of 2015 in the north Thornton.

The Regional Transportation District (RTD) is currently working on the final engineering plans for commuter rail that will run through Thornton. Each of the three rail stops have raw land near it that can be developed. The city has completed station area master plans for transit oriented development around two of the stops. As a result of this future public transportation, land owners at these stops have received several proposals from housing and commercial developers.

To support future growth in jobs, the city may refer companies to the Adams County Workforce Center. This agency assists companies in recruiting highly trained and qualified employees. Employers also have access to a diverse set of resources and expertise to assist with customized training and supportive services, bonding services and tax credits, job fairs and postings, recruiting, prescreening and personnel services. Thornton residents who are interested in working for one of these new employers can take advantage of the free services offered at the center, including classes on computer skills, job searches, career assessments, resume writing and effective interview skills.

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

For those members of the current workforce who have higher education and skill sets, companies like Intrex Aerospace, US Engineering, Verizon, Avaya and the proposed medical companies will provide new opportunities for finding jobs that may fit their experience and salary requirements thus allowing them to live and work in the Thornton community. Some companies like Intrex offer on-the-job training to help build their employee base who may not have the right skill sets yet.

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

Employment training and providing opportunities to increase the self-sufficiency of the low-income population has been identified as a high priority for Thornton. To help our residents meet these goals, there are workforce programs and educational options that they can take advantage of.

First, the Adams County Workforce Center provides free services as described above. Second, the Economic Development staff promotes the Colorado FIRST program that provides grants to companies that are locating or expanding in Thornton and provides funds to net new hires. For those residents who are seeking a higher education, several options are available. Thornton hosts Everest College with 407 students and Regis Dual Language University with 100 students and offers access to a wide variety of colleges and universities as noted in the Higher Learning Programs attachment below.

All of these efforts will support the employment training ‘high’ priority as well as the economic development activities identified as a ‘low’ priority in the Consolidated Plan. Since Neighborhood Services works with many of the nonprofits like Center for People with Disabilities and Arc of Adams County, both of which support the disabled population through employment training, staff can share these resources with agencies to help increase their capacity and future employment of their clients.

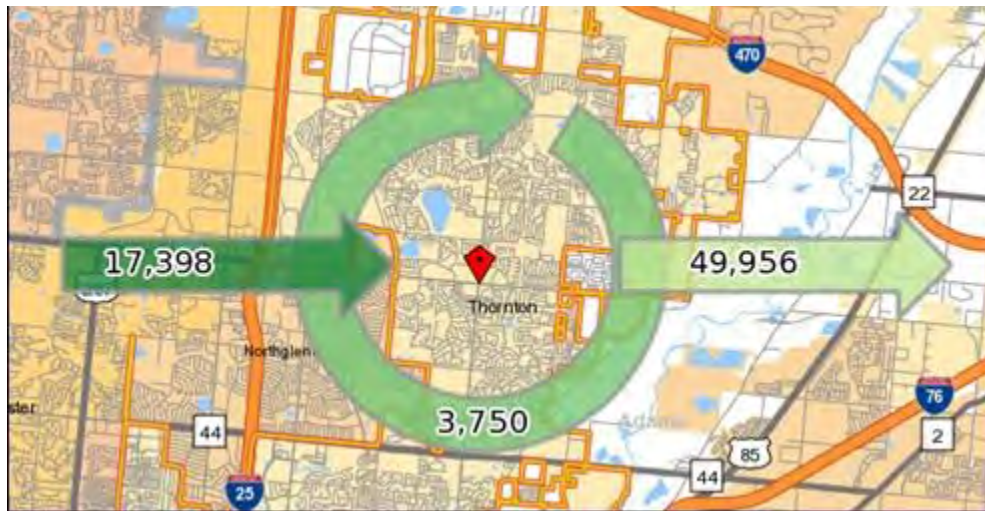
Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

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

The city adopted the Economic Development Strategic Plan in April 2014. The economic development initiatives outlined in Thornton’s Economic Development strategic plan focus on the expansion of aerospace, telecomm, energy, information technology, and medical industries, as well as increasing efforts to make Thornton more competitive in recruiting primary employers. The economic development plan does not coincide with the goals of the Consolidated Plan. However, one of the CDBG priorities is employment training. Economic Development staff are supportive of working with Neighborhood Services to increase the employment training and business start up training available for community members.

Discussion



On the Map Figure

Company	Product/Service	Thornton Employees
Adams 12 Five Star Schools	K-12 Education	3,203
City of Thornton	City Government	1,123
Dish Network	Call Center	955
North Suburban Medical Center	Full Service Hospital	767
American Furniture Warehouse	Retail Trade	538
Corinthian Colleges, Inc.	Call Center	500
King Soopers	Grocery Store	450
WalMart Stores	Retail Trade	411
The Home Depot	Retail Trade	361
AMI Mechanical	Commercial Mechanical Contractor	250
Vibra Hospital	Rehabilitation and Long-Term Acute Care Hospital	241
Centura Health - Villas at Sunny Acres	Healthcare and Assisted Living	231
Peak Medical of Colorado	Skilled Nursing and Rehabilitation Center	224
DigitalGlobe	Satellite Imagery	214
Costco	Retail Trade	211
Sam's Club	Retail Trade	204
Sungard	Data Management and Cloud Computing Consulting Service	189
Target Corporation	Retail Trade	186
Rangeview Library District	Public Library	144

Revised: January 2014

Major Employers

Higher Learning Programs

INSTITUTION	TOTAL STUDENT ENROLLMENT	DEGREE PROGRAMS OFFERED	MINUTES FROM THORNTON	LOCATION OF CAMPUS
Colorado Christian University	3,490	35	23	Lakewood
Colorado School of Mines	5,524	56	26	Golden
Colorado State University	30,467	161	58	Fort Collins
Everest College	460	10	N/A	Thornton
Front Range Community College	20,568	36	13	Westminster
ITT Technical Institute-Westminster Campus	1,932	19	15	Westminster
Metropolitan State College of Denver	23,789	58	18	Denver
Regis Dual Language University	100	9	N/A	Thornton
Regis University	11,253	70	14	Denver
University of Colorado - Boulder	32,558	162	30	Boulder
University of Denver	11,797	194	23	Denver
University of Northern Colorado	130,038	91	53	Greeley
*University of Phoenix - Westminster	477,486	51	15	Westminster
Source: Institute of Education Sciences-National Center for Education Statistics, IPEDS Data Center, 2011 Data				
* Student enrollment includes all students worldwide. Degree Programs offered are those available at Colorado campus locations.				

Higher Learning Programs

MA-50 Needs and Market Analysis Discussion

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

The city does not have any areas where households with multiple housing problems are concentrated. When you evaluate the data in the attached Multiple Housing Problems table, there are only 66 households with three selected conditions which could include lack of plumbing or kitchen facilities, overcrowding, or cost burden. Given that there are over 44,000 housing units, homes with three of these selected condition represent less than 1% of the housing stock. Additional data on these conditions can be found in the 2014 Housing Needs Assessment document.

For the purposes of this question, concentration as it relates to multiple housing problems is defined as housing units that have three or more selected conditions where the percentage is greater than 20%.

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

According to HUD, an area of racial and ethnic concentration is defined as where the percentage of persons in a particular race or ethnic group is at least 20 percentage points higher than the percentage of persons in the category for the city as a whole. For the purposes of this question, concentration of racial or ethnic minorities or low-income families will follow this definition.

Of Thornton's total population, 34% of the residents identify themselves as Hispanic. Some tracts in the southern portion of Thornton consist of more than 54% Hispanic population according ACS data. thus indicating a higher concentration in this area. The area also coincides with the highest proportion of families living below the median area income. ACS data indicates that with the exception of American Indian/Alaskan Natives, White Non-Hispanic populations have a lower percentage of individuals below the poverty rate than other races. Hispanic or Latino populations are three times more likely to fall below the poverty rate than their Caucasian counterparts. The attached maps show the concentration of the poverty rate and persons of Hispanic origin.

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

The southern areas of Thornton are not only where there are higher concentrations of the low-income population and minorities reside, but this also represents the oldest sections of the city. Aging infrastructure, older commercial buildings, and housing stock that is over 50 years old are some of the characteristics in this area. However, these areas have also seen reinvestment not only from CDBG funds but also urban renewal and transportation efforts. Since 1983, Thornton has invested over \$13 million of CDBG funds with a good portion going towards projects that contribute to the revitalization of these neighborhoods from streetscape, community facility improvements, new sidewalks to address accessibility, and housing rehabilitation programs.

The majority of Thornton's affordable housing stock is located south of 120th; this includes apartments and manufactured home parks. While single-family homes exist in all areas of the city, home values in the southern area generally fall at or below \$250,000 while they are greater than \$250,000 in the northern sections (as indicated in the attached map). This means that those who wish to live north of 104th may not be able to rent or buy in this north section of the city because they cannot afford it, as explained in the 2014 Housing Needs Assessment. This issue is a result of the private market forces. Typically, private housing developers and owners cannot afford to construct or offer housing below market rate; housing developers/owners must use grants and subsidies to provide affordable housing or the housing must be less desirable by the general market, and, thus, offered at a lower price. Also, since Thornton is attempting to attract businesses with average annual salaries higher than \$34,000, this drives the developers to build housing for those higher salary levels.

Are there any community assets in these areas/neighborhoods?

There are many community assets in these neighborhoods. The city will have brand new commuter rail stations in 2018 at 88th and Welby and 104th and Colorado. There is a concentration of medical services located close to I-25 and Thornton Parkway, including the North Suburban Hospital, Clinica Family Health Services, Vibra Hospital and the Cancer Care Center. Many nonprofit organizations, such as Arapahoe House, Community Reach Center, Center for People with Disabilities and Rocky Mountain Youth Clinics, that provide affordable mental and physical health services to the low-income populations are located in this area. Recently, the Mapleton School District completed a major expansion of their facilities at the Skyview Campus, which is located adjacent to the 88th and Welby transit oriented development site. New state-of-the-art school buildings for Kindergarten through high school and a library are surrounded by several athletic fields that are programmed through the city and the school. Besides the Mapleton campus library, there is another fairly new library west of I-25 side with internet access. There are 20 parks nestled into the residential neighborhoods, as well as a community center, public pool, arts and culture center and senior center. Also, there are two recreational amenities that draw people from around the region associated with this south Thornton area; Water World, the largest outdoor family water park in America, is adjacent to the area and Rock'n & Jam'n, an indoor rock climbing facility, is located in this area.

Are there other strategic opportunities in any of these areas?

There are opportunities for both redevelopment and new development that can positively impact this area. The Thornton Shopping Center, located at the heart of south Thornton, is changing from a center of mostly vacant buildings to one that can once again be a valuable community center. All the redevelopment thus far has happened by the private sector. Clinica Family Health Services, a medical and dental clinic serving low-income people, expanded its facilities in 2013 and added solar panels in 2014. CDBG funds paid for a portion of these improvements. The New America School opened in early 2014 and serves the educational needs of English language learners and students not succeeding in traditional public schools. These two buildings only represent about 20% of this large site, so the city is

considering rezoning the site which was originally developed in the 1960s to one that allows for a mix of residential, commercial and public uses.

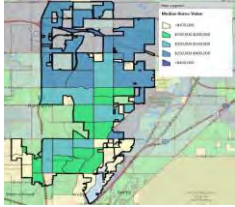
A commercial site at 104th and Washington Street that has been vacant for more than a decade is in the midst of redevelopment; an interactive car dealership has recently opened and a casual dining restaurant is currently being constructed. This site is on the northern most boundary of what we consider south Thornton. There is more room for commercial opportunities at this site.

With the announcement that the commuter rail will have stops in two areas in south Thornton, the property around the 88th Avenue stop and the 104th stop has become desired locations to develop. City Council approved the master plans for the land around these stops in January 2015. Now developers are making offers to land owners and proposing a variety of housing and commercial products for this spots. The city will attempt to ensure there is a mix of housing, retail and services around these stops.

Multiple Housing Problems



Concentration of Poverty and Persons of Hispanic Origin Map



Median Home Value

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The key elements of the strategic plan are to provide low-income populations, especially those that are most vulnerable, with affordable housing options that are dispersed throughout the city and supportive services that promote self-sufficiency. The strategic plan guides the city in its efforts to identify what projects will be funded for the next five CDBG program years and what actions the city will take to meet the needs of the low-income population. These actions must be in alignment with the mission of the CDBG program: to develop a viable community by providing decent affordable housing and a suitable living environment and by expanding economic opportunities, principally for low and moderate income residents.

CDBG and HOME funds will be used to address the priority needs of Thornton over the next five years. In general, the high priority needs are concentrated in areas of affordable housing, increasing self sufficiency and supportive services through public services, and public infrastructure, specifically for flood and drainage improvements. The attached table lists all of the high and low priority needs. Projects that fall into the 'high' priority need will receive preference over those in the low category. These needs are also linked to the goals and objectives outlined in the Consolidated Plan.

In order to meet the priority needs and goals identified in this document, the city will need to continue efforts to partner and collaborate with agencies that provide these key services to those most in need.

Priority Needs for Low-Income Populations		High	Low
Housing			
Support Construction of New Affordable Housing	x		
Acquire Housing for Rehabilitation	x		
Rehabilitate Owner-Occupied Housing and Multifamily Housing	x		
Provide Financial Assistance to Purchase a Home in Thornton	x		
Improve Energy Efficiency in Existing Housing			x
Support or Develop Housing for Homeless			x
Public Infrastructure			
Flood and Drainage Improvements (i.e. retention ponds, catch basins)	x		
City Water and Sewer Improvements (must be to affordable housing or in low-income residential neighborhoods)			x
Residential Street Improvements (i.e. lighting for safety)			x
Streetscape Improvements (i.e. landscaping in rights of way)			x
Residential Sidewalk Improvements (i.e. missing sections, wheelchair accessibility)			x
Public Facilities			
Acquire, Construct or Rehabilitate Health Facilities (i.e. physical or mental health)			x
Acquire, Construct or Rehabilitate Facilities for Specific Populations (seniors, disabled, victims of domestic violence, people with substance abuse issues, abused and neglected children, homeless and near-homeless)			x
Acquire, Construct or Rehabilitate Centers for Youth or Child Care			x
Develop or Improve Recreational/Library Facilities and Parks			x
Public Services			
Support Employment Training	x		
Support Improved Transportation Services	x		
Support Improved Health Services (i.e. physical or mental health)	x		
Increase or Improve Services for Specific Populations (seniors, disabled, victims of domestic violence, people with substance abuse issues, abused and neglected children, homeless and near-homeless)	x		
Provide Improved Services for Youth or Childcare			x
Screen for Lead Based Paint Hazards			x
Provide Legal Services			x
Education of Crime Awareness or Prevention Services			x
Provide Housing Counseling and Rental Assistance Counseling			x
Economic Development that Results in New Jobs			
Provide Small Business Development Assistance			x
Rehabilitate Public or Private Commercial/Industrial Facilities			x
Develop Commercial/Industrial Infrastructure			x

Priority Needs

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

Geographic Area

Table 71 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The city does not have any targeted areas other than the designated CDBG-eligible area in south Thornton, in which more than 51 percent of all households are low and moderate income. This is the area where most of the CDBG funds will be used in the next five years to ensure this older section of town has viable infrastructure and services for low-income residents and special populations. In the area of affordable housing, Thornton will seek to have more geographically dispersed projects throughout the city, since the Housing Needs Assessment alleged that “there is not a variety of housing options or housing at different price points dispersed equally throughout the city and that Thornton has a notable high concentration of housing serving low-income people in south Thornton and a lack of affordable housing north of 120th Avenue.” While some of the CDBG funds could be invested in affordable housing projects north of 120th, the vast amount of the funding for affordable housing will come from other sources, such as Private Activity Bonds, Low Income Housing Tax Credits and HOME funds.

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

Priority Needs

Table 72 – Priority Needs Summary

1	Priority Need Name	Support Construction of Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Housing Goal
	Description	Support the construction of new affordable rental and owner-occupied housing for low and moderate income households.
	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
2	Priority Need Name	Acquire Housing for Rehabilitation
	Priority Level	High

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Housing Goal
	Description	Support the acquisition of existing owner or rental housing for rehabilitation.
	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
3	Priority Need Name	Rehabilitate Owner-Occupied & Multifamily Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	

	Associated Goals	Housing Goal
	Description	Support the rehabilitation of existing single or multifamily housing to increase the availability of safe and sanitary affordable housing for low and moderate income households.
	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
4	Priority Need Name	Provide Financial Assistance to Purchase a Home
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Housing Goal
	Description	Support programs that provide financial assistance to purchase a home for low and moderate income first time homebuyers.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
5	Priority Need Name	Improve Energy Efficiency in Existing Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Housing Goal
	Description	Support energy efficient improvements to existing single and multifamily housing for low and moderate income households.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
6	Priority Need Name	Support or Develop Housing for Homeless
	Priority Level	Low
	Population	Extremely Low Low Moderate Individuals Families with Children
	Geographic Areas Affected	
	Associated Goals	Housing Goal
	Description	Support or develop housing for homeless individuals and families.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
7	Priority Need Name	Flood and Drainage Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure Goal
	Description	Support flood and drainage improvements projects that benefit low and moderate income households or areas (i.e. retention ponds, catch basins).

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
8	Priority Need Name	Water and Sewer Improvements
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure Goal
	Description	Support public water or sewer improvements that benefit low and moderate income housing or areas.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
9	Priority Need Name	Residential Street Improvements
	Priority Level	Low
	Population	Extremely Low Low Moderate Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure Goal
	Description	Support residential street improvement projects that benefit low and moderate income residents or areas (i.e. lighting for safety).

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
10	Priority Need Name	Streetscape Improvements
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure Goal
	Description	Improvements to the streets and sidewalks, which can include irrigation, drainage and ADA access for the purpose of creating a suitable living environment and improving a deteriorating low-income areas.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
11	Priority Need Name	Residential Sidewalk Improvements
	Priority Level	Low
	Population	Extremely Low Low Moderate Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure Goal
	Description	Support residential sidewalk improvement projects that benefit low and moderate income people, with a focus on increasing accessibility for individuals with physical disabilities.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
12	Priority Need Name	Health Facilities
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure Goal
	Description	Support the acquisition, construction or rehabilitation of health facilities including, physical and mental health.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
13	Priority Need Name	Facilities for Specific Populations
	Priority Level	Low
	Population	Extremely Low Low Moderate Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Other
	Geographic Areas Affected	

	Associated Goals	Public Facilities and Infrastructure Goal
	Description	<p>Support the acquisition, construction or rehabilitation of facilities that serve special needs populations including:</p> <ul style="list-style-type: none"> - Seniors - Individuals with Disabilities - Victims of Domestic Violence - People with Substance Abuse Issues - Abused and Neglected Children - Homeless and Near-Homeless Populations
	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
14	Priority Need Name	Youth and Childcare Facilities
	Priority Level	Low
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Individuals</p> <p>Families with Children</p> <p>Other</p>

	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure Goal
	Description	Support the acquisition, rehabilitation, or construction of facilities that serve youth or provide childcare services.
	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
15	Priority Need Name	Recreational Facilities, Libraries and Parks
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure Goal
	Description	Develop or improve recreational facilities, libraries and parks that serve low and moderate income residents.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
16	Priority Need Name	Support Employment Training
	Priority Level	High
	Population	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	Public Services Goal
	Description	Support programs that provide employment training or preparation for employment to become more self-sufficient.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
17	Priority Need Name	Support Improved Transportation Services
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Services Goal
	Description	Support programs that provide transportation services to low and moderate income individuals.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
18	Priority Need Name	Support Improved Health Services
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Public Services Goal
	Description	Support programs that provide low and moderate income individuals with health services including, mental and physical health.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
19	Priority Need Name	Increase/Improve Services for Specific Populations
	Priority Level	High
	Population	Extremely Low Low Moderate Individuals Families with Children Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Other
	Geographic Areas Affected	

	Associated Goals	Public Services Goal
	Description	<p>Support programs that serve special needs populations including:</p> <ul style="list-style-type: none"> - Seniors - Individuals with Disabilities - Victims of Domestic Violence - People with Substance Abuse Issues - Abused and Neglected Children - Homeless and Near-Homeless Populations
	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
20	Priority Need Name	Provide Improved Services for Youth or Childcare
	Priority Level	Low
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Families with Children</p> <p>Non-housing Community Development</p>
	Geographic Areas Affected	

	Associated Goals	Public Services Goal
	Description	Support programs aimed at youth or that provide childcare services to low and moderate income individuals.
	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
21	Priority Need Name	Screen for Lead-Based Paint Hazards
	Priority Level	Low
	Population	Extremely Low Low Moderate Families with Children
	Geographic Areas Affected	
	Associated Goals	Public Services Goal
	Description	Support programs that provide lead-based paint screening services and prevention measures for low and moderate income families.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
22	Priority Need Name	Provide Legal Services
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Services Goal
	Description	Support programs that provide legal services to low and moderate income residents.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
23	Priority Need Name	Crime Awareness Education and Prevention Services
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Public Services Goal
	Description	Support programs that provide education and prevention services to low and moderate individuals regarding crime awareness.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
24	Priority Need Name	Provide Housing and Rental Assistance Counseling
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Public Services Goal
	Description	Support programs that provide counseling and resources to low and moderate income owners and renters.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
25	Priority Need Name	Provide Small Business Development Assistance
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development Goal
	Description	Support programs that provide assistance in the development of small businesses that result in jobs for low and moderate income residents.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
26	Priority Need Name	Rehabilitate Commercial/Industrial Facilities
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development Goal
	Description	Support projects that rehabilitate public or private commercial and industrial facilities that benefit low and moderate income residents.

	Basis for Relative Priority	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
27	Priority Need Name	Develop Commercial/Industrial Infrastructure
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development Goal
	Description	Support projects that assist in the development of infrastructure for commercial or industrial uses that benefit low and moderate income individuals.

	<p>Basis for Relative Priority</p>	<p>The priority needs were determined based on qualitative and quantitative data compiled by Neighborhood Services. Staff compared information obtained through the public participation process of the Consolidated Plan via resident surveys, community meetings, focus groups, and data in the 2014 Housing Needs Assessment, Community Planning and Development (CPD) Maps, Census data and other city planning documents to determine how to categorize a need. The decision of how to categorize each of the needs is summarized below. For a full chart that outlines the findings of the data for each type of priority need, refer to the Grantee Unique Appendices.</p> <ul style="list-style-type: none"> - If both the qualitative and quantitative data supported the need, it was categorized as high. - If only one type of data supported the need (i.e. qualitative or quantitative), it was categorized as low. - If neither type of data supported the need, it was categorized as no-such need and not included in the priority needs.
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Narrative (Optional)

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

Introduction

The City of Thornton will receive two major sources of funding, CDBG and HOME, from HUD that can help address the goals outlined in the Consolidated Plan. The city participates in the Adams County Consortium for the receipt of HOME funds. Since Adams County is administrator of the HOME funds and is ultimately responsible for reporting to HUD, the estimated HOME allocation is not included in the source of funds chart below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	620,788	0	0	620,788	2,990,000	Funds allocated by HUD to Thornton directly, through the Entitlement program.

Table 73 - Anticipated Resources

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

The City of Thornton encourages sub-recipients to leverage other resources to further the impact of the funds. Between 2010 and 2014, 50% of the CDBG projects leveraged additional resources totaling more than \$9.5 million. The city has partnered with Adams County and the state to appropriately utilize multiple funding sources to support affordable housing projects in Thornton. The city expects the leveraging of funding and partnerships to continue as a means to provide a viable community for low-income residents.

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

At this time, the city has not identified any publicly owned land or property to use in order to address the needs identified in the Consolidated Plan. However, the Thornton Development Authority does own some properties within the city that could be used in the future to help the city meet the priorities and goals identified in this plan.

Discussion

The city will consider and actively pursue using additional funding sources other than CDBG funds to support goals in the Consolidated Plan. To assist with housing goals, the city plans to use HOME funds and Private Activity Bonds to increase the number or improve the number of affordable housing units or provide financial assistance to low and moderate income renters and owners. The city receives an average allocation of \$176,000 in HOME funds and \$6 million in Private Activity Bonds from the Department of Local Affairs each year. To assist with public service goals, Thornton Assistance Funds grants can be used support nonprofits that help residents meet their basic needs or help them attain self-sufficiency. These general funds are approved each year by City Council at approximately \$74,000. Other city programs such as the Business Improvement Grants and Urban Renewal Funds help to support economic growth through public improvements, economic development projects and supporting local businesses. All of which will support new jobs in Thornton and may help the city reach the Consolidated Plan economic development goals. To assist with public infrastructure and public facilities goals, the city may realize benefits that tie to the Consolidated Plan through projects completed using Urban Drainage funding, Transportation Improvement Program funds, Adams County Open Space grants and Great Outdoors Colorado grants.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF THORNTON	Government	Planning	Jurisdiction
ADAMS COUNTY	Government	Planning	Other
ADAMS COUNTY HOUSING AUTHORITY	PHA	Ownership Public Housing Rental	Other
Cold Weather Care	Community/Faith-based organization	Homelessness	Other
COLORADO COALITION FOR THE HOMELESS	Subrecipient	Non-homeless special needs Rental	State
HABITAT FOR HUMANITY OF METRO DENVER	Subrecipient	Ownership	Region
GRID Alternatives Colorado	Subrecipient	Ownership	State
Brothers Redevelopment, Inc. (BRI)	Subrecipient	Ownership	Region
Community Resources and Housing Development Corp	CHDO	Ownership	State
Denver Metro Fair Housing Center	Other	Planning	Region
Centura Health	Subrecipient	public facilities	State
METRO DENVER HOMELESS INITIATIVE	Other	Planning	Region

Table 74 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

One of the city's strengths lies in its work to collaborate with adjacent jurisdictions, local nonprofits and housing organizations in an effort to provide viable living environments for low-income populations, deal with blighted conditions and handle emergency situations. A good example of this is when the metro area experience heavy rainfall in the fall of 2013. Many basements in Thornton were flooded and schools were closed. The city assessed areas in need, established a free trash pickup for items damaged in the flooding, sent bilingual employees to the County help centers to help those in need, and

coordinated with nonprofit organizations and faith-based organizations to obtain volunteers to help disabled people remove damaged items from their home. Another example is the establishment of the Cold Weather Care program. A few years ago, a group of representatives from local nonprofit organizations, faith-based organizations, the school district, the local housing authority and homeless service providers met to discuss the lack of an emergency homeless shelter in Adams County. Through those meetings, the group developed a program to provide emergency shelter in churches. The city amended the city code to allow for churches also be used as emergency shelters. The churches started a campaign to identify facilities and volunteers to provide dinner and stay with the participants overnight. The nonprofit organizations found cots and blankets for the emergency shelter program and transported them to and from the churches. Through collaborative coordination a program for homeless individuals was developed from just an idea.

The primary gap in the institutional structure is the lack of knowledge that nonprofit staff members have with organization development, fundraising and understanding how to use government grants. City staff have been hosting training sessions and answering questions for local nonprofit organizations for the last six years on the Thornton Assistance Funds, CDBG, and other funding. Still, the organizations make requests for ineligible expenses, fail to provide the necessary documentation or have financial issues. There appears to be much turn over in the staff at nonprofit organizations, so city staff spends a good portion of their time training new nonprofit staff on a regular basis. This can be detrimental to CDBG funding, when staff change after funding has been awarded or mid way through a project. Currently, a CDBG project is on hold until the Colorado Coalition for the Homeless can identify a new project coordinator, since the last one moved to a different organization.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		

Supportive Services			
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 75 - Homeless Prevention Services Summary

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

Neighborhood Services works with organizations that serve homeless persons or persons that are at-risk of becoming homeless. The Colorado Coalition for the Homeless, Cold Weather Care, Access Housing, Growing Home, Almost Home and Adams County Housing Authority serve people who are homeless or close to being homeless in Adams County. These agencies have case workers that assist their clients with finding and accessing child care services, health services, transportation, GED classes and job skill training. The city provides contact information for these homeless service providers as well as other organizations that help people with their basic needs through the website. The list of resources includes agencies that provide food; housing; utility assistance; health care; help for home-bound, and assistance in a mental health crisis. This online resource is available 24 hours a day.

The Colorado Department of Public Health and Environment estimated that in 2010, there were 670 persons living with HIV/AIDS in Adams County, representing less than .1% of the total population in the county. These numbers are not broken down by city. These residents can access services through the Colorado AIDS project. Additionally, the majority of organizations that provide the general services do so by collaborating to ensure that all persons (HIV/AIDS or homeless), regardless of age, race, or ethnicity, have access to their services. Clinica Family Health Services does conduct testing for HIV/AIDS; since it does not have the capacity to address more comprehensive needs, Clinica refers residents to the Colorado AIDS project.

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

The strength of the system to assist homeless individuals is that there are a variety of agencies established to address the needs of the homeless and special populations and they are seeking ways to improve services to their clients. Also, the housing service providers work together to prevent homelessness, address those that need immediate shelter and those that need assistance over a longer

period to attain self-sufficiency. The Colorado Coalition for the Homeless, Cold Weather Care, Access Housing, Growing Home, Almost Home and Adams County Housing Authority serve people who are homeless or close to being homeless in Adams County. When these agencies discover a gap in services, they get together to discuss the issue and attempt to develop a solution. An example of this approach, is the Center for Career and Community Enrichment (3CE) established by Adams County Housing Authority. This facility provides a one-stop-shop where residents can get job skills training, housing services, self-improvement services and adult education. Anyone in the community, no matter their income level, can use the services to help them advance their situation.

Agencies that serve special needs populations seem to have access to a variety of funding streams, but operate in a silo. They do not communicate with similar agencies, and thus tend to try to take on a greater burden of the needs. If they serve the frail elderly or disabled persons, these agencies have many issues to address.

One of the gaps in the system is the lack of a centralized system that would allow agencies to quickly know if a person has already received or been referred for a particular service. When data was compared among two of the agencies, the agencies found that 40% of their clients were receiving services from both agencies. MDHI is piloting a coordinated rapid entry project that will streamline access and increase data quality and timeliness. This has the potential to decrease the number of residents who go from agency to agency requesting the same services. Also, it will allow a service provider to ensure a person is not receiving the same information repeatedly and identify the most appropriate resources for the person.

Feedback from service providers for homeless and special needs populations was that transportation was one of the biggest challenges these populations face and yet the amount of transportation vouchers are limited and Access-a-Ride can have long wait times. The service providers continue to request grant funds for transportation. The demand for these types of services seem to outweigh what is available or may need to be restructured to better address the needs of these communities.

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

Overcoming the gaps in the institutional structure and service delivery system must be done in collaboration with other funders and through partnerships. The city hopes to introduce service providers with other service providers that can partner or assist each other. Sharing information on MDHI's rapid entry project may promote communication among agencies. The city is working the regional Transportation District to get the word out about the commuter rail and re-route buses so that people can take public transportation to and from work, school, and all their needed services.

The city will continue to provide technical assistance to agencies funded through CDBG with the goal of helping them to increase their capacity and operate their business more efficiently. Since these agencies

serve all residents of the county, the city will support the county in their efforts to increase the capacity of local nonprofits who are struggling to provide the same or increased levels of service to their clients.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Goal	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Acquire Housing for Rehabilitation Improve Energy Efficiency in Existing Housing Provide Financial Assistance to Purchase a Home Rehabilitate Owner-Occupied & Multifamily Housing Support Construction of Affordable Housing Support or Develop Housing for Homeless		Rental units constructed: 4 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit Homeowner Housing Rehabilitated: 150 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Buildings Demolished: 1 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Facilities and Infrastructure Goal	2015	2019	Non-Housing Community Development		Facilities for Specific Populations Flood and Drainage Improvements Health Facilities Recreational Facilities, Libraries and Parks Residential Sidewalk Improvements Residential Street Improvements Streetscape Improvements Water and Sewer Improvements Youth and Childcare Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 4 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 3 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services Goal	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development		Crime Awareness Education and Prevention Services Increase/Improve Services for Specific Populations Provide Housing and Rental Assistance Counseling Provide Improved Services for Youth or Childcare Provide Legal Services Screen for Lead-Based Paint Hazards Support Employment Training Support Improved Health Services Support Improved Transportation Services		Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted Homelessness Prevention: 15 Persons Assisted
4	Economic Development Goal	2015	2019	Non-Housing Community Development		Develop Commercial/Industrial Infrastructure Provide Small Business Development Assistance Rehabilitate Commercial/Industrial Facilities		Jobs created/retained: 5 Jobs Businesses assisted: 1 Businesses Assisted

Table 76 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Goal
	Goal Description	<p>Expand and improve available housing options for low and moderate income residents.</p> <ul style="list-style-type: none"> • Develop and maintain quality and affordable housing options for owners and renters that are geographically dispersed throughout the city. • Increase and maintain accessible housing options for the disabled and aging populations.
2	Goal Name	Public Facilities and Infrastructure Goal
	Goal Description	<p>Improve existing or support new infrastructure or public facilities that benefit low and moderate income residents.</p> <ul style="list-style-type: none"> • Provide infrastructure improvements that will increase safety and accessibility or that support revitalization efforts. • Support acquisition, improvements or construction of public facilities.
3	Goal Name	Public Services Goal
	Goal Description	<p>Expand and increase public services for low and moderate income residents.</p> <ul style="list-style-type: none"> • Support services that address basic needs, increase self-sufficiency or educate residents.
4	Goal Name	Economic Development Goal
	Goal Description	<p>Increase efforts to develop, strengthen or expand local businesses.</p> <ul style="list-style-type: none"> • Support economic development activities that provide jobs or job training for low and moderate income residents.

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

Based on previous year's data, the city estimates that CDBG funds, along with other leveraged funds, will provide 218 households with affordable housing in addition to the existing affordable housing units as identified in the Housing Needs Assessment. This number was determined based on the following, five-year estimates:

- Down payment assistance will be provided to approximately 10 households;
- Rehabilitation of 50 affordable rental units and 150 owner-occupied units; and
- Development of four new owner-occupied units and four new rental units.

The above figures do not include affordable housing supported through the city's allocation of HOME funds under the Adams County Consortium. The city anticipates that HOME funds will be used to support affordable housing in Thornton through down payment assistance, tenant-based rental assistance or construction of new affordable housing.

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

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

The city supports programs aimed at educating, preventing and addressing lead-based paint hazards, some of which are subject to the Lead-Safe Housing Rule Requirements identified in 24 CFR Part 35. To ensure the safety of the residents, the nonprofit housing agencies that will receive CDBG-funding will be expected to properly evaluate and remediate lead-based paint hazards.

- The contractor(s) for home repair programs funded with CDBG will be expected to test for lead-based paint if the work will disrupt an area that might have lead-based paint. The contractor will be expected to mitigate lead-based paint, if needed. The current contractor provides residents with pamphlets in English or Spanish to explain the potential hazards of lead-based paint.
- Agencies performing rehabilitation of existing housing or community centers will be expected to test for and mitigate lead-based paint hazardous.
- The city has made a concerted effort to support education on lead-based paint by placing information on the city website.

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

The city's policies for the home repair programs require that the contractor identify whether or not lead-based paint could be present based on the scope of work and age of housing. In the event hazards are found, the policy states that the contractor will take the appropriate action to address the lead-based paint hazards as required by federal regulations based on the amount of funding provided to the home. Residents who live in homes must also be notified.

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

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

The number of Thornton residents living in poverty is estimated to be 10,764.

Poverty is the lack of food, shelter and other basic necessities for a maintaining quality of life. Homelessness is considered extreme poverty. The factors that have been tied to poverty are lack of financial resources due to lower educational attainment or having a job that only pays minimum wage. Other costs may also contribute such as high cost health issues, housing or child care needs. The city's strategy to reduce poverty is to ameliorate these factors through ensuring services exist to help these people become self-sufficient. The city does not administer social service programs nor receive funding for human service programs. Therefore, the city's efforts center on partnering with multiple organizations that do or might be able to address the underlying causes of poverty and support programs and services that help people to survive in the short term and move up the economic ladder over the long term.

Education, training and employment opportunities are important components of breaking the cycle of poverty. The city will seek ways to support employment training and workforce development to low-income residents, which is a high priority need identified in this plan. Also, the city will continue to host homebuyer and foreclosure prevention workshops, which help people set goals and gain control of their finances so they are eligible for homeownership. Setting up a solid financial structure is one of the requirements of the home repair loan program as well. HUD-certified housing counselors will work with people prior to taking on the zero interest loan to help them understand what amount of loan they can and cannot afford. The city will explore other options to increase residents' financial knowledge.

The city is considering options to strengthen or expand local businesses through improvement grants, incentives and small business services. Neighborhood Services will inform Section 3 businesses about contracting, training and employment opportunities on construction projects. The purpose of Section 3 is to provide employment and economic opportunities to low-income individuals and businesses.

The city will encourage agencies to seek ways to provide stability for low-income individuals and families and develop ways to move people from dependency. The city's grant recommendation committee will thoroughly assess the requests for Thornton Assistance Funds from nonprofit service providers to determine which agencies not only assist with basic needs, but provide ways to help people achieve self-sufficiency or inspire residents to take action to get ahead. This could be in the form of sliding fee scales for health care or placing solar panels on the homes of low-income residents in exchange for sweat equity from the homeowner.

