

Grantee: Adams County, CO

Grant: B-08-UN-08-0001

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number: B-08-UN-08-0001	Obligation Date:	Award Date:
Grantee Name: Adams County, CO	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$4,600,211.00	Grant Status: Active	QPR Contact: Richard Reed
LOCCS Authorized Amount: \$4,600,211.00	Estimated PI/RL Funds: \$3,197,647.79	
Total Budget: \$7,797,858.79		

Disasters:

Declaration Number

NSP

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 county is pursuing new means of developing affordable housing through the acquisition and redevelopment of demolished or vacant properties, as per NSP's Eligible Use E. 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).

Areas throughout the entirety of Adams County are seeing the need for more affordable housing due to an extraordinary lack of supply and high demand. Therefore, it is important to focus any remaining NSP funding on eligible projects within areas of Adams County where the need for affordable housing is considerable. Adams County will use the HUD-provided NSP3 Mapping tool to select projects in Census tracts which meet or exceed the mi

Areas of Greatest Need:

nimum need score.

While the original 2008 NSP1 Action Plan identified initial priority areas, the market has changed substantially in the County a decade later. The following will still be considered as areas of greatest needs, as well as any Census tract that meets or exceeds the minimum NSP3 need score.

See the attached PDF for full Areas of Greatest Need.

Distribution and 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;
- Redevelopment of demolished or vacant properties for new construction of multifamily 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.

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.

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. A third Substantial Amendment to the Action Plan was posted for a thirty-day comment period in the Westminster Window and Northglenn-Thornton Sentinel on December 13, 2018 and by posting it to the Adams County Website. The amendment was passed on July 23, 2019 by the Adams County Board of County Commissioners. No public comments were received.

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	\$0.00	\$6,776,192.80
Program Funds Drawdown	\$0.00	\$3,809,750.52
Program Income Drawdown	\$0.00	\$2,966,442.28
Program Income Received	\$0.00	\$3,220,900.38
Total Funds Expended	\$0.00	\$6,576,192.80
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	\$702,531.09
Limit on Admin	\$0.00	\$702,531.09
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 continues to work with the City of Westminster and Community Resources and Housing Development Corporation on the Harris Park Senior Apartments to be located across the street from the CRHDC's Westminster offices on the northwest corner of 73rd and Lowell. The project will be two stories, 17 units serving 50% to 80% AMI. We are using NSP, HOME, and CDBG funding and have contracted with Studio Completiva as the Owner's Rep.

- Preliminary Development Plan (PDP) is scheduled to go before the Westminster Planning Commission on October 27, 2020. This presentation the next step in the approval process for this project.
- City of Westminster received verbal approval from HUD regarding the environmental cleanup and future use of the property. City is waiting on written approval before soliciting bids for the demolition which is expected to begin in late October.
- HUD continues the Part 50 Environmental Review, which is expected to be completed very soon.

Project Summary

Project #, Project Title	This Report	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 # / 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	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$272,924.67
Total Budget	\$0.00	\$272,924.67
Total Obligated	\$0.00	\$272,924.67
Total Funds Drawdown	\$0.00	\$239,939.50
Program Funds Drawdown	\$0.00	\$77,895.08
Program Income Drawdown	\$0.00	\$162,044.42
Program Income Received	\$0.00	\$237,685.65
Total Funds Expended	\$0.00	\$239,939.50
Adams County Community Development	\$0.00	\$239,939.50
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:



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
