



2026 Annual Action Plan

Adams County
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Brighton, CO 80601

Annual Action Plan
2026

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Executive Summary

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

1. Introduction

Adams County is an entitlement urban county, as designated by the U.S. Department of Housing and Urban Development (HUD) and receives the following Federal formula grants, Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME), annually to address the housing and community development needs for its residents.

HOME funds are allocated towards the Adams County HOME Consortium, which consists of Adams County and three other participating jurisdictions: Commerce City, Thornton, and Westminster. The Consortium collaborates to access and administer grant programs and annual grant funds. Grants will be awarded each year based on objective criteria such as meeting national objectives, cost benefit analysis and the member's ability to follow the regulations set within each program. The HOME Investment Partnerships Program is the largest federal block grant to state and local governments designed exclusively to create affordable housing for LMI households. The grant funds a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance.

The CDBG Program funds projects in the Urban County municipalities, which include: The Town of Bennett, Unincorporated Adams County, and the Cities of Brighton, Federal Heights, and Northglenn. CDBG provides annual grants on a formula basis to entitlement cities and urban counties to develop viable communities by providing safe, decent, and affordable housing; suitable living environments; and expanding economic opportunities, primarily for low- and moderate-income (LMI) persons. The communities of Commerce City, Thornton, and Westminster receive direct CDBG allocations from HUD and are only part of the HOME Consortium.

To receive these funds, the Consortium is required to complete its 2025-2029 Consolidated Plan and subsequent Annual Action Plans (AAP) as required by HUD. The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a Consolidated Plan and guiding the use of CDBG, and HOME funding based on applications to HUD. This program year (PY) 2026 AAP represents the second year of the Consolidated Plan, and is a subset of the five year Strategic Plan addressing the overall goals of the plan for each program year of the Consolidated Plan. PY 2026 begins on October 1, 2026, and ends on September 30, 2027.

2. Summarize the objectives and outcomes identified in the Plan

The County has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the Consortium has identified five (5) priority

needs and associated goals to address these needs. Over the 5-Year plan period, the Consortium will work to accomplish the following outcomes, which are listed by Priority Need.

Priority Need: Affordable Housing Needs

Goal: 1A Affordable Housing Needs

Increase the availability of affordable housing for low- to moderate-income households through activities such as housing rehabilitation, acquisition, and new construction. Programs will prioritize preserving existing housing stock and expanding access to quality, affordable rental and homeownership opportunities.

Priority Need: Public Services

Goal: 2A Public Services for LMI and Special Need

Provide public supportive services that address the needs of low- to moderate-income individuals in the Urban County jurisdiction. The County will also support special needs groups with programs that provide vital services that offset basic costs such health services and food programs for the elderly and persons with a disability.

Priority Need: Public Facility & Infrastructure

Goal: 3A Improve Public Facilities & Infrastructure

Provide or expand public infrastructure and facility improvements in low/mod income areas. These activities may include improvements to streets, sidewalks, water and sewer, and ADA improvements, neighborhood facilities, parks and recreational facilities, and community centers that serve those with special needs.

Priority Need: Economic Development Needs

Goal: 4A Economic Development

Support economic development initiatives that create or retain jobs for low- to moderate-income residents. Efforts may include small business assistance, job training programs, and infrastructure improvements that foster local business growth and economic opportunity.

Priority Need: Effective Program Management

Goal: 5A Effective Program Administration

Effective program management will include general administration of HUD grant programs, monitoring subrecipients, and keeping strict grant based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

3. Evaluation of past performance

Adams County through CDBG Urban County members, the HOME Consortium with its members and other public, private, and nonprofit community housing providers and community development service agencies, have made significant contributions to provide safe, decent, and affordable housing, improvements to public facilities and infrastructure, and provide for vital public services in Adams County. There has been considerable progress made, as documented by the current Consolidated Plan and the most recent PY 2024 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants CDBG, and HOME. The evaluation of the Consortium's performance is summarized in the annual CAPER report. The following is a summary of accomplishments by priority:

Affordable Housing Programs: Affordable housing was addressed through both the CDBG and HOME programs. For the CDBG program, the County supported low- to moderate-income (LMI) households by preserving existing housing stock through the Minor Home Repair (MHR) program. In total, 30 LMI households in Federal Heights, Northglenn, and unincorporated Adams County received assistance. Additionally, the County aided 120 LMI households through multi-unit housing rehabilitation activities at the Brighton Housing Authority's Hughes Station development (#2177).

Code enforcement activities in Federal Heights have benefited a total of 5,430 individuals across the city. This program aims to address safety and health concerns related to rental housing by ensuring that rental properties comply with established codes. Ultimately, this effort helps to prevent the deterioration of neighborhoods and combats slum conditions and blight in Federal Heights.

In the HOME program for PY 2024, six HOME-assisted rental units in a new construction project were completed, benefiting LMI households. Additionally, 29 LMI households received Tenant-Based Rental Assistance (TBRA) through the Brighton Housing Authority. While there are several ongoing development activities, the HOME program only reports housing benefits once a project is completed, as it often involves multi-year efforts. Currently, ongoing HOME activities include new rental construction at Brinshore Development's South Platte Crossing, the RAD Phase II project, and the Elevation Community Land Trust Homeowner Rehabilitation activity.

Public Facility & Infrastructure Improvements: The County was able to fund public improvement activities that benefited an estimated 16,905 persons living in LMI areas in Adams County. Public improvements were made at the Adams County City View Park activity (#2150) and Sherrelwood ADA Sidewalks and Ramps activity (#2154).

Public Services: The County assisted 51 persons with homeless prevention activities through the services with the Almost Home Housing Respite Program (#2155). This program assists at-risk of homeless individuals with housing case management and respite hotel/motel stays.

4. Summary of Citizen Participation Process and consultation process

The Consortium has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the Consortium's policies and procedures for citizen participation in the Consolidated Plan and first-year 2026 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of the Consortium's outreach efforts are provided below:

PUBLIC MEETING: A public meeting was held during the development of the plan to gather feedback from the community on proposed uses of the funds. The public meeting was held on June 1, 2026 at 2:30 PM in the Conference Center at the Adams County Government Center, located at 4430 S. Adams County Parkway, Brighton, CO 80601.

PUBLIC COMMENT PERIOD: The County held a public comment period from June 18, 2026 to July 21, 2026 to give citizens an opportunity to review and make comments on the draft plan. The plan could be viewed at the Community & Economic Development Department offices at 4430 S. Adams County Parkway, Brighton, CO 80601, and could also be viewed and downloaded from the County's website at: <https://adamscountyco.gov/our-county/community-economic-development/housing-policy-and-community-investments/hpci-news-and-updates/>. Public comments regarding the draft AAP and could be submitted by mail, delivered to the address above, or via email at reed@adamscountyco.gov.

PUBLIC HEARING: A public hearing was held at the end of the public comment period to allow community input on proposed uses of the funds. The public hearing was held on July 21, 2026 starting at 9:30 AM in the First Floor Public Hearing Room at the Adams County Government Center, located at 4430 S. Adams County Parkway, Brighton, CO 80601.

5. Summary of public comments

PUBLIC COMMENT PERIOD: No comments received.

PUBLIC HEARING: No comments received.

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

All comments or views were accepted at the public meeting, public hearing, and during the public comment period.

7. Summary

The PY 2026 AAP is the second of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan.

Each AAP will be evaluated to see the Consortium's performance in meeting the Consolidated Plan's objectives. At the end of each program year, the County will complete a CAPER.

Executive Order Compliance

Adams County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

Adams County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

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 & Economic Development
HOME Administrator	ADAMS COUNTY	Adams County Community & Economic Development

Table 1 – Responsible Agencies

Narrative

The Adams County Community & Economic Development Department, through the Housing Policy & Community Investments Division (HPCI), administers Adams County's annual CDBG and HOME funding. Adams County is the lead entity for preparing the PY 2026 AAP for the Urban County and HOME Consortium, although all members of the Urban County and HOME Consortium members participated in the development of the plans. Thornton, Westminster, and Commerce City complete their own Consolidated Plan and AAPs for CDBG funds for their respective communities.