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

Providing a safe, stable home environment is critical for low to moderate income people to gain the skills to move out of poverty and achieve self-sufficiency. As Maslow's hierarchy of needs states, one's basic needs need to be met before he or she can grow in other areas. The city will encourage housing developers to build affordable housing that has child care facilities on-site or employment opportunities in close proximity. The city will look for other, unique ways to establish stability and a sense of safety for those in the community, such as helping the city's only domestic violence shelter to find funding to purchase a house rather than continue to lease a property in which the yearly lease is unpredictable.

SP-80 Monitoring - 91.230

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

To ensure long-term compliance with the requirements, the city has developed a comprehensive monitoring plan for all projects receiving CDBG funds, including any internally managed projects. This information is incorporated into the city's policies and procedures for the CDBG program. The primary objective is to ensure that federal funds received are used only for approved activities and are administered in accordance with all applicable city, state and federal requirements. The amount of monitoring will vary dependent on the sub-recipient's previous CDBG experience, performance and the complexity of the project. The monitoring process incorporates a variety of techniques and tools into a coordinated effort to help ensure that all funded activities receive an appropriate level of review.

- **Individual Project Monitoring:** This is the primary technique used as it has shown to have the most impact on deterring potential issues and assuring compliance. Because the applicable regulations and sub-recipients experience using CDBG can vary widely, city staff provide ongoing technical assistance and a comprehensive review of projects throughout the life of the project.
- **Desk-Top Monitoring:** This monitoring technique provides staff with an effective tool for examining ongoing project activities. Some of the items reviewed through this process include quarterly reports, financial audits and project completion reports. The information helps determine if the agency is on track with accomplishments and expenditures and identifies the need for additional technical assistance or future on-site visits.
- **On-Site Visits:** The city conducts on-site monitoring of new sub-recipients that received funds in the past year. This is a comprehensive review of programmatic and financial records to ensure all required documentation is maintained and address any issues with the program or agency that may impact compliance with regulations. Certain situations warrant an additional on-site visit with the sub-recipient to discuss issues, such as if an agency is encountering project implementation issues, or the other monitoring conducted has identified a potential issue.
- **Specific Regulation Compliance (i.e. Davis-Bacon, Section 3 and Minority/Women Owned Business):** Projects requiring compliance with any of these specific regulations will be provided with additional technical assistance and monitoring. City staff will attend the pre-bid and pre-construction meeting to provide a general overview of the requirements and answer questions. Once a contract is awarded, staff will work with the contractor and sub-recipient to thoroughly explain the requirements, obtain the necessary paperwork and assure payment of prevailing wages through payroll review and on-site interviews.
- **Drawdown Requests:** The validity of expenditures is verified through the review of reimbursement requests. The request must clearly describe the expenditure and is reviewed for eligibility, consistency with approved project expenses, verification of remaining balance, proof of expense and of payment and compliance with the scope of work.
- **City Specific:** Thornton has several overarching measures in place to ensure compliance with city, state

and federal regulations for all city projects, regardless of the funding source. These measures include the annual external audit of the Finance Department which includes OMB Circular A-133 compliance and the Purchasing/Contract Administration Manual under which the Contracts & Purchasing department operates.

Expected Resources

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

Introduction

The City of Thornton will receive two major sources of funding, CDBG and HOME, from HUD that can help address the goals outlined in the Consolidated Plan. The city participates in the Adams County Consortium for the receipt of HOME funds. Since Adams County is administrator of the HOME funds and is ultimately responsible for reporting to HUD, the estimated HOME allocation is not included in the source of funds chart below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	620,788	0	0	620,788	2,990,000	Funds allocated by HUD to Thornton directly, through the Entitlement program.

Table 77 - Expected Resources – Priority Table

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

The City of Thornton encourages sub-recipients to leverage other resources to further the impact of the funds. Between 2010 and 2014, 50% of the CDBG projects leveraged additional resources totaling more than \$9.5 million. The city has partnered with Adams County and the state to appropriately utilize multiple funding sources to support affordable housing projects in Thornton. The city expects the leveraging of funding and partnerships to continue as a means to provide a viable community for low-income residents.

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

At this time, the city has not identified any publicly owned land or property to use in order to address the needs identified in the Consolidated Plan. However, the Thornton Development Authority does own some properties within the city that could be used in the future to help the city meet the priorities and goals identified in this plan.

Discussion

The city will consider and actively pursue using additional funding sources other than CDBG funds to support goals in the Consolidated Plan. To assist with housing goals, the city plans to use HOME funds and Private Activity Bonds to increase the number or improve the number of affordable housing units or provide financial assistance to low and moderate income renters and owners. The city receives an average allocation of \$176,000 in HOME funds and \$6 million in Private Activity Bonds from the Department of Local Affairs each year. To assist with public service goals, Thornton Assistance Funds grants can be used support nonprofits that help residents meet their basic needs or help them attain self-sufficiency. These general funds are approved each year by City Council at approximately \$74,000. Other city programs such as the Business Improvement Grants and Urban Renewal Funds help to support economic growth through public improvements, economic development projects and supporting local businesses. All of which will support new jobs in Thornton and may help the city reach the Consolidated Plan economic development goals. To assist with public infrastructure and public facilities goals, the city may realize benefits that tie to the Consolidated Plan through projects completed using Urban Drainage funding, Transportation Improvement Program funds, Adams County Open Space grants and Great Outdoors Colorado grants.

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	Housing Goal	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Improve Energy Efficiency in Existing Housing Rehabilitate Owner-Occupied & Multifamily Housing Support Construction of Affordable Housing	CDBG: \$149,788	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 16 Household Housing Unit
2	Public Facilities and Infrastructure Goal	2015	2019	Non-Housing Community Development		Facilities for Specific Populations Flood and Drainage Improvements Health Facilities	CDBG: \$359,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2540 Persons Assisted

Table 78 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Goal
	Goal Description	<p>Expand and improve available housing options for low and moderate income residents.</p> <ul style="list-style-type: none"> • Develop and maintain quality and affordable housing options for owners and renters that are geographically dispersed throughout the city. • Increase and maintain accessible housing options for the disabled and aging populations.
2	Goal Name	Public Facilities and Infrastructure Goal
	Goal Description	<p>Improve existing or support new infrastructure or public facilities that benefit low and moderate income residents.</p> <ul style="list-style-type: none"> • Provide infrastructure improvements that will increase safety and accessibility or that support revitalization efforts. • Support acquisition, improvements or construction of public facilities.

AP-35 Projects - 91.420, 91.220(d)

Introduction

In 2015, up to 20% of the CDBG allocation will be used to support the administration of the program (Matrix Code - 21A). Neighborhood Services will also be updating the policies and procedures for the program, the Limited English Proficiency Plan and the existing CDBG contract templates. The remainder of the grant will fund projects that benefit the LMI community and meet a priority need.

The following projects meet a high priority need:

-\$25,000 will be used for the Help for Homes minor home repair program. The program provides free minor home repairs for LMI homeowners over the age of 55 or who have a disabled family member. Repairs must be related to health, safety and accessibility. The goal is to enable LMI individuals the opportunity to stay in their home while ensuring their basic needs are met. (Matrix Code/National Objective – 14A and 14H/LMH)

-\$20,000 will be used for the Home Repair Loan program, which provides a loan to homeowners who need to make a costly home repair, such as replacing a sewer line, or have extensive work needed, such as accessibility improvements throughout a home. Applicants are required to meet with a HUD certified housing counselor to review their finances and determine if they are a viable candidate for a loan. The city works with a local nonprofit to address the improvements and administer the program. (Matrix Code/National Objective – 14A and 14H/LMH)

-\$30,000 will allow Habitat for Humanity to purchase land in Thornton to develop two affordable units to be sold to families who make between 35% and 60% of the area median income. Once the land has been identified, Neighborhood Services will notify HUD and the location will be updated in the Integrated Disbursement Information System (IDIS). Applicants are required to attend educational classes on homeownership and provide sweat equity hours. (Matrix Code/National Objective – 01/LMH)

-\$94,000 will be used for engineering, design and construction costs to address drainage and accessibility issues in a LMI neighborhood in south Thornton. The city Infrastructure Management Department will oversee the project. (Matrix Code/National Objective – 03K/LMA)

The following projects meet a low priority need:

-\$74,788 will be allocated to GRID Alternatives, a nonprofit agency that installs free solar panels on the homes of LMI homeowners to offset electricity costs and increase energy efficiency. Applicants are required to attend an informational class that describes the program and provide sweat equity hours. GRID Alternatives also provides on-the-job training to volunteers that help to install the panels. (Matrix Code/National Objective – 14F/LMH)

-\$220,000 will be used to convert an existing space at Thornton High School to a school-based health clinic that will provide students from Thornton High School and Bollman Technical High School with increased access to health services and reduce absences in order to improve academic achievement. (Matrix Code/National Objective – 03P/LMC)

-\$45,000 will be used to carry out security and safety improvements at Shiloh House's Sanctuary facility in Thornton. The nonprofit facility provides shelter, counseling and educational services to at-risk, abused or neglected youth. CDBG funds will be used to replace existing doors and provide structural reinforcement to the frames to ensure the safety and security of this population and the staff. The existing doors are warped, cracked and severely damaged and, therefore, do not close properly and cannot be locked. (Matrix Code/National Objective – 03Q/LMC)

If any of the 2015 projects are not able to move forward or have remaining funds after they commence or are completed, the city has the option to re-assign funds to any of the other existing, approved 2015 projects.

#	Project Name
1	CDBG Program Administration
2	Public Facility and Infrastructure Improvements
3	Housing Improvement Programs

Table 79 – Project Information

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

Each of the projects listed above meet a priority need, goal and objective as outlined in the Strategic Plan section of this plan. By supporting projects that met the goals and objectives in the Plan, the city is helping to address underserved needs in our community.

CDBG funds alone cannot meet all the needs of the low and moderate income population. The needs continue to increase as the population has changed and new issues arise. In the last five years, Thornton's population has grown and become more culturally diverse. The city is aware of this change and evaluates the need annually for appropriate ways to embrace the change and serve the larger more diverse population. The city is attempting to ensure boards that represent the racial and ethnic face of the community as well as having materials available in both English and Spanish.

The rising cost of development and construction and the increased competitiveness for funding to support housing projects has impacted some agencies ability to move forward with projects in a timely manner. Since the announcement that a commuter rail line will start running through Thornton in 2018 to connect people to downtown Denver, the airport and other cities in the metro region, the market price of land near the commuter rail stops have increased dramatically. There is consensus that it is of public benefit to have affordable housing and services for low-income people near public transportation. However, most of the land surrounding the commuter rail stops is privately owned, leaving it to the discretion of the land owners as to how much to sell the property for during a time in which there has been a dramatic increase in the cost of land. The substantial increase in land cost is an obstacle to fulfilling the needs of the low-income population.

City staff provides information and technical assistance to agencies that may face these types of obstacles. This may come in the form of promoting their housing programs through the city, assisting

them in securing a location to host educational workshops, acting as a liaison between developers and city planning staff to navigate through the technical aspects of the development process, working with them one-on-one to understand their needs and recommend funding sources based upon those needs, or helping them understand what sites may be available for development or rehabilitation.

The city did not receive any requests for public service programs in 2015. This may be due to a combination of factors: 1) Adams County accepted applications for Community Service Block Grant funding this year, 2) the Thornton Assistance Funds is the primary grant in Thornton for funding nonprofit organizations that serve the basic needs of Thornton residents, and 3) agencies do not always have the capacity to provide the city with the necessary documentation should they receive CDBG funds for public service projects. City staff will continue to provide information to organizations on potential grants to fund public service activities. For example, the city presented a workshop on Thornton Assistance Funds in the fall of 2014; there was a significant increase in requests for 2015. All of the requests which focus on food, health, housing and human services will serve the needs of the underserved populations.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$112,000
	Description	The city will use CDBG funds to carry out activities associated with program administration and management of the CDBG program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The activities include the costs associated with the administration and planning of the CDBG program and continued compliance with the CDBG regulations.
2	Project Name	Public Facility and Infrastructure Improvements
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Goal
	Needs Addressed	Flood and Drainage Improvements Health Facilities Facilities for Specific Populations

	Funding	CDBG: \$359,000
	Description	The public facility and infrastructure projects are designed to carry out the Priority Community Development Needs identified in this plan. Projects support low and moderate income families or improve eligible areas. Improvements may include the acquisition, construction or rehabilitation of health facilities, youth centers, facilities serving individuals with disabilities, homeless facilities, or nonprofit facilities as well as upgrading drainage, sidewalks, and water lines.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,950 residents in the low and moderate census tract 91.01 will benefit from the drainage improvements. The number of residents found in the census tract and block group is included in the Goal Outcome Indicator as Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit as there isn't a category for low moderate area information. It is estimated that 500 youth will benefit from the proposed activity at Thornton High School. It is estimated that 90 youth will benefit from the proposed activity as Shiloh House.
	Location Description	The infrastructure improvements will be conducted at Yucca and Eppinger which is located in a low-income Census tract. The facility improvements will be located at 9351 Washington Street and 8461 Delaware Street.
	Planned Activities	Planned Activity 1 – Drainage and Accessibility Improvements. This project will decrease the chance for flooding and debris collecting behind the homes as well as address ADA issues. Planned Activity 2 – School-based Health Center. This project will convert existing space at Thornton High School to a school-based health center that will serve Thornton High School and Bollman Technical High School students. CDBG funds will support the construction costs associated with conversion of five of the space. Planned Activity 3 – Shiloh House Security Improvements. The project will replace the existing damaged doors and install structural reinforcement to door frames at the facility that impact the security of the facility and are a safety risk for clients and staff.
3	Project Name	Housing Improvement Programs

Target Area	
Goals Supported	Housing Goal
Needs Addressed	Support Construction of Affordable Housing Rehabilitate Owner-Occupied & Multifamily Housing Improve Energy Efficiency in Existing Housing
Funding	CDBG: \$149,788
Description	The housing improvement programs are designed to carry out the Priority Housing Needs identified in the 2015-2019 Consolidated Plan. The projects and/or activities may include the support of housing construction, direct homeownership assistance, single-family rehabilitation, multifamily rehabilitation, energy efficiency improvements and acquisition for rehabilitation.
Target Date	12/31/2017
Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 18 families will benefit from the activities. It is estimated that the home improvement programs will serve at least nine families; seven families through the Help for Homes program and two through the Home Repair Loan program. The acquisition of land to develop two affordable housing units that will be sold to two LMI homebuyers. The solar panel project will benefit seven homeowners.
Location Description	Although all homes will be located within the city limits, the exact location of the homes for the land acquisition, minor repair, rehabilitation and solar panel installation programs have yet to be determined.

	Planned Activities	<p>Planned Activity 1 – Help for Homes program for free minor home repairs that increase the safety and accessibility of the homes of low-income homeowners that are 55 or older or have someone living in the home with a disability.</p> <p>Planned Activity 2 – Home Repair Loan program to address major home repairs like accessibility improvements and roof or sewer line replacement for low-income homeowners.</p> <p>Planned Activity 3 - Land Acquisition for Homeownership. Purchase land to develop two affordable housing units that will be sold to future homeowners through Habitat for Humanity’s program.</p> <p>Planned Activity 4 – Solar Affordable Housing Program. Install free solar panels on the homes of low-income residents to reduce energy costs.</p>
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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

While the city does not have any specific geographic target areas identified in the Consolidated Plan to direct assistance, Thornton has identified the boundaries of the CDBG-eligible area which encompasses neighborhoods south of 104th. This section of the city is comprised of neighborhoods that have a higher concentration of low-income individuals. Also, there is a higher concentration of Hispanic individuals in the southern section of Thornton than in other areas of the city. Some of the southern tracts consist of more than 50% Hispanic population according American Community Survey data. As indicated by the maps found in the MA-50 Needs and Market Analysis Discussion section, the areas with the largest percentage of Hispanic individuals coincides with the areas that have the highest proportion of families living at or below poverty.

The Shiloh House Security Improvement project and the Drainage and Accessibility Improvement projects will both take place within the CDBG-eligible areas, located in south Thornton.

All of the 2015 housing projects will benefit residents who meet the low and moderate income requirement. Given that the majority of this population resides in south Thornton and based on the areas that have benefitted from these or similar programs historically, it is probable that the funds will be allocated to homes that fall within this same area.

Geographic Distribution

Target Area	Percentage of Funds

Table 80 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As discussed above, although the city is not taking concerted efforts to target resources in a specific area, it is likely that a majority of the funds will benefit individuals in the CDBG-eligible areas.

Discussion

In addition to the information provided by the Census, the city has worked on other studies and plans that provide detailed information on the needs of the community as a whole. All studies indicate that the areas in the south show the most need for reinvestment; CDBG funds will likely benefit those same areas. However, the Housing Needs Assessment suggests that there is a need to disperse affordable housing throughout the city so opportunities to support projects that are in the middle and northern sections of the city will be evaluated, as well as affordable housing projects close to the future commuter rail stops that meet the city's affordable housing policy goals.

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

Introduction

As described in this Plan and Projects section, there are a variety of obstacles to meeting underserved needs in the city. These include a growing need for services as the community expands, a lack of education of available resources within the community, competition for federal and state funds, availability of accessible and affordable housing, the increased cost of housing, gaps in affordability of owner-occupied and rental housing for populations at specific income levels, concentrated areas of affordable housing, and increased compliance and technical skills required for administering the funds.

Actions planned to address obstacles to meeting underserved needs

The city is will take the following actions to in order to meet the needs of the underserved population.

- Actively pursue increasing the amount of new affordable housing or work to replace any loss of affordable units in the private market. Historically, the city has allocated CDBG funds to affordable housing projects which were also leveraging state and county funds and assigned Private Activity Bonds for future affordable housing projects. The city has provided letters of support for quality affordable housing projects being considered for Low Income Housing Tax Credits.
- Participate in regional meetings to learn about changes to existing services and new programs available to residents, specifically programs to reverse homelessness.
- Thornton will take the following actions to provide residents with information on available services and programs in order to help meet underserved needs in the community.
- *Website.* The city posts information on the city website that people can access 24 hours a day, seven days a week. There is contact information for social service providers and community organizations, such as food banks, health providers, and agencies that assist with substance abuse, transportation, water assistance, or housing. *Resources to Minority Populations.* The City of Thornton will continue to offer resources for residents who prefer to speak Spanish (this is the 2nd most spoken language according to the Census next to English). *Educational Workshops and Special Events.* The city has hosted and will continue to host free educational workshops and events throughout the year focusing on energy efficiency, first time homebuyer workshops, coat and food drives, and senior services. In addition, the city will attend community meetings to provide resources to low-income and special needs populations.

Actions planned to foster and maintain affordable housing

In 2015, Thornton will support the development and preservation of affordable housing by awarding CDBG funds to Habitat for Humanity to purchase a vacant parcel in order to build an affordable duplex that will be sold to low and moderate income homebuyers. Also, the city will be reviewing architectural and engineering drawings for a future affordable housing complex that is slated to bring up to 200

apartments to serve people at or below 80% area median income.

The city will also continue to support opportunities for low to moderate income people to become first time homeowners. These strategies include promoting down payment and closing cost assistance programs offered by Adams County Housing Authority, Colorado Housing and Finance Authority, and the Metro Mortgage Assistance Plus Program, which provides a down payment grant equal to 4% of the mortgage amount.

Actions planned to reduce lead-based paint hazards

In 2015, the City of Thornton will contract with nonprofit agencies dedicated to the evaluation and abatement of lead-based paint in housing constructed before 1978.

- Brothers' Redevelopment, the agency that coordinates the construction work for both of the city home improvement programs, complies with the Environmental Protection Agency (EPA) regulations for lead-based paint and has specific actions they follow or require their contractors to follow for testing and abatement if necessary. Depending on the square footage or cost of the potential area of disturbance, different levels of mitigation are done. Homeowners are provided with EPA pamphlets in English or Spanish.

Grant administration staff will review the actions taken for these projects and ensure supporting documentation is in place in order to be in compliance with the Lead-Safe Housing Rule Requirements, as identified in 24 Code of Federal Regulations Part 35.

Actions planned to reduce the number of poverty-level families

The 2012 American Community Survey (ACS) indicated that 8.8% of Thornton's population was at or below the poverty level, a slight decrease from 2011 (9.6%). To building on the decrease, in 2015, the city will support agencies and initiatives aimed at reducing the number of poverty-level families through ensuring there are opportunities for these people to increase their financial knowledge before taking on home loans, aiding supportive services for those in poverty.

The ACS indicated the rate of homeowners at or below the poverty level remained constant (34%) in Thornton. This means that low-income home owners still need assistance with how to increase their net worth and not fall into deep debt. For this reason, the city will continue to support ACHA and CHFA with their down payment assistance and first time homebuyer loan programs. These programs require participants to attend homebuyer education, which is key to the long-term success of the resident maintaining homeownership. Also, the city will promote the new Home Repair Loan Program which provides 0% interest loans for major home repairs. Participants must work with a HUD certified housing counselor to discuss budgeting and one's ability to pay a monthly loan.

In 2015, the city will explore different ways to reach out to contractors and educate them on what

Section 3 means and the benefits of being a Section 3 contractor. For new construction related projects, the city will provide sub-recipients and contractors with information on Section 3 and will track all Section 3 businesses funded through CDBG. These will be reported via the Section 3 report that is submitted to HUD. And lastly, the city will promote training and contracting opportunities on the city's Section 3 webpage.

The city will award grants through the Thornton Assistance Funds program to aid nonprofit organizations in their efforts to help people move from relying on private or public assistance to providing for one's own needs. The city believes if basic needs can be met and other supportive services can be provided, it can help alleviate some of the financial strain on families and help avoid or assist with unanticipated costs such as medical visits. Without assistance, such unanticipated costs often make it difficult for the family to maintain a budget, pay other necessary bills and can result in the loss of time worked. By supporting basic needs and other supportive services the city helps enable the individuals and families to continue their upward movement towards self-sufficiency and out of poverty.

Actions planned to develop institutional structure

Incorporated in 1956, Thornton is a "home-rule" city, meaning that it has its own constitution. The city has a nine member Council that, with the assistance of the City Manager is responsible for setting policy, making laws, and developing goals for the city. The Council acts, by majority vote, to adopt ordinances and resolutions to guide the city in conducting business. The City Manager carries out the policy directions of City Council and supervises and coordinates the work of the staff in the departments that fall under direct control of the City Council. The City Development Department, which is responsible for administering the CDBG program is one of these departments.

No visible gaps were found in the institutional delivery system. The city will continue to facilitate and foster relationships with agencies to strengthen public service, work with other local jurisdictions and organizations to improve the community, and participate in regional efforts that allow for information sharing and dialogue concerning affordable housing and special needs populations including those at-risk of homelessness.

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

The city will work with public and private housing and social service agencies to enhance coordination in the implementation of the Consolidated Plan. Some of the actions the city will take include:

- Coordinating meetings with the city and county or state if they are also contributing funds to a project in Thornton. Topics may cover how the funding requirements will be addressed so as not to overlap and identify any issues to resolve.
- Communicating with agencies to determine if there are any new needs in the community.
- Offering technical assistance to agencies to discuss the sources of funding available, associated

timelines for applying for funds and most impactful uses of funds.

- Participating in regional efforts and meetings with public and private housing and social service agencies and other entitlement communities.
- Surveying manufactured home parks and multifamily apartment complexes annually to determine the number of units, vacancy and rental rates. The survey also requests data on the number of ADA compliant units in each multifamily housing complex.
- Offering free pre-application meetings for potential developers and/or property owners that are considering new development or rehabilitation as described under the Development of Institutional Structure section.
- Providing letters of support on behalf of affordable housing project proposals or other project proposals from agencies that are requesting funding from external sources.
- Facilitate opportunities for agencies to collaborate to help the low-income homeowner population they serve.

Discussion

As discussed in the 2015-2019 Consolidated Plan, Neighborhood Services uses monitoring efforts to ensure that programs funded with CDBG are compliant with federal, state and local requirements. In order to achieve this goal, the city has developed a comprehensive monitoring plan for all CDBG funded projects.

In 2015, staff will perform desk monitoring, technical assistance and on-site monitoring both pre and post award. The amount of monitoring will vary dependent on the sub-recipient's previous CDBG experience, performance and the complexity of the project. In 2015, the city will evaluate the benefits of implementing a formal risk analysis to help determine the frequency of monitoring required for agencies. Also, the city ensures compliance during setup, update and closeout of activity information in IDIS. IDIS tracks draw-down of grant funds and provides another level of monitoring to ensure program eligibility. Additionally, regularly updating IDIS helps verify that sub-recipients are on track with expenditures and outcomes. This ongoing review helps the City of Thornton identify needs of the sub-recipient and provide additional support if necessary.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The city has not used CDBG funds towards a Section 108 loan, urban renewal or float funded activities. Additionally, no grant funds have been returned to the line of credit because of ineligible activities, excessive draws or ineligible expenditures. The city does not anticipate receiving program income in the 2015 program year that would meet the threshold as defined by HUD in 24 Code of Federal Regulations Part 570.500(4)(i). The regulation states that program income does not include any income received in a single program year by the recipient and all its sub-recipients if the total amount of such income does not exceed \$25,000. Therefore, no program income is anticipated in 2015.

Appendix - Alternate/Local Data Sources

1	Data Source Name Maplebrook Survey Data
	List the name of the organization or individual who originated the data set. City
	Provide a brief summary of the data set. Survey conducted by City.
	What was the purpose for developing this data set? Detailed analysis of potential target areas.
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
2	Data Source Name Community Planning and Development (CPD) Maps
	List the name of the organization or individual who originated the data set. U.S. Department of Housing and Urban Development
	Provide a brief summary of the data set. The website consolidates and displays information from the U.S. Census and HUD programs into a map. The website enables individuals to conduct queries to identify trends and analyze the needs of specific communities.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.

	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
3	<p>Data Source Name Housing and Population Counts</p>
	<p>List the name of the organization or individual who originated the data set. City of Thornton</p>
	<p>Provide a brief summary of the data set. The City Development Department consolidates the estimated population counts, information on new development, distribution of housing types throughout the city and the population by Ward on a quarterly basis.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
4	<p>Data Source Name Housing Needs Assessment & Analysis of Impediments</p>
	<p>List the name of the organization or individual who originated the data set. City of Thornton and Community Strategies Institute (CSI)</p>

	<p>Provide a brief summary of the data set.</p> <p>The Housing Needs Assessment and Analysis of Impediments analyze data to evaluate the housing market, the needs in the community and the impediments to fair housing. It is important to note that additional data sources were used to complete the document and are referenced therein.</p> <p>What was the purpose for developing this data set?</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>What is the status of the data set (complete, in progress, or planned)?</p>
5	<p>Data Source Name</p> <p>Economic Development Strategic Plan</p> <p>List the name of the organization or individual who originated the data set.</p> <p>City of Thornton Economic Development Division and Greyhill Advisors</p> <p>Provide a brief summary of the data set.</p> <p>The document is a strategic plan to maximize the city's effectiveness in expanding primary employment.</p> <p>What was the purpose for developing this data set?</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>What is the status of the data set (complete, in progress, or planned)?</p>
6	<p>Data Source Name</p> <p>CDPHE Annual Lead-Based Paint Testing</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Colorado Department of Public Health and Environment (CDPHE)</p>

	<p>Provide a brief summary of the data set.</p> <p>CDPHE conducts annual testing to determine the rate of elevated levels of Lead in children throughout the state to determine the frequency of Lead poisoning.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>



City of Westminster

Community Development Block Grant 2015-2019 Consolidated Plan

Community Development Department
May 2015



WESTMINSTER

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Each year the City of Westminster is eligible to receive approximately \$575,000 in federal Community Development Block Grant (CDBG) funds. In order to receive these funds, the City must complete a Consolidated Plan every five years. The purpose of the Consolidated Plan is to identify the City's housing and community development needs, priorities, goals, and strategies; and determine how funds will be allocated to housing and community development activities.

Additionally, the City is required to complete two annual program reports to the United States Department of Housing and Urban Development (HUD). The Annual Action Plan specifies how the City proposes to allocate funds for each program year, while the Consolidated Annual Performance and Evaluation Report (CAPER) identifies the City's CDBG related accomplishments for the previous program year. The City is also required to examine barriers to fair housing choice and develop a plan to mitigate such barriers through an Analysis of Impediments to Fair Housing Choice (AI) every three to five years. The City completed the AI in conjunction with this Consolidated Plan.

The City of Westminster's 2015-2019 Consolidated Plan was prepared in accordance with Sections 91.100 through 91.230 of the U.S. Department of Housing and Urban Development's Consolidated Plan regulations contained in the Code of Federal Regulations. The Consolidated Plan was prepared by the City of Westminster's Department of Community Development and approved by the City Council in a public hearing.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City's goals for the 2015-2019 period will focus on continuing neighborhood revitalization efforts in South Westminster, activities pertaining to housing including improving the quantity and quality of affordable housing, and economic development activities that stimulate business and job creation. These goals primarily focus on helping residents maintain and improve their quality of life. The City will continue to build on successful projects and programs, such as the Emergency and Essential Home Repair Program, which meet the needs of low- and moderate-income residents.

Funding priorities will be implemented to achieve the goals and objectives identified in the Strategic Plan for the 2015-2019 program years. The funding priorities were established based on the housing

and community development needs identified through staff and City Council's review of priority needs, as well as public and stakeholder input, including the results of the community survey. Also, priority needs are strongly related to the analysis in the Needs Assessment and Market Analysis section of this Plan.

3. Evaluation of past performance

The City's past CDBG funded projects have focused on community needs that continue to exist including aging housing and infrastructure, neighborhood improvements, continued cultivation of emerging arts related activities in South Westminster, as well as other public improvements. CDBG funded projects to address these needs have generally been well received by the residents of South Westminster and neighborhood organizations. The activities and projects proposed for the 2015 Action Plan and the goals for the five year planning period, which are similar to those identified in the past, continue to promote the most efficient and effective use of CDBG funds.

The City's CDBG program history coupled with input gathered through the citizen participation process guided the development of the priorities, goals, objectives, and outcomes for the 2015-2019 Consolidated Planning period. Goals and objectives were written to be broad enough to include a wide array of projects.

4. Summary of citizen participation process and consultation process

The consultation and citizen participation process for the Westminster Consolidated Plan included the following:

- The City co-hosted a Service Providers Consultation Meeting with the Adams County HOME Consortium, which includes Adams County and the City of Thornton. The meeting was held on July 25, 2014 and drew 34 attendees representing over 20 non-profits and human services agencies.
- A paper and online resident survey was offered in Spanish and English. Paper surveys in both languages were provided at all City facilities and mailed and/or emailed to 21 non-profits serving Westminster residents. The online survey was hosted by surveymonkey.com, a certified Section 508 compliant website.
- Two community meetings were held to discuss housing and community development needs on October 29 and November 5, 2014 at The MAC recreation facility. The MAC is an accessible venue within 1/8 of a mile of several RTD bus stops. Five residents and stakeholders attended the meetings.
- A focus group meeting of Spanish and English speaking homeless and extremely low-income residents was held on October 15, 2014 at Growing Home, a non-profit serving the needs of homeless family populations, located in Westminster. Ten members of the community attended the focus group meeting.

To encourage participation by low income, minority, special needs, and non-English speaking residents, community meeting announcements in both English and Spanish were mailed and/or emailed to 11 schools serving South Westminster residents, 19 public housing authority-owned multi-family housing properties as well as multi-family housing projects funded by CDBG, HOME, Private Activity Bonds, and Low Income Housing Tax Credits. Meeting announcements were also displayed at City Hall, The MAC, the Swim and Fitness Center, and Irving Street Library. Additionally, meeting announcements were included in the City's *The Weekly* e-newsletter starting October 2, 2014 and running weekly through November 5. Information regarding the Consolidated Plan, meetings, and surveys was also included on the City's website.

The City made multiple efforts to broaden public participation in the development of the Consolidated Plan. Expanding the citizen survey to include the entire City and distributing it through both paper and electronic means garnered the highest level of survey input the City has ever received regarding the CDBG program. Residents and stakeholders in Westminster had many opportunities to provide input on the City's top housing and community development needs. This includes providing verbal input at one of the community meetings; providing written feedback through the completion of worksheets distributed at community meetings; through the survey developed for the Consolidated Plan; and by phone or email to City staff.

Additionally, the City has made a concerted effort to increase its outreach to the Spanish speaking community and Asian community through translation of meeting notices, direct outreach to the communities, and focus groups.

5. Summary of public comments

Public comment received prior to the 30-day public comment period are appended to the Citizen Participation section of the ConPlan. The following is a summary of the public comments received during the public hearing process.

Summary of Public Comment – April 15, 2015 Public Hearing

Ms. Marolyn Thomas was concerned with the condition of the sidewalk pavers along Lowell Boulevard, noting that they have become uneven and require maintenance. Ms. Thomas also expressed concern regarding dead trees along the right-of-way along Lowell Boulevard that need replacing as well as trees needing to be trimmed along Lowell. Ms. Thomas further noted concern about the placement of trees next to street lights, as the trees have grown over the streetlights affecting their ability to illuminate the street. She noted that this is a concern for the placement of trees and streetlights along Bradburn as proposed in the 2015 Action Plan.

Mr. Shea expressed concern regarding the validity of the community surveys collected as a part of the public input process for the Consolidated Plan. Mr. Shea inquired as to whether or not the online survey

platform used indicated the location of the respondent. Mr. Shea also expressed concern regarding the condition and maintenance of sidewalk pavers and tree plantings in the right-of-way.

Summary of Public Comment – April 27, 2015 Public Hearing

Mr. Gary Shea attended the meeting and expressed concern regarding how low- moderate income residents "are being engaged in the process." Mr. Shea also expressed concern regarding the City's use of Survey Monkey to collect survey data for the Consolidated Plan community survey. Mr. Shea also expressed concern regarding the use of program administration funds to pay the salaries of 1.5 FTEs to administer the CDBG program.

Mr. Dino Valente attended the public hearing and expressed concern regarding the proposed redevelopment at the southeast corner of 73rd Avenue and Lowell Boulevard. Mr. Valente expressed concern regarding the current condition of the property and the proposed future use of the property.

Mr. Shea and Mr. Valente's comments are included in-full in the grantee unique appendices.

No other public comments were received.

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

All comments and views were accepted.

7. Summary

In conclusion, CDBG funded projects for the 2015-2019 Consolidated Planning period will meet a priority, goal, and objective. Residents and community organizations will continue to be informed and invited to participate in the CDBG process to ensure projects meet the needs of the community.

A note to readers: this Consolidated Plan is produced using a HUD online reporting program. Downloaded and printed versions of this report may not appear as originally formatted in the document.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	WESTMINSTER	Economic Development

Table 81– Responsible Agencies

Narrative

The City of Westminster is a member of the Adams County HOME Consortium. Three communities including Westminster, the City of Thornton, and Adams County make up the consortium. Adams County is the lead agency and is responsible for administering the HOME program for both Westminster and Thornton. Additionally, Adams County is the Lead Agency for submittal of the Consolidated Plan for all three entities and accordingly, is responsible for completion of many aspects of the plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

This section reviews the stakeholder consultation process conducted for the City of Westminster's 2015-2019 Consolidated Plan.

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)).

The City's activities that enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies are many. The City encourages and accepts funding applications from housing and health service providers through its annual Human Services Board funding process. In 2013 the following supportive service and housing agencies receiving funding included: ACCESS Housing, Adams County Housing Authority (ACHA), Alternatives to Family Violence, Audio Information Network of Colorado, CASA of Adams County, Catholic Charities of Denver, Center for People with Disabilities, Children's Outreach Project, Colorado Homeless Families, Community Health Centers, Denver Hospice, Family Tree, FISH, Food Bank of the Rockies, Growing Home, Have a Heart Project, Inter-Church ARMS, Jefferson Center for Mental Health, Kempe Children's Fund, North Metro Children's Advocacy Program, Project Angel Heart, Ralston House, Senior Hub, and Senior Resource Center.

In 2013, the City assigned its \$5,122,923 Private Activity Bond allocation to CHFA for use in its Mortgage Credit Certificate Program and/or to finance one or more multi-family rental housing projects for low- and moderate-income persons. In 2014 the City relinquished its PAB to the statewide balance, thereby freeing up funds to be used elsewhere in the State.

The City continues to support Adams County and the non-profit Community Resources and Housing Development Corporation (CRHDC) in utilizing Neighborhood Stabilization Program 2 funds; targeting the acquisition of foreclosed and abandoned single family homes within targeted Census Tracts, which include the southern section of Westminster. The homes are purchased, remediated of hazardous conditions, rehabilitated, and sold to income eligible households.

The City also works closely with ACHA to identify new opportunities for the development of affordable housing in Westminster. As an example, ACHA owns approximately 6.5 acres of land in immediate proximity to Westminster Station, a forthcoming commuter rail station (due to open in mid-2016) upon which sit 198 apartment units. The buildings, built in the early 1970s, are in need of major rehabilitation or replacement. The City is working cooperatively with ACHA to develop and implement a strategy to

construct new replacement units and increase the supply of affordable housing in this Transit Oriented Development (TOD) area.

Moreover, City staff continues to keep an open dialog with and recruit affordable housing developers and funding agencies, including CRHDC, ACHA, private developers, Mile High Loan Fund, and Enterprise Communities. All will become solid development partners as time approaches on the opening of the commuter rail station in 2016.

