

Executive Summary

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

1. Introduction

During the 2021 Program Year (PY2021), The County expects to receive \$989,053 in HOME dollars and \$1,128,648 in CDBG dollars. HOME match dollars will be leveraged with this federal funding. In addition, approximately \$10,000 in CDBG Program Income and approximately \$50,000 of HOME Program Income are expected, which will be utilized to support existing CDBG and HOME projects.

These HUD allocations will be used to address the rapidly growing housing and community development needs exacerbated by the COVID-19 pandemic for Jefferson County residents in the City of Lakewood and the Urban County. The Urban County includes the cities of Golden, Wheat Ridge, and Edgewater, the Town of Lakeside, and Unincorporated Jefferson County. The HOME consortium includes the Urban County as defined above, as well as the City of Lakewood. Jefferson County is the lead agency for the Consortium's HOME funds.

2. Summarize the objectives and outcomes identified in the Plan

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

The Jefferson County 2021 annual Action Plan covers the period June 1, 2021 through May 31, 2022 and outlines the annual projects which will support the goals from the 2020 – 2024 Consolidated Plan:

- Providing housing stability and supportive services for low- to moderate-income residents;
- Providing low- to moderate-income homeowners assistance with needed improvements to their homes;
- Acquiring and maintaining existing affordable housing units; and
- Providing funding to nonprofits and/or developers for the creation of affordable housing, including land acquisition

Specific projects and goals are outlined in the "Annual Goals & Objectives" section of this plan.

3. Evaluation of past performance

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

As in prior years, the continued dearth of adequate affordable housing remains a priority for Jefferson County community members. The County's major focus over the past decade has been to increase the stock of affordable housing and maintain its low-income residents' existing affordable housing. Despite adding over 350 units of affordable rental housing and providing for the rehabilitation of over 300 homes since 2015 through its HUD grants, the County's most recent needs assessment showed a continued need for quality affordable housing. Existing reports of the COVID-19 pandemic's effect on low-income households point towards a further aggravation of this need. Therefore, the County intends to continue devoting its efforts towards mitigating these needs by putting an emphasis on creating and maintaining housing through: (1) enabling low-income households to remain in their homes through rehabilitation, rental/mortgage assistance, housing counseling and legal aid, and (2) improving and expanding the supply of affordable housing, particularly for families and vulnerable populations.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Jefferson County's Annual 2021 Action Plan Public Comment Period was from July 14 to August 13, 2021. This 30-day public notification was published in the Canyon Courier and Golden Transcript as well as posted on the County's website along with the draft Action Plan. Additionally, the notice advised Spanish speakers that they could contact the county for a translated copy of the notice or draft Action Plan. The notice was further emailed to all community partners as well as posted at numerous locations throughout the community. The notice also included notification of a virtual public hearing which was held through the Microsoft Teams platform on August 4 from 3:30pm to 4:30pm; in deciding that holding a virtual hearing was the correct action, the County followed HUD's virtual hearing waiver for the development of 2021 AAPs and has a statement of determination on file.

5. Summary of public comments

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

To be completed after publication period

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

To be completed after publication period

7. Summary

In addition to the citizen participation processes required in developing an annual Action Plan, Jefferson County engages its community throughout the year and planning cycle. The Community Services Advisory Board is utilized to ensure consistent resident and community feedback for developing plans to address the County and its residents' major needs. These voices and opinions help provide input in developing an action plan that best matches Jefferson County needs.

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	JEFFERSON COUNTY	Community & Workforce Development
HOME Administrator	JEFFERSON COUNTY	Community & Workforce Development

Table 1 – Responsible Agencies

Narrative

Jefferson County is a direct recipient of CDBG and the lead agency for its HOME Consortium. The county was responsible for preparing both the CDBG and HOME Consolidated Plan.

Consolidated Plan Public Contact Information

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

1. Introduction

This section describes the stakeholder consultation process conducted for the Jefferson County CDBG and HOME Consortium 2020-2024 Consolidated Plan. Stakeholder consultation and citizen participation efforts, including a community needs assessment, are representative of the 2021 Action Plan and were conducted in collaboration with the City of Lakewood.

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(I)).

Jefferson County intends to contract with both public and private organizations (non-profits, the county homeless navigator system, and housing authorities), including mental health and service agencies, during the 2021 Program Year. The varied partnerships enhance the economic vitality of the county and provide more options to better serve our residents. The county is fortunate to have a strong network of providers with little duplication of efforts, many of whom participated in stakeholder consultation meetings held for its most recent Consolidated Plan. County and partner agency staff are active in local and regional boards, committees, and coordination efforts and have established strong working relationships with local housing and service providers, which includes regular meetings to discuss and strategize about housing and human service needs. During the COVID-19 pandemic, the County began hosting a regular meeting of its municipalities and public/private organizations engaged in providing rental assistance to help streamline aid provision, minimize wait lists, and engage in productive communication about trends and issues arising within the sphere.

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 Consortium supports and is affiliated with the Metro Denver Homelessness Initiative (MDHI), a coalition working with homeless assistance agencies in the seven-county Denver metropolitan area, to coordinate the delivery of housing and services to homeless families, individuals, youth and persons with disabilities. MDHI is the lead agency in establishing the Continuum of Care model for the metropolitan Denver community.