Urban County Lead Agency (CDBG Administrator)

Adams County works in partnership with the members of the Urban County, which includes the cities of Brighton, Northglenn, and Federal Heights, and the Town of Bennett, and serves unincorporated Adams County. Each year, the Urban County members are awarded a proportionate share of CDBG funds that are to be utilized to meet the community and housing needs of each community. At a minimum, 70% of CDBG funds benefit low-to-moderate-income residents within the Urban County areas. As the lead agency of the Urban County, Adams County assumes the responsibility of administering the CDBG funds and completing all required CDBG reporting. Adams County retains up to the allowable 20% cap of total CDBG grant funds for program administration. Each year, the Urban County members submit CDBG applications for projects. Applications are reviewed for eligibility with CDBG by HPCI staff. Upon review, HPCI presents eligible applications to the Board of County Commissioners (BOCC) for final approval.

HOME Consortium Lead Agency (HOME Administrator)

Adams County works in partnership with the cities of Commerce City, Thornton, and Westminster to make up the Adams County HOME Consortium. Each year, the HOME Consortium members are awarded a proportionate share of HOME funds that are to be utilized to meet the affordable housing needs of each community. At a minimum, 90% of HOME funds benefit low-to-moderate-income residents within the HOME Consortium areas. As the lead agency of the HOME Consortium, Adams County assumes the responsibility of administering HOME funding and completes all required HOME reporting. Adams County retains the allowable 10% cap of HOME funds for administration expenses. Each year, Adams County

opens a Notice of Funding Availability (NOFA) annually to announce the HOME application cycle. Affordable housing developers apply for HOME funds directly from the County. Applications are reviewed for eligibility with HOME by HPCI staff and presented to the HOME Consortium members. Upon review, HPCI presents eligible applications to the BOCC for final approval.

Consolidated Plan Public Contact Information

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

1. Introduction

Collaborating with private and nonprofit service providers, advocacy agencies, housing developers, and other key stakeholders that serve the low- to moderate-income (LMI) population creates a stronger force for addressing issues in the community, especially for LMI residents, special populations, and those who are experiencing homelessness. For this reason, the County has established ongoing relationships with stakeholders in an effort to define the needs of these residents and determine how to best serve these populations. Consultation included regular meetings with housing and community development staff from partner jurisdictions; participation in meetings with the County's Poverty Reduction Unit to develop a countywide plan to address homelessness; and presentations to the Adams County's Board of County Commissioners. The County also encouraged the participation of persons with disabilities, residents of public housing, low-income residents, and seniors.

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, as the lead agency for both the CDBG Urban County and the HOME Consortium, maintains regular coordination with public housing authorities, local governments, and nonprofit service providers to ensure the effective delivery of housing, health, and supportive services. Adams County coordinates the CDBG Urban County funds with Brighton, Northglenn, Federal Heights, and the Town of Bennett. Consortium members—Adams County, Commerce City, Thornton, and Westminster—meet regularly to discuss HOME requirements, project updates, and collaborative opportunities to expand affordable housing and service delivery across the region.

The County actively partners with local housing authorities, including Maiker Housing Partners, Brighton Housing Authority, and Commerce City Housing Authority, to implement housing strategies that serve low-income and vulnerable populations. HOME funding is regularly allocated to these agencies for new rental housing development, rehabilitation, and Tenant-Based Rental Assistance (TBRA). For example, Brighton Housing Authority's TBRA program supports very low-income residents facing rent burdens and housing instability.

Coordination extends beyond housing authorities. The County's Community & Economic Development and Community Safety & Well-Being departments work closely with public and private agencies, including Almost Home, ACCESS Housing, Growing Home, and Cold Weather Care, to deliver homelessness prevention, shelter, and housing navigation services. These agencies administer emergency shelter programs, case management, and direct rental assistance to households in crisis.

Adams County also partners with the Metro Denver Homeless Initiative (MDHI), the region's Continuum of Care (CoC) provider, to implement a coordinated entry system (OneHome) and participate in countywide homeless response planning. The County's Community Safety & Well-Being Department helps oversee outreach, day shelter planning, and case management integration for people living unsheltered or in transitional situations.

To address broader social determinants of housing stability, Adams County consults with health and education partners such as Adams County School Districts, Colorado 9 to 5, Early Childhood Partnership of Adams County, and Rocky Mountain Cradle to Career. These partnerships ensure that vulnerable populations have access to supportive services that promote long-term housing stability.

In response to digital broadband needs, the County also coordinates with Anythink Libraries, which provide free internet and digital access tools for LMI residents. These resources are crucial in reducing the digital divide and supporting access to education, employment, and housing services.

Emergency preparedness and hazard mitigation efforts are supported through the Adams County Office of Emergency Management, which collaborates with departments and community agencies to plan for flood mitigation, emergency response, and climate resilience. These efforts help safeguard the County's most vulnerable residents during extreme events and disasters.

Through consistent engagement with local governments, housing authorities, health and mental health agencies, and service nonprofits, Adams County fosters an integrated system of housing and support services to meet the needs of its population.

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 County works closely with MDHI, the Continuum of Care provider for the seven-county area, including Adams County, to build a homeless crisis response system that gets people back into housing as quickly as possible. MDHI is a member of the Adams County task force overseeing the development of a countywide plan to address homelessness. Adams County's full-time Community Safety & Well-Being staff focus on developing and implementing strategies to assist those who are homeless with getting their immediate needs met and taking steps towards self-sufficiency. These efforts include working with MDHI and the local homeless providers to fund programs serving homeless individuals, families, veterans, youth, and persons at risk of becoming homeless.

The MDHI administers OneHome, the Coordinated Entry System (CES), which helps to ensure that all persons, including chronically homeless, families and children, veterans, and unaccompanied youth experiencing homelessness, have fair access to the housing resources they need in their times of housing crisis. Persons in need can enter CES through one of the many access points throughout the Denver metro

area, including several points in Adams County. For more details and access points, please see MDHI's website at <https://www.onehomeco.org>.

Through these coordinated efforts, Adams County and its partners aim to reduce the duration of homelessness, enhance housing placement outcomes, and ensure that individuals and families experiencing or at risk of homelessness have sustained access to comprehensive services that support long-term housing stability and self-sufficiency.

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; Adams County does not receive ESG funds directly. The CoC is responsible for the administration of ESG in the CoC area as well as performance standards of the regional program and is also responsible for the development, policies, and procedures of the operation of the Homeless Management Information System (HMIS) in the area. MDHI serves as the lead agency for Colorado's HMIS, which collects and retains data about the people accessing services related to homelessness throughout the region. The CoC and local partners use this data to track client and program outcomes, measure system performance, and inform regional and local efforts to end homelessness. The CoC provides a flexible self-paced training course and access to a helpdesk for current users. The CoC's goal for HMIS is to capture quality, real-time data that includes every person experiencing homelessness by name.