Finally, the City leases a building at a nominal fee (\$1.00 per year) to Community Reach, an Adams County based organization that provides supportive services to the mentally ill. The building is located at 3031 W. 76th Ave. The subsidized facility is expected to be provided to Community Reach indefinitely with an estimated in-kind value of \$34,430.

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

The City of Westminster is served by the Metro Denver Homeless Initiative (MDHI), metro Denver's Continuum of Care administering organization. The goal of MDHI is to provide maximum personal independence opportunities for homeless persons and persons at risk of becoming homeless through design and implementation of a Continuum of Care and Opportunities model for the metropolitan Denver community. In an effort to end homelessness across the Metro Denver region, MDHI organizes a Point in Time Homeless Count for the seven county Metro Denver region, including Adams County. City of Westminster and Thornton staff met with MDHI on November 4, 2014 to discuss coordination efforts. Coordination issues discussed included the need for an Adams County representative on the MDHI board of directors, moving towards a coordinated assessment and housing placement system in order to track the entry and assessment process of homeless individuals and families, as well as how metro area cities can be involved in implementing the system.

In coordination and cooperation with MDHI and Adams County Housing Authority, City staff administered Point in Time Surveys in Westminster January 26-30, 2015. Staff contacted 20 homeless individuals during the Point in Time study. In continued cooperation with MDHI, City staff from various departments including Police, Fire, Parks, Recreation and Libraries, City Attorney, and Community Development met with MDHI's Executive Director in February, 2015 to discuss homelessness and to gain insight on best practices in preventing, addressing, and eliminating homelessness in Westminster.

The City of Westminster does not have a supportive services program; however, it attempts to continue funding to support emergency shelter, transitional housing, and supportive services for homeless

persons and families through its Human Services Board funding process. Agencies funded through the Human Services Board that provide Continuum of Care services have included Access Housing, Catholic Charities of Denver (North Area CARES), Colorado Homeless Families, Family Tree, Inc., Growing Home, and Inter-Church ARMS.

Between 2005 and 2007, the City provided \$230,000 in HOME funding for Growing Home's transitional housing units at 7240 Newton Street in Westminster. The development is called Westchester Apartments and contains 20 units for families; 16 affordable units and four "transformational" units. Transformational housing is uniquely designed to support parents who want to go back to school or fulfill their dreams for their family's success. Growing Home is interested in pursuing additional housing and the City will consider similar requests in the future.

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

Not applicable. The City of Westminster does not receive the Emergency Solutions Grant (ESG).

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

Table 82– Agencies, groups, organizations who participated

1	Agency/Group/Organization	ALMOST HOME INC.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.

2	Agency/Group/Organization	Community Reach Center, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
3	Agency/Group/Organization	Audio Information Network of Colorado
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
4	Agency/Group/Organization	Project Angel Heart
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
5	Agency/Group/Organization	Servicios de la Raza
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
6	Agency/Group/Organization	ADAMS COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
7	Agency/Group/Organization	GROWING HOME, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Health Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following:</p> <ol style="list-style-type: none"> 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? <p>The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication. The City has an ongoing relationship with Growing Home and collaboratively works with the organization on a regular basis. Regarding the Consolidated Plan, in addition to the July Service Providers meeting, the City met individually with Growing Home staff and held a focus group meeting with Growing Home clients.</p>

8	Agency/Group/Organization	CASA of Adams and Broomfield County
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.
9	Agency/Group/Organization	A Precious Child
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
10	Agency/Group/Organization	Denver Fair Housing Center
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
11	Agency/Group/Organization	Centura - The Villas at Sunny Acres
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
12	Agency/Group/Organization	Coal Creek Adult Education Center
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
13	Agency/Group/Organization	Arapahoe House
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
14	Agency/Group/Organization	Kids First Health Care
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
15	Agency/Group/Organization	THE SENIOR HUB, INC.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication. The Senior Hub staff and clients were also consulted directly in a focus group session on July 28, 2014 at the Senior Hub offices.</p>
16	Agency/Group/Organization	Salud Family Health Centers
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
17	Agency/Group/Organization	Adams County Youth Advocate Programs
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
18	Agency/Group/Organization	COMMERCE CITY COMMUNITY ENTERPRISE
	Agency/Group/Organization Type	Services-Children Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
19	Agency/Group/Organization	Platte Valley Medical Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The organization was consulted with at a Service Providers Meeting co-hosted by the Adams County HOME Consortium, which includes Adams County, the City of Westminster, and the City of Thornton. This meeting was held on July 25, 2014 in Adams County. The organization was consulted on a number of issues in order to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The organization was asked to provide input on the following: 1. What do you anticipate to be the most prominent need for your organization over the next five years? What barriers do you anticipate or currently see? 2. What are the most pressing needs for your clients? 3. What are the principal needs for your organization? 4. What complementing services are necessary for you to effectively serve your clients and provide them with your services? 5. What are the most effective uses of federal funds you have seen in other communities that could be duplicated in Adams County? 6. Other needs/comments? The Service Providers meeting was very successful in bringing together a diverse number of agencies, enhancing coordination and opening up communication between the Consortium and service providers. It also served to connect service providers with similar missions, thereby creating a conduit for enhanced coordination and communication.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable. The City of Westminster's Consolidated Plan process provided an opportunity and invited participation and comments from all identified organizations serving low- and moderate-income Westminster residents and residents with special needs.

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	The City of Westminster will continue to support Continuum of Care service providers including MDHI, Growing Home, Access Housing, etc. in the provision of affordable housing and services to assist persons who are homeless and/or at-risk of homelessness.

Table 83– Other local / regional / federal planning efforts**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Westminster worked closely with the City of Thornton and Adams County in the development of the Consolidated Plan. The three entities met regularly during the planning process and jointly consulted with service providers and targeted populations. City staff also regularly participates in the "CDBG Users Group" an association of CDBG grantees throughout the Colorado Front Range in order to consult and coordinate on issues pertaining to the CDBG program including the Consolidated Plan. Finally, Westminster is an active participant in the Metro Mayors Caucus, which is a voluntary and collaborative membership organization for the mayors in the Denver region. The Metro Mayors Caucus is active in housing issues, especially the issue of affordable housing.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

As highlighted in the survey results and resident and stakeholder input collected from community meetings, a high priority is placed on activities pertaining to housing and neighborhood improvements in the target area including public facilities and infrastructure and economic development. During the next five years, the City of Westminster will make housing activities and neighborhood improvement activities a top priority. The 2015-2017 Consolidated Plan strategic goals incorporate these priorities.

Please see Citizen Participation appendix for a thorough discussion.

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)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Consolidated Plan</p>	<p>Two community meetings were held to discuss housing and community development needs on October 29 and November 5, 2014 at The MAC recreation facility. The MAC is an accessible venue within 1/8 of a mile of several RTD bus stops. Five residents and</p>	<p>Five Westminster residents and stakeholders attended the community meetings. All five meeting attendees filled out a CDBG "Top Needs" worksheet, prioritizing the use of CDBG dollars in the community. Please see Citizen</p>	N/A	WESTMINSTER

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Survey	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Consolidated Plan</p>	<p>The City received 89 responses to the resident survey. Eighty-eight respondents participated in the English language version of the survey and one respondent participated in the Spanish language version of the survey. Please see Citizen Participation</p>	<p>Please see Citizen Participation appendix.</p>	<p>One survey was rejected as it was not filled out properly and did not indicate the area of the City in which the respondent lived.</p>	<p>https://www.surveymonkey.com/s/westminsterconplanspanish/</p> <p>https://www.surveymonkey.com/s/westminsterconplan(English)</p>

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Survey	Non-targeted/ broad community	An article was placed in the City's The Weekly e-newsletter weekly September 18-October 30, 2014 to notify residents of the Consolidated Plan survey and the two community meetings.	N/A	N/A	www.ci.westminster.co.us/Eservices

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community	Information regarding the City's Consolidated Plan planning efforts was included on the City's webpage throughout the planning period.	N/A	N/A	www.ci.westminster.co.us/CityGovernment/CommunityDevelopment/CommunityDevelopmentBlockGrant/20152019ConsolidatedPlan.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)
5	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Homeless</p>	<p>A focus group meeting of Spanish and English speaking homeless and extremely low-income residents was held on October 15, 2014 at Growing Home in Westminster. Ten members of the community attended the focus group meeting.</p>	<p>Meeting attendees discussed the need for affordable housing, transitional housing, school resources, childcare resources, food security, and after school programming.</p>	N/A	<p>WESTMINSTER</p> <p>427</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Consolidated Plan</p>	<p>A public hearing regarding the draft 2015-2019 Consolidated Plan and 2015 Annual Action Plan was held on April 15, 2015 at The MAC recreation facility. The MAC is an accessible venue within 1/8 of a mile of several RTD bus stops. Three residents and stakeholders</p>	<p>Ms. Thomas was concerned with the condition of the sidewalk pavers along Lowell Boulevard, noting that they have become uneven and require maintenance. Ms. Thomas also expressed concern regarding dead trees along the</p>	<p>N/A</p> <p>WESTMINSTER</p>	428

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)
7	Public Hearing	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/ broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Consolidated Plan</p>	<p>A second public hearing regarding the draft 2015-2019 Consolidated Plan and 2015 Annual Action Plan was held on April 27, 2015 during the regularly scheduled City Council Meeting at Westminster City Hall. Two residents attended the meeting and provided</p>	<p>Mr. Gary Shea attended the meeting and expressed concern regarding how low-moderate income residents "are being engaged in the process." Mr. Shea also expressed concern regarding the City's use of Survey Monkey to collect survey data for</p>		

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)
8	Survey	Non-targeted/ broad community	An article was placed in the City's The Weekly e-newsletter weekly April 2, 2015 through April 30, 2015 to notify residents of the request for Public Comment on the Consolidated Plan and Annual Action Plan as well as public notice regarding the April	N/A	N/A	http://www.ci.westminster.co.us/News/TheWeekly.aspx

Consolidated Plan

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Table 84– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, provides a picture of the City's and HOME Consortium's needs related to affordable housing, special needs housing, community development, and homelessness.

The following section provides an assessment of the City of Westminster's Non-Housing Community Development needs. An analysis of housing needs, public housing, homeless needs, and non-homeless special needs may be found in the Adams County Consolidated Plan.

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

Describe the jurisdiction's need for Public Facilities:

Public facilities in South Westminster are generally good. The Municipal Court, Irving Street Library, The MAC recreation center, and the Swim and Fitness Center are all good-quality public facilities located in the Target Area. The library in particular is a community gathering place that provides a good point of connection between the City and the ethnically and economically diverse South Westminster population. However, the MAC, Municipal Court, and Swim and Fitness Center are all in need of general maintenance and repair. The MAC and Swim and Fitness Center are old and experiencing issues associated with aging buildings including subsidence, sewer line issues, leaking roofs, and general upgrades. The Municipal Court is a repurposed building, which is undersized and over utilized. The Municipal Court also experiences groundwater seepage in the basement and general maintenance issues.

There has been strong support from the community in further cultivating the emergence of arts activities and businesses in the South Westminster community. City staff has embarked on many planning and programming endeavors as a means of revitalizing and redeveloping the South Westminster area into a desirable and sustainable community. The South Westminster Strategic Revitalization Plan, adopted by City Council in 2001, promoted arts and culture as a potential revitalization tool. In implementing the plan, City staff began to study the desirability of attracting artists and arts-related business and development in the South Westminster area as a revitalization tool. Artspace USA, an arts development consultant, was hired by the City in 2005 to evaluate the prospect for developing an arts community. The consultant visited historic buildings, met with business and property owners and city officials, and conducted focus groups with lenders, developers and artists in the South Westminster community. Based on its findings, Artspace concluded that the South Westminster area, and more particularly the historic Harris Park neighborhood, provided the bones for creating an arts community and attracting artists and arts-related businesses accordingly. The study concluded that the existing housing and commercial stock, along with possible redevelopment of property to accommodate artists, particularly affordably priced housing, could serve the residential and working needs of creative professionals such as artists, musicians, dancers and other workers in the arts.

The City is committed to pursuing the continued development of arts programming and facilities in the Target Area. Several facilities have been identified for potential conversion to public arts facilities. Currently, the City is studying the feasibility of merging the Westminster Grange and Rodeo Market into a combined community arts center. Continued support of arts related facilities, both public and private will serve as a means of revitalizing and redeveloping the South Westminster area into a desirable and sustainable community.

How were these needs determined?

Please see above.

Describe the jurisdiction's need for Public Improvements:

Transportation infrastructure is deficient or lacking in parts of South Westminster, inhibiting vehicular and pedestrian movement, which needs to be addressed in the Target Area. There is a need for the City to provide safe and usable public streets with lighting and to incorporate pedestrian accessibility into new development and redevelopment proposals coordinating with infrastructure improvements. Most of the sidewalks are of insufficient width and aging with cracking and uneven sections, while many streets are wider than necessary promoting higher vehicle speeds. These problems can impede the City's ability to promote new development and investment, as well as to maintain a high level of health and safety.

How were these needs determined?

Please see above.

Describe the jurisdiction's need for Public Services:

According to survey results from the City's Consolidated Plan community survey conducted in the fall of 2014, the top five public service needs identified include:

1. Senior Services
2. Crime Prevention
3. After-School Programs
4. Mental Health Services
5. Child Care Services

The top five housing and homeless needs include:

1. Property maintenance/upkeep

2. Energy Costs
3. Mental Health Services
4. Home Repairs for Homeowners
5. Increasing Home Ownership

The City of Westminster does not have a supportive services program; these programs are provided by counties in Colorado. However, it attempts to continue funding to non-profit agencies that provide supportive services through its Human Services Board funding process.

How were these needs determined?

Please see the Grantee's Unique Appendices - 2015-2019 City of Westminster Consolidated Plan Consultation and Citizen Participation.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section provides information on the affordability and condition of the housing market in Westminster. Many of the data tables are prepopulated by HUD and/or Adams County using the American Community Survey (ACS) five year (2006-2010) dataset.

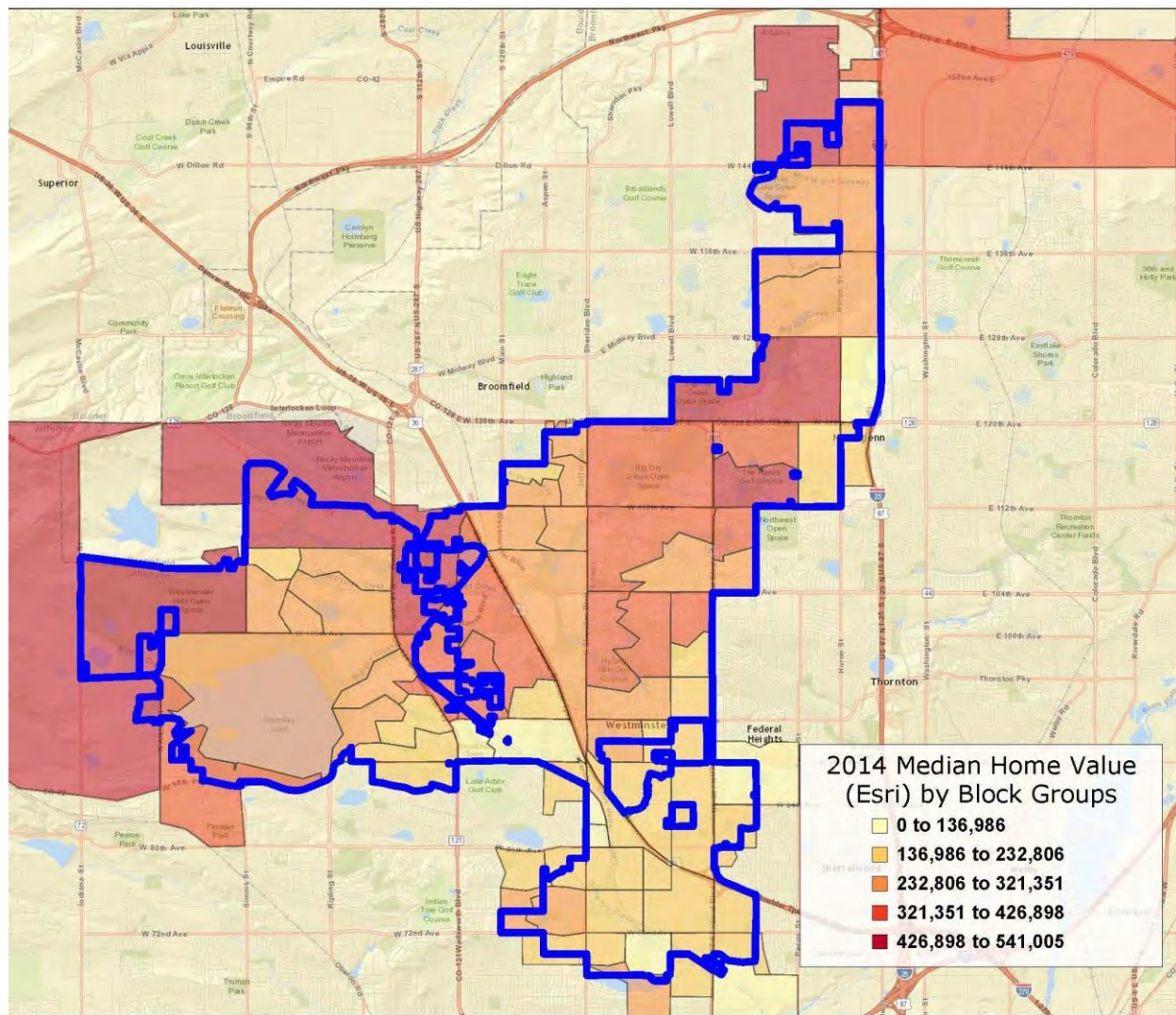
The Fair Market Rents (FMR) for FY 2015 for existing housing in the Denver-Aurora-Broomfield MSA (which includes Adams and Jefferson County) were released by HUD in 2014, to be effective October 1, 2014 – September 30, 2015. These rent levels represent the maximum, which may be charged for public assisted housing. These rates are \$723 for an efficiency apartment; \$893 for a one-bedroom apartment; \$1,156 for a two-bedroom; \$1,696 for a three-bedroom; and \$1,967 for a four-bedroom apartment. While an average market rent of \$1091 for a two-bedroom apartment in Adams County, some units may still not be affordable for those low- and moderate-income individuals or families. In Westminster, 24 percent of all owner occupied households and 49 percent of all renter occupied households were cost-burdened according to the 2012 American Community Survey. This means that these households paid more than 30 percent of their household income toward housing.

According to the 2012 American Community Survey 1-Year Estimate, the homeownership rate in Westminster decreased from 69.7% in 2000 to 65.9% in 2012; illustrating that ownership continues to be challenging for many residents. Westminster's median new single-family home price (homes built in 2011 and 2012) of \$505,850 was affordable only to a household with an annual income of about \$131,000. The median price of new single-family homes increased 41 percent over the ten-year period from 2002-2012. According to the 2012 American Community Survey 1-Year Estimate, existing housing such as that found in South and South Central Westminster is more affordable, with a median price in 2012 of \$219,000. A more recent sampling of sales prices for homes in South Westminster in the vicinity of Lowell Boulevard and 72nd Avenue conducted by staff found that small, older, fully renovated homes in the neighborhood were selling at about \$210 per square foot, and given the tight housing market in Denver, rising. Accordingly, a sale on an older 1,000 square foot house would be about \$210,000.

According to data generated by Esri, a geographic information system company, the 2014 median home value in Westminster is \$299,396 while the average home value is \$384,827. The attached map illustrates the 2014 median housing values in Westminster. The heaviest concentration of affordable homes is located in the South Westminster area where the median home value falls in the range of \$136,986 to \$232,806. Home values rise as you move north through the City.

According to the quarterly Multifamily Housing Vacancy and Rental Survey conducted by the University of Denver, the vacancy rate for Westminster at the end of the first quarter of 2015 was 2.8 percent. This

compares to the Metro Denver average of 4.9 percent and the Adams County vacancy rate of 4.0 percent. The City's vacancy rates are their lowest level in ten years; the highest vacancy rate was recorded in the second quarter of 2003 at 16.8 percent. In contrast, the vacancy rates for affordable housing units in Adams County (note: specific data for Westminister affordable units is not available) was 4.5 percent and 8.5 percent in Jefferson County by the first quarter of 2011 (the last year this data was collected and reported by the University of Denver).



Median Housing Values

Market Analysis Overview Part 2

The City of Westminister has about 34 percent of its housing inventory as rental units, which is lower than the City and County of Denver, but a higher rate than some suburban cities (see table below). The median rent in Westminister as a whole, however, is \$1,043 (2012), which is 20 percent higher than

median rents (\$872) in the Denver metro area. This may indicate that the average Westminster renter has a higher household income than the average renter throughout the metro area or alternatively, maintains a higher housing cost burden.

On the other hand, the median rent in the South Westminster area, where 49 percent of the residents are renters, is \$947 (2012), indicating rental housing that is smaller, older and of poorer quality than the rest of the City. This also indicates that household incomes of renters in South Westminster are lower than the average renter in the rest of the City, which is also supported by the fact that the estimated 2014 overall median household income in South Westminster is the lowest in the City at \$38,219. The estimated 2014 median household income for the City as a whole is \$63,942.

Market Analysis Overview Part 3

It is important to distinguish between rental housing that is dedicated as affordable, either through ownership by a public housing authority or covenant restricted through a private developer's participation in the federal Low Income Housing Tax Credit program and housing that is deemed to be "affordable" by virtue of low rent rates given its older age, relative condition, and market attractiveness as indicated in Table 6 below and the following map. Note the largest concentration of these units is in South Westminster.

A significant amount of the "affordable" housing in the City also comes in the form of older units in relatively poor condition, being primarily concentrated in South Westminster and the Adams County portion of the City. As reflected in the table, the apartments located in South Westminster range from 54 years to 18 years in age with no new apartments having been built since 1996. While these meet affordability standards, these apartments are not attractive to more educated, upwardly mobile young persons or couples having limited financial means in the formative years of their careers; yet this population is an essential element in helping to revitalize the economic base in South Westminster. Affordable housing for this population is extremely limited throughout Westminster and totally non-existent in South Westminster.

The Westminster Housing Authority (WHA) and City of Westminster have previously played a role in providing homeownership opportunities in South Westminster by providing financial assistance towards the construction of 62 townhouses on Lowell Boulevard and Meade Street. The WHA was able to provide such assistance using proceeds from refinancing its low-income senior apartment complex, Westminster Commons in September, 2002. The City's contribution came from outlays in the Capital

Improvement Program (CIP) budget. These investments allowed the townhouses to be built between 2004 and 2010, selling for between \$170,000 and \$200,000. All of the units have been sold, with the last sale having occurred in 2010.

Market Analysis Overview Part 4

Housing for Very Low-Income Households

Westminster has 777 units of rental housing restricted to households at or below 50 percent AMI, which is about 1.7% of the City's total housing inventory. This housing is operated by JCHA, ACHA, and Volunteers of America. Concentration of very low-income residents in large complexes is less favored now and the federal Section 8 subsidy program is aimed more at providing vouchers directly to tenants, who are then allowed to use them for a broader range of housing. The county housing authorities operate several larger complexes in Westminster. The Section 8 voucher programs help to diversify the community by integrating low-income residents throughout various neighborhoods. However, the federal Section 8 voucher program funding is limited and it is currently very difficult for the lowest income households to even gain access to a Section 8 voucher. In 2013 ACHA had approximately 6,200 applicants for Section 8 vouchers of which approximately 200 new people were placed via lottery. Adams County Housing Authority does not maintain a waitlist as it operates under a lottery system. Lottery cards are valid for a 12 month period; if a lottery cardholder is not selected within this timeframe, they must reapply each year.

Affordable Senior Housing

Affordable housing dedicated to seniors is available at a number of locations in the City of Westminster as noted in Table 6.

The Westminster Housing Authority built and owned the 130-unit Westminster Commons senior housing complex at 76th Avenue and Hooker Street since 1984 and more sold the project to Volunteers of America in 2012. Under the sale agreement, VOA invested over \$6.0 million in rehabilitating the aging complex and will continue to operate the project as low income senior housing for another 30-

years. A covenant on the property by the WHA effectively ensures the property will remain in such use in perpetuity. The City of Westminster has also participated in the development of senior housing having provided land for the development of Panorama Pointe, a mixed-income senior community at West 84th Avenue and Zuni Street. The most recent addition to Panorama Pointe was the opening of a 72-unit apartment building geared towards independent living.

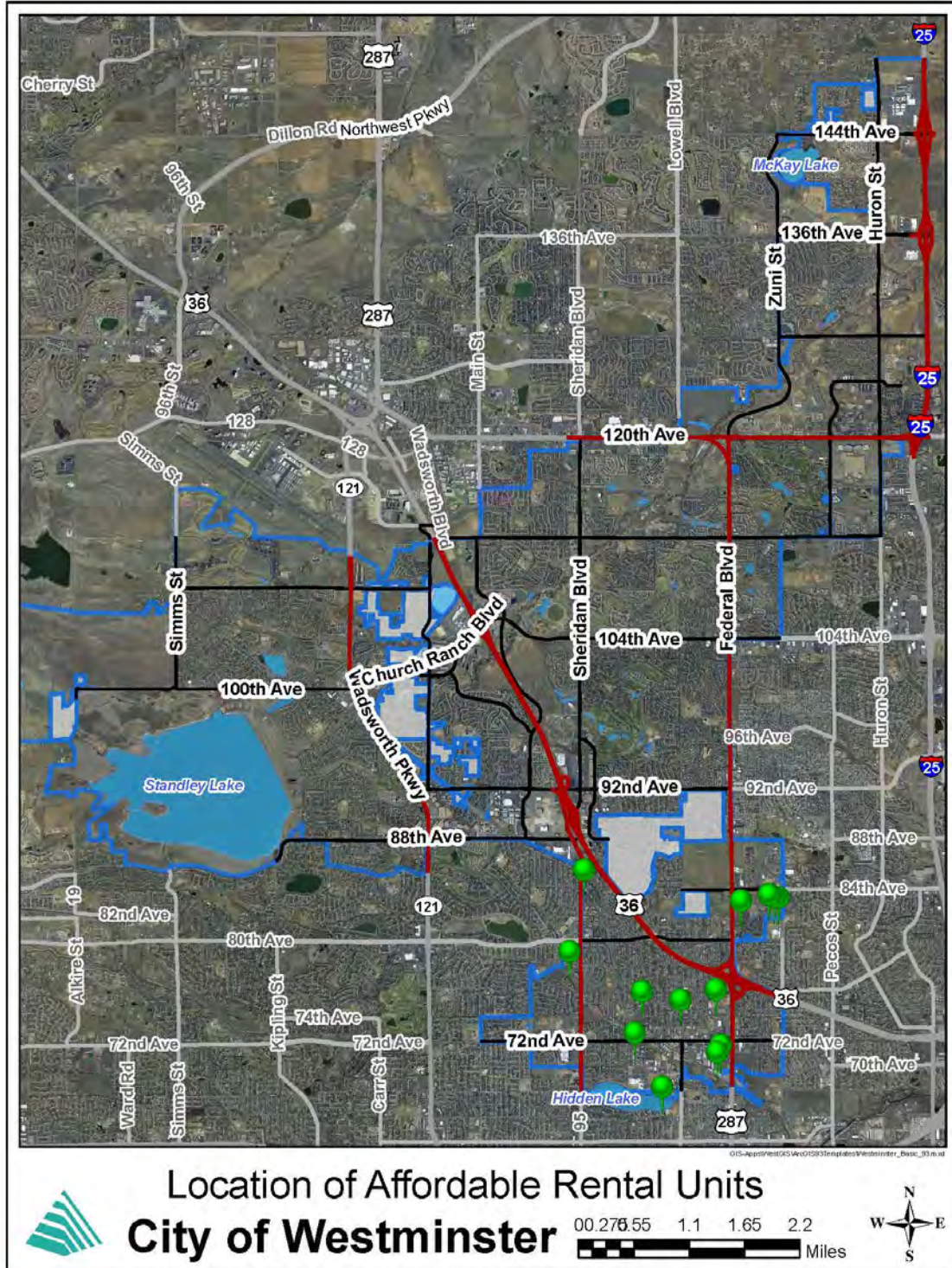
The demand for affordable senior housing is growing, which has increased the interest in the development community to build more housing. This trend is reflected in the City receiving several inquiries for such housing development in the last year. Most of these projects require a significant infusion of cash equity to offset the costs of the project relative to potential revenues. The most sought after program is the 9% Low Income Housing Tax Credit program, administered and made available by CHFA. Unfortunately these proceeds are limited and subject to a high level of competition annually, thus limiting the number of projects that can be built throughout the state and Denver Metro area. In 2015, CHFA has \$13 million to allocate under the 9% program.

City	Total Occupied Housing Units	Total Renter Occupied Housing Units	% Renter Occupied Housing Units
Arvada	42,701	11,420	27%
Broomfield	21,414	5,917	28%
Centennial	37,449	6,193	17%
Loveland	27,153	9,255	34%
Thornton	41,359	12,281	30%
Westminster	43,843	14,763	34%

Table 85 - Rental Housing Inventory

Table 6: Westminster Subsidized and LIHTC Properties				
Property	Property Manager	Type	Year Built	Number of Units
Subsidized Apartments				
Clare of Assisi Homes 2451 West 82 nd Place	Franciscan Ministries, Inc.	Senior	1996	100 (59 subsidized units)
East Bay Senior Housing 3720 West 68 th Avenue	Brothers Property Management	Senior	1996	81
Lowell Colony 7495 Lowell Boulevard	Adams County Housing Authority	Family	1960	24
Orchard Crossing 4183 West 72 nd Avenue	Adams County Housing Authority	Family	1973	73
Susan Kay Apartments 3145 Craft Way	Adams County Housing Authority	Family	1961	16
Terrace Gardens 7100 Hooker Street	Adams County Housing Authority	Family	1973	183
Village of Greenbriar 8290 North Federal Boulevard	Adams County Housing Authority	Family	1973	232
Villa Maria 2461 West 82 nd Place	Franciscan Ministries	Senior	1998	198 (40 subsidized units)
Westminster Commons 3180 West 76 th Avenue	Volunteers of America, Colorado	Senior	1979	130
Low Income Housing Tax Credit Apartments*				
Bradburn Gardens 7545 Bradburn Boulevard	Privately Held	Family	1973	44
Glendale Apartments 5345 West 79 th Avenue	Jefferson County Housing Authority	Family	1974	119
Panorama Pointe Senior Housing 2590 West 83 rd Way	Privately Held	Senior	2011	72
Toscana Apartments 8490 North Sheridan Boulevard	Privately Held	Family	1987	252

LIHTC and Subsidized Units in Westminster



Location of Affordable Rental Units

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

Introduction

Since 1999, the City of Westminster has experienced a significant amount of non-residential growth, despite the 2008 recession. The City's strongest growth has been in the professional sectors such as aerospace, telecommunications, computer software, and support and health care. The City's current economic base indicated that the City has grown in employment diversity. Health care, education, and human services businesses have grown significantly in the past 20 years. Significant employment growth was also achieved in the professional, technical and information services, as well as light manufacturing, managerial, and administrative services. As the City continues to grow, diversification in the employment base will continue to be a priority.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	544	56	1	0	-1
Arts, Entertainment, Accommodations	5,549	5,997	13	17	4
Construction	2,623	908	6	3	-3
Education and Health Care Services	6,220	5,357	15	16	1
Finance, Insurance, and Real Estate	3,217	3,154	8	9	1
Information	2,001	1,238	5	4	-1
Manufacturing	4,595	2,873	11	8	-3
Other Services	1,537	905	4	3	-1
Professional, Scientific, Management Services	5,818	5,009	14	15	1
Public Administration	134	28	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	5,773	7,062	13	21	8
Transportation and Warehousing	1,698	99	4	0	-4
Wholesale Trade	3,089	1,734	7	5	-2
Total	42,798	34,420	--	--	--

Table 86 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	60,837
Civilian Employed Population 16 years and over	56,654
Unemployment Rate	6.88
Unemployment Rate for Ages 16-24	19.66
Unemployment Rate for Ages 25-65	4.99

Table 87 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector		Number of People
Management, business and financial	14,972	
Farming, fisheries and forestry occupations	2,580	
Service	4,836	
Sales and office	10,032	
Construction, extraction, maintenance and repair	5,230	
Production, transportation and material moving	3,428	

Table 88 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,623	59%
30-59 Minutes	19,248	36%
60 or More Minutes	2,363	4%
<i>Total</i>	<i>53,234</i>	<i>100%</i>

Table 89 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,259	401	1,465
High school graduate (includes equivalency)	9,747	888	2,137
Some college or Associate's degree	15,948	1,060	3,047
Bachelor's degree or higher	17,517	580	2,461

Table 90 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	86	396	635	832	670
9th to 12th grade, no diploma	1,394	928	993	1,341	827

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	3,264	2,828	3,338	6,606	2,927
Some college, no degree	4,083	4,273	3,488	6,686	2,093
Associate's degree	437	1,595	1,371	2,743	403
Bachelor's degree	1,124	4,021	4,128	5,939	1,058
Graduate or professional degree	31	1,696	1,857	2,953	767

Table 91 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,736
High school graduate (includes equivalency)	32,396
Some college or Associate's degree	39,620
Bachelor's degree	53,284
Graduate or professional degree	63,868

Table 92 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

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

According to the 2006-2010 American Community Survey, Westminster's major employment sectors include Education and Healthcare Services (15%), Professional, Scientific, Management Services (14%), Retail Trade (13%), Arts, Entertainment, Accommodations (13%), and Manufacturing (11%). Major single employers include Ball Corporation (Aerospace and Packaging) employing 934 workers, Saint Anthony's North Hospital employing 905 workers, McKesson Technology Solutions (Health Care Services) employing 675 workers. Additionally Digital Globe will be moving to Westminster in 2015, eventually employing 1,500 employees.

Describe the workforce and infrastructure needs of the business community:

Generally speaking, the infrastructure needs of the business community are being met. With 26 business parks, 68 retail centers, and over 16 million square feet of commercial space, Westminster has real estate options to meet almost every business need. The City is located with easy and convenient access to the entire Denver Metro area, either via highway or public transportation.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period.

Describe any needs for workforce development, business support or infrastructure these changes may create.

The Westminster Station Transit Oriented Development (TOD) currently being developed is comprised of 135 acres anchored by the future RTD FasTracks commuter rail station. The Westminster Station TOD is strategically located in South Westminster just a half-mile south of U.S. 36 and the Federal Boulevard interchange. The new rail station will provide impetus for transit-supportive mixed-use development within the TOD area. The Westminster Station TOD is envisioned as a vibrant district that will act as a node of energy and activity around the station. The TOD will comprise a mix of higher intensity retail, office, and residential development with an emphasis on active ground floor uses along key connections to the station. A walkable, pedestrian-oriented public realm and appropriately-sized street grid is envisioned to complement the higher intensity of development.

Existing infrastructure in the TOD Area will need to be improved in order to serve the development levels envisioned for the TOD Area. The City installed a new water line along Irving Street and 71st Avenue that was sized to support anticipated development within the area. The City is also in the process of preparing plans to identify needs and develop a funding structure to move forward aggressively with installation of required improvements. The City plans on making substantial infrastructure investments over the next few years. Developers would pay a fee based on an equitable share of this cost. On-site storm water detention would not be required for development projects within the TOD Area although some water quality requirements may still apply. Community Development Block Grant funds are anticipated to provide a key funding mechanism for development of infrastructure improvements to this critical job-producing area.

New street connections will be phased in as needed to provide circulation to the train station and public parking garage or in concert with development as it proceeds. As parcels and blocks are redeveloped, new street connections and improvements will be completed. Where possible, infrastructure improvements, such as water, sewer, gas or electric lines, will be timed to occur concurrent with the construction of new streets to minimize disruption to existing uses. Construction will be phased and coordinated to allow clear, continued access to existing businesses and uses.

Businesses looking to locate, relocate, or expand in the TOD may be assisted by the City through the development review process and financing assistance. The Westminster Station TOD Area is within the city's South Westminster Urban Renewal Area, allowing for the possible use of property and sales tax increment to offset acquisition and development costs. Being within the South Westminster Revitalization Area, the City may also give consideration to fee and tax reductions or rebates and other direct funding for various improvements. The project area is also within the Adams County State Enterprise zone and a transit development area whereby a project may be eligible for State housing tax credits, tax credits for employee hiring, and assistance from other organizations.

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

The City of Westminster is home to a well-educated workforce, excellent public schools, and five colleges including Front Range Community College, whose main campus is located in Westminster. Many of the jobs located in Westminster require a level of education beyond a high school diploma. Over 43 percent of those 25 or older living in Westminster have attained an Associate's Degree or higher and of that percentage, 34 percent hold a Bachelor's Degree or higher. However, over 23 percent of the workforce holds just a high school diploma or GED, while 10 percent have failed to earn a high school diploma or GED. Those without a college degree are likely limited to employment to low skill and low paying positions.

