

Grantee: Adams County, CO

Grant: B-08-UN-08-0001

October 1, 2018 thru December 31, 2018 Performance



Grant Number:

B-08-UN-08-0001

Obligation Date:**Award Date:****Grantee Name:**

Adams County, CO

Contract End Date:

03/30/2013

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$4,600,211.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$4,600,211.00

Estimated PI/RL Funds:

\$3,197,647.79

Total Budget:

\$7,797,858.79

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Adams County, Colorado is located in the Denver metropolitan area. The county's current population of nearly 500,000 residents is spread out over 1,182 square miles with the majority of the population concentrated on the western third of the county. The county contains a diverse mix of land uses varying from older first-ring cities and new green-field suburbs to expanses of open rangeland. All or portions of nine municipalities are found in Adams County. The City and County of Denver is contiguous to our southern border.

Roughly 100,000 residents live in unincorporated Adams County with the majority of the population living in the cities of Northglenn, Thornton, Westminster, Brighton, Commerce City, Aurora, Arvada and Federal Heights. The towns of Bennett, Strasburg and Watkins are located in the eastern plains and are predominately agricultural, but rapidly urbanizing communities. All communities with the exception of Commerce City, Thornton, Westminster, Arvada and Aurora (which are their own entitlement communities) participate in the Urban County partnership jurisdiction.

The poverty in Adams County is around 13%. Populations with low-incomes and living in poverty are concentrated in a number of locations throughout the county. These locations are largely found in the southwestern portion of the county including Aurora, Commerce City, the older communities of unincorporated Adams County, and portions of the older neighborhoods of Thornton, Federal Heights, Northglenn and Brighton.

Due to the dramatic levels of foreclosures in Adams County during the Great Recession (2007-2012), Adams County Community Development (ACCD) and other partner agencies such as the Adams County Housing Authority (now known as Unison Housing Partners), city representatives from Northglenn, Thornton, Brighton, Commerce City, various non-profits and the County Public Trustee formed a foreclosure task force towards the end of 2007. The task force began mapping foreclosures, identifying effective strategies and coordinating the marketing of foreclosure prevention workshops implemented by the housing authority.

In recent years, the housing market has improved, resulting in a dramatic decline in the number of foreclosures in Adams County. The current real estate market conditions and NSP eligibility requirements have made it difficult to acquire and rehabilitate single-family homes as the county has done in the past with its NSP funds. Therefore, the Community Resources and Housing Development Corporation (CRHDC) approached the County to pursue acquisition of vacant land to allow for the development of new affordable multi-family housing in the City of Commerce City. The need for affordable housing has been identified in the 2017 Adams County Housing Needs Assessment, citing the increasing disparity between incomes housing costs, known as the "affordability gap"

(http://www.adcogov.org/sites/default/files/Adams_County_Housing_Needs_Assessment_11-8%20edit.pdf).

See the attached PDF for full Areas of Greatest Need.

Distribution and Uses of Funds:

From 2009-2013, Adams County programmed NSP1 funding toward the acquisition and rehabilitation of single-family housing, home buyer assistance, and multi-family housing rehabilitation. However, the ability to acquire, rehabilitate, and resell properties in Adams County has become increasingly difficult. Adams County is therefore shifting its funding to assist in land acquisition for the creation of affordable multi-family housing that will result in the creation of over 200 affordable rental units.

Adams County's primary goal in utilizing NSP funds is to increase housing options in local communities, targeting the national objective of households at or below 50% of the area median income (AMI). As the single-family housing market grows in Adams County, homeownership is not possible for very-low-income households. Adams County is reacting to the market shift by turning its attention with NSP activities to the multi-family housing market. By using NSP funds to help develop multi-family housing, Adams County hopes to create more housing opportunities for very-low income families.

Adams County has prioritized the use of the NSP funds by first targeting the acquisition of foreclosed properties in neighborhoods with the highest concentration of subprime mortgage loans and at the highest risk of additional foreclosures, as



confirmed through data provided by HUD and the county's own data on foreclosures. The initially targeted areas will be in those neighborhoods that meet the criteria above.