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
	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 development of the plan by discussing proposed HOME activities.
2	Agency/Group/Organization	CITY OF THORNTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	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 development of the plan by discussing proposed HOME activities.
3	Agency/Group/Organization	MAIKER HOUSING PARTNERS (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
	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 development of the plan by discussing proposed activities.
4	Agency/Group/Organization	BRIGHTON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Affordable Housing

	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 development of the plan by discussing proposed activities and participated in the stakeholder meeting.
5	Agency/Group/Organization	CITY OF FEDERAL HEIGHTS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special 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 development of the plan by discussing proposed CDBG activities. The City continues to utilize CDBG funding towards its rental inspection program for code compliance and also participated in the stakeholder meeting.
6	Agency/Group/Organization	CITY OF BRIGHTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special 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 development of the plan by discussing proposed CDBG activities and participating in the stakeholder meeting.
7	Agency/Group/Organization	CITY OF NORTHGLENN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special 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 development of the plan by discussing proposed CDBG activities.
8	Agency/Group/Organization	TOWN OF BENNETT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Non-Homeless Special 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 development of the plan by discussing proposed CDBG activities.
9	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs 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?	Adams County Community & Economic Development Department, Public Works, and Parks, Open Space, & Cultural Arts, and the Board of County Commissioners participated in the development of the ConPlan and 2025 AAP by discussing proposed CDBG and HOME activities.
10	Agency/Group/Organization	ADAMS COUNTY OFFICE OF EMERGENCY MANAGEMENT
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	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 County OEM department plans, coordinates and supports activities that help our community reduce its vulnerability to disaster. This is accomplished through the following mitigation, emergency preparedness, emergency response and recovery programs.
11	Agency/Group/Organization	ANYTHINK LIBRARIES
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide

	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 County library system offers free access to the internet and other services to County residents.
12	Agency/Group/Organization	METRO DENVER HOMELESS INITIATIVE
	Agency/Group/Organization Type	Services-homeless Services-Health Publicly Funded Institution/System of Care Regional organization Continuum of Care
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County works closely with MDHI, the Continuum of Care provider for the seven-county area including Adams County, to build a homeless crisis response system that gets people back into housing as quickly as possible. MDHI is a member of the Adams County task force overseeing development of a countywide plan to address homelessness.
13	Agency/Group/Organization	CITY OF COMMERCE CITY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	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 development of the plan by discussing proposed HOME activities.

14	Agency/Group/Organization	ALMOST HOME, INC.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Almost Home seeks to maintain, support and expand the Respite Housing Program to Adams County households. This program is an immediate response service that quickly diverts households from entering homelessness through light case management and a short-term hotel-motel stay. The agency consulted through the stakeholder meeting.

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

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

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

The Adams County Community & Economic Development Department serves as the lead entity responsible for preparing the PY 2026 AAP for both the Adams County Urban County and the Adams County HOME Consortium. The Urban County includes the cities of Brighton, Northglenn, and Federal Heights, the Town of Bennett, and unincorporated Adams County. The HOME Consortium expands this partnership to include the entitlement cities of Commerce City, Thornton, and Westminster.

Each year, Urban County members receive a proportionate share of CDBG funds to support eligible activities that address local housing and community development needs. Adams County, as the lead

agency, manages the administration of these funds and ensures compliance with all CDBG program requirements, including project oversight and HUD reporting.

As the lead agency for the HOME Consortium, Adams County also oversees the planning and administration of HOME Investment Partnerships Program funds. Each Consortium member is allocated a portion of the annual HOME award to support affordable housing priorities in their respective communities. The County coordinates closely with all Consortium members throughout the year to review funding priorities, evaluate project proposals, and implement activities that align with the Consolidated Plan.

Planning and implementation of CDBG and HOME-funded activities are supported by regular meetings with Urban County and HOME Consortium partners, as well as through engagement with local housing authorities, nonprofit organizations, and community stakeholders. Public participation, including hearings, surveys, and stakeholder consultations, is a critical component of the planning process and ensures that community priorities are reflected in the goals and outcomes of the Plan.

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

Adams County has adopted its HUD-approved Citizen Participation Plan (CPP) in accordance with 24 CFR 91.105, which outlines the County's policies and procedures for public engagement in the development of the Consolidated Plan and PY 2026 AAP. The CPP specifies requirements for public notice, public hearings before both the citizens and the Board of County Commissioners, accommodations for persons with disabilities, and opportunities for public review of draft documents. In adherence to the CPP, the County pursued a variety of outreach efforts to notify, inform, and involve the public throughout the ConPlan and PY 2026 AAP development process. These efforts included conversations with service providers and key partners, publication of a public notice in the local newspaper, meetings with Urban County and HOME Consortium members, posting information on the County's website, hosting a Study Session with County staff and the public, conducting a public meeting, a 30-day public comment period, and a formal public hearing. The County also worked to engage specialized populations, including persons with disabilities, residents of public housing, seniors, and low-income households. Details of these outreach efforts are provided in the table below.

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
1	Public Hearing	Non-targeted/ broad community	A public hearing was held during the development of the plan to gather feedback from the community on proposed uses of the funds. The public hearing was held on July 21, 2026 at 9:30 AM on the First Floor Public Hearing Room at the Adams County Government Center, located at 4430 S. Adams County Parkway, Brighton, CO 80601.	A summary of comments will be provided after the public hearing.	All comments are accepted.	N/A
2	Public Comment Period	Non-targeted/ broad community	The County held a public comment period from June 18, 2026 to July 21, 2026 to give citizens an opportunity to review and make comments on the draft plan. The plan could be viewed at the Community & Economic Development offices at 4430 S. Adams County Parkway, Brighton, CO 80601, and could also be viewed and downloaded from the County's website at: https://adamscountycogov/our-county/community-economic-development/housing-policy-and-community-investments/hpci-news-and-updates/ . Public comments regarding the draft Consolidated Plan and AAP and could be submitted by mail, delivered to the address above or via email at rreed@adamscountycogov .	A summary of comments will be provided after the public comment period.	All comments are accepted.	See Summary.

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Adams County anticipates receiving CDBG and HOME funds from the U.S. Department of Housing & Urban Development (HUD) to address the goals and objectives identified in the AAP. Adams County serves as the lead agency for both the Urban County and the HOME Consortium. Member cities within these groups will collaborate with the County to ensure effective utilization of these funds. The Urban County comprises the cities of Northglenn, Federal Heights, Brighton, the Town of Bennett, and unincorporated Adams County. The HOME Consortium consists of the cities of Thornton, Commerce City, and Westminster.

Based on HUD allocation notices, the grant fund allocations for PY 2026 will be \$1,237,461.00 for CDBG and \$1,107,077.37 for HOME. The HOME program also anticipates it will have \$37,651.51 in program income that will be programmed into PY 2026.

Prior Year Funds

The County has \$2,830,627.87 in uncommitted and unused prior year funds from HOME developments. These funds will be reallocated to Consortium member projects.

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	1,237,461.00	\$0.00	\$0.00	1,237,461.00	3,712,383.00	Adams County will allocate CDBG funds to the Urban County members and unincorporated Adams County for eligible projects approved by the County Commissioners. PY 2026 is the second year of the Consolidated Plan. The expected amount available for the remainder of the ConPlan is 3x more years of the annual allocation and program income.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,107,077.37	37,651.51	2,105,927.47	3,250,656.35	3,434,186.64	Adams County will allocate HOME funds to Consortium members and throughout the County to address community housing needs. PY 2026 is the second year of the Consolidated Plan. The expected amount available for the remainder of the ConPlan is 3x more years of the annual allocation and program income.

Table 2 - 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 County encourages subgrantees and subrecipients to seek additional resources to fully fund their projects. CDBG-funded projects may use general funds from the County, member Urban County cities, and in-kind donations. State and private grants can also help address funding gaps, especially for public service projects.

For activities funded by HOME, there is a required match of twenty-five percent (25%). Match funds can be fulfilled through dollars received in previous program years and from fee reductions provided by member HOME Consortia members. To qualify for the HOME match, the funding must be a non-federal, permanent contribution to affordable housing, contributed in an eligible manner and properly documented. HOME-funded projects may also use Low Income Housing Tax Credits (LIHTC), Private Activity Bonds, State of Colorado funds, and other resources to cover the costs of development. Adams County encourages all HOME-funded projects to secure program funding matches.

If appropriate, describe publicly 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 allocate publicly owned land for housing, community facilities, and other eligible projects through the HOME and CDBG programs. In recent years, Adams County has donated land to Maiker Housing Partners and the Brighton Housing Authority. Maiker Housing Partners recently completed The Caraway, an affordable housing development that converted a former County building into 44 affordable housing units and added 72 additional units on the property.