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

Westminster residents have access to several local workforce training resources. The Colorado FIRST Customized Training Program is a statewide job-training program that provides funding to companies relocating or expanding in Colorado. The Center for Workforce Development at Front Range Community College in Westminster offers and facilitates business-specific training for all business needs, whether it is a high-tech process or administrative training. Also, the Adams County Workforce and Business Center and the Jefferson County Workforce Center offer assistance to businesses and individuals to help fill job vacancies.

In 2013 the Adams County Center for Career and Community Enrichment opened at 7117 Federal Boulevard in Westminster. The center provides employment classes, workshops, and numerous other services such as resume writing and job interview skills training for low-income residents.

These programs exemplify the programs and resources designed to address the needs of both Westminster job seekers and employers.

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

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

The City of Westminster does not participate in a Comprehensive Economic Development Strategy through the U.S. Economic Development Administration. However, Westminster is active in several regional organizations, which work collaboratively to advance the business and economic interests of the Denver Metropolitan Area. The City strategically works with organizations such as Metro North Chamber of Commerce, Denver Metro Chamber of Commerce, Adams County Economic Development, Jefferson County Economic Development, Metro Denver Economic Development Corporation, and many other regionally based organizations to create and maintain a vital economy and sustainable community.

Discussion

See above.

MA-50 Needs and Market Analysis Discussion

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

According to the 2008-2012 American Community Survey (ACS) 5-Year Estimate the Census tracts that encompass South Westminster (which includes portions of Adams County as relevant data at the Census Block level is unavailable) indicates that this area is affected by more housing problems as compared to the City as a whole. According to the ACS data, thirty-three percent of owner occupied housing units in South Westminster are cost burdened as compared to 24 percent of the City as a whole. This means that these households paid more than 30 percent of their household income towards housing. Fifty-eight percent of South Westminster renter-occupied housing units are cost burdened as compared to 49 percent of the City as a whole. South Westminster also has a larger percentage of households, which are considered to be "overcrowded" as compared to the City as a whole. The U.S. Census Bureau considers a housing unit to be "crowded" if it houses more than one person per room. In South Westminster 3.9 percent of housing units are "crowded" while 1.6 percent of the City's housing units are "crowded."

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

According to 2010 Census data, there is a larger concentration of Hispanic individuals in South Westminster when compared to the City as a whole. Forty-six percent of South Westminster residents are Hispanic, whereas just 22% of the City as a whole is Hispanic (of any race). Moreover, 71 percent of South Westminster residents reported being "White alone," while 82% of all Westminster residents reported being "White alone."

Likewise, the median household income of those living in South Westminster according to the 2010 Census was \$38,219. The median household income of the City as a whole is 67 percent greater than that of South Westminster at \$63,942.

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

South Westminster is an area in transition, with lower household and individual incomes, higher levels of poverty, greater concentration of minority households, and lower educational attainment than the City as a whole. Nearly eight out of nine (ranging from 85 to 94 percent) students attending elementary school in South Westminster are eligible for either free or reduced lunch based on family income. This

portion is high when compared to the state average of 42 percent of students being eligible for free or reduced lunch.

In 2013, of the four elementary schools serving South Westminster, none of the schools exceeded the statewide average score in any of the subjects tested on the Transitional Colorado Assessment Program (TCAP) exams, as shown in the following table. The average scores for reading and writing for the elementary schools serving South Westminster ranged from half to two-thirds lower than the average test scores for the state. Although Hodgkins and Skyline Vista Elementary Schools scored 61 percent or higher in math and reading, all four elementary schools scored below the State average on writing. Also in 2013, both high schools serving the South Westminster area scored below the state average in all four subjects tested. The highest score was 46 percent in reading by Westminster High School. Hidden Lake, Adams County School District 50's alternative high school, had the weakest showing in all four subjects tested; the highest subject was reading at 24 percent. However, Westminster High School's scores did meet or exceeds District 50's average scores in all four subject areas. The district average for both writing and science are nearly half that of the State, while the math average is only one-fourth that of the state.

In the school year ending in 2014, Westminster High School and Hidden Lake High School, both serving South Westminster residents, posted dropout rates of 3.4 percent and 14.8 percent respectively (see the following table). These rates are in contrast to the 2.4 percent dropout rate for the State of Colorado. Of note, Hidden Lake High School is the District's alternative high school, which offers a specialized, non-traditional high school curriculum and draws students from throughout District 50's boundaries.

There are higher percentages of youth and elderly in South Westminster than the City as a whole. South Westminster's percentage of residents age 65 and over was 12.8 percent, which is 50 percent more than the City's 8.3 percent. The percentage of people in South Westminster age 19 and under is 31.7 percent, which is higher than the City's 28.5 percent. Higher percentages of these age groups in the population as a whole reduces the percentage of wage earning adults within the area's population, contributing to the rise in poverty.

Are there any community assets in these areas/neighborhoods?

This section provides a discussion of "assets" that the South Westminster area now possesses, which present many opportunities for redevelopment and renewal. These assets include existing resources or programs that are available to the community, which can support or stimulate business and job creation. Also, there are physical or locational attributes about the area, which can be shaped and turned into a strong advantage for South Westminster. Location and Access - With the presence of nearby US Highway 36, Federal Boulevard, and Interstate 76, South Westminster has a very high level of commercial accessibility at the regional level. The area is only minutes from downtown Denver via US Highway 36. With an estimated 125,000 commuter trips per day along the US Highway 36 Corridor alone, and over 44,000 trips along Federal Boulevard at the 72nd Avenue intersection (2010 Colorado

Department of Transportation Highway System Traffic Volume Map), there is strong potential for market capture from the regional circulation of traffic passing through Westminster at these locations.

Transit Oriented Development (TOD) - Undoubtedly, the development of the Regional Transit District's (RTD's) commuter rail station at 70th Avenue and Hooker Street, with adjacent TOD redevelopment, will have a significant impact on the revitalization of South Westminster. The train will provide a non-stop 11 minute ride to Denver Union Station. This redevelopment project will eventually bring new housing, new commercial and job opportunities, better connectivity for bikes and pedestrians, and new recreational amenities to areas either adjacent to or within South Westminster. A 35 acre park with both pedestrian and bike trail access is proposed to abut Little Dry Creek serving both local and regional residents. Adams County Housing Authority is also proposing to develop a mixed-use / mixed-income housing project near the TOD.

Northgate Center - Northgate Center is a proposed development that would increase housing and commercial uses in South Westminster. This 60 acre site is located in the southeast corner of 72nd Avenue and Federal Boulevard. Over the years, this site has seen a variety of commercial uses including a gas station and dry cleaning operation that created a contamination issue that is currently undergoing remediation. Approximately 80 percent of the site is undeveloped land and prime for new development. The City envisions a mixed use development based upon new urbanist principals, where the site has the potential for approximately 60-80,000 square feet of commercial retail with a mixture of single family homes, townhouses, and condominiums, interspersed with several pocket parks.

Are there other strategic opportunities in any of these areas?

73rd Avenue and Lowell Redevelopment Area - This is a multi-phased project to redevelop the 73rd Avenue and Lowell Boulevard area. During Phase I, 50 townhouses were constructed. Phase I also saw the completion of street improvements to both Lowell Boulevard and Meade Street. In 2010, Phase II was completed, which added 12 more urban-style townhouses and a 12,000 square foot commercial building. With the help of \$324,000 in City general funding, all Phase II units were sold at a price range affordable to a family of three or more at 80 percent of the Area Median Income (AMI).

The third phase of this project at the southwest corner of 73rd Avenue and Lowell Boulevard is proposed to be redeveloped into a multi-story mixed use project that could include approximately 6,000 square foot of commercial space at ground level and approximately 48 apartments above the commercial space. The City has invested Section 108 loan funding in this project and is committed to providing additional resources as the development progresses. The developer is proposing to use the Low Income Housing Tax Credit (LIHTC) program, which would require all of the apartments be affordable to households earning 60 percent or less of AMI. A number of these units are expected to rent to persons at or below 50 percent AMI. About 3,250 square feet of the commercial space would be made available for community purposes, including a locally-based community theater group. The balance of the commercial space would be leased to job-generating small businesses. The historic

Penguin Building, adjacent to the project, would remain and become an integral component of the project, whereby an area in front of the building would be improved as a City-funded public plaza.

Harris Park Historic Area - Through historic preservation grants and CDBG funding, the historic integrity of the Westminster Grange Hall (3935 West 73rd Avenue) and the Rodeo Market (3915 West 73rd Avenue) facades have been preserved. The City continues to contemplate the Westminster Grange Hall and the Rodeo Market

Community Art Center working collectively as an arts/culture based community "center" that would enhance accessibility and activity programming for the neighborhood. The City recently completed an expansion of the park area surrounding the Rodeo Market and Westminster Grange utilizing CDBG funding, which will provide outdoor space and support for the art "center's" operations. Further park expansion, possibly as early as 2017, would incorporate a community garden into the project.

This surrounding neighborhood is also well positioned to accommodate infill development in the near future. The City envisions that as many as 40-50 residential and mixed units could come to fruition within the next several years.

Ethnicity	Hidden Lake Alternative H.S.	Westminster H.S.	District 50	Colorado
American Indian/Native Alaska	0%	0%	0%	5%
Asian/Pacific Islander	0%	3.7%	2.7%	1.3%
Black	14.3%	6.1%	6.1%	3.7%
White	16.1%	2.2%	3.5%	1.6%
Hispanic	14.9%	3.1%	3.5%	3.8%
Total Drop Out Rate All Ethnicities	14.8%	3.0%	3.4%	2.4%

Table 93 - 2013-2014 School Year Adams County School District 50 High School Dropout Rates

	Westminster	J. Hodgkins	Harris Park	Skyline Vista	District 50	Colorado
Math	42%	61%	40%	64%	54%	70%
Reading	45%	47%	35%	49%	46%	71%
Writing	16%	34%	22%	40%	30%	54%
Eligible for Free or Reduced Lunch	85%	89%	85%	94%	80%	42%

Table 94 - 2013 Adams County School District 50 Target Area Elementary School TCAP Scores

	Hidden Lake Alternative H.S.	Westminster H.S.	District 50	Colorado
Math	2%	9%	9%	37%
Science	11%	22%	22%	51%
Reading	24%	46%	45%	69%
Writing	23%	23%	23%	52%

Table 95 - 2013 Adams County School District 50 Target Area High School TCAP Score Results

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section contains the Strategic Plan that will guide the City of Westminster's allocation of CDBG funding during the 2015-2019 planning period.

The City's goals for the 2015-2019 period will focus on continuing neighborhood revitalization efforts in South Westminster, activities pertaining to housing including improving the quantity and quality of affordable housing, and economic development activities that stimulate business and job creation.

These goals primarily focus on helping residents maintain and improve their quality of life. The City will continue to build on successful projects and programs, such as the Emergency and Essential Home Repair Program, which meet the needs of low- and moderate-income residents.

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

Geographic Area

Table 96 - Geographic Priority Areas

1	Area Name:	South Westminster
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	South Westminster, as defined in the 2001 South Westminster Strategic Revitalization Plan, is located in the southeastern section of the City of Westminster, bordered by Zuni Street to the east, U.S. Highway 36 and 80th Avenue to the north, Sheridan Boulevard to the west, and the City boundary (approximately 68th Avenue) to the south.
	Include specific housing and commercial characteristics of this target area.	South Westminster is the primary historic and cultural center of the City. The City emerged from this area in the late 1800s. As the oldest part of the City, there is a diverse mix of residential and commercial uses. Westminster's oldest housing stock exists within South Westminster and includes a mix of aging single-family and multi-family units, many of which are in need of repair. The mix of commercial uses includes historic "main street" pedestrian friendly boutiques and retail spaces to older linear shopping strips and commercial pad developments. South Westminster has many older commercial buildings that are beyond repair or in need of upgrades to meet today's commercial business and retail needs. In addition to the exterior appearance of commercial buildings in the area, there is also a need to improve interiors and upgrade utilities in order to recruit and retain businesses.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Census data indicates that 51 percent or more of the households in South Westminster are considered low-moderate-income. Additionally aging housing stock, deteriorating infrastructure, a lack of developable land, and blighted properties and buildings all exist within the target area. Moreover, citizen and supportive service agency input gathered through the consultation and citizen participation process confirms that South Westminster is in need of investment.
	Identify the needs in this target area.	The needs in this target area include: housing, economic development, public infrastructure, and neighborhood improvements.
	What are the opportunities for improvement in this target area?	There are many opportunities for improvement in the South Westminster target area. South Westminster is conveniently located with easy access to four regional transportation corridors - U.S. 36, I-76, and Federal Boulevard, and Sheridan Boulevard; it is also in close proximity to the Denver central business district. The TOD area presents many new commercial and residential development opportunities. Also, there is an ongoing commitment from City government to invest in infrastructure upgrades, streetscaping, and redevelopment. Finally, low housing costs and low commercial lease rates are attractive to young, upwardly mobile households and business startups.
	Are there barriers to improvement in this target area?	The barriers to improvement in the South Westminster target area includes: <ul style="list-style-type: none"> • Perception of crime and poor community image; • Deterioration of buildings and infrastructure; • Limited financial resources and investment; • Challenged economic market and demographics; • Continual annual reduction in federal funding through CDBG and HOME.
2	Area Name:	City-Wide
	Area Type:	Local Target area

Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Housing
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The City-Wide target area encompasses the entire City. This Target Area is designated for the Emergency and Essential Home Repair Program.
Include specific housing and commercial characteristics of this target area.	N/A
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The consultation and citizen participation process identified strong support for continuation of the Emergency and Essential Home Repair Program to be conducted throughout the City.
Identify the needs in this target area.	This Target Area is defined for the Emergency and Essential Home Repair Program in order to provide minor home repairs to income-qualified individuals throughout the City.
What are the opportunities for improvement in this target area?	N/A
Are there barriers to improvement in this target area?	N/A

General Allocation Priorities

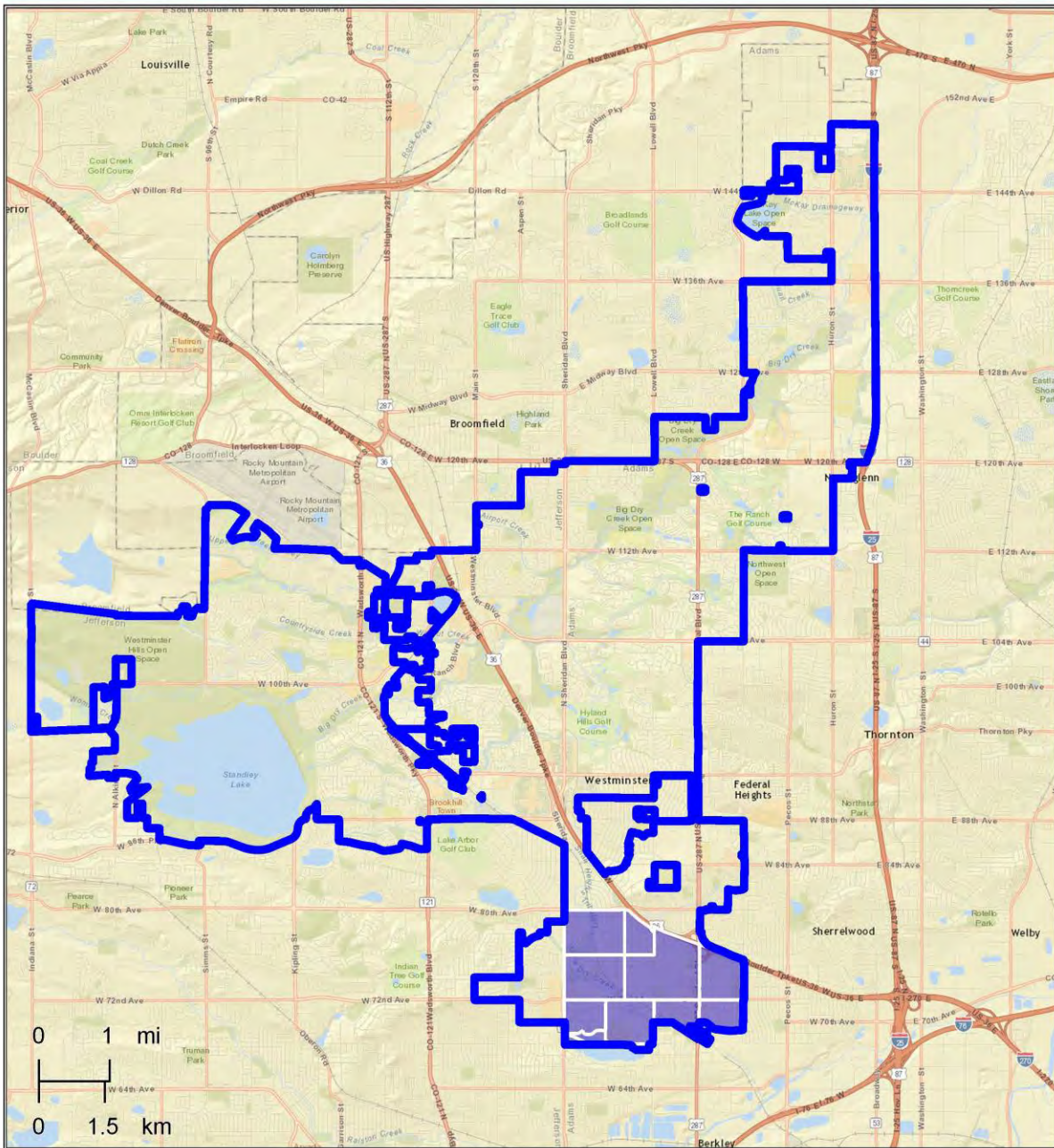
Describe the basis for allocating investments geographically within the state

South Westminster, as defined in the 2001 South Westminster Strategic Revitalization Plan, is located in the southeastern section of the City of Westminster, bordered by Zuni Street to the east, U.S. Highway 36 and 80th Avenue to the north, Sheridan Boulevard to the west, and the City boundary to the south. There are 12 Census Tract Block Groups that comprise South Westminster, which are listed in the following table. Included in the table is the low- moderate-income data for each Census Tract/Block Group based on 2006-2010 American Community Survey data, with a total low- moderate-income percentage for all of South Westminster of 58.6 percent.



South Westminster (purple shaded area)

In Relation to City Boundaries



June 30, 2014

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South Westminister Target Area

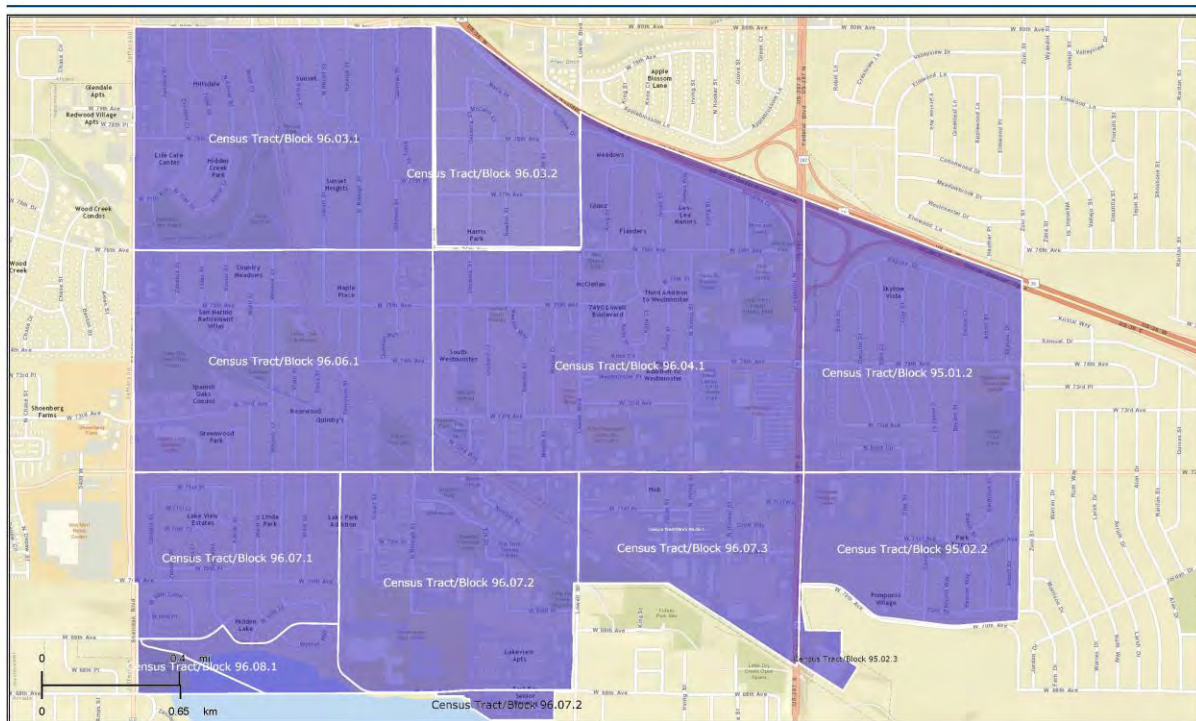
Census Tract	Block Group	Low/Mod %
--------------	-------------	-----------

95.01	2	61.5
95.02	2	47.8
95.02	3	82.5
96.03	1	44.5
96.03	2	43.1
96.04	1	62.8
96.4	2	64.7
96.06	1	87.5
96.07	1	53.2
96.07	2	48.0
96.07	3	84.9
96.08	1	27.9
South Westminster		58.6
City of Westminster		37.0

Table 97 - South Westminster Low- Mod % by Census Tract/Block (2006-2010 American Comm. Survey Data)



Census TRACTS



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March 30, 2015

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South Westminster Census Tracts

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

Priority Needs

Table 98 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	South Westminster
	Associated Goals	Activities Pertaining to Housing
	Description	Activities pertaining to housing including improving the quantity and quality of affordable housing.
	Basis for Relative Priority	Continuation of the Emergency and Essential Home Repair Program is a high priority for the next five years. In 2013 the City exhausted its budget for the program six months prior to the end of the program year, consequently requiring staff to turn away many potential program applicants. Inquiries into the program come in on a daily basis and the program remains popular among residents. Activities pertaining to housing will continue to be a high priority as addressed in the Needs and Market Analysis Discussion.

2	Priority Need Name	Public Facilities and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	South Westminster
	Associated Goals	Neighborhood Improvements in Target Area
	Description	Includes neighborhood improvements in the Target Area.
	Basis for Relative Priority	Residents have been supportive of the improved streetscapes in South Westminster, which have made some areas more attractive, more walkable, and have been instrumental in attracting both residential and commercial development. Residents have also been supportive of the emerging arts activities such as the community theatre and art galleries. The City will continue to work on stabilizing and improving physical infrastructure in South Westminster, where the infrastructure is the oldest.
3	Priority Need Name	Economic Development
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Non-housing Community Development
	Geographic Areas Affected	South Westminster
	Associated Goals	Neighborhood Improvements in Target Area
	Description	Economic Development activities that stimulate business and job creation.
	Basis for Relative Priority	See discussion in Needs and Market Analysis.
4	Priority Need Name	Public Services
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	South Westminster City-Wide
	Associated Goals	Activities Pertaining to Housing Neighborhood Improvements in Target Area
	Description	The City of Westminster does not have a supportive services program funded with CDBG dollars.
	Basis for Relative Priority	The City no longer funds public services with CDBG dollars due to the administrative burden placed both on the City and the subrecipients.

Narrative (Optional)

Funding priorities will be implemented to achieve the goals and objectives identified in the Strategic Plan for the 2015-2019 program years. The funding priorities were established based on the housing and community development needs identified through staff and City Council's review of priority needs as well as public and stakeholder input, including the results of the community survey. Also, priority needs are strongly related to the analysis in the Needs Assessment and Market Analysis.

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

Introduction

The City of Westminster expects to receive CDBG funding annually for the next five years. Staff expects an annual allocation of approximately \$550,000 based on previous and current years' allocation amounts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	578,221	0	872,242	1,450,463	2,200,000	CDBG funds will be utilized for program administration, continuation of the Emergency and Essential Home Repair Program, and the Bradburn Boulevard Street Enhancement Project.
Other	private	Other	1,200,000	0	0	1,200,000	0	The City will utilize its Xcel Energy Utility Undergrounding Fund to underground overhead utility lines along Bradburn Boulevard to facilitate the installation of decorative street lighting.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	private	Public Improvements Other	1,000	0	0	1,000	0	A community involvement project utilizing volunteers may be utilized for the planting of trees in the right-of-way along Bradburn Boulevard.
Other	public - federal	Other	729,039	0	0	729,039	700,000	HOME dollars will be utilized for construction of the mixed-use development at 73rd Avenue and Lowell Boulevard and/or the proposed ACHA mixed-use/mixed/income housing project near the TOD.

Table 99 - Anticipated Resources

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

The City of Westminster's CDBG allocation will complement several additional resources. The primary resources are: 1) the City's Capital Improvement Program, which is used for major capital projects in the target area; 2) HOME funds, allocated through the Adams County Consortium; 3). Private Activity Bonds, which provides roughly \$5.5 million/year to Westminster for housing activities; 4). Competitive 9% LIHTC; 5). Competitive 4% LIHTC; Non-Competitive 4 LIHTC.

HUD approved the City's Section 108 loan application in September of 2011. In conjunction with the award, the City has been working with a developer to redevelop the southwest corner of West 73rd Avenue and Lowell Boulevard, currently known as Lowell Plaza. In August, 2012, the City approved a development agreement with Renaissance, LLLP to construct about 6,000 square feet of commercial space at ground level and about 48 affordable apartments above the commercial space. About 3,250 square feet of the commercial space would be made available for

community events and activities including the operation of a local community theater. The balance of the 6,000 square feet of commercial space would be made available for lease to small businesses.

The estimated cost of the project is \$11.2 million of which about \$1.5 million is the estimated cost for land acquisition, environmental remediation, and demolition and removal of existing structures. The \$1.5 million HUD Section 108 loan financed the site acquisition activities. In 2012, the City purchased three properties in the southwest corner of 73rd Avenue and Lowell Boulevard using approximately \$720,000 of its Section 108 loan. Another two properties were purchased in December 2014 for approximately \$450,000. The City spent an estimated \$130,000 on the relocation of several businesses and residents. The balance of the Section 108 proceeds are intended to help fund the demolition of the dilapidated buildings. The plan calls for the developer to assume responsibility for repayment of the Section 108 loan upon the project proceeding with development. The City has guaranteed repayment of this loan, pledging future CDBG allocations in the event of default. This initial investment of \$1.5 million in HUD Section 108 financing will leverage approximately \$9,733,709 from other public and private sources. It is anticipated that progress will be made on this project with substantial completion by the end of this consolidated planning period.

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

Over the five-year planning period, many of the programmed activities will utilize publicly-owned land. In 2015, the Bradburn Boulevard Street Enhancement Project will make improvements to the public right-of-way including the installation of street lighting, the planting of trees, and other streetscape improvements. The redevelopment project at 73rd Avenue and Lowell Boulevard will occur on property currently owned by the City.

Discussion

See above.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
WESTMINSTER	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
ADAMS COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Region
JEFFERSON COUNTY HOUSING AUTHORITY	Subrecipient	public services	Jurisdiction

Table 100 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

The City of Westminster concentrates its utilization of CDGB funds on community development activities including public facilities such as park development and improvement, neighborhood improvements, and limited economic development activities. The City does not have a supportive services program, nor does it fund public services with CDBG funds due to the administrative burden in complying with federal reporting regulations placed on both the grantee and subgrantees. However, Westminster provides \$90,000 in annual funding to non-profit agencies that provide supportive services through its Human Services Board funding process supported by the City's general fund budget.

In Colorado, few municipalities provide direct public services including services targeted to homeless persons and persons with HIV. The State of Colorado and counties provide the bulk of human and public services while the gaps in these services are often filled by the non-profit sector.

Gaps in the delivery system are not related to institutional delivery as much as lack of funds to support needed programs. Moreover, federal reporting requirements are too burdensome and costly to accomplish many of the programs and projects federal grants such as CDBG are intended to support.

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

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

Table 101 - Homeless Prevention Services Summary

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

In the Denver Metro Area, most of the services targeted to assist persons who are homeless and with HIV/AIDS are provided through the State of Colorado and nonprofits mostly located in central Denver. A limited number of nonprofits serve the Westminster community, but may not necessarily be located in the City's boundaries. These nonprofits serve the homeless and/or those who are at risk of being homeless with services such as food, clothing, rent, and utility assistance and a small number of emergency shelter beds.

Community Resources and Housing Development Corporation (CRHDC), located in Westminster provides information and homeowner services to prospective and existing Westminster residents by offering pre-and post-purchase homebuyer education, financial fitness counseling, foreclosure counseling and prevention, real estate services, and lending through Colorado Housing Enterprises. Adams County Housing Authority (ACHA) and Jefferson County Housing Authority also provide information to Adams County and Jefferson County residents about fair housing through one-on-one counseling sessions and workshops for foreclosure prevention, rental responsibilities, subsidy program briefings, and resident services.

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

Please see above.

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

The City of Westminster will continue to explore ways in which it may increase its support of public service providers. The relaxing of federal reporting requirements as well as a reversal in the trend of continual decreases in CDBG funding will be necessary for the City to reconsider the use of CDBG funds for the provision of public service support. The lack of available funding resources and reporting requirements presents the most significant gap to the service delivery system and represents a much larger need than improvements in structure or delivery of services, which are already efficient.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Activities Pertaining to Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	South Westminster City-Wide	Housing Public Services	CDBG: \$450,000 HOME Funds: \$1,429,039 Volunteer Labor: \$0 Xcel Energy Utility Undergrounding Fund: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17990 Persons Assisted Rental units constructed: 48 Household Housing Unit Homeowner Housing Rehabilitated: 92 Household Housing Unit
2	Neighborhood Improvements in Target Area	2015	2019	Non-Housing Community Development	South Westminster	Economic Development Public Facilities and Infrastructure Public Services	CDBG: \$1,642,874 Volunteer Labor: \$1,000 Xcel Energy Utility Undergrounding Fund: \$1,200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17990 Persons Assisted

Table 102 – Goals Summary

Goal Descriptions

1	Goal Name	Activities Pertaining to Housing
	Goal Description	Activities, which work to improve the availability and accessibility of affordable housing. Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit will benefit the low-mod population of South Westminster, the Emergency and Essential Home Repair Program is estimated to benefit approximately 92 low-mod households over the five-year consolidated planning period. The funding allocated is an estimate only for the five year consolidated planning period.
2	Goal Name	Neighborhood Improvements in Target Area
	Goal Description	Activities to preserve and improve target area neighborhoods. The funding allocated is an estimate only over the five year consolidated planning period.

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

Please see the Adams County HOME Consortium Consolidated Plan; of which the City of Westminster is a member. Through the development project at 73rd Avenue and Lowell Boulevard, approximately 48 affordable rental units will developed over the Consolidated Planning period.

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

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

The City of Westminster directly addresses Lead-based Paint Hazards (LBP) and increases access to housing without LBP hazards through its Emergency and Essential Home Repair Program. For the City's home rehabilitation program, administered by the Jefferson County Housing Authority, no project will exceed \$5,000 in hard costs. Therefore, all projects that are not HUD exempted from LBP regulations must meet HUD's under \$5,000 threshold requirements, which are as follows:

- Notice to homeowners
- Provision of pamphlet entitled "The Lead Safe Certified Guide to Renovate Right"
- Paint testing of surfaces to be disturbed or presumption of LBP if the area to be disturbed exceeds the minimal ("de minimus") area*
- Safe work practices as part of rehabilitation for all projects that exceed the minimal ("de minimus") area*
- Repair any paint that is disturbed
- Clearance after the work and before re-occupancy if exceeding the ("de minimus") area*

*The minimal ("de minimus") area - safe work practices and clearance are not required when maintenance or hazard reduction activities do not disturb painted surfaces that total more than 20 square feet on exterior surfaces, two square feet in any one interior room or space, or ten percent of the total surface area on an interior or exterior type of component type with a small surface (e.g., window sills, baseboards, and trim).

Finally, in addition to HUD's LBP regulations, Jefferson County Housing Authority must meet the Environmental Protection Agency's (EPA) Renovation, Repair and Painting Rule (RRP). Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children. To protect against this risk, on April 22, 2008, EPA issued the RRP rule. It requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes, child care facilities, and schools be certified by EPA and that they use certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices. Individuals can become certified renovators by taking an eight-hour training course from an EPA-approved training provider.

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

Please see above.

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

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

Poverty-reduction efforts are challenging in the current economic climate, where poverty levels have risen in many communities in the U.S. In 2000 3.1 percent of Westminster's population lived below the poverty level; by 2012 this had increased by 80 percent to 5.6 percent of the population. Child poverty increased dramatically from 5.1 percent in 2000 to 13.5 percent in 2012. Seniors experienced just a fractional increase in poverty from 6.3 percent in 2000 to 6.9 percent in 2012.

The City is continually working to provide more job opportunities for residents of all skill levels with Westminster employers. The City can influence job and affordable housing opportunities, however, many aspects of combating poverty are outside a municipality's purview. The City relies on the Adams and Jefferson County Temporary Assistance to Needy Families (TANF) programs to assist impoverished families as well as the available supportive services agencies. Education is also a primary tool in combating poverty. Westminster is fortunate to have both a large community college and several university programs located within its borders. The City also has close ties with the three school districts that serve Westminster residents, which are continually working to increase educational attainment levels and high school graduation rates. Adams County Housing Authority operates the Center for Career and

Community Enrichment (3CE) at 71st and Federal Boulevard in Westminster. 3CE provides a "one-stop-shop" to access services and educational classes that support adults on their path to self-sufficiency.

Classes include GED, ESL, Job Skills, Parenting, Building a Network, Anger Management, and others. A small public computer lab is available for those who do not have internet access at home – primarily serving job seekers and those looking for housing. Staff are available to help customers' access online information and services, such as applying for Colorado PEAK benefits. Finally, the City's Economic Development division functions to retain, expand, and attract businesses to bring jobs into Westminster.

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

Maintaining and expanding a mix of housing opportunities, including affordable housing for Westminster residents is critical to the City's goal of reducing poverty. During the 2015-2019 Consolidated Planning period, the City will continue to focus on maintaining and expanding its stock of affordable rental and homeownership units. Also, the City's Emergency and Essential Home Repair Program assists low-income Westminster households make improvements to their homes, which in turn increases the home's value and helps maintain a stock of well cared for affordable housing in the community.

SP-80 Monitoring - 91.230

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

Management, oversight and monitoring of the CDBG program is performed by the Department of Community Development. Adams County Department of Neighborhood Services Community Development manages and monitors the HOME Investment Partnership (HOME) program. The City is committed to taking all appropriate steps, as outlined by HUD, to assure compliance with applicable laws, procedures, and eligibility requirements. CDBG funds are disbursed by the City's Finance Department.

City staff monitors contractor compliance by the following means:

7. Construction and consultant contracts
8. Environmental review of CDBG projects
9. Davis-Bacon Wage determination of individual projects and applicable compliance requirements
10. Davis Bacon Semi-Annual Reports
11. City and contractor Draw-Down requests
12. Minority Business Enterprise (MBE) Reports
13. Program Action Plan Submission
14. Consolidated Annual Performance Evaluation Report (CAPER)
15. Integrated Information Disbursement System (IDIS) reporting and maintenance
16. Maintaining the CDBG rate of expenditure to comply with HUD spending goals
17. Federal Cash Transaction Quarterly Report Submissions
18. City staff's program compliance calendar
19. Project site visits to compare reported activity with actual accomplishments

Expected Resources

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

Introduction

The City of Westminster expects to receive CDBG funding annually for the next five years. Staff expects an annual allocation of approximately \$550,000 based on previous and current years' allocation amounts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	578,221	0	872,242	1,450,463	2,200,000	CDBG funds will be utilized for program administration, continuation of the Emergency and Essential Home Repair Program, and the Bradburn Boulevard Street Enhancement Project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	private	Other	1,200,000	0	0	1,200,000	0	The City will utilize its Xcel Energy Utility Undergrounding Fund to underground overhead utility lines along Bradburn Boulevard to facilitate the installation of decorative street lighting.
Other	private	Public Improvements Other	1,000	0	0	1,000	0	A community involvement project utilizing volunteers may be utilized for the planting of trees in the right-of-way along Bradburn Boulevard.
Other	public - federal	Other	729,039	0	0	729,039	700,000	HOME dollars will be utilized for construction of the mixed-use development at 73rd Avenue and Lowell Boulevard and/or the proposed ACHA mixed-use/mixed/income housing project near the TOD.

Table 103 - Expected Resources – Priority Table

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

The City of Westminster's CDBG allocation will complement several additional resources. The primary resources are: 1) the City's Capital Improvement Program, which is used for major capital projects in the target area; 2) HOME funds, allocated through the Adams County Consortium; 3). Private Activity Bonds, which provides roughly \$5.5 million/year to Westminster for housing activities; 4). Competitive 9% LIHTC; 5). Competitive 4% LIHTC; Non-Competitive 4 LIHTC.

HUD approved the City's Section 108 loan application in September of 2011. In conjunction with the award, the City has been working with a developer to redevelop the southwest corner of West 73rd Avenue and Lowell Boulevard, currently known as Lowell Plaza. In August, 2012, the City approved a development agreement with Renaissance, LLLP to construct about 6,000 square feet of commercial space at ground level and about 48 affordable apartments above the commercial space. About 3,250 square feet of the commercial space would be made available for community events and activities including the operation of a local community theater. The balance of the 6,000 square feet of commercial space would be made available for lease to small businesses.