The funds will be used in these primary activities, plus administration:

- As a financing mechanism to ensure affordability (soft seconds, interest buy downs, loan guarantees, and/or a loan loss reserve) primarily for families buying units that have been rehabilitated through this program;
- Acquisition/rehabilitation and resale;
- Acquisition/rehabilitation and resale to those families at or below 50% of AMI;
- Acquisition/redevelopment of units that would cost more to rehabilitate than the purchase price;
- Acquisition of land for new construction of multi-family housing;
- Administration of the program which will not exceed 10% of the NSP grant and 10% of any program income.

See the attached PDF for full Distribution and Uses of Funds.

Definitions and Descriptions:

(1) Definition of "blighted structure" in context of state or local law: Adams County and its partnering cities use the State of Colorado's definition of blight as found in the Colorado Revised Statutes 31-25-103.

(2) Definition of "affordable rents": For any NSP-funded rental activity, "affordable rents" shall be defined as 30% of the household's adjusted income, less utility allowances as adopted by the Adams County Housing Authority for the Section 8 program, as appropriate. The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for each county in Colorado.

(3) To ensure continued affordability ACCD uses the definition of affordable rents, rent schedule and utility allowances, affordability period and continued affordability as provided by HUD in 24 CFR 92.25 sections (a), (c), (e), (f) as well as 92.252(c).

Specifically:

(a) Rent limitation. HUD provides the following maximum HOME rent limits. The maximum HOME rents are the lesser of:

(1) The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or

(2) A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions.

(b) Initial rent schedule and utility allowances. The participating jurisdiction must establish maximum monthly allowances for utilities and services (excluding telephone). The participating jurisdiction must review and approve rents proposed by the owner for units subject to the maximum rent limitations in paragraphs (a) or (b) of this section. For all units subject to the maximum rent limitations in paragraphs (a) or (c) of this section for which the tenant is paying utilities and services, the participating jurisdiction must ensure that the rents do not exceed the maximum rent minus the monthly allowances for utilities and services.

(c) Periods of Affordability. The HOME-assisted units must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The affordability requirements apply without regard to the term of any loan or mortgage or the transfer of ownership. They must be imposed by deed restrictions, covenants running with the land, or other mechanisms approved by HUD, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure. The participating jurisdiction may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the foreclosure, or deed in lieu of foreclosure, or any entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the project or property.

See the attached PDF for

Definitions and Descriptions:

full Definitions and Descriptions.

Low Income Targeting:

For the 2008 Neighborhood Stabilization Program, Adams County has received \$4,600,211 to address neighborhood stabilization activities in our community. Adams County will use no less than \$1,150,052.75 of the NSP allocation to cover eligible investments towards eligible activities benefiting individuals and/or families whose incomes do not exceed 50% of area median income. The responsibility of conducting these activities will be shared by all jurisdictions within the entitlement community of Adams County. The primary mechanism by which this will be achieved is through Multi-Family Acquisition/Rehab/Redevelopment/Rental. We will also seek opportunities with Single Family Acquisition/Rehab/Redevelopment.

Public Comment:

Adams County Community Development posted the initial plan for a fifteen-day public comment period on Thursday, November 13, 2008 through publication in the local Northglenn-Thornton Sentinel and by posting it to the Adams County website. Public comments received during this time can be viewed in Attachment A.

All public comments were considered before final submission of the amendment to HUD. The Board of County Commissioners ratified the NSP substantial amendment on November 24, 2008.

The First Substantial Amendment to the Action Plan was posted for a fifteen-day public comment period on Thursday, July 8, 2010 through publication in the local Northglenn-Thornton Sentinel and by posting it to the Adams County website. No public comments were received.

An Amendment to the Action Plan was posted for a thirty-day comment period in the Westminster Window and Northglenn-Thornton Sentinel on March 28 and in the Brighton Blade on March 29 and by posting it to the Adams County website. The amendment was passed by on May 1 by the Adams County Board of County Commissioners. No public comments were received.