Discussion

N/A

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	1A Affordable Housing Needs	2025	2029	Affordable Housing	Countywide Low/Mod Eligible	Affordable Housing Needs	CDBG: \$600,966.78 HOME: \$3,139,948.33	Rental units constructed: 12 Household Housing Unit Homeowner Housing Rehabilitated: 34 Household Housing Unit Housing Code Enforcement/ Foreclosed Property Care: 625 Household Housing Unit
2	2A Public Services for LMI & Special Need	2025	2029	Non-Housing Community Development	Countywide Low/Mod Eligible	Public Services	CDBG: \$185,619.14	Public service activities other than Low/Moderate Income Housing Benefit: 170 Persons Assisted
3	3A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Countywide Low/Mod Eligible	Public Facility & Infrastructure	CDBG: \$203,382.88	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 875 Persons Assisted
4	5A Effective Program Management	2025	2029	Non-Housing Community Development	Countywide Low/Mod Eligible	Effective Program Management	CDBG: \$247,492.20 HOME: \$110,707.73	Other: 1 Other

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	1A Affordable Housing Needs
	Goal Description	Adams County will provide funding and support for the development and preservation of housing for LMI households. New affordable rental housing will be constructed for LMI residents in the County, especially in areas adjacent to services, including transit. This will serve LMI households and prioritized special needs populations. Housing rehabilitation activities will be provided to maintain and preserve the affordable housing stock in the County. When identified, CHDO housing development activities will also be undertaken in accordance with HOME program guidelines. The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the Urban County member cities and unincorporated Adams County. 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. City of Federal Heights will utilize its CDBG allocation to continue operating its Rental Housing Inspection Program. The program promotes affordable, safe rental housing for its residents by bringing rental properties into code compliance. The benefits of this program are provided citywide.
2	Goal Name	2A Public Services for LMI & Special Need
	Goal Description	The County will support programs that prevent homelessness in the area through emergency housing programs. These include services from the Intervention, Inc., Project Angel Heart, and Colorado Legal Services that will provide services to help vulnerable households avoid homelessness.
3	Goal Name	3A Improve Public Facilities & Infrastructure
	Goal Description	The County will support public improvements throughout Adams County such as accessibility and ADA improvements. These activities include improving sidewalks in the Town of Bennett and ADA accessibility improvements in the unincorporated areas in Adams County as well as the Urban County cities.
4	Goal Name	5A Effective Program Management
	Goal Description	Effective program management will include general administration of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

AP-35 Projects - 91.420, 91.220(d)

Introduction

In PY 2026, up to 20% of the CDBG allocation and 10% of the HOME allocation will be used to support the administration of each respective program. CDBG has a total 15% grant cap allowable for public service grants and 15% of HOME funds must be set-aside for Community Housing Development Organizations (CHDO). The remainder of the grants will fund projects that will benefit LMI households and special needs groups and meet a priority need identified in the plan.

#	Project Name
1	CDBG: Administration (20%)
2	CDBG: Public Services
3	CDBG: Housing
4	CDBG: Public Facilities & Infrastructure
5	HOME: Administration (10%)
6	HOME: CHDO Reserves (15%)
7	HOME: Adams County
8	HOME: Commerce City
9	HOME: Thornton
10	HOME: Westminster

Table 4 – Project Information

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

Housing is a high priority in Adams County. Although some areas are ideal for first-time home buyers, high housing costs in Adams County and neighboring counties are forcing residents farther from work, public transportation, medical services, childcare, and other essential services. This has created a significant need for affordable housing and the preservation of existing homes to ensure residents can live in safe, decent, and healthy environments.

Funding public facility and infrastructure projects with CDBG is a priority to support safe spaces for gathering and recreation in LMI neighborhoods. These improvements help revitalize communities and attract additional public and private investment. Efforts also focus on ADA and accessibility enhancements for individuals with special needs.

Public services that address housing instability and help LMI households from becoming homelessness has been identified as a priority in Adams County. CDBG grant guidelines do not allow for more than 15% of grant funds to be spent on public services.

Economic development opportunities will help eligible businesses within low/mod areas. Funding for this goal will aid Adams County businesses to retain or create jobs for low-to-moderate income individuals.

HOME funds are allocated throughout Adams County to serve residents and communities across the County. Adams County and the HOME Consortium members receive an allocation of HOME funding each year through their participation in the Urban County to support housing projects. The allocations are identified through a formula basis. The County works with the HOME Consortium members, developers, housing authorities, and the local Continuum of Care organization to identify strategies to increase the amount of affordable housing, help LMI people purchase homes, or assist low-income residents with remaining in their homes. While the funding allocations are broken out between Adams County, the local CHDO, and the HOME Consortium, all members collaborate to achieve the goals of the HOME funds and the Consolidated Plan.

A significant challenge in addressing the needs of underserved communities through federal funding is the capacity of Entitlement and Consortia members to advance multiple projects efficiently. Consequently, Adams County reserves the right to reassign funds to other existing approved projects. Re-assigned funds may include those allocated to reserve projects, projects or proposed activities that cannot commence within the required timeframe, projects with unused or remaining funds after initiation, or projects that have been completed. Projects may be unable to start due to changes in the original project scope, failure to meet spending deadlines, inadequate outcome reporting, inability to fulfill contract requirements, or noncompliance with federal regulations.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration (20%)
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	5A Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	CDBG: \$247,492.20
	Description	Adams County will retain up to the allowable twenty percent (20%) of PY 2026 CDBG funding for Adams County HPCI staff to administer the program.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A, Other: 1
	Location Description	Countywide, low/mod eligible.
	Planned Activities	CDBG administration (21A). The use of the CDBG funds will meet the national objective benefiting low- and moderate-income persons since 100% will benefit low/mod income areas in Adams County.
2	Project Name	CDBG: Public Services
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	2A Public Services for LMI & Special Need
	Needs Addressed	Public Services
	Funding	CDBG: \$185,619.14
	Description	CDBG funding will support programs that prevent homelessness in the area such as the Almost Home Respite Housing program that will provide services to help vulnerable households avoid homelessness.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 170 Persons Assisted
	Location Description	Countywide, low/mod eligible.

	Planned Activities	Planned activities include: Intervention, Domestic Violence Homeless Prevention Project, 70 LMI (HUD Matrix Code/National Objective: 05G/LMC) Project Angel Heart, 100 LMI (HUD Matrix Code/National Objective: 05W/LMC) Colorado Legal Services, 60 LMI (HUD Matrix Code/National Objective: 05C/LMC)
3	Project Name	CDBG: Housing
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1A Affordable Housing Needs
	Needs Addressed	Affordable Housing Needs
	Funding	CDBG: \$600,966.78
	Description	CDBG funding will be utilized for single-family home rehabilitation for Urban County members and unincorporated Adams County residents. The County will also allocate funds to assist with the rental housing code enforcement inspection program in Federal Heights.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 34 Household Housing Unit (MHR) Housing Code Enforcement/Foreclosed Property Care: 625 Household Housing Unit (Rental Housing Inspection program)
	Location Description	Countywide, low/mod eligible.
	Planned Activities	The Minor Home Repair (MHR) Program will serve LMI homeowners throughout the Urban County member jurisdictions. 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. (Matrix Code/National Objective: 14A/LMH) The City of Federal Heights Rental Housing Inspection Program promotes affordable, safe, sanitary and healthy rental housing for its residents. An inspector will physically inspect rental units systematically and order code violations identified to be repaired within specific timeframes as set by Code and Ordinance requirements. (Matrix Code/National Objective: 15/LMA)
4	Project Name	CDBG: Public Facilities & Infrastructure
	Target Area	Countywide Low/Mod Eligible