The estimated cost of the project is \$11.2 million of which about \$1.5 million is the estimated cost for land acquisition, environmental remediation, and demolition and removal of existing structures. The \$1.5 million HUD Section 108 loan financed the site acquisition activities. In 2012, the City purchased three properties in the southwest corner of 73rd Avenue and Lowell Boulevard using approximately \$720,000 of its Section 108 loan. Another two properties were purchased in December 2014 for approximately \$450,000. The City spent an estimated \$130,000 on the relocation of several businesses and residents. The balance of the Section 108 proceeds are intended to help fund the demolition of the dilapidated buildings. The plan calls for the developer to assume responsibility for repayment of the Section 108 loan upon the project proceeding with development. The City has guaranteed repayment of this loan, pledging future CDBG allocations in the event of default. This initial investment of \$1.5 million in HUD Section 108 financing will leverage approximately \$9,733,709 from other public and private sources. It is anticipated that progress will be made on this project with substantial completion by the end of this consolidated planning period.

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

Over the five-year planning period, many of the programmed activities will utilize publicly-owned land. In 2015, the Bradburn Boulevard Street Enhancement Project will make improvements to the public right-of-way including the installation of street lighting, the planting of trees, and other streetscape improvements. The redevelopment project at 73rd Avenue and Lowell Boulevard will occur on property currently owned by the City.

Discussion

See above.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Activities Pertaining to Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	City-Wide	Housing	CDBG: \$90,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Neighborhood Improvements in Target Area	2015	2019	Non-Housing Community Development	South Westminster	Public Facilities and Infrastructure	CDBG: \$372,577 Volunteer Labor: \$1,000 Xcel Energy Utility Undergrounding Fund: \$1,200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6848 Persons Assisted

Table 104 – Goals Summary

Goal Descriptions

1	Goal Name	Activities Pertaining to Housing
	Goal Description	In 2015 it is anticipated that 15 low- moderate-income Westminster homeowners will be assisted through the Emergency and Essential Home Repair Program.

2	Goal Name	Neighborhood Improvements in Target Area
	Goal Description	In 2015 the Bradburn Boulevard Street Enhancement Project will further the goal of neighborhood improvements in the Target Area. Continued investment in the Bradburn Boulevard corridor is critical to further revitalization of the South Westminster community. South Westminster residents will benefit from improved safety and accessibility with the continuation of decorative street lighting installation and other streetscaping improvements.

AP-35 Projects - 91.420, 91.220(d)

Introduction

In 2015 the City of Westminster will fund the Emergency and Essential Home Repair Program and the Bradburn Boulevard Street Enhancement Project with Community Development Block Grant dollars. Additionally, the City will utilize 20 percent of its allocation for program administration expenses.

#	Project Name
1	2015 Program Administration
2	Bradburn Boulevard Street Enhancement Project
3	Emergency and Essential Home Repair Program

Table 105 – Project Information

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

The allocation of funds is closely aligned with the top housing and community development needs identified in the needs assessment, market analysis, community survey, and contributed by stakeholders and citizens who participated in the development of the Consolidated Plan. The primary obstacle to addressing underserved needs is lack of funds. In 2015 the City received a reduction in its CDBG allocation of over \$35,000 from 2014. The cost of needed public improvements far exceeds the City's five year allocation of CDBG funds.

AP-38 Project Summary

Project Summary Information

1	Project Name	2015 Program Administration
	Target Area	South Westminster City-Wide
	Goals Supported	Activities Pertaining to Housing Neighborhood Improvements in Target Area
	Needs Addressed	Housing Public Facilities and Infrastructure Economic Development Public Services
	Funding	CDBG: \$115,644
	Description	In 2015, 20 percent of the City's CDBG allocation will be utilized to fund program administration and planning activities. This includes general management and oversight coordination, Fair Housing activities, and monitoring program activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	In 2015, 20 percent of the City's CDBG allocation will be utilized to fund program administration and planning activities. This includes general management and oversight coordination, Fair Housing activities, and monitoring program activities.

2	Project Name	Bradburn Boulevard Street Enhancement Project
	Target Area	South Westminster
	Goals Supported	Neighborhood Improvements in Target Area
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$372,577 Volunteer Labor: \$1,000 Xcel Energy Utility Undergrounding Fund: \$1,200,000
	Description	The Bradburn Boulevard Street Enhancement Project will continue with streetscaping improvements along Bradburn Boulevard to include the installation of decorative street lighting, the undergrounding of overhead utility lines, tree plantings in the public right-of-way with the installation of a drip line irrigation system to maintain the trees, and the completion of curb and gutter, sidewalk, and pavers at the northeast corner of 73rd Avenue and Bradburn Boulevard to match the improvements immediately adjacent on 73rd Avenue.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The Bradburn Boulevard Street Enhancement Project will continue with streetscaping improvements along Bradburn Boulevard to include the installation of decorative street lighting, the undergrounding of overhead utility lines, tree plantings in the public right-of-way with the installation of a drip line irrigation system to maintain the trees, and the completion of curb and gutter, sidewalk, and pavers at the northeast corner of 73rd Avenue and Bradburn Boulevard to match the improvements immediately adjacent on 73rd Avenue. The contribution of funds from the Xcel Energy Undergrounding Fund is estimated and final costs will be determined upon completion of construction drawings as prepared by Xcel Energy.

3	Project Name	Emergency and Essential Home Repair Program
	Target Area	City-Wide
	Goals Supported	Activities Pertaining to Housing
	Needs Addressed	Housing
	Funding	CDBG: \$90,000
	Description	The Emergency and Essential Home Repair Program helps qualified, low-income homeowners make badly-needed repairs to their homes that will improve their in-home safety and mobility. Through the program, up to \$5,000 in eligible minor and emergency home repairs can be made free of charge to income-qualified households located within Westminster.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The Emergency and Essential Home Repair Program helps qualified, low-income homeowners make badly-needed repairs to their homes that will improve their in-home safety and mobility. Through the program, up to \$5,000 in eligible minor and emergency home repairs can be made free of charge to income-qualified households located within Westminster.

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

The majority of 2015 CDBG funds will be spent in the South Westminster Target Area through the Bradburn Boulevard Street Enhancement Project. South Westminster, as defined in the 2001 South Westminster Strategic Revitalization Plan, is located in the southeastern section of the City of Westminster, bordered by Zuni Street to the east, U.S. Highway 36 and 80th Avenue to the north, Sheridan Boulevard to the west, and the City boundary (approximately 68th Avenue) to the south.

Geographic Distribution

Target Area	Percentage of Funds
South Westminster	64

Table 106 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Census data indicates that 51 percent or more of the households in South Westminster are considered low- moderate-income. Additionally aging housing stock, deteriorating infrastructure, a lack of developable land, and blighted properties and buildings all exist within the target area. Moreover, citizen and supportive service agency input gathered through the consultation and citizen participation process confirms that South Westminster is in need of investment. The Bradburn Boulevard Street Enhancement Project will directly benefit approximately 6,848 low- moderate income residents in the Target Area. The project will provide much needed street lighting improvements, tree plantings, and completion of curb and gutter, sidewalk, and paver installation at the northeast corner of 73rd Avenue and Bradburn Boulevard to match improvements immediately adjacent on 73rd Avenue.

The Emergency and Essential Home Repair Program will also likely benefit individual homeowners within the Target Area. The program is offered to income-qualified Westminster homeowners. Since this project is not restricted to a specific area, Staff is unable to determine how many Target Area homeowners will benefit from this program. Project sites are based on need and many are expected to be located within the Target Area.

Discussion

See above.

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

Introduction

This section describes other actions that the City will undertake during the program year to help fulfill the annual goals and objectives.

Actions planned to address obstacles to meeting underserved needs

The obstacles to meeting underserved needs in Westminster are:

20. The high cost of land acquisition and new construction to provide housing that is affordable to all income levels; and
21. Insufficient financial resources, both public and private, to meet the housing and supportive services needs of the population.

The City's efforts to address number one above are described below in the section titled "Actions planned to foster and maintain affordable housing."

The City works to address the needs of the underserved through multiple avenues. Although the City does not have a CDBG funded supportive services program, it provides funding to non-profit agencies that provide supportive services through its Human Services Board funding process. The City funds all public services grants with local general fund money in order to avoid the administrative burden on non-profits receiving small federal grants that require a great deal of compliance activity. This choice also reduces the administrative burden on City staff, freeing up staff time for substantive revitalization projects and programs. The Human Services Board (HSB) makes recommendations to City Council for the allocation of funds to support the mission of providing assistance to Westminster residents through clothing, food, shelter, and mental and physical health services. In the Adopted 2014 Budget, the City Council increased the available funds for HSB from \$80,000 to \$90,000 in an effort to meet some of the increased need in the community.

Further examples of ways in which the City works to address the needs of the underserved include:

- Administrative approval of domestic violence shelters in order to protect the confidentiality of the location of shelters to protect victims from further assaults. These include: Alternatives to Family Violence; The Rape Assistance and Awareness Program (RAAP); and Sexual Assault Nurse Examiners (SANE).

The City provides a building at \$1.00 per year to Community Reach, an Adams County organization that provides supportive services to mentally ill persons. The building is located at 3031 West 76th Avenue in South Westminster. Services include: outpatient services (individual, group, and family therapy for adults and children), medication services, case management, vocational services, substance abuse

treatment, and adult intensive outpatient therapy groups. This subsidized facility is expected to be provided to Community Reach indefinitely. The estimated in-kind value is \$34,430. The City provides low-income residents \$75 in financial assistance towards utility bills up to once per year. The City provides a free Prescription Discount Card for residents that do not have prescription drug coverage. Residents save an average of 20 percent off the regular retail price of prescriptions.

There are several facilities that serve special needs populations throughout the Denver Metro Area that are located in the City. These facilities include:

- North Metro Community Services – provides quality services and support to citizens with developmental disabilities who live in Adams County. Two of their three facilities are in Westminster. Their Resource Coordination Office is located at 1185 West 124th Avenue and their Westminster Day Program is located at 1001 West 124th Avenue.
- Arapahoe House provides substance abuse treatment and mental health services to vulnerable individuals and families in Metro Denver since 1975. Arapahoe House serves over 15,000 persons at 13 locations, providing 20 specialized services. They have a 16-bed residential treatment center for women, called Aspen Center, located within the City.

Actions planned to foster and maintain affordable housing

- The City receives an annual allocation of HOME funds administered directly by the Adams County Office of Community Development pursuant to a HOME consortium agreement. It is the goal of the City to accumulate HOME funding in preparation for providing major funding for affordable housing when a development has been identified.
- Private activity bond (PAB) allocations are issued by the state pursuant to support certain private activities such as residential mortgage programs, construction of affordable housing, and certain redevelopment projects. The City has used its PAB allocation for a variety of affordable housing efforts and recently assigned its \$5,122,923 PAB allocation to the Colorado Housing and Finance Authority (CHFA) for its Mortgage Credit Certificate Program.
- The City funds its Emergency and Essential Home Repair Program, which helps qualified, low-income homeowners make repairs that improve their in-home safety and mobility. Through the program, up to \$5,000 in eligible essential and emergency home repairs can be made free of charge to income qualified households.
- The City continues to support Adams County and the Community Resources and Housing Development Corporation (CRHDC) in their endeavors to implement the NSP program. The program targets the acquisition of foreclosed and abandoned single family houses within targeted Census Tracts, which include South Westminster. The homes are purchased, remediated of hazardous conditions, rehabilitated, and sold to income eligible households.
- The City has a rental housing inspection program that promotes decent, safe, and sanitary housing conditions for renters of multi-family, townhomes, condominiums, and any structure with three or more units in which any one unit is a rental. Since half of the homes in South Westminster are rental units, this program has particular benefit for that area.

- The City has been working closely with a developer to construct 48 units of affordable housing in a mixed-use development in South Westminster. This project will be partially funded by HUD Section 108 loan funds, CDBG and HOME funds, Low Income Housing Tax Credits, and private financing using PAB allocation from the City. Once complete, the housing will serve a mix of extremely low, very low, and moderately low income households. The development will be fairly marketed to all, thus affirmatively furthering fair housing.
- The City has completed preparation of a land use and redevelopment plan for a 90-120 acre area immediately around the TOD providing for approximately 1,200 housing units to be constructed over a 30-year period. A significant portion of the housing will provide affordable rental and owner-occupied housing. Also, ACHA owns approximately 6.5 acres of land in the TOD area upon which are located 198 apartment units. The buildings were built in the early 1970s and are in need of major rehabilitation or replacement. Accordingly, the City is working cooperatively with ACHA to develop and implement a strategy to construct new replacement units and increase the supply of affordable housing in the TOD area. ACHA and the City have initiated the preparation of a conceptual development plan for between 70 and 80 affordable housing units as an initial phase in providing replacement units.
- City staff continues to keep an open dialog with and recruit affordable housing developers and funding agencies, including CRHDC, ACHA, private developers, Mile High Loan Fund, and Enterprise Communities. All will potentially become solid development partners as time approaches on the opening of the train station in 2016. A member of City staff also currently serves on the board of CRHDC.

Actions planned to reduce lead-based paint hazards

The City has determined that it does not have the staff capacity or funding resources to address the federal Lead-Based Paint requirements. The City's Emergency and Essential Home Repair Program administrator, Jefferson County Housing Authority complies with all federal Lead-Based Paint regulations when implementing the program.

Actions planned to reduce the number of poverty-level families

Described in the "Actions planned to address obstacles to meeting underserved needs" section above. The City is continually working to provide more jobs for residents of all skill levels with Westminster employers. The City can influence levels of jobs and affordable housing; however, many aspects of combating poverty are outside the City's influence. The City has limited financial assistance but does provide low-income residents \$75 in financial assistance towards utility bills up to once per year and provides a free Prescription Discount Card for residents that do not have prescription drug coverage. The City relies on available supportive services agencies and the Adams and Jefferson County Human Services Departments to assist poverty-level families.

Education is also a primary tool in combating poverty. Westminster is fortunate to have both a large community college and several university program located within its borders. The City also has close ties with the three school districts that are continually working to increase educational achievement levels and high school graduations rates.

Actions planned to develop institutional structure

The City's Department of Community Development administers the Community Development Block Grant Program. City staff manage all CDBG-funded projects in-house to provide the greatest control over the scope, quality, and cost of each project. On an annual basis staff consult with residents and stakeholders in the South Westminster community to solicit input on proposed CDBG projects as well as to gain input on the use of funds and the quality of life in the community. Staff evaluates any projects recommended by community members and assesses the feasibility of each. Based upon input from the community and staff analysis proposed projects are prioritized and reviewed with City management before making recommendations to the City Council, for their review, input, and eventual approval. Annual Action Plans are presented to the community in at least two public meetings and are made available for public comment.

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

Please see above.

Discussion

The City conducted an Analysis of Impediments to Fair Housing Choice (AI) in late 2014 and early 2015. The barriers to fair housing choice that were identified included:

22. Group home definition in City code may result in different treatment of group home residents.
23. Residents lack knowledge of fair housing protections and resources. Fair housing information can be hard to find.
24. Rising rents may disproportionately impact certain protected classes in Westminster.
25. Inequity may exist in the access to some community amenities.

To address number one above, the City will review its zoning code to ensure the definitions and provisions do not deny access to housing based on disability status or type of disability. Regarding number two above, the City will provide training and educational materials to City staff regarding fair housing. Additionally, CDBG staff will work with City Rental Housing Inspection staff to develop educational materials and tools to distribute to landlords and tenants throughout the City. Staff will explore opportunities to partner with landlords in educating them regarding fair housing matters and will develop mechanisms to distribute educational materials to tenants through the rental inspection program. Moreover, the City will develop and maintain a webpage on the City website dedicated to fair housing. To address number three above, the City will implement Comprehensive Plan policies related to development and preservation of affordable housing. The City will also examine its ability to support more affordable mixed-income rental developments. Finally, to address number four, the City will internally review its level of effort and resource allocations to City of Westminster services throughout the City as a whole.

Program Specific Requirements

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

Introduction

Projects are eligible for CDBG funding if they meet certain criteria as established by the U.S. Department of Housing and Urban Development (HUD). A project must benefit low- and moderate-income people, address conditions of slum or blight, or meet an urgent community need. Approximately 80 percent of CDBG funds will be used for activities that benefit persons of low- and moderate-income in 2015. Projects will also address a priority community need as outlined in Westminster's 2015-2019 Consolidated Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

Discussion

Eighty percent of CDBG funds are expected to be used for activities that benefit persons of low and moderate income. The Bradburn Boulevard Street Enhancement Project will benefit approximately 6,965 persons in the service area. The area primarily encompasses Census Tracts 96.03-1, 96.03-2, 96.04-1, and 96.04-2 where 56 percent of the population is low- moderate income. The Emergency and Essential Home Repair Program benefits low- moderate income Westminster homeowners by providing up to \$5,000 in grants to complete emergency and essential home repairs. It is expected that approximately 18-20 Westminster homeowners will benefit from the program in 2015.

Appendix - Alternate/Local Data Sources

Adams County 2019 Annual Action Plan



Program Year
July 1, 2019 - June 30, 2020

Amended April 21, 2020



Amendment to add a Special Economic Development program and a program to help shelter individuals experiencing homelessness who have been diagnosed with COVID-19.

Executive Summary

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

1. Introduction

An Annual Action Plan (AAP) is required by the U.S. Department of Housing and Urban Development (HUD) from all jurisdictions receiving Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. The 2019 AAP is Adams County's (County) fifth program year Action Plan for the 2015-2019 Consolidated Plan (Con Plan). It outlines the County's needs, goals, and strategies for the 2019 program year (July 1, 2019 – June 30, 2020) and addresses citizen involvement, including information on available and potential resources. The priorities developed in this plan target a wide range of issues from basic needs, such as the availability of affordable housing for families and individuals, to overall community quality of life issues, such as improving facilities that provide services to low- and moderate- income (LMI) residents.

The 2019 AAP was developed in accordance with HUD guidelines 24 Code of Federal Regulations (CFR) Part 91.220. This document represents a cooperative effort between the County, cities of Thornton, Westminster, Northglenn, Federal Heights, Brighton, and Town of Bennett, the public, and housing and service providers.

Adams County Community Development administers the CDBG and HOME programs and works with the Urban County and HOME Consortia members to accomplish the goals in the Consolidated Plan. The Urban County areas consists of the cities of Northglenn, Federal Heights, Brighton, Town of Bennett, and unincorporated Adams County. The HOME Consortia areas include the Urban County areas, as well as the cities of Thornton and Westminster.

2. Summarize the objectives and outcomes identified in the Plan

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

Adams County has set the below Priorities and Objectives for the term of the Con Plan. These priorities and objectives were discussed with key community members, Urban County members, and used to solicit applications for CDBG and HOME funding for the 2019 program year. The proposed activities for the 2019 program year must align to the Con Plan's Priorities and Objectives outlined below:

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

3. Evaluation of past performance

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

The County maintains positive relationships with organizations and Urban County members responsible for undertaking many of the projects described in the AAP. Past project and program successes with these partners helped shape the County's goals for the 2019 program year. Due to historic commitment deficiencies, the County has been proactively setting the stage to commit and spend prior year resources by prioritizing "shovel ready" projects. The County has also continued to meet its timeliness ratio since 2015 program year. This outcome is a result of the County being committed to ensuring timeliness by choosing realistic and feasible projects that met those goals and objectives defined in the Con Plan. In addition, the County has taken several steps to improve the required monitoring process for Subgrantees and Subrecipients. This has improved the County's communication with all partners and ensures a positive relationship with any compliance issues. The County continues to have ongoing conversations with the HOME Consortia members regarding the County's expectations for long-term monitoring. The County is committed to ensuring compliance with all federal regulations through its monitoring obligations.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The County included a variety of outreach efforts to have optimal public input that would inform the AAP. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, the County's webpage, and public hearings. Information regarding the proposed 2019 activities was available on the County's website for public comment for more than 30 days. Outreach efforts varied to reach diverse populations and ensure that the input received was insightful and representative of all County residents. It also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County published the draft AAP, solicited input from providers and the public, and held a public hearing to approve the final plan for submittal to HUD.

5. Summary of public comments

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

The 2019 AAP public comment period will begin on June 19, 2019 and end July 23, 2019 at the Board of County Commissioners' public hearing.

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

7. Summary

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

The County's strives to improve the quality of life for its residents through the management of grant-funded programs for housing, community development, and neighborhood revitalization. The common thread of the funds administered by the County is to benefit low- and moderate-income residents. Eighty percent (80%) of all funds and programs administered by the County directly impact the lives of low- and moderate-income residents. The County continues to opt out of Emergency Services Grant (ESG) funding and allocates those funds to the State of Colorado who administers the grant. With this arrangement, non-profits only have to apply to the State for ESG and are considered a first priority for the County's ESG allocation.

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 collect data around housing, services and community development needs. Key partner focus groups and interviews were held to collect the data to inform the development of the Con Plan, the AAP, the 2017 Housing Needs Assessment (HNA), and the County's 2018 Balanced Housing Plan (BHP).

To gain a more thorough understanding of the housing situation in Adams County, three focus groups and a series of interviews with community leaders were conducted in late 2016 for the HNA. The County then held additional stakeholder engagement events to shape the BHP. The BHP's purpose is to take the information collected from the HNA and stakeholder input, and present defined goals and outcomes through a multifaceted and collaborative approach. As a result, the following goals were created to further speak to the many barriers in achieving “balanced housing” across a county with a diverse population and housing needs:

- Utilize New and Existing Tools
 - Reduce Constraints to Development
 - Expand Opportunities for Housing
- For more information, the final HNA and BHP can be found at <https://www.adcogov.org/BHP>. The BHP was ratified in July 2018.

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 cities of Westminster and Thornton through the HOME Consortia to distribute HOME funds for eligible projects that create or preserve housing. Adams County also works with local certified Community Housing Development Organizations (CHDOs) and local housing authorities to provide essential services. These organizations include Community Resources and Housing Development Corporation (CRHDC), Unison Housing Partners (UHP), formally Adams County Housing Authority, and the Brighton Housing Authority (BHA).

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

Metro Denver Homeless Initiative (MDHI) works with homeless providers throughout the metro Denver region to coordinate homeless service efforts. In Adams County specifically, MDHI has a VISTA member placement with UHP 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 individuals homeless or at risk of becoming homeless throughout the metro Denver region. MDHI staff was consulted during the development of the 2015-2019 Con Plan. Adams County continues to coordinate with homeless providers working in the County to fund programs serving homeless individuals, families, families with children, veterans, youth, and persons at risk of becoming homeless.

In 2017, the Burnes Center presented the results of their study on homelessness in the County to the County to the Board of County Commissioners. The plan provided a number of short- and long-term recommendations. Since then the County has a team dedicated to addressing poverty and homelessness in Adams County.

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

Not applicable.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Westminster
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2019 AAP by discussing proposed HOME activities.
2	Agency/Group/Organization	City of Thornton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2019 AAP 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 Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2019 AAP 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 2019 AAP 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 2019 AAP by discussing proposed CHDO 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 Minor Home Repair 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 2019 AAP by discussing proposed CDBG activities.
10	Agency/Group/Organization	City of Brighton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Seniors and Other Prioritized Populations, Minor Home Repair 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 2019 AAP by discussing proposed CDBG activities.
11	Agency/Group/Organization	CITY OF NORTHGLENN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Infrastructure Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2019 AAP by discussing proposed CDBG activities.
12	Agency/Group/Organization	TOWN OF BENNETT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Public Facility
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the 2019 AAP by discussing proposed CDBG activities.
13	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Sustainability, 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 Community and Economic Development Department and the Board of County Commissioners participated in the development of the 2019 AAP by discussing proposed CDBG and HOME activities.
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Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative

Not required - NA

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

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

The County included a variety of outreach efforts for citizen participation to provide valuable input included in the AAP. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, the County's webpage, and public hearings. The County has also made available information regarding the AAP and related citizen participation process on the County's website. Outreach efforts varied to reach diverse populations to include input that 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, service providers, special needs providers, nonprofit organizations, and housing developers. This data was then analyzed by staff who incorporated the findings on housing, special needs, and community development into the priority outcomes. By determining the Priorities, the County was able to allocate funds to the appropriate agencies to provide those necessary services. Residents were encouraged to provide comments on the draft AAP through a publicized thirty (30) day public review period. The County publicized the availability of the draft AAP in multiple local newspapers and on the County's webpage on the County's website.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/ broad community	The County utilized its website to continually updates the public on upcoming public hearings, funding allocations, and reports, including the AAP.			www.adcogov.org/community-development
2	Public Hearing	Non-targeted/ broad community	The AAP Public Hearing on July 23, 2019.			http://adcogov.legistar.com/calendar.aspx
3	Newspaper Ad	Non-targeted/ broad community	The County published a Notice of Public Hearing and Request for Public Comments on June 19, 2019 in multiple local newspapers.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Urban County Hearings	Urban County Members	Urban County members had public hearings for the proposed 2019 CDBG activities.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Adams County's allocation of HUD funds (CDBG and HOME) is determined annually, and only after it receives a formal letter from HUD regarding the amount for each program. CDBG funds are allocated to jurisdictions that are Urban County members with projects in the County. Adams County is a HOME consortia, which includes the cities of Thornton and Westminster, as well as the Urban County areas. HOME funds are allocated to the two Consortia cities, and throughout the year to housing projects within the HOME Consortia and Urban County areas.

Federal dollars leverage additional funds in many of the projects completed as part of the Con 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 precede that benefit 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 Community Enrichment Grant.

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.

CDBG prior year resources total \$0 and \$948,000 in Program Income is projected.

HOME Prior Year Resources total \$878,762. Program Income that will be programmed in the 2019 program year is \$44,894 for activities related

to HOME approved activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,364,927	948,000	0	1,672,927	0	Adams County will allocate 2019 CDBG funds to its Urban County members (four local jurisdictions) for their proposed projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	949,905	44,894	878,762	1,873,561	0	HOME funds are allocated in Thornton, Westminster (HOME Consortia), and throughout the county. Adams County uses 10% of HOME funds for administration of programs.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	ESG funds are allocated to the State of Colorado.

Table 2 - Expected Resources – Priority Table

Annual Action Plan
2019

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

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, State of Colorado funds, private equity, and other resources to cover the cost of the development. CDBG typically leverage locally funded projects and/or help support gaps in funding that meet the goals of the Con Plan. Activities funded by HOME will have the required twenty-five (25%) match from previous program years and from fee reductions by local jurisdictions. 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 program funding match.

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 2019 program year.

Discussion

Not required - NA

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construction of New Rental Housing	2015	2019	Affordable Housing	County-Wide City of Westminster	Housing Needs Seniors and other Prioritized Populations	HOME: \$848,635	Rental units constructed: 356 Household Housing Unit
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: \$657,708	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 22 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 625 Household Housing Unit
7	Infrastructure Improvements	2015	2019	Non-Housing Community Development	County-Wide City of Northglenn City of Brighton	Community and Economic Development Needs	CDBG: \$820,091	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13480 Persons Assisted
8	Emergency Housing and Shelter for the Homeless	2015	2020	Homeless	County-Wide	Homelessness	CDBG: \$150,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 48 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Increase Job Services and Job Creation	2015	2020	Non-Housing Community Development	County-Wide	Community and Economic Development Needs		Jobs created/retained: 40 Jobs

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Construction of New Rental Housing
	Goal Description	<p>St. Mark Village is a 216, six (6) building, LIHTC project located at the NW corner of 97th Avenue and Federal Boulevard. The project will be financed with non-competitive private activity bonds issued by CHFA. One hundred percent (100%) of the units in the community will serve families earning at or below 60% AMI.</p> <p>Harris Park Apartments is a 24 unit of senior housing development. The development will offer community space and will be located at 73rd and Lowell Blvd. The project will serve households at or below 80% AMI.</p> <p>7401 Broadway is the County's first land contribution for affordable housing. The existing building is the former Adams County Child and Family Service Center donated to Unison Housing Partners. The office building will be an adaptive reuse into residential units and new walkup units will be constructed. The project will result in 116 units of affordable housing, all serving 70% or less AMI.</p>

3	Goal Name	Preservation of Existing Housing Stock
	Goal Description	<p>The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the City of Federal Heights. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. County staff will administer the MHR program for the City. The City has allocated \$23,386 in CDBG for the MHR program.</p> <p>City of Federal Heights will utilize its remaining CDBG allocation (\$79,701) to continue operating its Rental Inspection Program. The Rental Inspection Program promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance.</p> <p>GRID Alternatives will utilize a portion of Adams County CDBG funds (\$154,621) to provide rooftop solar photovoltaic systems on owner occupied low-to-moderate income homes in unincorporated Adams County.</p> <p>Brighton Housing Authority (BHA) will utilize \$400,000 in HOME funds to rehabilitate BHA owned North 5th Avenue and South 18th Avenue duplexes. Rehabilitations will improve site accessibility and energy efficiency to ten (10) units benefiting persons of under 80% AMI. All units are three and four bedroom units.</p>

7	Goal Name	Infrastructure Improvements
	Goal Description	<p>In 2018, the City of Northglenn proposed to install new infrastructure for a bicycle/pedestrian plan in its low to moderate income neighborhoods to improve overall mobility and accessibility for residents to other residential areas as well as connections to neighborhood services in commercial areas and public facilities. The City has requested its 2019 allocation (\$233,590) to be used for the same project, however, it will be used in different low-to-moderate income areas.</p> <p>City of Brighton is proposing to utilize its CDBG allocation (\$186,501) to improve Southern Street for pedestrian and multi-modal connectivity. The project will improve overall mobility and accessibility to the community. The surrounding areas meet the low-to-moderate income requirement.</p> <p>Adams County Public Works is proposing to use a portion of Adams County's CDBG allocation (\$400,000) to provide safe and adequate public improvements in a low-to-moderate income neighborhood, Sherrelwood. Improvements will focus on ADA compliant sidewalks and overall safe connectivity.</p>
8	Goal Name	Emergency Housing and Shelter for the Homeless
	Goal Description	Adams County will support the “Aurora Emergency Respite Center” at 1101 S. Abilene Street, Aurora, Colorado 80012, for the purpose of housing the homelessness and individuals in vulnerable housing situations for short-term stays in the non-congregant Aurora Emergency Respite Center shelter during the emergency declared by Governor Polis due to the coronavirus COVID-19 outbreak.
9	Goal Name	Increase Job Services and Job Creation
	Goal Description	In response to the COVID-19 pandemic, Adams County is putting together a program to assist for-profit businesses to avoid job loss caused by business closures related to social distancing. Funding can provide short-term working capital assistance to small businesses to enable retention of jobs and provide organizational stability. The program would allow local businesses to apply for a small business grant, up to \$35,000, to retain jobs, following specified criteria.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Adams County has allocated CDBG and HOME funds to projects in 2019 that meet the County's 2015-2019 Con Plan's Priority Needs and Annual Goals.

CDBG projects include minor home rehabilitation and public infrastructure. Adams County and the cities of Brighton, Northglenn and Federal Heights have prioritized projects in their jurisdictions and will oversee projects within their communities. In the spring of 2020, Adams County was allocated additional CDBG funding under the Coronavirus Aid, Relief, and Economic Security Act (CARES) Act to address households and businesses throughout the county dealing with economic turbulence from the Coronavirus pandemic.

HOME projects include the creation of two new affordable housing rental projects.

#	Project Name
1	CDBG: Housing
2	CDBG: Infrastructure
3	CDBG: Administration
4	CDBG: Economic Development
5	CDBG: Public Service
6	HOME: Adams County
7	HOME: CHDO
8	HOME: Administration
9	HOME: Westminster

Table 4 – Project Information

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

Community input from the Urban County members, community organizations, and non-profits determined how the County will allocate priorities described in the Con 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 Con Plan goals and meets the needs of their respective residents. While the current housing market creates barriers to addressing many of the issues contributing to the increase in need for affordable housing, the County continues to improve its working relationships with developers, housing authorities and others to overcome this obstacle. In addition, the County dedicated part of its 2016 CDBG administration costs to the development of the County's 2017 Housing Needs Assessment and 2018 Balanced Housing Plan to address the issues that were raised in the 2015 Analysis of Impediments to Fair Housing Choice.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG: Housing
	Target Area	County-Wide City of Federal Heights
	Goals Supported	Construction of New Rental Housing Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$565,708
	Description	The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the City of Federal Heights. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. County staff will administer the MHR program for the City. The City has allocated \$23,386 in CDBG for the MHR program. City of Federal Heights will utilize its remaining CDBG allocation (\$79,701) to continue operating its Rental Housing Inspection Program. The Rental Housing Inspection Program promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance. GRID Alternatives will utilize a portion of Adams County CDBG funds (\$154,621) to provide rooftop solar photovoltaic systems on owner occupied low-to-moderate income homes in unincorporated Adams County. 7401 Broadway is the County's first land contribution for affordable housing. The existing building is the former Adams County Child and Family Service Center donated to Unison Housing Partners. The office building will be an adaptive reuse into residential units and new walkup units will be constructed. The project will result in 116 units of affordable housing, all serving 70% or less AMI. CDBG will be utilized to pay for eligible soft costs.
	Target Date	6/30/2020

Estimate the number and type of families that will benefit from the proposed activities	<p>The Minor Home Repair (MHR) Program will serve approximately two (2) low-to-moderate income homeowners throughout the City of Federal Heights.</p> <p>The Rental Housing Inspection Program will inspect approximately 625 units in the City of Federal Heights.</p> <p>GRID Alternatives solar installation program will serve approximately 20 low-to-moderate income homeowners throughout unincorporated Adams County.</p> <p>7401 Broadway will result in 116 units of affordable housing, all serving 70% or less AMI.</p>
Location Description	<p>See above.</p>

2	Planned Activities	<p>The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the City of Federal Heights. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. County staff will administer the MHR program for the City. The City has allocated \$23,386 in CDBG for the MHR program. The MHR program meets the matrix code 14A, Rehab: Single-Unit Residential and meets the national objective benefiting low and moderate-income persons.</p> <p>City of Federal Heights will utilize its remaining CDBG allocation (\$79,701) to continue operating its Rental Housing Inspection Program. The Rental Housing Inspection Program promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance. The Rental Housing Inspection Program meets the matrix code 15, Code Enforcement and meets the national objective benefiting low and moderate-income persons (area benefit) and preventing or eliminating slums or blight.</p> <p>GRID Alternatives will utilize a portion of Adams County CDBG funds (\$154,621) to provide rooftop solar photovoltaic systems on owner occupied low-to-moderate income homes in unincorporated Adams County. The GRID Alternatives project meets the matrix code 14F, Rehab: Energy Efficiency Improvements and meets the national objective benefiting low and moderate-income persons.</p> <p>7401 Broadway is the County's first land contribution for affordable housing. The existing building is the former Adams County Child and Family Service Center donated to Unison Housing Partners. The office building will be an adaptive reuse into residential units and new walkup units will be constructed. The project will result in 116 units of affordable housing, all serving 70% or less AMI. CDBG will be utilized to pay for eligible soft costs. The projects meets the matrix code 03J, Water/Sewer Improvements and meets the national objective benefiting low and moderate-income persons.</p>
	Project Name	CDBG: Infrastructure
	Target Area	County-Wide City of Northglenn City of Brighton
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Seniors and other Prioritized Populations Community and Economic Development Needs

	Funding	CDBG: \$820,091
	Description	CDBG funding will be utilized for infrastructure projects in the cities of Brighton and Northglenn, and unincorporated Adams County.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will benefit approximately 13,480 low-to-moderate income families.
	Location Description	The proposed activities will be undertaken in the City of Federal Heights, the City of Brighton, and the Sherrelwood neighborhood of unincorporated Adams County.
	Planned Activities	<p>In 2018, the City of Northglenn proposed to install new infrastructure for a bicycle/pedestrian plan in its low to moderate income neighborhoods to improve overall mobility and accessibility for residents to other residential areas as well as connections to neighborhood services in commercial areas and public facilities. The City has requested its 2019 allocation (\$233,590) to be used for the same project, however, it will be used in different low-to-moderate income areas. This projects meets the matrix code 03K, Street Improvements and meets the national objective benefiting low and moderate-income persons (area benefit).</p> <p>City of Brighton is proposing to utilize its CDBG allocation (\$186,501) to improve Southern Street for pedestrian and multi-modal connectivity. The project will improve overall mobility and accessibility to the community. The surrounding areas meet the low-to-moderate income requirement. This projects meets the matrix code 03K, Street Improvements and meets the national objective benefiting low and moderate-income persons (area benefit).</p> <p>Adams County Public Works is proposing to use a portion of Adams County's CDBG allocation (\$400,000) to provide safe and adequate public improvements in a low-to-moderate income neighborhood, Sherrelwood. Improvements will focus on ADA compliant sidewalks and overall safe connectivity. This projects meets the matrix code 03K, Street Improvements and meets the national objective benefiting low and moderate-income persons (area benefit).</p>
	Project Name	CDBG: Administration

3	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock Infrastructure Improvements
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	CDBG: \$272,995
	Description	Adams County will retain the allowable twenty percent (20%) of 2019 CDBG funding for Adams County Community Development staff to administer the program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG administration costs meet the matrix code 20, Planning. The use of the funds are presumed to meet the national objective benefiting low and moderate-income persons since 100% of Adams County CDBG funds are used to benefit for low-to-moderate income persons or areas.
4	Project Name	CDBG: Economic Development
	Target Area	County-Wide
	Goals Supported	Increase Job Services and Job Creation
	Needs Addressed	Community and Economic Development Needs
	Funding	\$640,000
	Description	
	Target Date	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	This program will assist a minimum of 40 low to moderate-income individuals (80% AMI or below) by creating & retaining jobs.
	Location Description	County-wide.