Acquisition and Relocation:

Adams County does intend to address some blight conditions by demolishing and redeveloping vacant and foreclosed residential properties. This activity will be limited and the County estimates that approximately five properties annually will be involved in this activity over the course of the program. It is expected that the density will be increased and throughout the five-year course of this program an estimated 50 families will benefit from this activity. It is also expected that all of the families will be at or below 120% AMI, and that roughly 50% of families will be at or below 50% AMI.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,809,177.97
Total Budget	\$0.00	\$6,809,177.97
Total Obligated	\$0.00	\$6,809,177.97
Total Funds Drawdown	\$854.37	\$6,774,475.25
Program Funds Drawdown	\$0.00	\$3,809,750.52
Program Income Drawdown	\$854.37	\$2,964,724.73
Program Income Received	\$0.00	\$3,220,900.38
Total Funds Expended	\$854.37	\$6,574,475.25
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$690,031.65	\$0.00
Limit on Admin/Planning	\$460,021.10	\$700,813.54
Limit on Admin	\$0.00	\$700,813.54
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,949,464.70	\$2,529,988.95

Overall Progress Narrative:

Adams County Community Development has been working with nonprofit developer Community Resources and Housing Development Corporation (CRHDC) on expending the remaining NSP funding on a project in Westminster. CRHDC is proposing a 24-unit senior housing development to be located on the now three parcels of land just north of the “Penguin Building”, on the southwest corner of 73rd Avenue and Lowell Boulevard. The following was accomplished this quarter:

- Conversations occurring with the City of Westminster regarding rezoning, a possible long-term land lease, or land donation and property tax exemption on the land identified.
- Market study was completed and the proforma has been updated to reflect increased constructions costs as well as rents that are more in line with the results of the study.
- Environmental Review was initiated and all responsible entities identified, as well as a basic plan for moving forward.
 - CRHDC requested bids for Environmental review consultants and established a contract with a consultant.
 - Part 50 and Part 58 are both triggered due to the sources of funding.
 - First draft of Phase I ESA completed.
 - The consultant will issue final draft of Phase I once site plans have been submitted and a noise study can be completed.



- Ongoing ground water treatment from the State and possible Underground Storage Tank (UST) still in place. Contact attempts have been made with the Colorado Department of Labor and Employment Division of Oil and Public Safety- Remediation Section, we are waiting on a call back to determine the ongoing ground water remediation measures taking place and how much longer they will be in place.
- Design Team
 - CRHDC received four proposals from architectural firms, completed the procurement process and has decided to move forward with a firm. This firm is experienced in working with senior housing, affordable housing and sites with environmental contamination.
 - Completion of site plan draft is on hold due to environmental concerns. CRHDC would like to avoid incurring this cost before environmental clearance but will do so if necessary.
- Sources of funding are being identified and confirmed.
- Adams County is working on a draft of an agreement, but will not be moving forward with the process until the ERR is completed.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP2009.001, Adams County Bucket	\$0.00	\$7,797,858.79	\$3,809,750.52



Activities

Project # / Title: NSP2009.001 / Adams County Bucket

Grantee Activity Number: NSP08-07A

Activity Title: ACCD Administration

Activity Category:

Administration

Project Number:

NSP2009.001

Projected Start Date:

03/20/2009

Benefit Type:

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National Objective:

N/A

Activity Status:

Under Way

Project Title:

Adams County Bucket

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

Adams County Community Development

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2018

N/A

To Date

\$272,924.67

Total Budget

\$0.00

\$272,924.67

Total Obligated

\$0.00

\$272,924.67

Total Funds Drawdown

\$854.37

\$238,221.95

Program Funds Drawdown

\$0.00

\$77,895.08

Program Income Drawdown

\$854.37

\$160,326.87

Program Income Received

\$0.00

\$237,685.65

Total Funds Expended

\$854.37

\$238,221.95

 Adams County Community Development

\$854.37

\$238,221.95

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Adams County Community Development spent administration evaluating a project in Westminster. See overall narrative for more information.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