	Goals Supported	3A Improve Public Facilities & Infrastructure
	Needs Addressed	Public Facility & Infrastructure
	Funding	CDBG: \$203,382.88
	Description	CDBG funding will be utilized for infrastructure projects in the Urban County member cities and unincorporated Adams County.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 875 Persons Assisted
	Location Description	The outlined activities will be undertaken in eligible low/mod areas of Urban County cities and unincorporated Adams County.
	Planned Activities	Planned activities may include: Centennial Sidewalks, ADA Sidewalk Improvements. The intention of the project is to facilitate the continuation of overall mobility and accessibility improvements in LMA residential neighborhoods. Activities include reconstruction of curb ramps, sidewalks, and related work to improve accessibility and improve compliance of the neighborhood infrastructure with American with Disability Act (ADA), and helping to provide safer pedestrian connectivity within the neighborhood and to the surrounding areas. (Matrix Code/National Objective - 03L/LMA) City of Brighton public facilities and infrastructure. (Matrix Code/National Objective - 03L/LMA)
5	Project Name	HOME: Administration (10%)
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	5A Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	HOME: \$110,707.73
	Description	Adams County will retain ten percent (10%) of HOME funding for Adams County HPCI staff for HOME program administration.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	N/A, Other: 1
	Location Description	Countywide, low/mod eligible.
	Planned Activities	HOME program administration. The use of HOME funds will meet the national objective benefiting low and moderate-income persons and households. Planned activities will include general program admin, planning for the program.
6	Project Name	HOME: CHDO Reserves (15%)
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1A Affordable Housing Needs
	Needs Addressed	Affordable Housing Needs
	Funding	HOME: \$166,061.61
	Description	Adams County will set aside at least 15% of the HOME grant for CHDO affordable housing development activities. Adams County is in the process of building and certifying new CHDOs in the County for the purposes of expanding affordable housing development activities.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 1 Household Housing Unit
	Location Description	Countywide, low/mod eligible.
	Planned Activities	CHDO affordable housing development activities.
7	Project Name	HOME: Adams County
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1A Affordable Housing Needs
	Needs Addressed	Affordable Housing Needs
	Funding	HOME: \$1,405,381.12
	Description	The County will fund affordable rental housing construction and tenant-based rental assistance in HOME Consortium member cities and throughout Adams County. This project includes prior year HOME funds.

	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 5 Household Housing Unit
	Location Description	Countywide, low/mod eligible.
	Planned Activities	Housing Development, new rental construction. At this time no activities have been identified, however the County will accept requests for proposals that assist eligible and most vulnerable residents.
8	Project Name	HOME: Commerce City
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1A Affordable Housing Needs
	Needs Addressed	Affordable Housing Needs
	Funding	HOME: \$278,680.74
	Description	The City of Commerce City will utilize HOME program funds towards affordable housing activities under the program guidelines.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 1 Household Housing Unit
	Location Description	City of Commerce City, eligible.
	Planned Activities	Affordable housing development activities that are eligible under the HOME program guidelines.
9	Project Name	HOME: Thornton
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1A Affordable Housing Needs
	Needs Addressed	Affordable Housing Needs
	Funding	HOME: \$1,083,327.54
	Description	The City of Thornton will utilize HOME program funds towards affordable housing activities under the program guidelines.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 4 Household Housing Unit
	Location Description	City of Thornton, eligible.
	Planned Activities	Affordable housing development activities that are eligible under the HOME program guidelines.
10	Project Name	HOME: Westminster
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1A Affordable Housing Needs
	Needs Addressed	Affordable Housing Needs
	Funding	HOME: \$206,497.61
	Description	The City of Westminster will utilize HOME program funds towards affordable rental housing development activities under the program guidelines.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 1 Household Housing Unit
	Location Description	City of Westminster, eligible.
	Planned Activities	Affordable housing development activities that are eligible under the HOME program guidelines.

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 spans approximately 1,184 square miles, measuring 72 miles west to east and 18 miles north to south. Adjacent to Denver, it is one of ten counties in the Denver-Aurora-Lakewood metropolitan statistical area. All of Colorado's interstate highways—Interstate 25 (I-25), Interstate 70 (I-70), and Interstate 76 (I-76)—and their loops (I-225 and I-270) intersect in Adams County. U.S. Highways 36, 287, 6, and 85 also cross the county. E-470 connects C-470 in the south, passes through Denver International Airport, and links to I-25.

Historically agricultural, Adams County has seen development typical of areas near major metropolitan centers. Urbanization is most pronounced in the western part of the county, especially near interstate and highway corridors, reflecting the Denver Metro region's growth. The eastern section, except for Bennett and Strasburg, remains largely agricultural. Bennett has experienced significant recent growth and has adopted a strategic development plan. This expansion is driven by its proximity to Front Range Airport, a one-hour commute to downtown Denver, and housing costs that are 11% below the Colorado average.

Adams County includes the cities of Arvada, Aurora, Brighton, Commerce City, Federal Heights, Northglenn, Thornton, Westminster, and the Town of Bennett. The county offers a mix of large suburban communities, small towns, and rural farming areas, providing diverse housing, commercial, and public service options.

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: Unincorporated Adams County, the Town of Bennett, and the Cities of Brighton, Federal Heights, and Northglenn.

The communities of Commerce City, Thornton, and Westminster receive direct CDBG allocations from HUD and are part of the HOME Consortium. Consortium members are allocated a set-aside of HOME funds for projects within their communities. The remaining HOME funds are allocated by Adams County.

In 2025, the Urban County IGA was recertified for another three (3) year requalification period (2025 to 2027). 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.

Geographic Distribution

Target Area	Percentage of Funds
Countywide Low/Mod Eligible	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County does not necessarily target funds geographically; however funds must serve low- and moderate-income individuals and families, or be directed towards neighborhoods with a prominent low/mod income population.

Direct services such as public services and affordable housing rehab benefits are based on household income eligibility rather than area benefit. For example, when planned activities are intended to serve individuals or households directly, beneficiaries must meet income qualifications, as well as residency requirements (residing within the County), in order to receive assistance from the program. These benefits are defined for individuals as low/mod clientele (LMC), or for households as low/mod households (LMH). County staff and/or one of its subrecipient agencies will complete an application and determine eligibility of the applicant before the activity is initiated.

Public facility and infrastructure improvement activities will serve a community or neighborhood. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%). This objective is defined by HUD as a low/mod area (LMA) benefit.

To determine LMI tracts the County utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

Discussion

Low-Income Households Concentration

A “low-income concentration” is any census tract where the Median Household Income (MHI) for the tract is 80% or less than the MHI for Adams County. According to the 2020-2024 ACS 5-Year Estimates, the MHI in the County was \$94,571. A tract is considered to have a low-income concentration if the MHI is \$75,656 or less. The majority of tracts with a concentration of LMI are located in the southwest part of the County in the cities of Thornton, Westminster, Commerce City, Northglenn and Aurora. There is also one tract with a concentration in the City of Brighton.

Race/Ethnic Minority Concentration

A “racial or ethnic concentration” is any census tract where a racial or ethnic minority group makes up 10% or more of that group’s Countywide percentage. Data was taken from the 2020-2024 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups that make up at least 1% of the County’s population were analyzed.

Black or African American, non-Hispanic: Black or African American persons make up 3.3% of the County population, and a census tract is considered a concentration if 13.3% of the population is part of this minority group. There are several tracts south of Denver International Airport and in northeast Aurora with a concentration: 78.01, 79.0, 82.0, 83.08 and 83.54.

Asian, non-Hispanic: Approximately 3.8% of the population identifies as Asian. A census tract is considered a concentration if 13.8% of the population is part of this minority group. There are several tracts scattered with a concentration: 600.02, 93.23 and 85.51 in the northwest areas of the County, and 78.01 and 81.0 in the south in Aurora.

Hispanic: Hispanics make up 42.8% of the County's population, and a census tract is considered a concentration if 52.8% of the population is part of this ethnic group. The majority of tracts with a concentration are located in the southwest part of the County in the cities of Westminster, Northglenn, Commerce City and Aurora.

Affordable Housing

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

Introduction

Adams County will use CDBG and HOME funds to support affordable housing projects, including rehabilitation of homeowner-occupied units and new construction of affordable rental housing. The County is continuing efforts to fund CHDO affordable housing development activities and will adjust related goals once specific activities are identified.