	Planned Activities	Grants of up to \$35,000 will be offered to eligible businesses for Special Economic Development to create/retain jobs for 80% AMI and below individuals.
5	Project Name	CDBG: Public Service
	Target Area	County-Wide
	Goals Supported	Emergency Housing and Shelter for the Homeless
	Needs Addressed	Homelessness
	Funding	\$150,000
	Description	Adams County will support the “Aurora Emergency Respite Center” at 1101 S. Abilene Street, Aurora, Colorado 80012, for the purpose of housing the homelessness and individuals in vulnerable housing situations for short-term stays in the non-congregant Aurora Emergency Respite Center shelter during the emergency declared by Governor Polis due to the coronavirus COVID-19 outbreak.
	Target Date	7/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will provide 48 beds for homeless individuals and families affected by the COVID-19 pandemic at the Aurora Emergency Respite Center.
	Location Description	1101 S. Abilene Street, Aurora, Colorado 80012
6	Planned Activities	Adams County will support the “Aurora Emergency Respite Center” at 1101 S. Abilene Street, Aurora, Colorado 80012, for the purpose of housing the homelessness and individuals in vulnerable housing situations for short-term stays in the non-congregant Aurora Emergency Respite Center shelter during the emergency declared by Governor Polis due to the coronavirus COVID-19 outbreak.
	Project Name	HOME: Adams County
	Target Area	County-Wide City of Brighton
	Goals Supported	Construction of New Rental Housing Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs
	Funding	HOME: \$709,557

	Description	Brighton Housing Authority (BHA) will utilize \$400,000 in HOME funds to rehabilitate BHA owned North 5th Avenue and South 18th Avenue duplexes. Rehabilitations will improve site accessibility and energy efficiency to ten (10) units benefiting persons of under 80% AMI. All units are three and four bedroom units. 7401 Broadway is the County's first land contribution for affordable housing. The existing building is the former Adams County Child and Family Service Center donated to Unison Housing Partners. The office building will be an adaptive reuse into residential units and new walkup units will be constructed. The project will result in 116 units of affordable housing, all serving 70% or less AMI.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Brighton Housing Authority will improve site accessibility and energy efficiency to ten (10) units benefiting persons of under 80% AMI. 7401 Broadway will result in 116 units of affordable housing, all serving 70% or less AMI.
	Location Description	Brighton Housing Authority will improve two sites in the City of Brighton: North 5th Avenue and South 18th Avenue. Unison Housing Partners will be rehabilitating and creating new rental housing at 7401 Broadway, Denver, CO.
	Planned Activities	Brighton Housing Authority (BHA) will utilize \$400,000 in HOME funds to rehabilitate BHA owned North 5th Avenue and South 18th Avenue duplexes. Rehabilitations will improve site accessibility and energy efficiency to ten (10) units benefiting persons of under 80% AMI. All units are three and four bedroom units. 7401 Broadway is the County's first land contribution for affordable housing. The existing building is the former Adams County Child and Family Service Center donated to Unison Housing Partners. The office building will be an adaptive reuse into residential units and new walkup units will be constructed. The project will result in 116 units of affordable housing, all serving 70% or less AMI. Adams County will also provide \$100,000 in HOME funding for a TBRA program for households under 60% AMI that have been affected by the COVID-19 outbreak. The program will help an estimated 15 families with rental assistance.
	Project Name	HOME: CHDO

7	Target Area	City of Westminster
	Goals Supported	Construction of New Rental Housing
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations
	Funding	HOME: \$347,495
	Description	Harris Park Apartments is a twenty four (24) units of senior housing. The development will offer community space and will be located at 73rd and Lowell Blvd. The project will serve households at or below 80% AMI. Additionally, CRHDC will be receiving CHDO Operating funds.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Harris Park Apartments is a twenty four (24) units of senior housing for households at or below 80% AMI.
	Location Description	Harris Park will be located at 73rd and Lowell Blvd. in Westminster, CO.
8	Planned Activities	Harris Park Apartments is a twenty four (24) units of senior housing. The development will offer community space and will be located at 73rd and Lowell Blvd. The project will serve households at or below 80% AMI. Additionally, Community Resources & Housing Development Corporation will be receiving CHDO Operating funds.
	Project Name	HOME: Administration
	Target Area	County-Wide
	Goals Supported	Construction of New Rental Housing Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	Funding	HOME: \$94,990
	Description	Adams County will retain ten percent (10%) of 2019 HOME funding for Adams County Community Development staff for HOME program administration. Further, ten percent (10%) of applicable Program Income (PI) from prior year(s) activities will also be used for administration.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	HOME: Westminster
	Target Area	City of Westminster
	Goals Supported	Construction of New Rental Housing
	Needs Addressed	Housing Needs
	Funding	CDBG: \$548,635
	Description	St. Mark Village is a 216 unit, six (6) building LIHTC project located at the NW corner of 97th Avenue and Federal Boulevard. The project will be financed with non-competitive private activity bonds issued by CHFA. One hundred percent of the units in the community will serve families earning at or below sixty percent (60%) AMI.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	St. Mark Village will consist of 216 units of housing for families at or below 60% AMI.
	Location Description	St. Mark Village will be located at the NW corner of 97th Avenue and Federal Boulevard.
	Planned Activities	St. Mark Village is a 216 unit, six (6) building LIHTC project located at the NW corner of 97th Avenue and Federal Boulevard. The project will be financed with non-competitive private activity bonds issued by CHFA. One hundred percent of the units in the community will serve families earning at or below sixty percent (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 run through the County. E-470 completes the connection from C-470 in the south, through Denver International Airport and finally to I-25.

Adams County, which historically has been agricultural in nature, has undergone a development typical to counties in close proximity to a major metropolitan city. Urbanization has occurred most rapidly in the western part of the County as a result of the continued growth in the Denver Metro region. The eastern section of the County, with the exception of the Towns of Bennett and Strasburg, are comprised mainly of farms and rangeland. The Town of Bennett has experienced historic growth throughout the last year and has developed a strategic plan for growth largely due to its proximity to Front Range Airport and 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. The remaining HOME funds are allocated by Adams County.

Geographic Distribution

Target Area	Percentage of Funds
County-Wide	55

Target Area	Percentage of Funds
City of Thornton	6
City of Federal Heights	4
City of Northglenn	8
City of Commerce City	0
Town of Bennett	1
City of Brighton	7
City of Westminster	19

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In 2019, the Urban County IGA will be recertified for another three (3) year requalification period. CDBG funding allocations can be made up to the amounts in the agreement, if the local governments have eligible projects each year. Applications for funding are made to Adams County, and reviewed for eligibility within the CDBG and HOME program guidelines. Public improvements are made in jurisdictions mentioned throughout the AAP, and must serve low-to-moderate income census tracts.

Discussion

Not required - NA

Affordable Housing

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

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	388
Special-Needs	0
Total	388

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	356
Rehab of Existing Units	32
Acquisition of Existing Units	0
Total	388

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

Discussion

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

Introduction

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

Unison Housing Partners (UHP) values the input of its residents. UHP's Resident Advisory Board, made up of residents who reside at UHP properties, meets quarterly to discuss UHP's priorities and property improvements. The UHP Board 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. UHP's Board includes a seat for an Adams County resident of low-income housing; currently this seat is held by a resident of an UHP property. Annually, UHP 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, UHP will solicit input from residents of its existing properties and area residents for design and programming.

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

Not applicable, PHA is not designated as troubled.

Discussion

Not required - NA

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

Introduction

The County works with local homeless providers and municipalities to reduce homelessness throughout Adams County and the region. Additionally, the Burnes Center on Poverty and Homelessness in Denver, Colorado conducted a homelessness study in 2016 and provided recommendations for the County to consider in proactively addressing homelessness. In response to the study, Adams County hired a Homelessness Outreach Liaison to convene and coordinate homelessness efforts with community partners and municipalities. The Liaison is actively a) coordinating the Adams County Coalition for the Homeless, b) researching initiatives such as tiny home villages and a workforce program for people currently homeless, and c) working with partners to address homeless encampments, support current services, expand outreach efforts, create a resource navigation network and a coordinated entry system.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

There is a shortage of emergency and transitional housing in the County. Three of the four current shelters serve families with minor aged children, one shelter serves individuals but is a cold weather shelter and is closed in the summer months (April to October). There is little public support for creation of mass shelters. The County and most shelter providers have resorted to a housing first model and 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 aligning partnerships and resources to address the shortage of affordable units by working with non-profit and private developers, encouraging new developments that would add to the affordable housing inventory. The Homelessness Outreach Liaison is working with existing homeless providers to increase

the number of beds and transitional housing opportunities available through existing homeless providers. The Liaison is also 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

While some shelters adopted a housing focused approach, it is often difficult to move people experiencing homelessness into permanent housing because of the shortage of transitional units in the County. If shelter and service providers are unable to place a household in permanently affordable housing in Adams County, they work with housing providers in surrounding jurisdictions to find suitable housing. In addition to looking for housing in surrounding jurisdictions, some shelters and service providers have the ability and funds to 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 homelessness prevention services to households in danger of homelessness. By using a prevention strategy, service providers are better able to help households maintain stability in their housing. In order to maintain stability, financial assistance for rent, mortgage, utility and other household necessities is provided by partner agencies. 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. The County is partnering with and supporting Colorado Legal Services to target individuals and families on the brink of losing their current housing due to an eviction. Services are provided by appointment at a Westminster Public Library (Irving St.) as well as a walk-in basis at the County Courthouse. Service providers are also working to coordinate and implement a diversion or rapid resolution program for people who may

resolve their housing crisis before entering the homelessness service system. The County is also proactively looking at zoning and code to preserve and prevent displacement of current mobile home communities.

Discussion

Not required - NA

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

Introduction

Over the last decade Adams County has experienced a wide range of economic and demographic transitions. These transitions have led to a county that can pride itself on becoming a desirable destination for those looking to live in a community that is inclusive and that provides lifestyle opportunities that fail to exist in other areas in the seven (7) county Denver Metro region (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson). The County's current housing climate and geographic location have contributed to the County's growing population – fifth largest and second fastest in the region. In addition, a diversity of land uses from dense cities to suburbs and open range-land, gives the County a unique identity aiding in its growth. The resulting pressures of this growth and housing stock demands have pushed housing prices to a point where many residents struggle to either find attainable housing or maintain their housing.

In a proactive effort to create solutions to the County's housing challenges, the County commissioned the 2017 Housing Needs Assessment (HNA). The HNA created a thorough economic and demographic description of the County, including its strengths and challenges as they relate to housing. The HNA identified findings that were then presented to various stakeholders who provided valuable input and possible solutions. This input also helped build the framework for developing the County's 2018 Balanced Housing Plan (BHP). The BHP's purpose is to take the information collected from the HNA and stakeholder input, and present defined goals and outcomes through a multifaceted and collaborative approach. This plan is truly a balanced housing plan as it seeks to build a platform that allows all areas of the County to achieve housing of all types, and meets the needs of the County's diverse and growing population.

BHP provides recommendations on how to address the following findings:

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

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

Adams County has identified affordable housing as a high priority and has moved to address this through several planning efforts including the Adams County 2015-2019 Con Plan. Through the

development of the HNA and BHP, the county focused on creating a plan that provides a roadmap to addressing some of the County's housing barriers by focusing on a balance of the housing.

Balanced Housing is achieved by a community's ability to provide a variety of housing choices that reflect an individual's financial and lifestyle needs. By recognizing that housing needs are shaped by access to jobs, education, and amenities, the BHP is designed as a guide for the County as it strives to provide its residents with housing opportunities that meet their needs and achieving a greater quality of life. The BHP was the next step in county-wide recommendations and set forth the following goals and policies:

Goals

1. Utilize New and Existing Tools
2. Reduce constraints to development
3. Expand Opportunities

Policies

1. Improve and support housing opportunities for all residents in Adams County
2. Foster an environment the promotes "balanced housing"
3. Encourage connection and access between schools and housing
4. Promote the preservation of the County's current housing stock
5. Integrate development practices the increase diversity in housing options

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 making it 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. The County is working to increase the availability of information for both service-providers and residents. The County and local service-delivery agencies strive to increase the availability of information online, to minimize the number of unassisted referrals. With additional collaboration with the County's public information office, Communications, the County hopes to increase its outreach at community meetings hosted by other departments, public input gained through public hearings, working with senior centers, non-profits who work directly with citizens, and County Poverty Symposiums with regional non-profits addressing the reduction of poverty.

Actions planned to foster and maintain affordable housing

Adams County has made new construction of affordable rental housing and preservation of existing affordable housing priorities for receiving HOME and CDBG funds. 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 Minor Home Repair Program, and other Section 8 provider agencies strictly adhere to the Uniform Property Condition Standards (UPCS) for public housing and Section 8 tenants, and the Lead Safe Housing Rule. Housing Authorities will not allow Section 8 tenants to rent units with lead hazards that are not mitigated by the landlord. In addition, all units owned and purchased and rehabilitated by the housing authorities are mitigated for lead.

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

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

Actions planned to reduce the number of poverty-level families

The Adams County Workforce and Business Center, the County's Community Enrichment Committee, local municipalities, and community agencies work together 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. The County 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 UHP 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

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

- Town of Bennett
 - City of Brighton
 - City of Federal Heights
 - City of Northglenn
- Every three years, these jurisdictions are re-invited to renew their Intergovernmental Agreement (IGA) 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, the County monitors each jurisdiction's projects to ensure they meet national objectives, eligibility, and compliance issues such as environmental review clearances. All projects are assessed through an application process for eligibility and feasibility. In addition to the Urban County, 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. The County recertified the HOME Consortia and Urban County IGAs for an additional three (3) year period in 2019. The County also provides portions of its HOME allocation to: Community Development Housing Organizations (CHDO's) (15% requirement) Local Housing Authorities Non-profit housing developers For-profit developers Adams County has increased CHDO qualification strategies to align with the 2013 HOME Final Rule amendments and HUD best practices. Adams County will continue to seek and certifying new CHDOs throughout the County for the purposes of expanding the County's capacity to undertake projects. The County also provides operating expenses to certified CHDOs to help increase capacity and administer HOME projects.

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. The County fosters collaboration between departments to determine the highest and best use of all funding received by the division. These departments include, but not limited to, Public Works, Human Services, Workforce Business Center, and the County Manager's Office and other partners to strengthen the delivery of

services to all areas of the County.

Discussion

Not required - NA

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(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 CFR 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:

In regard to activities carried out during the 2019 program year (identified in the 2017 AAP), recapture provisions are relevant to the Community Resources and Housing Development Corporation's (CRHDC) proposed HOME activities for low-to-moderate income homebuyers.

CRHDC will acquire and rehabilitate affordable homes and sell to eligible homebuyers. Through this program, the homebuyer will also receive HOME assistance by the reduction of the purchase price of the home through the utilization of HOME funds for acquisition and rehabilitation. Proceeds from the sale of the property to an eligible homebuyer will be returned to the County as program income and revolved back into another home for acquisition and rehabilitation – similar to NSP. The HOME assistance provided to the homebuyer will follow Recapture Provisions as set forth in a Deed of Trust and Promissory Note to reduce/forgive the direct subsidy of the HOME investment on a pro-rata basis for the amount of time the homeowner owned and occupied the housing measured against the affordability period. The recaptured amount is not based on net-proceeds of the sale of the home, it is based solely on the amount that has not been forgiven. The period of affordability will be set by the applicable period in the HOME rule based on the direct subsidy amount. Resale provisions will not apply to this activity.

The County will not be participating in the First Time Homebuyer Program (FTHB) program in the 2019 program year; however, it is expected that there will be recapture from FTHB participants who did not meet the affordability period. UHP operated the FTHB program, and adhered to the affordability requirements as set forth in 24 CFR Part 92.254(a)(4) based on the per unit direct HOME subsidy on a pro-rata basis per the recapture provision. The recaptured amount is not based on net-proceeds of the sale of the home, it is based solely on the amount that has not been forgiven.

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:

The period of affordability is set by the applicable period in the HOME rule based on the direct subsidy amount to the homebuyer, which will be as outlined in the Deed of Trust and Promissory Note. The direct subsidy amount is determined by the difference in reduced purchase price and market value. The recorded Deed of Trust secures the HOME direct subsidy for the term of the affordability period and references the Promissory Note which outlines the recapture provisions.

Recapture provisions reduce/forgive the HOME investment on a pro-rata basis for the amount of

time the homebuyer owned and occupied the housing measured against the affordability period. For example, if \$10,000 in direct subsidy was provided with a five (5) year affordability period and the homeowner sells the home after two (2) years, the affordability period would not be met. The homeowner would then be required to pay 60% of the direct subsidy or \$6,000 in recapture, while \$4,000 is forgiven. If the homeowner refinances and stays in the home, the affordability period is still being met and no payments are due to the County. If the homeowner refinances to take cash out or takes out a home equity loan, the affordability period is not met and the homeowner is obligated to pay the remaining balance of the loan as outlined above. The County will never recapture more than the unforgiven amount of the direct subsidy.

As part of the County's annual monitoring process, CRHDC will be required to submit annual monitoring documents to ensure continued occupancy.

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:

24 CFR 92.206 does not apply as the County does not utilize HOME funds to refinance existing debt of multi-family housing.

Emergency Solutions Grant (ESG)

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

NA

**INTERGOVERNMENTAL AGREEMENT
BETWEEN THE COUNTIES OF ARAPAHOE AND ADAMS,
TRI-COUNTY HEALTH DEPARTMENT AND
THE CITY OF AURORA, COLORADO,
REGARDING THE OPERATION OF THE
AURORA EMERGENCY RESPITE CENTER**

THIS INTERGOVERNMENTAL AGREEMENT is made on the respective dates signed by and among Adams County, Arapahoe County, the City of Aurora, Colorado (“the City”), and Tri-County Health Department (“TCHD”), regarding each Party’s responsibility and obligations in the operation of the Aurora Emergency Respite Center (“Center”). Individually referred to in this Agreement as a “Party,” collectively referred to in this Agreement as the “Parties.”

WHEREAS, pursuant to Colorado Constitution, Article XIV, Section 18 and C.R.S. § 29-1-203, each Party has the legal authority to cooperate or contract with each other Party to provide any function, service, or facility lawfully authorized to each, and any such contract may provide for the sharing of costs, or other matters, for the purposes stated hereinafter; and

WHEREAS, the City, with its principal offices located at 15151 E. Alameda Parkway, Aurora, Colorado 80012, is operating a hotel, the “Aurora Emergency Respite Center” at 1101 S. Abilene Street, Aurora, Colorado 80012, for the purpose of housing the homelessness and individuals in vulnerable housing situations for short-term stays in the non-congregant Aurora Emergency Respite Center shelter during the emergency declared by Governor Polis due to the coronavirus COVID-19 outbreak; and

WHEREAS, Adams County, with its principal offices located at 4430 S. Adams County Parkway, Brighton, Colorado 80601, desires to cooperate, assist and participate in contributing funding to the lease costs of the Aurora Emergency Respite Center; and

WHEREAS, Arapahoe County, with its principal offices located at 5334 S. Prince Street, Littleton, Colorado 80120-1136, desires to cooperate, assist and participate in contributing funding to the lease costs of the Aurora Emergency Respite Center; and

WHEREAS, TCHD, the District Public Health Agency for the Counties of Adams, Arapahoe, and Douglas, State of Colorado, with its principal offices located at 6162 S. Willow Drive, Suite 100, Greenwood Village, Colorado 80111, desires to cooperate and participate in the operation of the Aurora Emergency Respite Center; and

WHEREAS, both Adams County and Arapahoe County are relying on using Housing and Urban Development Community Development Block Grant funds for their contribution to the lease costs of the Aurora Emergency Respite Center, and such funds are subject to a public approval process which may cause funding from the Counties to be delayed.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained in this Agreement, the Parties hereby agree as follows:

Section 1 – Recitals Incorporated.

The recitals set forth above are incorporated into this Agreement and shall be deemed to be terms and provisions of this Agreement, to the same extent as if fully set forth in this section.

Section 2 – Scope of Services.

A. The City agrees to:

1. Operate the Aurora Emergency Respite Center to quarantine and isolate homeless individuals and homeless families that are required to be isolated from the public due to a positive COVID-19 test, having symptoms consistent with COVID-19 illness, or who have been ordered by a medical service, doctor or hospital to isolate themselves.
2. Maintain the lease terms on behalf of the Parties of this Agreement pursuant to Attachment A – Lease, attached hereto and incorporated herein.
3. Allow vulnerable individuals and individuals unable to isolate themselves from their family in the non-congregate shelter at the Aurora Emergency Respite Center.
4. Provide the Parties and the guests with a Guest Agreement, Attachment B – Guest Agreement, attached hereto and incorporated herein, for everyone sheltered at the Aurora Emergency Respite Center. Each Guest is required to read and sign the Guest Agreement and follow all the provision of the Guest Agreement while sheltered at the Center.
5. Contract with Mile High Behavioral Healthcare (MHBHC) for the daily operation and control of the Aurora Emergency Respite Center, Attachment C – MHBHC Agreement, attached hereto and incorporated herein.
6. MHBHC shall contract with The Salvation Army to provide breakfast, lunch and dinner meals for those sheltered at the Aurora Emergency Respite Center.
7. Keep the Aurora Emergency Respite Center open from April 1, 2020 and tentatively until May 30, 2020. The City may continue to operate the Aurora Emergency Respite Center on a month-to-month basis until the emergency declared by Governor Polis, caused by COVID-19 virus, is terminated by the Governor.
8. To coordinate with medical service providers and hospitals in Adams and Arapahoe Counties that may refer homeless individuals and homeless families to the non-congregate shelter at the Aurora Emergency Respite Center who need to be quarantined or isolated for the period requested by the medical service provider or hospital.
9. Tentatively reserve eighteen (18) rooms for individuals referred from Adams County, and Adams County area medical services and hospitals. The City will endeavor to seek balance in the number of rooms allocated to residents of the two counties and will provide notice to the counties if it is necessary to vary from the balance. The goal is to shelter individuals and families at the Aurora Emergency Respite Center as space permits.
10. Tentatively reserve eighteen (18) rooms for individuals referred from Arapahoe

County, and Arapahoe County area medical services and hospitals. The City will endeavor to seek balance in the number of rooms allocated to residents of the two counties and will provide notice to the counties if it is necessary to vary from the balance. The goal is to shelter individuals and families at the Aurora Emergency Respite Center as space permits.

11. Keep records and make those records available to all Parties of the number of residents served at the Aurora Emergency Respite Center, the duration of their stay at the Center, and the reason for leaving the Aurora Emergency Respite Center.
12. Report to all the Parties who is residing at the Aurora Emergency Respite Center on a bi-weekly basis.
13. Use Community Development Block Grant (CDBG) funding to operate the Aurora Emergency Respite Center. CDBG funding may be used under the urgent need national objective to alleviate existing conditions which pose a serious and immediate threat to the health or welfare of the community pursuant to 24 C.F.R. § 570.208(c) and 24 C.F.R. § 570.483(d). The Emergency Solutions Grant (ESG) Program may be used for assistance to both homeless persons and persons at risk of homelessness after a disaster. ESG funds may be used to address many short-term disaster response needs. Eligible components of ESG funding include essential services for individuals and families in emergency shelter. Component services generally consist of case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, and transportation. Shelter Operations, including maintenance, rent, security, fuel, equipment, insurance, utilities, and furnishings are also eligible costs, pursuant to 24 C.F.R. § 576.102
14. Comply with all relevant CDBG regulations, 24 C.F.R. 570, and all cross-cutting regulations cited in Attachment E – CDBG Regulations, attached hereto and incorporated herein, including CDBG reporting requirements for each respective County.
15. Seek reimbursement from Federal Emergency Management Agency's (FEMA's) Public Assistance Program for eligible expenses and work with the Parties on reimbursement of the FEMA funds.
16. Request CDBG reimbursement from Adams County and Arapahoe County through their respective payment process.

B. Adams County agrees to:

1. Contribute to the lease costs of the Aurora Emergency Respite Center as stated in Attachment A – Lease. Such contributions shall be \$50,000 per month of CDBG funds for the purpose of operating the Aurora Emergency Respite Center. The first payment shall be due upon full execution of this Agreement, with each monthly installment on the first of the month following thereafter.
2. Contribute towards lease costs for the Agreement term, with the option to provide one additional month (\$50,000) of CDBG funds, the maximum contribution will be \$150,000.

3. Have MHBHC operate the Aurora Emergency Respite Center and agrees to collaborate with MBHC staff regarding the operation of the Center.
4. Have The Salvation Army supply breakfast, lunch and dinner meals to the guests who are staying at the Aurora Emergency Respite Center.
5. Have medical service providers and hospitals in Adams County refer homeless individuals and homeless families to the non-congregate shelter at the Aurora Emergency Respite Center for the purposes of quarantine or isolation for that duration of time requested by the medical service provider or hospital, provided such duration does not extend past the termination of Attachment A – lease, and provided that the County has enough rooms designated to itself or receives approval from the City for additional rooms.
6. If needed, and if available, Adams County agrees to allow the use of its reserved rooms to the Parties, upon notification from the City.
7. Refer individuals to the non-congregate shelter at the Aurora Emergency Respite Center who are vulnerable individuals or individuals unable to isolate themselves from their family/families.
8. Keep records of the people referred to the Aurora Emergency Respite Center and make those records available to the City upon request.
9. Upon referral to the Aurora Emergency Respite Center all persons shall be advised they must read, or have it interpreted to them, sign and follow the Guest Agreement in Attachment B. Every person sheltered at the Aurora Emergency Respite Center must comply with the expectations of the Guest Agreement at all times while a guest at the Center.

C. Arapahoe County agrees to:

1. Share in the lease costs for the Aurora Emergency Respite Center by providing \$50,000 per month for two months for a maximum of \$100,000 in funding to the City for that purpose. The County is not providing any funding toward the operational costs, such as the cost of MHBHC or The Salvation Army, of the Aurora Emergency Respite Center. Any additional funding must be approved by the Arapahoe County Board of County Commissioners.
2. Have MHBHC operate the Aurora Emergency Respite Center and agrees to collaborate with MHBHC staff in the operation of the Center.
3. Have The Salvation Army supply breakfast, lunch and dinner meals to the guests who are staying at the Aurora Emergency Respite Center.
4. Have medical service providers and hospitals in Arapahoe County refer homeless individuals and homeless families to the non-congregate shelter at the Aurora Emergency Respite Center who need to be quarantined or isolated for the period requested by the medical service provider or hospital.
5. Refer individuals to the non-congregate shelter at the Aurora Emergency Respite Center who are vulnerable individuals or individuals unable to isolate themselves from their family/families.

6. Keep records of the people referred to the Aurora Emergency Respite Center and make those records available to the City upon request.
7. Advise all guests referred to the Aurora Emergency Respite Center they need to read, sign, and follow the Guest Agreement to shelter at the Aurora Emergency Respite Center.

D. Tri-County Health Department (TCHD) agrees to:

1. Have MHBHC operate the Aurora Emergency Respite Center and agrees to collaborate with MHBHC staff in the operation of the Center.
2. Have The Salvation Army supply breakfast, lunch and dinner meals to the guests who are staying at the Aurora Emergency Respite Center.
3. Refer homeless individuals and homeless families from Adams, Arapahoe and Douglas Counties to the non-congregate sheltering at the Aurora Emergency Respite Center who need to be quarantined or isolated for the period requested by the medical service provider, a hospital, or TCHD.
4. Refer individuals to the Aurora Emergency Respite Center who are vulnerable individuals or individuals unable to isolate themselves from their family/families.
5. Keep records of the people referred to the Aurora Emergency Respite Center and make those records available to the City upon request.
6. Advise all guests referred to the Aurora Emergency Respite Center they need to read, sign, and follow the Guest Agreement to shelter at the Aurora Emergency Respite Center.

Section 3 - Term:

The term of this Agreement shall be from April 1, 2020 through May 30, 2020. The City has the option to renew the lease agreement for the Aurora Emergency Respite Center with the Owner and the Professional Services Agreement with MHBHC to operate the Center on a month-to-month period. If the term is extended the terms and mutual covenants of this Agreement will remain in full force and effect for the duration of this Agreement, subject to the restrictions of Section 2(C)(1) above

Section 4 - Termination

Either Party may terminate this Agreement upon fifteen (15) days advanced written notice to the other Parties. Upon termination, the Parties shall be released from the terms and mutual covenants of this Agreement, except for those which specifically survive the termination of this Agreement.

Section 5 - Insurance

A. The Parties are recognized as political subdivisions of the State of Colorado. As such, they are governed by the Colorado Governmental Immunity Act, C.R.S. 24-10-101 *et seq.*, as it is from time to time amended. Each Party shall maintain such insurance as is

standard in the industry for governmental entities.

B. The Parties acknowledge and agree that they, their respective officers, and employees, are relying on, and do not waive or intend to waive, by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act.

C. Each Party shall supply the other Parties with applicable certificates of insurance upon written request.

Section 6 - Liability

A. The City agrees to be responsible, subject to the limitations set forth in the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq., for injuries sustained from an act or omission of its public employees occurring during the employee's duties and with the scope of his or her employment, unless the act or omission is willful and wanton or where sovereign immunity bars the action against the City.

B. Adams County agrees to be responsible, subject to the limitations set forth in the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq., for injuries sustained from an act or omission of its public employees occurring during the employee's duties and with the scope of his or her employment, unless the act or omission is willful and wanton or where sovereign immunity bars the action against the County.

C. Arapahoe County agrees to be responsible, subject to the limitations set forth in the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq., for injuries sustained from an act or omission of its public employees occurring during the employee's duties and with the scope of his or her employment, unless the act or omission is willful and wanton or where sovereign immunity bars the action against the County.

D. TCHD agrees to be responsible, subject to the limitations set forth in the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq., for injuries sustained from an act or omission of its public employees occurring during the employee's duties and with the scope of his or her employment, unless the act or omission is willful and wanton or where sovereign immunity bars the action against TCHD.

E. Neither Party shall be obligated to indemnify any other Party in any manner whatsoever for the other Party's own negligence. The Parties agree to provide written notice within thirty (30) days of the knowledge of any claim or controversy.

F. The Parties are not liable to the other nor shall make claim for any incidental, indirect or consequential damages arising out of or connected in any way to the work referenced within this Agreement. The mutual waiver of consequential damages includes, but is not limited to, loss of use, loss of profit, loss of business, loss of income or any other consequential damages that any Party may have incurred from any cause of action including negligence or breach of contract. The Parties acknowledge that Adams County, Arapahoe County, the City, and TCHD are covered and self-insured under the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq.

Section 7 – Compliance with the Law

- A. The Parties will each comply with all applicable statutes, laws, rules, regulations, licenses, certificates, and authorizations of any governmental body or authority in the performance or carrying out of its obligations under this Agreement.
- B. It is agreed by the Parties that there shall be no discrimination based on race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability.
- C. The Parties will cooperate with the City in supplying additional information to the City and other Party, or in complying with any procedures which might be required by any governmental agency in order for any Party to establish that it has observed all requirements of the law with respect to this Agreement.

Section 8 – Independent Contractor

The relationship between the Parties is that of an independent contractor. Each Party shall be solely and entirely responsible for its acts and the acts of its employees, agents, servants, and subcontractors during the term and performance of this Agreement. Each Party shall not be deemed to be, nor shall it represent itself as an employee, or joint venture (or construed as an employer-employee) of any other Party. No employee or officer of one Party shall supervise an employee or officer of another Party.

Section 9 – Use of Confidential Information

- A. Unless otherwise agreed to in writing by the other Parties, each Party agrees to maintain in confidence, and shall keep confidential, all information of the other Party identified as confidential and obtained while performing the services described herein, whether received intentionally or inadvertently, and shall not disclose any such information (i) to any person other than those persons employed by or directly affiliated with each Party who are actively and directly participating in the services described herein; or (ii) except as may be required by law, specifically including, but not limited to, the Colorado Open Records Act, C.R.S. §24-72-201, et. seq., or compelled by deposition, interrogatory, subpoena, civil investigative demand or similar legal process, or any governmental entity entitled to disclosure of the same. A Party's obligations under this paragraph shall continue until such information loses its status as confidential information of the disclosing Party, provided that such loss of status is not due to the receiving party's breach of its confidentiality obligations hereunder.
- B. If either Party is requested to disclose confidential or protected information, said Party shall promptly notify the other Parties and shall cooperate if any other Party seeks a protective order or other appropriate remedy to prevent disclosure of the confidential or protected information.

Section 10 – General Provisions

A. Cooperation. The personnel of all the Parties will seek each other's cooperation in carrying out the provisions of this Agreement. During the term of this Agreement, arrangements may be made for periodic meetings between representatives of the Parties to promote understanding of, and adjustments to, any operation or activity involved herein.

B. Points of Contact and Notices. In order to implement the terms of this Agreement, each Party has designated a point of contact for communications concerning this Agreement and the contact of service of notices required by this Agreement until changed by written notice to the other Parties, as follows:

For the City: Jessica Prosser, Manager Community Development Division
9898 East Colfax Avenue
Aurora, Colorado 80010
303-739-7924

For Adams County: Melissa Scheere, Community Development Manager
4430 S. Adams County Parkway
Brighton, Colorado 80601
720-523-6210

For Arapahoe County: Linda Haley,
Housing Community Development Division Manager
1690 W. Littleton Blvd., #300
Littleton, Colorado 80120
303-738-8089

For TCHD Jennifer L. Ludwig, Deputy Director
Tri-County Health Department
6162 S. Willow Drive, Suite 100
Greenwood Village, Colorado 80010
720-200-1559

C. Notice. Any notice to be given hereunder by any Party to the other may be effected in writing by personal delivery, or by mail, certified with postage prepaid, or by overnight delivery service. Notices sent by mail or by an overnight delivery service shall be addressed to the Parties at the addresses appearing following their signatures below, but either party may change its address by written notice in accordance with this paragraph.

D. Third Parties. This Agreement does not and shall not be deemed to confer upon any third party any right to claim damages, to bring suit or other proceeding against any other Party because of any term contained in this Agreement.

E. Assignment. This Agreement shall not be assigned in whole or in part without prior written consent of each of the Parties.

F. Severability. If any article, section, paragraph, sentence, clause or phrase of this Agreement is held to be unconstitutional or invalid for any reason, such holding shall not affect the validity, enforceability or constitutionality of the remaining provisions of this

Agreement. Furthermore, in lieu of each such invalid or unenforceable provision, there shall be added automatically as part of this Agreement a provision as similar in terms to such invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

G. Entire Agreement. This Agreement constitutes the entire Agreement and understanding between the Parties and supersedes any prior agreement or understanding relating to the subject matter of this Agreement. There are no oral agreements concerning the subject matter of this Agreement.

H. Modification. This Agreement may be modified or amended only by a duly authorized written instrument executed by the Parties.

I. Waiver. The failure of any Party at any time to require performance of the other Party of any provision of this Agreement shall in no way affect the right of such Party thereafter to enforce the same provision, nor shall the waiver by either Party of any breach of any provision hereof be taken or held to be a waiver of any other or subsequent breach, or as a waiver of the provision itself.

J. Binding Agreement. This Agreement shall be effective as of the date hereof and shall be binding upon and inure to the benefit of the successor or assign of either party hereto.

K. Survival. The rights and obligations of the Parties shall survive the term of this Agreement to the extent that any performance is required under this Agreement after the expiration or termination of this Agreement.

L. Counterparts. This Agreement may be executed in four or more counterparts, each of which shall be deemed an original but all of which shall together constitute one and the same document.

M. Compliance with Law. It is the intent of the Parties to comply with the provisions of Article X, Section 20, of the Constitution of the State of Colorado. Therefore, the Parties agree that this Agreement shall terminate May 30, 2020, unless renewed on a monthly basis then at the end of each monthly extension.

N. Governing Law. This Agreement shall be governed by the laws of the state of Colorado.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day and year first above written.

CITY OF AURORA, COLORADO

_____, 2020
Mike Coffman, Mayor

Attest:

Stephen J. Ruger, City Clerk

Approved as to Form:

Tim Joyce

Tim Joyce, Assistant City Attorney

TRI-COUNTY HEALTH DEPARTMENT

Jennifer L. Ludwig,
Deputy Director

_____, 2020

ADAMS COUNTY

_____, 2020

Attest:

Approved as to Form:

**BOARD OF COUNTY COMMISSIONERS
ARAPAHOE COUNTY, COLORADO**

By: _____
Chair, Nancy Sharpe

ATTEST:

Clerk to the Board

Attachment A – Lease

LEASE AGREEMENT

This Lease Agreement (“Lease”) is made this 1st day of April, 2020, by and between Limon Hospitality LLC (“the Owners”) and the City of Aurora, Colorado, a home rule municipal corporation (“the City”) for rental of the premises known as the “Hotel in Aurora,” located at 1101 South Abilene Street, Aurora, Colorado, 80012 (the “Premises”). It is the intent of the City under this Lease to house the homeless people of the City (“tenants or tenant”) in units of the Premises as guests of the City. The Owner, the City, and the tenants may be referred to individually as a “Party,” or collectively as the “Parties.”