The following two tables outline affordable housing activities under the CDBG and HOME programs. The County will report goals and outcomes for these activities in accordance with 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership, as applicable.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	46
Special-Needs	0
Total	46

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	12
Rehab of Existing Units	34
Acquisition of Existing Units	0
Total	46

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

Discussion

Homeowner Housing Rehabilitated: 34 Household Housing Unit

Rental units constructed: 12 Household Housing Unit

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

Introduction

The Housing Authority of the County of Adams, operating as Maiker Housing Partners, along with the Brighton Housing Authority and the Commerce City Housing Authority, serve as the primary providers of affordable housing for low- to moderate-income households in the county. In addition to these agencies, federally subsidized housing represents the only other significant option. Maiker Housing Partners and the Brighton Housing Authority oversee and maintain conventional public housing developments and several scattered site developments throughout the county. Both authorities own and operate public housing units, offer affordable housing for seniors and individuals with disabilities, and administer both tenant-based and project-based Section 8 vouchers.

The Commerce City Housing Authority collaborates with developers on affordable housing properties, facilitates Housing Choice Vouchers, and offers resources to assist residents in purchasing, renting, or improving their homes. All housing authorities address requests for accessibility improvements by providing reasonable accommodations.

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

Maiker Housing Partners, the Brighton Housing Authority (BHA), and the Commerce City Housing Authority are the primary providers of affordable housing for LMI households in the county. These agencies work to improve the quality of life for public housing residents. Adams County supports them by providing HOME funds to acquire and maintain affordable properties and, when possible, by donating land or buildings.

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

Maiker Housing Partners maintains a Resident Advisory Board comprised of individuals residing in Maiker properties. This board convenes quarterly to discuss organizational priorities and property improvements. In addition, the Maiker Housing Partners Board of Commissioners reserves a seat for a resident of low-income housing from Adams County, which is currently filled by a Maiker property resident. Annually, Maiker Housing Partners surveys all residents to collect feedback on various housing-related topics. During the planning phases of future developments, the organization solicits input from both current residents and local community members concerning design and programming.

Brighton Housing Authority maintains an active webpage regarding its public housing and wait lists, if any. The organization works closely with Colorado Housing and Finance Authority (CHFA) to direct those that are interested in home ownership to attend one of CHFA's housing counseling workshops.

The Commerce City Housing Authority has a website with low- and moderate-income housing information and housing resources. Their strategic plan, which is available on the website, was created with public

input received through an open house forum, surveys and in-person presentations.

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

Not applicable. Maiker Housing Partners and the Brighton Housing Authority are not designated as “troubled”. The Commerce City Housing Authority is not covered by a PHA Plan and is not subject to a HUD review or designation of this type.

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

Introduction

The Adams County Board of County Commissioners has made addressing homelessness and reducing poverty a priority. They recently adopted the Homeward Adams strategic plan to reduce homelessness. The Community Safety and Well-Being Department is responsible for implementing this plan and coordinating related initiatives in homelessness, housing, neighborhoods, and quality of life.

To reduce homelessness in Adams County, the County will continue working with local homeless service providers, the Metro Denver Homeless Initiative (MDHI), and member municipalities. The plan focuses on three strategies: preventing homelessness, strengthening the housing continuum, and enhancing homelessness services. This section describes how these strategies will be implemented and details the programs and services available in the 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

Adams County collaborates with homeless service providers to assess the needs of the homeless population and to foster a coordinated network of agencies that deliver assistance within the County and its municipalities. County-funded service providers emphasize outreach and case management to evaluate individual needs and connect individuals with appropriate resources. Four primary service providers—Almost Home, ACCESS Housing, Cold Weather Care, and Growing Home—operate in various locations throughout Adams County, offering specialized support to individuals experiencing homelessness. These organizations deliver a comprehensive range of services, including shelter, housing navigation, case management, employment assistance, homelessness prevention programs, and life skills classes, all designed to reduce and ultimately end homelessness. The following section provides a brief overview of each organization.

Almost Home has thirty (30) beds and can accommodate up to six (6) families at a time. During their stay, each family attends weekly classes, receives case management support, and is required to demonstrate progress toward regaining their self-sufficiency. The City of Brighton and Almost Home have developed a Housing Respite program, funded through CDBG, to provide emergency housing assistance to individuals, particularly victims of domestic violence and those in unhealthy living situations, through hotel vouchers.

ACCESS Housing has sixteen (16) beds for families and provides rental assistance, case management, housing navigation, and street outreach.

Cold Weather Care provides shelter from October to April with a group of rotating churches. Twenty (20)

beds are available for single adults and families with children experiencing homelessness.

Growing Home is a leading anti-poverty organization in the county, providing comprehensive programs for children and families. Using a wrap-around approach, Growing Home supports families facing immediate and long-term challenges. In times of crisis, the organization offers food, healthcare, and homelessness prevention. For lasting self-sufficiency, the Collaborative Coaching program uses evidence-based case management to help families set and achieve stability goals, such as overcoming homelessness and accessing vaccinations. The program also develops a resource navigation network and a coordinated entry system to help individuals maintain housing.

The Adams County Community Safety and Well-Being Department and the cities in the County developed a severe weather activation program to fund hotel vouchers for emergency overnight shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

The population experiencing homelessness in Adams County, especially individuals residing in camps along Clear Creek and the South Platte River, has grown substantially in recent years. This increase has led the County to reevaluate its strategies for addressing homelessness. In response to heightened public concern, the County established the Community Safety & Well-Being Department, which is tasked with implementing the goals and objectives of the homeless reduction strategy.

The department includes the Poverty & Homelessness Reduction division, whose responsibilities encompass coordinating, developing, implementing, and overseeing services and programs for individuals experiencing homelessness. In the coming year, the division will prioritize several initiatives: strengthening protections for residents of mobile home parks and extended-stay motels; supporting pathways out of homelessness; reducing barriers to one-time financial assistance; and providing homelessness prevention services. Furthermore, the division and the department will monitor service connections through outreach, establish a day shelter program, track the utilization of mobile showers and laundry services, assess additional mobile service needs, and promote the Day Works program for individuals at risk of housing loss due to unemployment.

Almost Home will continue to operate its Severe Weather Activation Plan (SWAP), which provides shelter at different hotels/motels for homeless individuals from October to April each year. This program helps to offset the needs at the emergency shelters and transitional housing when they are at full capacity in the coldest months of the year.

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

Adams County is committed to assisting low-to-moderate income (LMI) individuals and families who are currently experiencing homelessness or are at risk of becoming homeless. The county offers a range of necessary services and support through community partners and members of the Continuum of Care (CoC), including organizations like MDHI, Almost Home, ACCESS Housing, Cold Weather Care, and Growing Home. These resources aim to help LMI individuals and families avoid homelessness, particularly those at risk of losing their housing after leaving various care systems, as well as those already accessing different types of supportive public services. Addressing the needs of individuals and families to prevent chronic homelessness is essential for the overall goal of ending homelessness in Adams County.

Many individuals and families who experienced homelessness remain in a vulnerable state and case management services play a critical role at this stage. Case management services include:

- Housing and service navigation;
- Rental, utility, and deposit assistance, as well as homelessness and eviction prevention services;
- Job development programs focusing on a client's employment objectives and long-term goals;
- Plans and/or enrollment in furthering education or training;
- Budgeting classes;
- Strategy for self-sufficiency; and
- Twelve-step recovery programs and other support groups in the community for maintaining sobriety.

Individuals and families experiencing homelessness often access mainstream resources on an individual basis. Meanwhile, local providers and advocates work in various capacities to influence program implementation, funding priorities, and the coordination of service delivery through collaborative efforts across the system. Below is a list of programs designed to assist people facing homelessness. Through the help of these programs, homeless persons can make the transition to permanent housing and independent living:

- **Medicaid:** Homeless service providers screen clients for Medicaid eligibility and refer for enrollment when appropriate;
- **Children's Health Insurance Program:** For children not eligible for Medicaid, the State administers the Children's Health Insurance Program, which provides low-cost health, dental, and vision coverage to children in low wage families;
- **Temporary Aid for Needy Families (TANF):** Administered by the Adams County Community Support Service Division provides funding to eligible families while enrolled into a self-sufficiency program;
- **Food Assistance Program:** Administered by the Adams County Community Support Service Division, this program is a supplement to the household's nutritional needs for the month. Eligibility is based upon the household's income, resources, household size, and shelter costs. Benefits are given to eligible households through the Colorado Quest Card. Certain food assistance recipients will be referred to the Employment First Program for assistance in

employment and training needs; and

- **Workforce Investment Act:** The Adams County Workforce & Business Center receives funding to provide training and job placements. The Workforce & Business Center also works with the County's housing authority to provide a job development program for homeless clients. The housing authority administers the distribution of vouchers to clients referred by Workforce & Business Center counselors.

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 a network of service providers offering homelessness prevention services to at-risk households. The County is currently working with Colorado Legal Services to support individuals and families facing eviction. Colorado Legal Services provides phone assistance and has limited in-person hours at the Westminster Public Library (Irving St.) and the County Courthouse. The County also funds a Tenant-Based Rental Assistance program, which provides at least 12 months of financial support while participants work toward self-sufficiency with regular case management.

Adams County does not currently fund programs to ensure individuals returning from mental or physical health institutions receive supportive housing, and there is no coordinated effort for this purpose. However, the County provides extensive outreach and support for homeless individuals by connecting them with services, assessing their needs, and assisting with resource navigation. These efforts are funded by the Colorado Department of Local Affairs' ESG program. Adams County works with municipal partners to coordinate outreach initiatives. Case workers refer residents exiting care systems to the County's Poverty & Homelessness Reduction division and Community Safety and Well-Being Manager for service access.

Almost Home, Inc. operates the Respite Housing Program (RHP) and seeks to maintain, support and expand the program to Adams County households. Almost Home developed and implemented the Respite Housing Program out of an increased need to address sudden onset causes of homelessness for individuals. Specifically, RHP is an immediate response program that quickly diverts households from entering homelessness through light-touch case management and a short-term hotel/motel stay for up to fourteen (14) calendar days. The intent of diversion through Respite Housing is to give someone who has become homeless (or is about to become homeless) a positive alternative to entering emergency shelter. There are three programmatic elements of the RHP outlined later in this application. It is important to note RHP focuses on situational homelessness which is different from chronic homelessness. Situational homelessness is the status of being forced to live without housing due to a life-altering event,

such as job loss, domestic violence, medical emergency, natural disaster, or being forced out of a doubled-

up living situation. When Respite Housing is requested by households impacted by domestic violence, Almost Home does not cap to fourteen (14) days (average stay is 61 days) to develop a re-housing and safety plan. This program is funded by the County with CDBG funds.

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

Introduction

Public policies within the Adams County HOME Consortium (ACHC) and its constituent jurisdictions have at times, inadvertently hindered the development of affordable housing and deterred residential investment. These negative effects stem from various factors, including restrictive zoning laws, failed funding initiatives, and broader economic policies.

Restrictive Zoning Laws

Restrictive zoning practices, such as single-family zoning and minimum lot size requirements, have been prevalent in many U.S. communities, including those within the ACHC. These regulations limit the construction of multifamily housing units, thereby reducing the overall housing supply and driving up costs. The limitations imposed by these zoning laws can deter developers from investing in affordable housing projects, further exacerbating the shortage of affordable units.

Failed Funding Initiatives

Efforts to generate funding for affordable housing have faced challenges within the consortium. For instance, in November 2024, Adams County voters decisively rejected Ballot Issue 1A, a measure that proposed a 0.15% sales tax increase to raise approximately \$22.2 million annually for the creation of 6,000 affordable housing units over 20 years. The measure was defeated by a 70%-to-29% margin, signaling a lack of public support for tax-based funding solutions. This setback has compelled county officials to reconsider their strategies for addressing the affordable housing shortage.

Economic Policies and Housing Affordability

Broader economic policies have also impacted housing affordability in the region. A study by the Colorado Futures Center at Colorado State University highlighted that housing production in Colorado decreased by nearly 40% in the 2010s, leading to a significant mismatch between supply and demand. This decline in housing development has contributed to escalating housing costs, making it increasingly difficult for low- and moderate-income families to secure affordable housing.

While public policies within the ACHC aim to manage growth and maintain community standards, certain regulations and economic decisions have inadvertently constrained the development of affordable housing and discouraged residential investment. Addressing these challenges requires a comprehensive reevaluation of existing policies and the implementation of innovative solutions to promote housing affordability across the consortium's jurisdictions.

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 top priority and is taking steps to address this issue through various planning initiatives. These initiatives include the Adams County 2025-2029 Consolidated Plan and the September 2022 update to the Comprehensive Plan for the unincorporated areas of Adams County. This plan envisions accommodating an additional 40,000 residents by 2040. The County will utilize the future land use categories established in this update to assist in the forthcoming revision of the Zoning Code (Development Standards and Regulations).

The County has been actively addressing the barriers identified in the Balanced Housing Plan through various strategies, including policy changes. This effort aims to create an environment that promotes "balanced housing," encourages connectivity and access between schools and housing, supports the preservation of the County's existing housing stock, and integrates development practices that increase variety in housing options.

One of the changes has been the creation of the Accessory Dwelling Unit standards and regulations in Chapter 4 of the Development Standards and Regulations, Section 4-03-03-02-01, to allow homeowners the ability to create an accessory dwelling unit. Another change that is in the process is adding an affordable housing component to the Transit-Oriented Development (TOD) zone district that would allow the County to provide incentives to developers constructing affordable housing for low- and moderate-income residents at TOD sites.

The PY 2026 AAP will support the preservation of affordable housing through the County's Minor Home Repair (MHR) Program. This initiative will serve low- to moderate-income homeowners in Federal Heights, Brighton, Northglenn, the Town of Bennett, and unincorporated Adams County. The program will facilitate essential home repairs to ensure decent, safe, and sanitary living conditions, as well as address accessibility concerns. Additionally, the plan includes provisions for new rental development activities and the rehabilitation of existing rental properties.

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

Introduction

This section discusses various actions to address underserved needs, promote and maintain affordable housing, mitigate lead-based paint hazards, decrease the number of families living in poverty, and enhance institutional structure through improved coordination.

Actions planned to address obstacles to meeting underserved needs

Adams County's size makes it challenging to deliver services effectively to both urban and rural communities. Most core agencies are based in urban areas, which limits service access in the rural eastern and northern regions. Limited transportation and a shortage of service providers further hinder support for underserved residents in these areas. To address these challenges, the County will continue to prioritize northern and rural regions by partnering with agencies that specialize in these communities. Under the Intergovernmental Agreement (IGA), a significant portion of CDBG funds is reserved for programs and projects serving Unincorporated Adams County.

Insufficient funding remains a major barrier to meeting the needs of underserved populations in Adams County. The County works with local governments and subrecipients to leverage federal funds and secure additional state and local resources for priority projects. Despite these efforts, increasing demand for services continues to strain County resources and limits support for the most vulnerable residents.

Another area for improvement is the County's need for a fully functional and coordinated referral system. This challenge is exacerbated by recent uncertainties in funding for federally supported programs such as TANF, Food Stamps, and Medicaid, along with the wide geographic scope of service delivery agencies. The County is actively working to enhance the availability of information for service providers to share with residents.

Additionally, the County operates its Human Services Center, which serves as a centralized location for residents to access various services, including TANF, Children and Family Services, Community Support Services, Domestic Violence Services and Shelter, Child Support Services, Foster Care, and the Workforce and Business Center.