In consideration of the Owners permitting the City to lease the entire 122 rooms and exterior corridors of the Premises to house the tenants, the City hereby covenants and agrees as follows:

1. Term. This Lease shall be for a period of two (2) months, commencing April 1, 2020, and terminating May 30, 2020. The City has the option to renew this Lease on a month to month basis at the end to the two-month term if the City provides notice at least twenty-one days before the scheduled termination of this Lease. If the City extends this Lease past the two-month term the Lease shall continue on a month-to-month basis, with all other terms remaining in full force and effect. After the original term, either party may terminate this Lease upon written notice given 21 days before the end of any monthly period.

2. Rent. The City shall pay rent of \$70.00 per room, or \$256,200.00 per month, payable in advance on the first day of the month, to be delivered to Owners Office at 10 East 120th Avenue, Northglenn, CO 80233, or at such other address as Owners may direct. Risk of loss of rent payments in the mail shall be with the City. If rent is not received by Owners by the 5th day of each month, the City will pay a late fee of \$2.00 per unit, per day, from the date rent was due to the date rent is received by Owners. The City will pay a \$25.00 charge for any dishonored check.

3. Security Deposit. The City shall pay a security and damage deposit of \$50,000.00. Said deposit will be returned within 60 days after the City vacates the Premises if all agreements and covenants of the Lease have been met, and if the Premises and personal property therein are left in an undamaged, clean, and rentable condition.

4. Receipt. The Owners acknowledge receipt from the City of the following sums: \$50,000.00 as a security and damage deposit; and \$512,400.00 for rent for the two-months of Premises rental.

5. Use. Each unit of the Premises shall be used only as living quarters for a family consisting of a single adult, or no more than 2 adults, and their children. Living quarters are for the exclusive use of quarantine and isolation for those individuals that have tested positive for COVID-19 or have known exposure. No pets are permitted in any

unit or on the Premises. The City will be responsible for any damage to the furniture or premises and all expenses, if any, accrued in the matter. No alcoholic beverages, tobacco products or marijuana use shall be permitted in a unit or anywhere on the Premises by any tenant.

6. Utilities. The Owner will provide all utilities and services such as WIFI, trash removal, and building maintenance, at no additional expense to the City.

7. Maintenance. The City has had an opportunity to examine all the units of the Premises and acknowledges that the Premises are in good order and repair, except as otherwise indicated in the damage checklist attached to this Lease. Each tenant housed by the City is responsible for cleaning their unit with provided supplies and removing trash from the unit. Owner is responsible for cleaning and maintaining common areas throughout the property. City will be responsible for a deep clean of the units upon termination of the lease.

8. Conduct. The City agrees all the tenants shall conduct himself or herself in a quiet, reasonable manner. Tenants shall comply with all statutes, ordinance, and regulations of all municipal, state, and federal authorities in connection with the use, occupancy, and maintenance of the Premises. If a tenant fails to conduct himself or herself according to this subsection the City may immediately remove the tenant from the Premises. The City will provide 24/7 oversight of the property.

9. No Guests. No tenant will be allowed to invite additional persons to remain in their unit overnight. If a tenant fails to abide by this requirement the tenant may be removed from the unit by the City.

10. Inspection. The City agrees to permit the Owners or their agent to enter the Premises at reasonable times and on reasonable notice for the purposes of inspection, repairs.

11. Compliance. Tenants shall comply with all statutes, ordinance, and regulations of all municipal, state, and federal authorities in connection with the use, occupancy, and maintenance of the Premises. Tenants shall comply with all the provisions of this Lease. Failure to comply with the requirements of this subsection may result in the immediate removed of a tenant from the Premises by the City.

12. Transfer. The City shall not assign this Lease nor sublet any portion of the Premises without the prior written consent of the Owners, which consent may be withheld at Owners' sole discretion.

13. Attorney Fees. If legal action is commenced to enforce any of the rights and obligations hereunder, or relating in any way to the Premises, the prevailing party shall be entitled to collect all court costs and reasonable attorney fees incurred in such action.

14. No Waiver. All rights given to the Owners by this Lease shall be

cumulative, in addition to any rights which may now or hereafter be given by law. Any exercise or failure to exercise any such rights by the Owners shall not act as a waiver of any other rights of the Owners.

15. Binding Obligation. This Lease is between the Owners and the City executing the Lease. The City shall be responsible for the full performance of all the covenants contained herein, including the timely payment of rent.

16. Additional Provisions.

A. Nothing in this Lease shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to the City, its officials, employees, contractors, or agents, or any other person acting on behalf of either of the Parties and, in particular, governmental immunity afforded or available to the City pursuant to the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S.

B. This Lease shall never constitute a general obligation or other indebtedness of the City, or a multiple fiscal year direct or indirect debt or other financial obligation whatsoever of the City within the meaning of the Constitution and laws of the State of Colorado or of the Charter and ordinances of the City.

17. Termination.

A. This Lease shall terminate on May 30, 2020, unless the City notifies the Owner, twenty-one days prior to the end of the month, or May 9, 2020, the City intends to continue this Lease for an additional month.

B. This Lease may be terminated by either Party for a material breach of this Lease by the other Party failing to cure a material breach of this Lease within three (3) days after receiving written notice from the other Party specifying such breach. The termination notice shall specify in reasonable detail each such material breach. In the event of termination of this Lease by the Owner, the City's right to occupy and use the Premises under this Lease shall terminate. In the event of a termination of this Agreement by the Owner before the expiration of the term shall entitle the City for a pro rata share of the lease payments made and such payment shall be paid to the City within sixty-days.

C. The Owner may desire not to renew this Lease at the end of its term if the Owner notifies the City at least twenty-one (21) days in advance to the end of the term the Owner will not extend the Lease beyond its current termination date.

D. Upon termination of this Lease, whether at the expiration of the term or for an uncured material breach, the City is required to have the Premises deep cleaned by a professional cleaning company.

E. Upon termination of this Lease the City shall be responsible for the removal of all tenants housed on the Premises pursuant to this Agreement. All tenants occupy a unit on the Premises as a guest of the City and the City reserves the right to terminate any tenant's occupancy upon demand of the City without formal eviction proceedings.

18. Notices and Contact Information.

All notices, demands, orders, documents and other communications required or permitted pursuant to this Lease shall be deemed duly served when delivered in person, to the Party identified below, mailed via First-Class mail of the U.S. Postal Service, postage prepaid, or when sent via e-mail to the Party at the address below. The City shall maintain

a record of e-mail exchanges for a period of two years from the date of the e-mail. This e-mail storage record creates a presumption, and is prima facie proof, that any notice, demand, order, document or other communication was sent by the City and received by the Owner.

City: Jessica Prosser, Manager of Community Development
9898 East Colfax Avenue
Aurora, CO 80010
Telephone: 303-739-7924
E-mail: jprosser@auroragov.org

Owner: Limon Hospitality LLC
Bruce Rahmani, Member, and

Owner's Representative: Suzanne Duquette
10 East 120th Avenue
Northglenn, CO 80233
E-mail: Suzanne@coloradohospitality.com

19. The City's Responsibilities.

A. The City shall be responsible for oversight of the property, but not for building maintenance.

B. All components of Rehabilitation of building and improvements (including interim assistance) provisions of HUD CDBG Sec. 105(a)(4) [42 U.S.C. 5305(a)(4)]; 24 CFR 570.201(f); 570.202(b) will be complied with due to the source of funding used for this lease. Funds can be used to acquire a motel or hotel building to expand capacity of hospitals to accommodate isolation of patients during recovery.

C. Provide food and necessary resources to tenants during isolation using safe and approved social distancing measures.

D. Sanitize the vacuum between uses.

E. Provide maintenance inside an occupied unit as required.

F. Deep clean each unit within 72 hours of termination of this Agreement.

20. The Owner's Responsibilities.

A. Provide trash service for the Premises.

B. Not provide room service to the units.

C. Not provide linen service to the units.

D. Provide the City with the cleaning supplies for the start of the lease. The City will provide the cleaning supplies when the initial supply provided by the Owner at the start of the lease is depleted. Vendor contact information will be provided.

E. Provide maintenance of the landscape and common area.

F. Provide WIFI, phone service, and all utilities, and ensure their operations.

G. Provide overall maintenance of the hotel. Owner will not maintain any of the sleeping rooms.

H. Provide the City and its staff access to the entire property, including but not limited to, the front desk, the laundry room, and cleaning closets.

21. Insurance. The City will provide liability insurance for the hotel guests and operators. The City shall list Limon Hospitality LLC as an additional insured in the provided liability insurance.

22. No Liability. The City agrees that the Owners shall not be liable for any damage or injury caused by a tenant. The Owners shall not be liable to any tenant as a result of their use of the Premises. The tenants of the Premises are the guest of the City. The City hereby agrees to be responsible, subject to the limitations set forth in the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq., for any damages sustained from an act or omission of its public employees occurring during the employee's duties and with the scope of his or her employment while on the Premises, subject to any exclusions for punitive or incidental acts or omissions that are willful and wanton and outside the scope of the employee's duties in which case the employee may be personally responsible or where sovereign immunity bars the action against the City. The City shall not be obligated to indemnify the Owner or any tenant in any manner whatsoever for the other Party's own negligence. The Owner and the City agree to provide written notice within thirty (30) days of the knowledge of any claim or controversy. No term or condition of this Lease shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provision of the Colorado Governmental Immunity Act, Colorado Revised Statutes (C.R.S.) § 24-10-101 et seq., or the Federal Tort Claims Act, 28 U.S.C. §§ 1346(b) and 2671, et seq. in effect or hereafter enacted or amended.

23. Indemnification. Every tenant who occupies a unit of the Premises agrees to indemnify and hold harmless the Owner, the Owner's employees, the City, its elected officials, board members, and employees free and harmless from any loss, damage, liability, loss of property, liability, cost, or expense, including attorney's fees that may arise during or caused in any way by their use or occupancy of the Premises.

In WITNESS WHEREOF, the Parties have executed this Lease as of the date listed above.

City of Aurora, Colorado:

By: _____
James M. Twombly, City Manager

Attest: _____
Stephen J. Ruger, City Clerk

Approved as to Form: _____
Tim Joyce, Assistant City Attorney

Limon Hospitality LLC

By: _____
Bruce Rahmani, Member

Attachment B
GUEST AGREEMENT

IN CONSIDERATION of the person, or persons. (the “guest”) occupying a dwelling unit (a “Unit”) at the “Hotel in Aurora” (the “Premises”), located at 1101 South Abilene Street, Aurora, Colorado, 80012. as a guest of the City of Aurora, Colorado, a home rule municipality, (the “City). Guest agrees to be bound by, and abide by, the following requirements:

I. USE OF THE UNIT.

A. **Single-family residential dwelling unit.** Guest shall use and occupy a Unit of the Premises as a “guest” of the City. As such, guest shall not pay any consideration to the City or the owner of the Hotel in Aurora to occupy and use a residential unit on the Premises. Guest shall only use a Unit as a private single-family residential dwelling unit, with a maximum occupancy of one family consisting of no more than 2 adults and their children. Guest shall only use the Unit for shelter for themselves or their family and shall not conduct any business or profession from or in the Unit. No parties shall be conducted in the Unit. The Social Distancing required by the Governor of the State of Colorado, the Colorado Department of Public Health and Environment, and the Tri-County Department of Health shall be practiced at all time while guest is using the Unit.

B. **Term of Agreement.** The City anticipates the use of a Unit by the guest shall be no more than two weeks. The use of the Unit by the guest may be extended only by the City. Guest may voluntarily leave a Unit prior to the termination of this Agreement.

C. **Maintenance.** Guest shall keep all portions of the Unit in clean and habitable condition and will not make any alterations to the Unit.

1. Vacuum Weekly. Guest shall use a vacuum provided by the City to clean the Unit at least once a week. After use of the vacuum guest shall notify the City to have the vacuum picked up and sanitized.

2. Wash the linens weekly. Guest shall wash the linens weekly in the laundry on the Premises.

3. Keep the Unit and everything in the Unit in a clean and working order. Guest shall not misuse any fixture, such as, but not limited to, the bed, nightstand, dresser, sink, and telephone.

4. Remove all trash from the Unit daily. Guest shall remove all trash from the Unit at least daily but more often if necessary. Guest shall deposit all trash in the dumpster on the Premises.

D. **No Smoking.** No smoking is allowed inside the Unit. Guest shall not smoke any tobacco product or any marijuana product inside a Unit. If a guest must smoke the guest shall smoke only when off the Premises.

E. **No Dangerous, flammable or explosives.** Guest shall not keep or have in their Unit anything of a dangerous, flammable or explosive character, or that might be considered hazardous or extra-hazardous by any responsible insurance company. Guest shall not permit any portion of the Unit to be used in a manner which may endanger other persons on the Premises or cause damage to the property of the Premises.

F. **Sanitation.** Guest shall comply with all sanitary laws, ordinances, rules and regulations of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the Unit.

G. **Quiet Enjoyment.** Guest shall maintain a quiet and peaceful Unit during

the entire stay in the Unit. Guest shall not play a television, radio, or other audio or electronic device so loud that it can be heard in any adjoining Unit.

H. **Right of Entry.** The City, and representatives of the City, or service representatives, shall have the right to enter the Unit for any reasonable business purpose, including maintenance and repair of fixtures, or for inspection, at all reasonable hours which, for the purposes of this Agreement are to be 8:00 a.m. to 8:00 p.m. every day. The City has the right to enter the Unit and remove the guest(s) and all the guest's personal belongings upon termination of this Agreement.

I. **Comply with all Laws.** Guest shall not violate any Federal or State law, or any municipal ordinance, in connection with the use of the Unit. No use of a controlled substance is allowed inside the Unit.

J. **No Misuse or Damage.** Guest shall not misuse or damage any fixture or the walls in the Unit. Guest shall not hang anything of the walls of the Unit.

K. **Pets.** No pets are allowed in a Unit. Pets can be held at the Aurora Animal Shelter while the guest is in a Unit on the Premises. Guest is responsible for immediately picking up their pet from the Shelter upon terminating their stay on the Premises.

II. INDEMNIFICATION.

Guest agrees to defend, indemnify, and hold harmless the owner of the Hotel in Aurora, the owner's staff, (the "Owner") and the City, its appointed and elected officials, agents and employees against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or related to being a guest on the Premises that are due to the negligence or fault of the guest. This indemnity shall be interpreted in the broadest possible manner consistent with the applicable law to indemnify the Owner and the City. Guest assumes all liability and responsibility for loss of property, injuries, claims or suits for damages to persons or property of any character, whether real or asserted, arising out of the performance of this Agreement. No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, of the Colorado Governmental Immunity Act, Colorado Revised Statutes (C.R.S.) § 24-10-101 *et seq.*, or the Federal Tort Claims Act, 28 U.S.C. §§ 1346(b) and 2671 *et seq.* in effect or hereafter enacted or amended.

III. TERMINATION OF THIS AGREEMENT

A. **Tenancy at Will.** Guest is being allowed to occupy a Unit of the Premises as a guest of the City. As such the guest has not paid any consideration to occupy a Unit. Guest's occupancy in a Unit is solely at the will of the City. Guest's occupancy in a Unit can be terminated by the City at any time and for any reason.

B. **Notice to Terminate.** Guest agrees the City shall be allowed to terminate this Agreement by giving guest verbal notice of its termination, including the date of the termination.

C. **Vacate Immediately.** Guest has no property rights or property interest in the Unit. Upon the termination date of this Agreement provided to the guest, guest's use of a Unit shall end immediately. Guest agrees to immediately vacate the Unit and remove all their personal belongings upon termination of this Agreement. Any personal belonging remaining in the Unit upon termination of this Agreement shall be discarded by the City.

D. **Forcible Entry and Detainer.** For the valuable consideration of being allowed to stay in a Unit on the Premise as a guest of the City, at no charge to the guest,

guest agrees the City shall not be required to take legal action to remove guest(s) from a Unit upon termination of this Agreement. Guest agrees the City may enter the guest's Unit upon termination of this Agreement, forcefully remove the guest if necessary, and remove the guest's personal belongings if the guest fails to voluntarily immediately leave the Unit upon the City's request. Guest understands, upon termination of this Agreement, if the guest fails to leave the Unit the guest can be criminally charged with trespass. If the City is required to enter the Unit and remove the guest, or the guest's personal belongings, the City will store the guest's personal belongings in a storage locker for only one week and notify the guest of the storage locker's location. Guest is responsible for retrieving their belongings from the storage locker.

BY MY SIGNATURE BELOW, IN WITNESS OF THESE COVENANTS, CONDITIONS AND PROVISIONS IN THIS AGREEMENT, I, the guest, acknowledge that I have read and understand the provisions above described and I agree to be bound and to follow all of them.

Start Date of Occupancy _____ Guest _____
(Printed name)

End Date of Occupancy _____
Signature

City Representative: _____

If more than a single person occupies a Unit each person agrees by their signature below to be bound by this Agreement.

Signatures: _____

Use the back of this Agreement for the signatures of more guests if required.

Attachment C – MHBHC Agreement

PROFESSIONAL SERVICES AGREEMENT



PROFESSIONAL SERVICES AGREEMENT

CITY OF AURORA
AURORA, COLORADO

TITLE:
OPERATION OF THE
AURORA EMERGENCY RESPITE CENTER

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AGREEMENT

This Agreement is made as of the _____ day of April, 2020, by and between the City of Aurora, Colorado ("City"), and Mile High Behavioral Healthcare ("MHBHC"), a non-profit corporation of the State of Colorado; collectively referred to as the "Parties," individually referred to as a "Party."

WHEREAS, the City intends that MHBHC shall perform professional services for the City as contemplated by this Agreement; and

WHEREAS, MHBHC represents that it has the present capacity, is experienced and qualified to perform professional services for the City as hereinafter provided in this Agreement.

NOW, THEREFORE, in consideration of the promises and mutual covenants and obligations set forth herein, the Parties mutually agree as follows:

Section 1 - Purpose.

The purpose of this Agreement is to provide Emergency Solutions Grant (ESG) funding to MHBHC to operate the Aurora Emergency Respite Center, located in a hotel at 1101 South Abilene Street, Aurora, Colorado, 80012, the City has leased to shelter individuals experiencing homelessness and other vulnerable housing situations, who are in need of safe quarantine space and are referred by a hospital or other medical facility. The hotel space is an expansion of the services provided at the Aurora Day Resource Center located at 13387 East 19th Place, Aurora, Colorado, 80011, and is strongly urged by the Colorado Department of Public Health and Environment, Public Health Order 20-24 due to the coronavirus COVID-19 declared emergency.

Section 2 - Scope of Work

A. MHBHC agrees to provide professional services as stated in the scope of work ("Work")

B. The City shall have the right to disapprove any portion of MHBHC's Work on the Project which does not comply with the requirements of this Agreement. If any portion of the Work is not approved by the City, MHBHC shall proceed when requested by the City with revisions to the Work to attempt to satisfy the City's objections. If said revised Work is acceptable, the City will provide prompt written approval. Correction or completion of Work which does not comply with the requirements of this Agreement shall be made without adjustments to the compensation for MHBHC's services provided for hereunder unless the revisions are made to Work previously approved for previous tasks, in which case, MHBHC's compensation shall be adjusted. It is the intent of the parties that MHBHC shall promptly correct any defective, inaccurate or incomplete tasks, deliverables, services or other work, without additional cost to the City. The acceptance of MHBHC's services by the City shall not relieve MHBHC from the obligation to correct subsequently discovered defects, inaccuracies or incompleteness resulting from MHBHC's negligent

acts, errors or omissions.

C. Nothing in this Agreement shall be construed as placing any obligation on the City to proceed with any tasks beyond those which have been specifically authorized in writing by the City.

D. The City may, from time to time and in conjunction with MHBHC, request changes in the scope of the services of the MHBHC to be performed herein. Changes may include, but not be limited to, the type and scope of services provided by MHBHC, the duration of the services to be provided, and the quantity or quality of MHBHC's staffing for required services. Such changes, including any increase in the amount of the MHBHC's compensation, which are mutually agreed upon between the City and MHBHC, shall be incorporated in written change orders, amendments or extensions to this Agreement.

E. Follow the Written Standards, Performance Standards, Centralized and/or Coordinated Assessment System, Homeless Participation and Monitoring as described in the Requirements and Standards, Exhibit C.

Section 3 - Authority

A. Shelley McKittrick ("Project Manager") is the City's Project Manager and the City's authorized representative. The Project Manager is responsible for authorizing and approving all Work performed under this Agreement. All Work to be performed by MHBHC shall be authorized in writing by the Project Manager as provided by this Agreement. All communications related to the Project shall be with the Project Manager and, in his/her absence, a person to be designated by him/her. The Project Manager is authorized to make decisions on behalf of the City related to the Work. The Project Manager shall be responsible for the day-to-day administration, coordination and approval of Work performed by MHBHC, except for approvals which are specifically identified in this Agreement as requiring the approval of City of Aurora's City Council.

B. Robert "Bob" Dorshimer ("MHBHC's Representative") is MHBHC's representative for the Work. MHBHC's Representative shall have sufficient authority to represent and bind MHBHC in those instances when such authority is necessary to carry out MHBHC's responsibilities and obligations under the terms of this Agreement.

Section 4 - Term

A. In performing professional services pursuant to this Agreement, MHBHC acknowledges that timely completion of the Work is critical, and time is of the essence. Accordingly, all services to be performed under this Agreement shall be commenced immediately upon execution of this Agreement by the parties hereto, approval by the City as required by applicable law.

B. The initial term of this Agreement shall run from April 1, 2020 and terminate on May 30, 2020. The City shall have the option to renew this Agreement on a monthly basis by a written notice to MHBHC.

Section 5 - Compensation

A. The compensation to be paid MHBHC under this Agreement shall come from ESG funding and is intended to cover the entire cost of the professional services under this Agreement. The initial compensation of this Agreement shall not exceed One Hundred Thirty-Nine Thousand, Thirty-Six dollars and 67/100 (\$139,036.67) for the anticipated two-month term of this Agreement. If this Agreement is extended an additional month(s) the MHBHC shall be paid an additional Sixty-Nine Thousand, Five Hundred Eighteen dollars and 33/100 (\$69,518.33) per month. MHBHC agrees to cooperate fully with the City to keep the total compensation within this limit.

B. Nothing in this Agreement is a pledge of the City's credit, or a payment guarantee by the City to MHBHC. The obligation of the City to make payments hereunder shall constitute a currently budgeted expense of the City, and nothing contained herein shall constitute a mandatory liability, charge, or requirement of or against the City in any ensuing fiscal year beyond the then current fiscal year. Nothing in this Agreement shall constitute a multiple fiscal year obligation pursuant to Colorado Constitution, Article X, Section 20, or of the Charter and ordinances of the City. In the event of a default by the City of any of its obligations under this Agreement, the Contractor shall have no recourse against any revenues of the City. Notwithstanding any language herein to the contrary, nothing in this Agreement shall be construed as creating a lien against any revenues of the City.

C. Disbursement of Funds.

ESG funds shall not be obligated or utilized for any activities requiring a release of funds by the City under the Environmental Review Procedures for the ESG program at 24 CFR Part 58 until release is issued in writing. For categorically excluded activities listed in 58.35(a) determined to be exempt because there are no circumstances which require compliance with any Federal laws and authorities cited at 58.5 the City must make and document such a determination of exemption prior to incurring costs for such activities.

1. ESG Funds shall be made available to MHBHC subject to the terms and conditions of this agreement, and documentation evidencing the propriety of the proposed use of Emergency Solutions Grant funds with each draw-down request. Emergency Solutions Grant funds shall be disbursed to MHBHC in the following manner described:
2. After the submission of the following documents: Payment vouchers, performance reports, paid receipts, supporting documentation of matched funds attached with every payment request; and upon the City's review and approval, the City shall issue a check within its standard accounts payable procedures, 21 days from the receipt of invoice packet.

Section 6 - Staffing

- A. MHBHC shall provide enough personnel as is essential to the proper

performance of the services contemplated under this Agreement, which includes providing staffing 24 hours a day, seven days a week for the duration of this Agreement for the Aurora Emergency Respite Center located at 1101 South Abilene Street, Aurora, Colorado, 80012, and as may be similarly need for the Aurora Day Resource Center located at 13387 East 19th Place, Aurora, Colorado, 80011.

B. MHBHC shall insure the quality, timeliness, and continuity of services are maintained through the duration of the project.

C. MHBHC shall inform the City in writing of any non-employee persons or firms it intends to hire to perform any Work required by this Agreement and shall keep the City informed of any changes or additions to this information. The City shall approve in writing any additional firms prior to commencement of Work. MHBHC shall be responsible for any Work performed under this Agreement, including that portion of the Work performed by other individuals or firms. Nothing contained herein shall create any contractual relationship between any additional persons and/or firm(s) and the City.

Section 7 – Subcontracting with The Salvation Army to provide meals to the individuals sheltered at the Aurora Emergency Respite Center.

A. MHBHC shall subcontract with The Salvation Army, a California corporation, located at 30840 Hawthorne Boulevard, Rancho Palos Verdes, California 90275 and designated by Federal Employer Identification Number 94-1156347 (“TSA”), acting through its Intermountain Divisional Headquarters, 1370 Pennsylvania St., Denver CO 80203, to provide food for the individuals sheltered at the Aurora Emergency Respite Center.

B. The cost of meals shall be:

Breakfast:	\$5.75
Lunch:	\$8.50
Dinner:	\$9.75

C. The meals will be billed based on the quantity ordered and not the quantity used or picked-up. TSA shall invoice MHBHC and MHBHC shall forward the invoice to Shelley McKittrick for payment.

D. Changes to the menu or menu prices must be agreed to by the Parties. Changes will not go into effect until three-days after the agreed upon change(s).

E. Meals will be picked up between 4:00 p.m. and 4:30 p.m. at the location designated by The Salvation Army.

F. Delivery bins must be returned to The Salvation Army on the next pick-up day.

Section 8 - Records to HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS)

MHBHC shall keep accurate books and records of accounts in accordance with

generally accepted accounting principles of all expenditures made and all costs and liabilities incurred utilizing Program Funds and Program Income. The accounts and all project records shall be made available upon request by the City, U.S. Department of Housing and Urban Development (HUD), or any other federal agency for examination and audit. All books and records of accounts must be retained for four (4) years from the date of this agreement.

According to the March 2010 HMIS Data Standards, a bed or service is considered participating in HMIS “if the provider program makes a reasonable effort to record all universal data elements on all clients served in that bed (or service) and discloses that information through agreed upon means to a HMIS Lead Agency at least once annually.” For domestic violence agencies, a comparable data base should be utilized.

MHBHC shall keep accurate books and records as indicated below:

1. Name, social security number, date of birth, race, ethnicity, gender, veteran status, disabling condition, residence prior to program entry, zip of last permanent address, housing status, program entry date, program exit date, personal identification number, household identification number, income and cash benefits, dates of contact, dates of program engagement, destination (helps to measure housing outcomes), description of the beneficiaries of the ESG project—(such as mentally ill, runaway youth, battered spouse), residential services, non-residential services, shelter type.
2. Number of participants served under this Agreement.
3. MHBHC shall maintain compliance with MDHI’s ESG HMIS Agency Data Sharing Agreements.
4. MHBHC shall enter data in a timely manner into the HMIS data system, within 2 days of client contact.

Section 9 - Performance Reporting.

MHBHC will submit the following reports on project performance at the request of, and in the format prescribed by, the City:

End report, which include HMIS and the City’s Narrative report, are due within thirty (30) days of the end of this Agreement. There is no longer an extended grace period for quarterly reports. Late HMIS and Narrative reports may affect future grant allocations.

Year End report (HMIS and the City’s Narrative report) are due within thirty (30) days of December 31, 2020, due on or before January 30, 2021.

Year End 2020 HMIS SAGE report is due within 30 days of December 31, 2020. There is no longer an extended grace period. Late HMIS SAGE

reports may affect future grant allocations.

MHBHC, which is a non-federal agency, that expends \$750,000 or more during the MHBHC's fiscal year, shall have a single audit conducted for that year in accordance with the provisions 2 CFR 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards", "Super Circular", Audit shall be completed within nine (9) months of the MHBHC's audit period and a copy of the most recent audit shall be forwarded to the City within thirty (30) days of completion.

MHBHC shall keep accurate books and records on the number of persons served or benefiting from this project activity including these characteristics: Five single - race categories; White, Black/African American, Asian, American Indian / Alaskan native, Native Hawaiian / Pacific Islander. Multi-race categories: American Indian/Alaskan Native & White; Asian & White; Black/African American & White; American Indian/Alaskan Native & Black/African American; and Other Multi-racial, Ethnicity: Hispanic/Non-Hispanic; extremely low, very low, and low-to-moderate household income (homeless are presumed extremely low-income at 0 – 30% or the Area Median Income); elderly (62 years of age or older); disabled; and female head of household.

A copy of the most recent Annual Report prepared by MHBHC will be forwarded to the City as applicable.

Performance Monitoring and Performance Measures - The federal Department of Housing and Urban Development (HUD) and Continuum of Care (CoC) Program Interim Rule requires project- level and system-level performance monitoring and project-level compliance monitoring. This requires poor performers to improve or possible action to be taken.

The CoC/ESG Performance Monitoring and Evaluation Policies and Procedures document establishes the process by which the CoC will:

1. Set annual performance measures and targets in consultation with the COC Board.
2. Monitor CoC and ESG recipient performance.
3. Evaluate and report outcomes.
4. Provide technical assistance to poorly performing projects.
5. Identify poor performers for technical assistance or further action. See 24 CFR 578.7(a)(6) and 24 CFR 578.65, Subpart E.

Section 10 -Uniform Administrative Requirements.

MHBHC, as applicable to a governmental or nongovernmental agency, shall comply with the requirements and standards of 2 CFR Chapter I, and Chapter II, Parts 200, 215, 220, 225 and 230, "Uniform Administrative Requirements, Cost Principles, and Audit

Requirements for Federal Awards” aka “Super Circular”; and shall comply with applicable sections of 79 FR 75871 "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments".

MHBHC shall make accurate, current, and complete disclosure of the financial results of assisted activities from ESG Funds and must safeguard and ensure that ESG Funds are used solely for authorized purposes. Accounting records must be supported by canceled checks, paid bills, payrolls, time and attendance records, contractual documents, or other acceptable source documentation.

If MHBHC shall procure services with ESG Funds for an authorized use as outlined in this agreement, MHBHC shall maintain records sufficient to detail the significant history of a procurement of which records shall include a minimum of: rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price. MHBHC shall have protest procedures to handle and resolve disputes relating to their procurement and shall in all instances disclose information regarding the protest to the City. MHBHC shall maintain a code of conduct to prevent conflicts of interest (personal, financial, and organizational) and use solicitations which are clear and accurately describe the materials, products, or services being procured. MHBHCs must initiate positive efforts to use small and minority-owned business to the maximum extent possible; include all applicable contract provisions in contracts; and not use the cost-plus-percentage of cost contracts. All procurement transactions shall be conducted in a manner providing full and open competition consistent with the standards of 2 CFR 200.319.

Per, HUD Regulation found at 570.502, 570.610, and 79 FR 75871, Small Purchasing Procedures allow recipients to acquire goods and services totaling no more than \$100,000. However, the purchase of goods and services with federal funding provided by the City of Aurora will adhere to the City’s Purchasing Policy which is more restrictive and limits these Micro purchases to under \$5,000.

Section 11 - Care of Personal identifying information:

A. Definitions:

Personal identifying information means a social security number; a personal identification number; a password; a pass code; an official state or government-issued driver’s license or identification card number; a government passport number; biometric data (unique biometric data generated from measurements or analysis of human body characteristics for the purpose of authenticating the individual when he or she access an online account); an employer, student, or military identification number; of a financial transaction device (any instrument or device whether known as a credit card, banking card, debit card, electronic fund transfer card, or guaranteed check card, or account number representing a financial account or affecting the financial interest, standing or obligation of or to the account holder, that can be used to obtain cash, goods, property, or services or to make financial payments, but shall not include a :check”, a “negotiable order of withdrawal”, and a “share draft”).

B. Reasonable security practices. Third-party MHBHCs are be required to implement and maintain reasonable security and practices to protect personal identifying

information that are:

- Appropriate to the nature of the personal identifying information disclosed to the third-party provider; and
- Reasonably designed to help protect the personal identifying information from unauthorized access, use, modification, disclosure, or destruction.

C. Use of personal identification information. Personal identification information shall only be used for the purpose necessary to provide the services provided by the third-party MHBHC. Third-party MHBHCs shall not disclose any personal identification information to anyone or any entity except those contemplated by this Agreement. Personal identification information shall not be sold or used for commercial purposes. MHBHC is solely responsible for any foreseeable consequences of a security breach and shall indemnify, defend, and hold harmless the City for all security breaches.

D. Disposal of personal identifying information. An annual review/audit for all personal identifying information is required to be performed by the third-party MHBHC. Third-party MHBHCs are required to destroy or arrange to be destroyed all paper or electronic documents that are no longer necessary to provide services. Paper documents shall be shredded before they are discarded. Electronic documents shall be erased from all electronic devices when the information is no longer necessary to provide services.

E. Disclosure of breach. When a third-party MHBHC becomes aware that a security breach may have occurred the third-party must follow the procedures in Colorado Revised Statutes (C.R.S.) § 6-1-716 and conduct in good faith a prompt investigation to determine the likelihood that personal information has been or will be misused. If the investigation determines that personal information has been or will be misused in addition to the resident that must be notified the third-party MHBHC shall also notify the Community Development Division of the breach.

Section 12 – Avoidance of Conflict of Interest

The federal regulations at 24 CFR 576.404 describe the conflict of interest requirements as follows:

No person who is an employee, agent, consultant, officer, or elected official or appointed official of the City or Subrecipient, who exercise or have exercised any functions or responsibilities with respect to activities funded by ESG Funds, who are in a position to participate in a decision making process or to gain inside information with regard to such activities, may obtain a financial interest or benefit from an activity assisted with ESG Funds, or have a financial interest in any contract, subcontract, or agreement with respect to an activity funded with ESG Funds, or with respect to the proceeds of the assisted activity, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter.

MHBHC shall comply with all federal provisions and Colorado Revised Statutes, as applicable, regarding the avoidance of conflict of interest.

Section 13 - Certification of Non-Debarment.

MHBHC certifies, by acceptance and execution of this Agreement, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

It further agrees, by accepting and executing this Agreement, that it will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts and subcontracts.

Section 14 - Insurance

A. MHBHC shall provide the appropriate certificates of insurance and Worker Compensation documents, at no cost to the City, as described in Exhibit B. The MHBHC further agrees and understands that they are to maintain and keep in force the appropriate insurance policies throughout the term of this Agreement.

B. MHBHC shall be responsible for any injury to persons or damage to property to the extent arising from negligent or otherwise wrongful acts, errors and omissions of MHBHC, its agents and employees. If MHBHC knows of the damage MHBHC shall immediately notify the City. If the City discovers the damage, City will notify MHBHC immediately. Repair shall be accomplished under City direction and to City specifications, so property is in as good or better condition than before damage. MHBHC shall provide the City with a certificate of liability coverage in accordance per the attached form 410-33, Exhibit B.

C. The MHBHC's policy will be primary and non-contributory with respect to all insurance policies purchased by the additional insured.

Section 15 – Other Program Requirements

A. This Agreement does not guarantee to MHBHC any additional or future work except as expressly authorized herein.

B. This Agreement does not create or imply an exclusive agreement between MHBHC and the City.

C. The services and all interests contemplated under this Agreement shall not be assigned or otherwise transferred except with the written consent of the City.

D. All documents of any nature prepared by MHBHC in connection with the services provided by MHBHC under the terms of this Agreement shall become the property of the City.

E. MHBHC shall not utilize work product, data, information, results, and materials produced as part of its efforts under this Agreement for any promotional or public relations purposes whatsoever without the express, prior, written consent of the City.

F. MHBHC shall carry out the activities under this agreement in compliance with all Federal laws and regulations as described in 24 CFR 570 Subpart K.

G. No person shall, on the grounds of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded with ESG Funds.

H. No ESG Funds provided under this agreement shall be expended for acquisition or construction or rehabilitation purposes in an area that has been identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards unless the locality in which the area is situated is participating in the National Flood Insurance Program and flood insurance is obtained in accordance with federal provisions.

I. To the greatest extent feasible, and in accordance with existing federal, state, and local laws, MHBHC, under Section 3 of the Housing and Urban Development Act of 1968, shall provide employment and other economic opportunities arising in connection with activities assisted with ESG Funds for housing rehabilitation, housing construction, or other public construction, to low and very low income persons.

J. MHBHC shall not directly or indirectly employ, award contracts to, or engage the services of, or fund any contractor during any period of debarment, suspension, or placement in ineligibility status.

K. MHBHC shall not provide financial assistance, public services, jobs and access to new or rehabilitated housing and other facilities made available through activities assisted with Program Funds to certain newly legalized aliens as described in 49 CFR 24.208.

L. MHBHC shall carry out the activities under this agreement in compliance with all federal laws and regulations as described in 24 CFR Part 8, Nondiscrimination Based on Handicap in Federally Assisted Programs and Activities of the U.S. Department of Housing and Urban Development.

Section 16 - Termination of this Agreement

A. Termination for Cause. If through any reason, the MHBHC fails or refuses to:

1. Provide all of the services described and contemplated by this Agreement in a timely and proper manner.
2. Perform any other of the material covenants, agreements, or conditions made by MHBHC herein.
3. Provide services in a manner that does not cause or permit disturbances or activities offensive to the senses of the average citizen or hinder the health, safety, or welfare of the community.

4. In accordance with federal provisions, suspension and termination may occur if MHBHC materially fails to comply with any term of the award, an “Event of Default,” and that the award may be terminated for convenience. The City may suspend or terminate payment for the project in whole, or in part, for cause. Cause shall include but not be limited to the following:
 - a. Improper use of ESG Funds.
 - b. Failure to comply with either, the terms and conditions of this agreement or the services to be provided as described in the Section 3, "Statement of Work", of this Agreement.
 - c. If, for any reason, the carrying out of the agreement is rendered impossible or unfeasible.
 - d. Non-appropriation of or receipt of funds from the U.S. Department of Housing and Urban Development.
 - e. Failure to comply with any applicable local, state, and federal laws and regulations.

If the City withholds disbursement requests for ESG Funds, it shall advise MHBHC and specify the actions that must be taken, in writing, in case of suspension, as a condition precedent to the resumption of payments and specify a reasonable date for compliance.

B. Event of Default. MHBHC shall be given either verbal or written notice by the Project Manager, specifying the nature of the default and requesting the MHBHC to correct the violation within one (1) day from the date of such notice (the “Cure Period”). In the event of a default by the MHBHC the City, in its sole discretion, may cease making any payments of City Funds pursuant to this Agreement until such time the default specified in the written notice is remedied to the City’s satisfaction. The City may also seek a refund of the portion of funds paid to Service Provide not yet earned by the MHBHC.

Notwithstanding the above, the MHBHC shall not be relieved of liability to the City for any damages sustained by the City by virtue of any default or breach of the Agreement by the MHBHC, and the City may withhold any payments to the MHBHC for the purpose of setoff until such time as the exact amount of damages due the City from the MHBHC is determined.

C, Termination for Convenience.

1. Change in City Policy. The City may terminate this Agreement at the end of the two-month term of this Agreement. If this Agreement is extended an additional month or months this Agreement shall terminate at the end of the final month of this Agreement.

2. The City's total liability for termination of this Agreement shall not exceed the lesser of total amount of this Agreement or the total amount of funds which have been appropriated specifically for this Agreement.
3. MHBHC shall be entitled to reasonable incurred costs for terminating its activities under this Agreement, including those of its subcontractors, if this Agreement is terminated for the City's convenience, provided however, in no event shall the City's total liability to MHBHC exceed the total amount of funds which have been appropriated for this Agreement.
4. The City may terminate this Agreement at any time the City determines that the purposes of the distribution of City ESG monies under the Agreement would no longer be served by completion of the Project. The City shall effect such termination by giving written notice of termination to MHBHC and specifying the effective date thereof, at least twenty (20) days before the effective date of such termination. In that event, all finished or unfinished documents and other materials as described in paragraph 8 above shall, at the option of the City, become the City's property. If the Agreement is terminated by the City as provided herein, MHBHC will be paid an amount which bears the same ratio to the total compensation as the services actually performed bear to the total services of MHBHC covered by this Agreement, less payments of compensation previously made: provided, however, that if less than sixty percent (60%) of the services covered by this Agreement have been performed upon the effective date of such termination, MHBHC shall be reimbursed (in addition to the above payment) for that portion of the actual out-of-pocket expenses (not otherwise reimbursed under this Agreement) incurred by MHBHC during the Agreement period which are directly attributable to the uncompleted portion of the services covered by this Agreement. If this Agreement is terminated due to the fault of MHBHC, Paragraph 7 hereof relative to termination shall apply.

D. Effect of Termination

1. Termination Costs. After receipt of notification that this Agreement has been terminated under this section, MHBHC shall incur no further costs other than reasonable termination costs associated with current activities.
2. Ownership of Work Product. In the event of termination, all finished and unfinished Project deliverables prepared by MHBHC pursuant to this Agreement shall become the sole property of the City, provided MHBHC is compensated in accordance with this Agreement for all work performed in accordance with this Agreement up to the effective date of termination. MHBHC shall not be liable with respect to the City's subsequent use of any incomplete work product, provided MHBHC has notified the City in writing of the incomplete status of such work product.

3. City's Right to Set-Off and other Remedies. Termination shall not relieve MHBHC from liability to the City for damages sustained as the result of MHBHC's breach of this Agreement; and the City may withhold funds otherwise due under this Agreement in lieu of such damages, until such time as the exact amount of damages, if any, has been determined.
4. If this Agreement terminated for cause as provided in this section and it is subsequently determined that the City's termination of this Agreement for cause was improper, then the termination for cause shall be considered to be a termination for convenience and the procedures in this section related to a termination for convenience shall apply.

Section 17 - Miscellaneous Provisions

A. MHBHC, at all times, agrees to observe all applicable Federal and State of Colorado laws, Ordinances and Charter Provisions of the City of Aurora, and all rules and regulations issued pursuant thereto, which in any manner affect or govern the services contemplated under this Agreement.

B. MHBHC shall not discriminate against any employee or applicant for employment based on race, color, national origin, ancestry, age, sex (gender), religion, creed, or physical or mental disability. MHBHC:

1. Shall adhere to lawful equal opportunity guidelines in selecting employees, provided that no person is illegally discriminated against on any of the preceding bases. This provision shall govern, but shall not be limited to, recruitment, employment, promotion, demotion, and transfer, and advertising therefor; layoff or termination; rates of pay or other compensation; and selection for training, including apprenticeship
2. Shall post, in all places conspicuous to employees and applicants for employment, notices provided by the State of Colorado setting forth the provisions of this nondiscrimination clause. All solicitations and advertisements for employees placed by or on behalf of the MHBHC, shall state that MHBHC is an equal opportunity employer.
3. Shall cause the foregoing provisions to be inserted in all subcontracts for any work contemplated by this Agreement or deemed necessary by MHBHC, so that such provisions are binding upon each sub-MHBHC.
4. Shall keep such records and submit such reports concerning the racial and ethnic origin of employees and of applicants for employment as the United States, the State of Colorado, the City of Aurora, or their respective agencies may require.
5. Shall comply with such rules, regulations and guidelines as the United States, the State of Colorado, the City of Aurora, or their respective agencies may issue to implement these requirements.

C. By executing this agreement, MHBHC acknowledges an understanding of and expressly agrees that all work performed under this Agreement is that of an independent contractor. An independent contractor is not a City employee and as such is not entitled to Workers' Compensation benefits. MHBHC is obligated to pay Federal and state income tax on any monies earned pursuant to the contractual relationship. It is expressly understood between the City and MHBHC that MHBHC, as an independent contractor, is not entitled to unemployment insurance benefits unless unemployment compensation coverage is provided by MHBHC.

Section 18 - Notices.

All notices, demands, or other documents or instruments required or permitted to be served upon either Party hereto shall be in writing and shall be deemed duly served when delivered in person to an officer or partner of the Party being served, by facsimile transmission or when mailed certified or registered mail, return receipt requested, postage prepaid addressed to parties at the addresses stated below:

City: Office of the City Attorney
15151 East Alameda Parkway
Aurora, Colorado 80012

MHBHC's Representative: Mile High Behavioral Healthcare
Attn: Robert "Bob" Dorshimer
P.O. Box 919
Aurora, Colorado 80040

Section 19 - Illegal Alien

A. UNLAWFUL EMPLOYEES, CONTRACTORS AND SUBCONTRACTORS: MHBHC shall not knowingly employ or contract with illegal aliens to perform work under this Agreement. MHBHC shall not knowingly contract with a subcontractor that (a) knowingly employs or contracts with illegal aliens to perform work under this Agreement and (b) fails to certify to the MHBHC that the subcontractor will not knowingly employ or contract with an illegal alien to perform work under this Agreement.

B. VERIFICATION REGARDING ILLEGAL ALIENS: By executing this Agreement, MHBHC confirms the employment eligibility of all employees who are newly hired for employment to perform work pursuant to this Agreement through participation in either the Federal E-Verify program or the Colorado Department of Labor Department Program.

C. LIMITATIONS: MHBHC shall be prohibited from using either the Federal E-Verify Program or the Colorado Department of Labor Department Program procedures to undertake pre-employment screening of job applicants.

D. DUTIES OF MHBHC: If MHBHC obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, the MHBHC shall be required to:

1. Notify the subcontractor and the City within three days that the MHBHC has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and
2. Terminate the subcontract with the subcontractor if, within three days of receiving the notice the subcontractor does not stop employing or contracting with the illegal alien; except that the MHBHC shall not terminate the contract with the subcontractor if the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

E. DUTY TO COMPLY WITH STATE INVESTIGATION: MHBHC shall comply with any request made by the Colorado Department of Labor or the City during an investigation that the Department or the City is undertaking

F. DAMAGES: Notwithstanding any other provisions within this contract, if the MHBHC violates any of the above provisions regarding illegal aliens the City may terminate this contract for cause and the MHBHC may be liable for consequential damages.

Section 20 - Indemnification

A. The MHBHC shall indemnify, hold harmless and, not excluding City's right to participate, defend the City, its officials, officers, employees, volunteers and agents from and against all liabilities, actions, losses, claims, damages, costs and expenses, including without limitation reasonable attorney fees and costs, expert witness fees, arising out of or resulting in any way from the performance of MHBHC's services for the City and caused by negligent acts, errors, and omissions of the MHBHC or any person employed by it or anyone for whose act the MHBHC is legally liable.

B. The insurance coverage specified in this Agreement constitutes the minimum requirements and these requirements do not lessen or limit the liability of MHBHC hereunder. MHBHC shall maintain, at its own expense, any additional kinds and amounts of insurance that it may deem necessary under this Agreement.

C. Patents Infringement: The MHBHC shall indemnify, defend and hold harmless the City Indemnities from and against all suits or actions for infringement or unauthorized use of any patent, trademark, copyright or trade secret relating to the services under this Agreement. The MHBHC's indemnity pursuant to this Section shall apply only when infringement occurs or is alleged to occur from the intended use for which the deliverable material was provided by the MHBHC pursuant to this Agreement. MHBHC shall not be held liable for any suits or actions of infringement of any patent, trademark, or copyright arising out of any patented or copyrighted materials, methods, or systems specified by the City under the Agreement or Change Order or infringement resulting from

unauthorized additions, changes or modifications to the deliverable material made or caused to be made by the City subsequent to delivery by the MHBHC. MHBHC also agrees to notify the City upon the knowledge of any potential infringement claim, so that the City may provide input on suggested solution.

D. MHBHC agrees that it will contractually obligate its subcontractors to indemnify and hold harmless the indemnitees identified in this Section to the same extent that MHBHC is required to indemnify and hold harmless said indemnitees.

In WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

CITY OF AURORA, COLORADO

By: _____
James M. Twombly, City Manager

By: _____
Nancy Sheffield, Interim Neighborhood Services Director

By: _____
Jessica Prosser, Community Development Manager

ATTEST:

Stephen J. Ruger, City Clerk

RISK MANAGEMENT:

Renee Pettinato Mosley, Risk Manager

APPROVED AS TO FORM:

Tim Joyce, Assistant City Attorney

MILE HIGH BEHAVIORAL HEALTH CARE - MHBHC

By: _____
Robert "Bob" Dorshimer, CEO

ATTEST: _____
Candace S. Larue, Manager of Grants

EXHIBIT B

INSURANCE REQUIREMENTS

During the term of this Agreement and until final acceptance by the City of all work covered by the Purchase Order or contract, the Vendor performing services under this agreement shall provide, pay for and maintain in full force and effect the types and minimum limits of insurance, as indicated below, covering the Vendor, their employees, subcontractors or representatives, along with: the activities of any and all subcontractors retained by the Vendor or Subcontractors, the activities of anyone employed by any Vendor, Subcontractors, their representatives or anyone for whose acts they may be liable.

Commercial General Liability Insurance. The Vendor shall maintain commercial general liability insurance covering all operations by or on behalf of the Vendor on a per occurrence basis against claims for personal injury (including bodily injury and death) and property damage (including loss of use). Coverage will include, if appropriate for the scope of services: Products and Completed Operations, Contractual Liability and a Waiver of Subrogation. The City, its elected and appointed officials, employees, agents and representatives shall be named as Additional Insureds by endorsement.

Minimum limits:

\$1,000,000 each occurrence

\$2,000,000 general aggregate

\$1,000,000 products and completed operations

Workers' Compensation and Employers Liability Insurance. The Vendor shall maintain Worker's Compensation Insurance with limits in accordance with the provisions of the Workers' Compensation Act, as amended, by the State of Colorado. Additionally, the Vendor shall maintain Employers Liability Insurance with minimum limits of \$500,000 bodily injury for each accident, \$100,000 bodily injury by disease each employee and \$500,000 bodily injury disease aggregate.

Limits of Insurance. The total limits of general and excess liability insurance set forth above may be provided to the City using a combination of primary and excess liability insurance.

Additional Insured and Waiver of Subrogation. The Vendor shall name the City of Aurora, its elected and appointed officials, employees, agents and representatives as additional insureds by endorsement and provide a waiver of subrogation for the Commercial General Liability, Auto Liability and Excess Liability insurance policies. The certificate of insurance will include these specific requirements along with a copy of the relevant endorsements.

Certificates of Insurance. Upon the execution of this Agreement, the Vendor shall provide certificates of insurance to the City of Aurora demonstrating that

at the minimum coverages required herein are in effect. Vendor agrees that the required coverages will not be reduced, canceled, non-renewed or materially changed without Thirty (30) days prior written notice to the City. All certificates of insurance must be kept in force throughout the duration of the services. If any of Vendor's or its subcontractor's coverage is renewed at any time prior to completion of the services, the Vendor shall be responsible for obtaining updated insurance certificates for itself and such subcontractor from the respective insurance carriers and forwarding the replacement certificates to the City within five (5) days of the expiration date of any previously delivered certificate.

The minimum A.M. Best rating of each primary insurer shall be A- VII and the minimum A.M. Best rating of each excess insurer shall be A- VIII. The Vendor shall provide copies of insurance policies to the City Risk Manager upon request.

Any of the minimum limits of insurance set out herein may be raised or lowered at the sole discretion of the Risk Manager for the City of Aurora in response to the particular circumstances giving rise to the contract. **The Vendor's policy will be primary and non-contributory with respect to any and all insurance policies purchased by the City.**

In the event that the contract involves professional or consulting services, in addition to the aforementioned insurance requirements, the contract shall also be protected by a Professional Liability Insurance policy as set forth below:

Professional Liability Insurance. The Vendor shall maintain professional liability insurance with minimum limits of One Million Dollars (\$1,000,000), covering those claims which arise out of the negligent acts or omissions of the Vendor, its Subcontractor and any other parties for whom it may be liable including without limitation, bodily injury, personal injury, and property damage. Professional Liability Insurance shall be carried on a claims-made basis maintained in full force and effect for the term of this Agreement and, to the extent possible, for a minimum period of Three (3) years after the completion of any and all of Vendor's Services hereunder. Any retroactive date or prior acts exclusion to which such coverage is subject shall pre-date both the date upon which any services hereunder are commenced and the date of this Agreement. In the event that coverage is renewed during the original term of any subsequent term of this agreement, endorsement(s) for the new policy(ies) shall be delivered within five (5) days of the expiration date of any previously delivered certificate.

EXHIBIT C – REQUIREMENTS AND STANDARDS

Written Standards, Performance Standards,
Centralized and/or Coordinated Assessment System, Homeless Participation, and
Monitoring

Written Standards Checklist for the Emergency Solutions Grant Program

The U.S. Department of Housing and Urban Development requires sub-recipients to develop and implement Written Standards for programs provided through the Emergency Solutions Grant Program. The following guidelines must be followed when developing these Standards. Standards for emergency shelter programs will be different than Standards for homelessness prevention and rapid re-housing programs, so agencies must ensure that the Standards developed are appropriate for programs offered. Enter a checkmark next to applicable areas as the Standards are completed to ensure all aspects of the requirements are met.

ALL PROGRAMS	MARKED AS IMPLEMENTED
1. Standards include the area of service where assistance shall be offered.	
2. Standards include all type(s) of assistance that will be offered through the ESG program.	
3. Standards summarize the procedure in place that defines how program participants will be evaluated for eligibility of assistance under the ESG program. (Note: DV shelters must follow the requirements of the Violence Against Women Act and the Family Violence Prevention and Services Act which prohibits agencies from making its shelter or housing conditional on the participant's acceptance of service)	
4. Standards include procedures describing the coordination among emergency shelter providers, essential services providers, homelessness prevention, and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.	
5. Standards include a list of available programs that program participants will be referred, including all programs reflected in 576.400 (b) and (c) such as Shelter + Care, VASH Voucher, Section 8, Emergency Food and Shelter program, etc. if available to program participants in the agency's area of service.	
6. Standards describe the formal termination process established by the agency that recognizes the rights of individuals affected. The agency must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.	
7. Standards describe the program participant's formal grievance process. Included shall be the right for the participant to contact the agency's Director, the Housing Division or HUD.	
8. Standards include summaries regarding the requirement that clients served	

and activities provided with ESG funds will be entered into HMIS (or comparable database if a DV shelter), the timeframe for data to be entered, and the process for ensuring confidentiality of client records.	
9. Standards include steps used to ensure clients receiving ESG assistance are provided all applicable HMIS releases, forms, client complaint process, etc. as required by HMIS regulations.	
STREET OUTREACH/ EMERGENCY SHELTER- OPERATIONS/EMERGENCY SHELTER-ESSENTIAL SERVICES	
1. Standards include a summary of how agency staff will target and provide services related to street outreach.	
2. Standards include steps for admission, diversion, referral, and discharge by emergency shelters assisted under ESG, including standards regarding length of stay limits, if any, and safeguards to meet the safety and shelter needs of special populations, such as victims of domestic violence, sexual assault, etc.	
3. Standards include steps for admission, diversion, referral and discharge by emergency shelters assisted under ESG for individuals and families who have the highest barriers to housing and are likely to be homeless the longest.	
4. Standards include assessing, prioritizing, and reassessing individuals and families' needs for essential services related to emergency shelter.	

I certify that the Written Standards developed for the Emergency Solutions Grant Program (ESG) follow guidelines reflected above and the regulations under 24 CFR Part 576. A copy of the Written Standards that will be used by all agency staff who will participate in the ESG program is on file.

Printed Name of Agency Director

Date

Signature

PERFORMANCE MEASUREMENTS AND OUTCOMES

All ESG proposals must address all applicable Performance Measurements and Outcomes.

I have read the performance and outcome measurements as shown below, understand that these may be used in making funding decisions, and that they may differ from measurements required by HUD.

Performance Measurements and Outcome Requirements

Objective:

Increase access to affordable housing options for Aurora residents and reduce or prevent the incidents of homelessness by meeting critical emergency housing needs through the development and maintenance of quality affordable housing and the strengthening of human services delivery.

Outcomes:

1. End chronic homelessness and move homeless families and individuals into permanent housing.
2. Availability/accessibility for the purpose of creating suitable living environments.
3. Promote self-sufficiency, efficient use of funds and effective program administration.

Performance Measures/Indicators (Applies to all ESG funded projects):

- Number of homeless persons receiving case management who move into safe and stable housing.
- Average cost per person receiving ESG assistance.
- Recipient expended all ESG funds within the established grant timeframe.
- Recipient met the deadline for submitting their signed grant agreement.
- Recipient met the deadline for submitting evidentiary documents.
- Recipient met the deadline for submitting performance reports.
- Recipient meets required standards for documentation of homelessness.
- Recipient complies with required record keeping methods.
- Recipient complies with the due process of terminating ESG funded assistance of participant.
- Does recipient have current non-corrected and/or corrected findings from previous compliance reviews?

Performance Measures/Indicators specific to ESG-Funded Shelter and Transitional Housing:

- Number of homeless persons receiving case management who move into safe and stable housing.
- Average cost per person receiving ESG assistance.
- The total number of adults and children served on an annual basis (reported under Residential Services).
- The number of persons served by race and ethnicity.

Performance Measures/Indicators specific to ESG-Funded Essential Services:

- Number of homeless persons that received ESG funded services concerned with employment.
- Number of homeless persons that received ESG funded services concerned with health.
- Number of homeless persons that received ESG funded services concerned with substance abuse.
- Number of homeless persons that received ESG funded services concerned with education.
- Number of homeless persons that become successfully independent of ESG funded services.
- Number of homeless persons that return to their prior living situation.
- The total number of adults and children served on an annual basis (reported under Non-Residential Services).
- The number of persons served by race and ethnicity.

HUD's 2014 National Objectives on Performance (HUD's next update 2019):

- 1) Create new permanent housing beds for chronically homeless persons.
- 2) Increase the percentage of participants remaining in CoC-funded permanent housing projects for at least six months to 80% or more.
- 3) Increase the percentage of participants in CoC funded transitional housing that move into permanent housing to 80% or more.
- 4) Increase the percentage of participants in all CoC funded projects that are employed at program exit to 20% or more.
- 5) Increase the percentage of participants in all CoC funded projects that obtain mainstream benefits at program exit to 56% or more.
- 6) Increase the percentage of participants in all CoC-funded projects that obtained or increased income from other sources (i.e. cash benefits) at program exit to 54% or

more.

- 7) Decrease the number of homeless households with children.

The City will coordinate with the CoC to meet new applicable HUD Objectives when released by HUD. The CoC shall seek to accomplish HUD's Objectives as an average for the whole CoC: individual CoC funded projects are not required to accomplish the Objectives individually. MHBHC shall seek to meet the current HUD Objectives to the maximum extent practical. The CoC will use the HMIS system to measure these outcomes.

Performance Monitoring and Performance Measures - The federal Department of Housing and Urban Development (HUD) and Continuum of Care (CoC) Program Interim Rule requires project- level and system-level performance monitoring and project-level compliance monitoring. **This requires poor performers (recipients and subrecipients) to improve or possible action to be taken.**

The CoC/ESG Performance Monitoring and Evaluation Policies and Procedures document establishes the process by which the CoC will:

- 1) Set annual performance measures and targets in consultation with the COC Board;
- 2) Monitor CoC and ESG recipient performance;
- 3) Evaluate and report outcomes;
- 4) Provide technical assistance to poorly performing projects; and
- 5) **Identify poor performers for technical assistance or further action.** See 24 CFR 578.7(a)6 and 24 CFR 578.65, Subpart E.

Performance Measurements/Indicators specific - to "Aurora@Home", the City of Aurora's Ten Year Plan to Prevent and End Family Housing Loss

- 1) Reduce the unsheltered homeless population of the Aurora Area
- 2) Reduce the recipient's average length of times stayed for clients served in your program
- 3) Document the percentage of persons exiting the program who transition to permanent housing
- 4) Percentage of persons exiting your program who leave with employment income.
- 5) Percentage of persons who remain engaged in substance abuse counseling and mental health counseling services after leaving your program.
- 6) Percentage of persons who exit and return to homelessness within 3 months.

Goals:

Goal 1: Prevention

Assist at-risk families in obtaining Aurora@Home Services at the earliest possible point in time to reduce risk and prevent housing loss.

1.1.2 Develop clear entry points through current MHBHCs to quickly assess needs and develop service plans.

Goal 2: Emergency Shelter and Rapid Re-Housing Efforts:

Improve housing outcomes for Aurora's displaced families by increasing needed housing capacity and ensuring access to the most appropriate housing options

2.3.4 Develop formalized partnerships with the regional continuum of care and state efforts to help to meet the needs of displaced families.

Goal 3: Provide, Development and Implement Supportive Services

Continually assess, develop and provide services that meet the diverse needs of at-risk and displaced families to support them in obtaining and maintaining stable housing.

3.1.2 Coordinate efforts with county and state programs to facilitate efficient and timely access to publicly supported benefit programs.

Objective 3.3: Develop and provide client driven support services to help families be successful with their housing and employment goals, including increased access to intensive primary health, substance abuse, and mental health services.

3.3.2 Increase access to appropriate and responsive health, substance abuse and mental health services for children and families.

Goal 4: Promote Responsive System Infrastructure and Sustainability

Develop and implement infrastructure, systems and processes that support effective service delivery and the achievement of desired outcomes.

Objective 4.1: Develop tools and procedures to comprehensively assess the needs of at-risk and displaced families to identify the most responsive set of services.

CENTRALIZED AND/OR COORDINATED ASSESSMENT SYSTEM

Once the CoC has developed a centralized assessment system or a coordinated assessment system, MHBHC must use that assessment system. The City and MHBHC must work with the CoC to ensure the screening, assessment and referral of program participants are consistent with the written standards required by §576.400(d).

HOMELESS PARTICIPATION

Per §576.405 (c), to the maximum extent practicable, MHBHC must involve homeless individuals and families in providing services assisted under ESG. This involvement may include employment or volunteer services. The City highly encourages that MHBHC recruit one or more homeless, or formerly homeless individuals to the Governing Board and/or Subcommittees.

MONITORING

The City will monitor MHBHC which will include, but not limited to, assurance of compliance with new ESG definitions, utilization of the centralized and coordinated assessment system, fiscal integrity and accounting of utilization of funds as required by HUD, and entry of data into HMIS. To meet the requirements outlined for the use of ESG funds, quarterly meetings will be held with MHBHC to assess whether or not the milestones identified in the contract (e.g., number of clients to be served) and the ESG

guidelines and regulations are met.

Attachment E – CDBG Regulations

Statutes

18 U.S.C. §894

Title VI of the Civil Rights Act of 1964 Title VIII of the Civil Rights Act of 1968

Housing and Community Development Act of 1974, 42 U.S.C. §§5301 to 5321

Sections 104(b) and 109 of the Housing and Community Development Act of 1974, 42 U.S.C. §5304(b) and §5309

Copeland "Anti-Kickback" Act of 1934, 40 U.S.C. §§276, 327-333

Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. §793, as amended The Energy Policy and Conservation Act (Public Law 94-163)

Section 3 of the Housing and Urban Development Act of 1968, 12 U.S.C. §1701u

The Davis-Bacon Act, 40 U.S.C. §§3141 to 3148

Lead-based Paint Poisoning Prevention Act of 1971, 42 U.S.C. §4831

The Contract Work Hours and Safety Standards Act, 40 U.S.C. §327, et seq., as amended

The Americans with Disabilities Act, 42 U.S.C. §12101, et seq., as amended

Fair Housing Act, Public Law 90-284, 42 U.S.C. §3601 to §3620, as amended

National Environmental Policy Act of 1969, 42 U.S.C. §4321 et seq., as amended

National Historic Preservation Act of 1966, 16 U.S.C. §470 et seq., as amended

The Archaeological and Historical Data Preservation Act of 1974, amending the Reservoir Salvage Act of 1960, 16 U.S.C. §469 et seq., as amended

Safe Drinking Water Act of 1974, 42 U.S.C. §201, §300 et seq., §7401 et seq., as amended

Endangered Species Act of 1973, 16 U.S.C. §1531, et seq., as amended

Wild and Scenic Rivers Act of 1968, 16 U.S.C. §1271 et seq., as amended

Clean Air Act of 1970, 42 U.S.C. §1857 et seq., as amended

Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Titles II and III, 42 U.S.C. §4601 et seq.

Drug Free Workplace Act of 1988, 20 U.S.C. §6301, et seq., as amended

Fire Administration Authorization Act of 1992, Pub. L. 102-522

Regulations

2 CFR 200

2 C.F.R. Part 170, Reporting Subaward and Executive Compensation Information

24 C.F.R. Part 35, Lead-Based Paint

24 CFR Part 42, Displacement, Relocation Assistance, and Real Property Acquisition for HUD and HUD-Assisted Programs

24 C.F.R. Part 58, Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities

24 C.F.R. Parts 84 and 85, Administrative Requirements for Grants

24 C.F.R. Part 135, Economic Opportunities for Low- and Very Low-Income Persons

24 C.F.R. Part 570, Community Development Block Grants

29 C.F.R. Parts 1,3,5,6, and 7, Labor standards

29 C.F.R. § 1910.1001 (non-construction), §1926.1101 (construction), Asbestos

40 C.F.R. Part 61, Subpart M, Asbestos removal

40 C.F.R. Part 763, Asbestos

40 C.F.R. Parts 1500-1508, Council on Environmental Quality

49 C.F.R. Part 24, Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs

Executive Orders

Exec. Order No. 11063, (1962) as amended by Executive Order 12259, Equal Opportunity Housing

Exec. Order No. 11246, Non-discrimination in Employment

Exec. Order No. 11375 as amended, Equal Employment Opportunity

Exec. Order No. 11593, Protection and Enhancement of the Cultural Environment

Exec. Order No. 11988, Floodplain Management

Exec. Order No. 11990, Protection of Wetlands

Exec. Order No. 12086, Contract Compliance with Equal Employment Opportunity

Exec. Order No. 12372, Intergovernmental Review of Federal programs



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 21, 2020
SUBJECT: Federal Lobbyist Services
FROM: Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Nancy Duncan, Interim Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: County Manager's Office, Legislative and Government Affairs
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an agreement with Dentons US LLP, to provide Federal Lobbyist Services.

BACKGROUND:

The Adams County Board of County Commissioners (BOCC) and the Regional Affairs Department requires the services of a federal lobbyist to assist with legislative issues impacting Adams County, including but not limited to: representation with members of Congress, pertinent federal offices and agencies, relevant interest groups, funding sources at the federal level, coalitions and associations.

A formal Request for Proposal was solicited through Bidnet in February of 2020. Two responses were received: The proposals were evaluated on the following criteria:

- Experience
- Key Personnel
- Expertise
- Project Approach
- Pricing

After thorough review by the evaluation team, it was determined that Denton's US LLP, was the most qualified proposer, providing the best value to Adams County. The recommendation is to approve the agreement with Dentons US LLP, in the not to exceed amount of \$286,020.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office, Legislative and Government Affairs

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund: 1**Cost Center: 1038**

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7685		269,000.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			269,000.00

New FTEs requested: ☐ YES ☒ NOFuture Amendment Needed: ☐ YES ☒ NO**Additional Note:**

Although the “not to exceed amount” of this contract is \$286,020.00, the term of this contract extends into April, 2021, which allows for 2021 budget dollars to be utilized to cover the full cost of the agreement.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN AGREEMENT
BETWEEN ADAMS COUNTY AND DENTONS US LLP TO
PROVIDE FEDERAL LOBBYIST SERVICES

WHEREAS, Dentons US LLP, submitted a proposal on February 25, 2020, to provide Federal Lobbyist Services; and,

WHEREAS, after a thorough evaluation it was deemed that Denton's US LLP, was the most qualified proposer providing the best value to Adams County; and,

WHEREAS, Dentons US LLP, agrees to provide Federal Lobbyist Services in the not to exceed amount of \$286,020.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Agreement between Adams County and Dentons US LLP to Provide Federal Lobbyist Services, is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign the agreement with Dentons US LLP, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 21, 2020
SUBJECT: 62 nd Avenue Improvement Project
FROM: Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Nancy Duncan, Interim Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an agreement with Rocksol Consulting Group Inc., to provide 62 nd Avenue Improvements from Pecos Street to Washington Street.

BACKGROUND:

The Public Works Department needs to provide Improvements on 62nd avenue from Pecos Street to Washington Street. The Project will address improvements reflected in the Transportation Plan, Comprehensive Plan, and Making Connections/SW Adams County Plan such as: roadway safety, system functionality, multi-modal facilities, drainage system, provide capacity to serve growth and economic development and reduce long-term operation costs. The project length is approximately 1.5 center lane miles.

A formal Request for Proposal to provide Engineering Services was posted on BidNet on February 18, 2020. Five proposals were received. The proposals were evaluated on the following criteria:

- Project Overview
- Statement of Qualifications
- References Past Projects
- Cost

After a thorough evaluation, Rocksol Consulting Group Inc., was the most responsive and responsible proposer providing the best value to Adams County. The recommendation is the approval of an agreement with Rocksol Consulting Group Inc., for the 62nd Avenue Improvement Project, in the not to exceed amount of \$1,551,675.50.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund: 13**Cost Center:** 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562001	\$10,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN AGREEMENT BETWEEN ADAMS COUNTY AND
ROCKSOL CONSULTING GROUP INC., FOR 62ND AVENUE IMPROVEMENT PROJECT

WHEREAS, Rocksol Consulting Group Inc., submitted a proposal on February 18, 2020 to provide engineering services for the 62nd Avenue Improvement Project; and,

WHEREAS, after thorough evaluation it was determined that Rocksol Consulting Group Inc., was the most responsive and responsible proposer; and,

WHEREAS, Rocksol Consulting Group Inc., agrees to provide engineering services for the 62nd Avenue Improvement Project in the not to exceed amount of \$1,551,675.50.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement Between Adams County and Rocksol Consulting Group Inc., to provide engineering services for the 62nd Avenue Improvement Project is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign said agreement with Rocksol Consulting Group Inc., on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 21, 2020
SUBJECT: Public Works Truck Hauling Services
FROM: Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Nancy Duncan, Interim Finance Director Jennifer Tierney Hammer, Procurement and Contracts Manager
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an agreement with JK Transports, Inc., for truck hauling services.

BACKGROUND:

The Public Works Department has implemented a gravel road rehabilitation program which requires truck hauling support services. Engaging contracted truck hauling services allows Public Works to utilize County staff and vehicles for other priorities and work demands. This contract helps the County ensure continued service delivery of all Public Works maintenance functions.

A formal Invitation for Bid was posted on BidNet Direct and bids were opened on March 26, 2020. Four bids were submitted from the following contractors:

<u>Contractor</u>	<u>Bid Total</u>
JK Transports Inc.	\$ 1,120,202.90
Iron Woman Construction	\$ 1,188,569.90
BNG Trucking, Inc.	\$ 1,216,915.58
Gusher Oil Field Service	\$ 1,455,712.90

After reviewing the submitted bids, Public Works confirmed that JK Transports Inc. submitted the lowest, responsive and responsible bid. Public works recommends awarding JK Transports, Inc., an initial one (1) year agreement with up to four (4) one-year renewal options.

The recommendation is to award JK Transports Inc., an agreement in the not to exceed annual amount of \$1,120,202.90.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund: 13			
Cost Center: 3031			
	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			
	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7825		\$1,680,000.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN AGREEMENT BETWEEN ADAMS COUNTY AND
JK TRANSPORTS INC., TO PROVIDE
TRUCK HAULING SERVICES

WHEREAS, JK Transports Inc., submitted a bid on March 26, 2020, to provide truck hauling services; and,

WHEREAS, JK Transports Inc., agrees to provide truck hauling services in the not to exceed agreement amount of \$1,120,202.90.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement Between Adams County and JK Transports Inc., to provide truck hauling services is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign the agreement with JK Transports Inc., on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: April 21, 2020
SUBJECT: 2020 Street Paving Program
FROM: Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Nancy Duncan, Interim Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an agreement with Martin Marietta Materials to provide services for the 2020 Paving Program.

BACKGROUND:

The 2020 Street Paving Program is a significant street maintenance program with approximately 56 lane miles in five different areas of unincorporated Adams County. These areas have been identified as priorities for rehabilitation in the County's Transportation Asset Management Program System (TAMS).

A formal Invitation for Bid was solicited through BidNet. Bids were opened on March 2, 2020, and two responsive bids were submitted. After verifying the unit prices for each company, the Public Works Department confirmed that Martin Marietta Materials is the lowest, responsive, and responsible bidder.

Company	Total Bid Amount
Martin Marietta Materials-Westminster, CO	\$8,208,309.10
Brannan Sand Gravel, Inc.	\$9,643,971.75

The Public Works recommends awarding the 2020 Street Paving Program to Martin Marietta Materials in the amount of \$8,208,309.10.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund: 00013**Cost Center:** 3055

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7820		8,000,000*
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			8,000,000

New FTEs requested: ☐ YES ☐ NO**Future Amendment Needed:** ☐ YES ☐ NO**Additional Note:**

*Additional needed funds will come from unspent rollup account

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN AGREEMENT
BETWEEN ADAMS COUNTY AND MARTIN MARIETTA MATERIALS TO PROVIDE SERVICES
FOR THE 2020 STREET PAVING PROGRAM

WHEREAS, Martin Marietta Materials submitted a bid on March 2, 2020, for the 2020 Street Paving Program; and,

WHEREAS, Martin Marietta Materials was the lowest, responsive and responsible bidder; and,

WHEREAS, Martin Marietta Materials agrees to provide the services set forth in the bid materials, in an amount not to exceed \$8,208,309.10.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement between Adams County and Martin Marietta Materials to Provide Services for the 2020 Street Paving Program, is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign said Agreement, after negotiation and approval as to form is completed by the County Attorney's Office.