Actions planned to foster and maintain affordable housing

Adams County has prioritized the construction of affordable rental housing, assistance for homebuyers, and the preservation of existing affordable housing for the use of HOME and CDBG funds. These funds can be utilized for a variety of purposes, including the construction of new rental housing, Tenant-Based Rental Assistance (TBRA), the purchase and rehabilitation of older rental units, the rehabilitation of owner-occupied homes, and support for low- and moderate-income homebuyers. To enhance and preserve the affordable housing stock throughout the County, Adams County collaborates with local

housing authorities, nonprofit housing agencies, and private developers.

The housing goals in the PY 2026 AAP will prioritize the preservation of housing through the County's Minor Home Repair (MHR) Program. This initiative is intended to support low-to-moderate income homeowners in Federal Heights, Brighton, Northglenn, the Town of Bennett, and unincorporated Adams County. The program addresses essential home repairs required to ensure decent, safe, and sanitary living conditions and to enhance accessibility. Adams County accepts applications for the MHR Program from eligible low-to-moderate income (LMI) households via both online and paper formats. Repair requests are prioritized according to program criteria, with the highest priority given to repairs that maintain a safe, sanitary, accessible, and energy-efficient home. Upon submission of an application, the Housing Policy & Community Investments (HPCI) Division determines eligibility. An HPCI representative then conducts an on-site assessment to identify essential repairs. Subsequently, a detailed description of the required work and a cost estimate are prepared and released for competitive bidding among approved and licensed local contractors. After a qualified contractor is selected, all work is inspected to ensure compliance with local building codes and permit requirements.

The County also partners with the City of Federal Heights' Rental Housing Inspection Program to promote affordable, safe, sanitary, and healthy rental housing for its residents. Through the program, a certified inspector will inspect rental units to identify code violations 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.

The County also provides Fair Housing information for residents on its website. Information includes Federal Fair Housing Act and State of Colorado Fair Housing laws, where to go to help in case of housing discrimination, resources and other useful website links. The County Fair Housing website is located at: <https://adamscountyco.gov/our-county/community-economic-development/housing-policy-and-community-investments/housing-resident-resources/>.

Actions planned to reduce lead-based paint hazards

The County's MHR program has implemented stringent policies to ensure lead-based paint hazards are addressed proactively and in compliance with Federal regulations. In compliance with HUD's Lead Safe Housing Rule (24 CFR Part 35) and EPA's Lead Renovation, Repair, and Painting Program Rule (40 CFR Part 745), lead-safe practices are administered for any eligible household with housing constructed prior to 1978. Only lead-certified contractors are solicited to bid for housing built before 1978 assisted through the MHR program.

Lead-safe practices include providing households assisted through County programs with the Lead Safe Information pamphlet, a "Notice of Presumption" or "Notice of Evaluation" (as applicable), a copy of the final clearance completed by a licensed examiner, and a "Notice of Lead Hazard Reduction" - the required documents for projects receiving rehabilitation assistance between \$0-\$24,999 per unit. A lead hazard screen and/or full risk assessment is also performed, as necessary, for projects receiving rehabilitation assistance.

Actions planned to reduce the number of poverty-level families

The activities planned for the PY 2026 AAP aim to reduce the number of families living in poverty in Adams County. Improvements will be made to public facilities in low- to moderate-income (LMI) areas within Urban County cities and unincorporated Adams County. These enhancements will focus on upgrading streets and sidewalks to ensure compliance with the Americans with Disabilities Act (ADA) and to promote overall safe connectivity. Such public improvements will enhance the appeal of these areas, encouraging further public and private investments. Additionally, the MHR (Minor Home Repair) program plays a crucial role in serving LMI residents throughout Urban County and the HOME Consortium. This program addresses essential home repairs to ensure decent, safe, and sanitary living conditions while also tackling accessibility issues. Housing rehabilitation activities help maintain adequate housing standards for LMI residents, thereby reducing the risk of conditions that could lead to homelessness.

The County also partners with the City of Federal Heights' Rental Housing Inspection Program to promote affordable, safe, sanitary, and healthy rental housing for its residents. Through the program, the County will help bring rental properties into code compliance in order to maintain the supply of affordable housing that is accessible and livable for LMI households.

Maiker Housing Partners provides self-sufficiency services to residents of their housing units and clients of the Section 8 voucher program. The FSS program helps residents gain the skills necessary to move themselves out of poverty.

Adams County Community & Economic Development Department works with the Adams County Community Safety & Well-Being Department, Adams County Workforce Business Center, local municipalities, and community agencies to identify the emergent employment needs of the low-income population and help 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. 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 County will also ensure that all construction projects under the CDBG and HOME grant programs are in compliance with Section 3 Regulations. Section 3 helps to establish more economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance for development programs are directed towards very low- and low-income persons to the greatest extent possible, and in particular to those who are recipients of Federal assistance.

Actions planned to develop institutional structure

Adams County is the lead agency in both the CDBG Urban County and the HOME Consortium. Adams County's Urban County consists of:

- Town of Bennett
- City of Brighton
- City of Federal Heights
- City of Northglenn
- Unincorporated Adams County

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 Adams County monitors each jurisdiction's projects to ensure they meet national objectives, eligibility, and compliance. In addition to the Urban County jurisdictional proportional allocation, Adams County targets a percentage of its CDBG funding to community agencies. All projects are assessed through an application process for appropriateness and eligibility. In PY 2026, the Urban County and HOME Consortia will renew their IGAs to continue receiving CDBG and HOME funds, and this is the final year of the current agreement.

Adams County leads a HOME Consortium with the City of Commerce City, 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 (Annual Share Percentage Report). The county also provided portions of its HOME application to:

- Community Development Housing Organizations (CHDO's) (15% requirement);
- Local housing authorities;
- Nonprofit housing developers; and
- 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 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 small and perform minimal development activities.

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

Adams County offers technical assistance to community partners to facilitate coordination between public and private housing and social service agencies. The County encourages subgrantees to collaborate, leverage resources, and share expertise. Additionally, the County collaborates with multiple departments to identify priority projects and optimize the use of available funding. Ongoing partnerships with Planning and Development, Public Works, Human Services, Regional Affairs, Long Range Planning, and other stakeholders are intended to improve service delivery throughout the County.

Designated local governmental agencies, collectively known as the Urban County, are eligible to apply for CDBG funding from Adams County. The Urban County comprises the cities of Brighton, Northglenn, Federal Heights, the Town of Bennett, and the unincorporated areas of Adams County.

Throughout the application process, technical assistance is provided to guide members on eligible activities and appropriate uses of funds. A subrecipient handbook functions as a training resource. Annually, coordination is strengthened as members increase their capacity for service delivery through knowledge acquired during the application process.

The County offers technical assistance to housing providers participating in the HOME program. This support includes qualified CHDOs, Public Housing Agencies, for-profit developers, and nonprofit organizations (501(c)(3) or 501(c)(4)). Additionally, the County collaborates with organizations seeking CHDO status. During the application process, resources for construction and technical assistance are provided to help applicants better understand eligible activities and the use of funds available through the HOME program.

Program Specific Requirements

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

Introduction

This section covers program specific requirements in Adams County for the CDBG and HOME programs. The County does not anticipate generating any program through its CDBG program activities.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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%

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

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

Adams County does not plan to use any other forms of investment beyond those identified in Section 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:

There are no activities identified in the 2026 program year that require resale or recapture provisions.

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:

There are no activities identified in the 2026 program year that require resale or recapture provisions.

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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

As the HOME Consortium lead, Adams County provides administrative funds for the Brighton Housing Authority's (BHA) TBRA program, but it does not directly fund TBRA activities. At this time the BHA does not have a preference for persons with disabilities, however it gives prioritization to persons experiencing homelessness and victims of domestic violence.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

As the HOME Consortium lead, Adams County provides administrative funds for the BHA's TBRA program, but it does not directly fund TBRA activities. At this time the BHA does not have a preference

for persons with disabilities, however it gives prioritization to persons experiencing homelessness and victims of domestic violence.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

In accordance with 24 CFR 92.253(d)(3), an owner of rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by Adams County (PJ) pursuant to § 92.351(a). The owner must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ such as persons with a disability or other special needs. However; at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by County HOME funds.