The Jefferson County Heading Home Committee (JCHHC) is a collaboration of individuals, and public service organizations in the HOME consortium region determined to end homelessness in Jefferson County. The JCHHC is governed by the Heading Home Plan to End Homelessness (Heading Home), which was created in April, 2013.

In addition, the communities within Jefferson County recently partnered to conduct a month-long comprehensive count of individuals experiencing homelessness. That report was released in March 2020 and the steering committee anticipates continuing discussions to continue to improve the service delivery system to meet the needs of people experiencing homelessness.

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

N/A; Jefferson County does not receive the Emergency Solutions Grant (ESG). The Homeless Management Information System (HMIS) assists Continuum of Care planning groups to identify needs and gaps in provision of housing and services to assist persons who are homeless.

We support partner agencies that utilize ESG funds work to ensure that those experiencing homelessness in Jefferson County are working with organizations that can include them in the HMIS system.

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

Jefferson County, Jefferson County Community Services Advisory Board, Metro West Housing Solutions, Foothills Regional Housing (formerly JCHA), Jefferson County Community Services Advisor focus groups, The Action Center, CASA, Jefferson Center for Mental Health, Family Tree, Inc., Localworks, Senior Resource Center, Roots of Courage, Dish Network, Housing Developer Panel focus group,

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

The Consortium contacted a variety of agency types and partnering organizations in preparing the 2020-2024 Consolidated Plan and 2021 Annual Action Plan. No agencies were intentionally excluded from consultation.

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	MDHI	Jefferson County will continue to be a partner in the provision of affordable housing and services to assist persons who are homeless and/or at-risk of homelessness.
Jefferson County 2015-2019 Consolidated Plan	Jefferson County	Strategic Plan goals build on the previous Consolidated Plan goals but adapt and refine them to the current needs of the community.
Jefferson County Analysis of Impediments to Fair Housing	Jefferson County, City of Lakewood, and City of Arvada	AI is currently in development but preliminary analysis was considered in the development of the Con Plan Strategic Plan
2019 Comprehensive Homeless Count, Jefferson County	Comprehensive Homeless County Steering Committee	Strategic Plan goals were informed by the analysis in the Homeless study.
Jefferson County Comprehensive Master Plan	Jefferson County	Long term community vision was considered in the development of Strategic Plan goals.

Table 3 – Other local / regional / federal planning efforts

Narrative

Please see above.

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

Jefferson County Community Development conducted a Virtual Public Hearing on (To Be Completed Aug.4) to receive input for the 2021 annual Action Plan. There was also a public comment period in which citizens were invited to submit written comments for consideration by no later than August 13, 2021. The Board of County Commissioners approved the 2021 funding plan on XXXXXX(Date Certs are signed).

During the development of Jefferson County’s 2020-2024 Consolidated Plan community meetings were held, in which citizens identified and prioritized needs individually and as a group. The county continues to include these needs in annual planning, along with demographic trends and housing data and emerging information about funding prioritization following the COVID re-opening, which informed the following priority goals:

- Providing housing for persons who are homeless;
- Maintaining and increasing the inventory of affordable rental housing;
- Continuing home rehabilitation efforts; and
- Funding services for low- and moderate-income residents.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	0	0	0	X
2	Newspaper Ad	Non-targeted/broad community	0	0	0	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For the 2021 Program Year, Jefferson County anticipates the receipt of \$989,053 in HOME dollars and \$1,128,648 in Jefferson County CDBG dollars. In addition, approximately \$10,000 in CDBG Program Income and approximately \$50,000 of HOME Program Income is expected, which will be utilized to support existing CDBG and HOME projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available				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	1,128,648	10,000	0	\$1,138,648	\$3,385,944	Program income projected to be available.

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	989,053	50,000	0	\$1,039,053	\$2,967,159	Program income projected to be available.

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

Jefferson County works closely with area developers during the pre-development process. In most cases, developers the County eventually partners with utilize Low Income Housing Tax Credits to help subsidize their projects, and the County supports them in these efforts with letters of recommendation and soft financing commitments. In addition, the County partners with the Colorado Division of Housing to provide matching funds for federal HOME dollars, and with local governments to encourage incentives such as reduced fees and zoning reliefs. Developer deferred fees and project-based vouchers are other tools that are often used to decrease development costs and increase revenue.

The HOME Program requires matching funds. The County will utilize the following sources to meet match obligations: Cash from non-federal sources, value of waived taxes and fees, value of land or real property, costs of infrastructure improvements associated with HOME projects, proceeds of housing bonds and value of donated materials and/or labor. Jefferson County Community Development utilizes a match form and log for reporting and tracking of the matching funds. Projects are typically leveraging a large amount of matching funds and identifying match dollars has not been an issue to date.

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

Currently there is no publicly owned land that is anticipated to be used to address the needs identified in this plan.

Discussion

Please see above.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Stability and Supportive Services	2020	2024	Affordable Housing Homeless	All jurisdictions in the urban county and the City of Lakewood	Self Sufficiency and Supportive Services	CDBG: \$169,297 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: X Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: X Households Assisted
2	Affordable Rental Housing	2020	2024	Affordable Housing	All jurisdictions in the urban county and the City of Lakewood	Affordable Rental Housing	CDBG: \$633,621 HOME: \$890,148	Rental units constructed: X Household Housing Unit
3	Homeowner and Renter Rehabilitation	2020	2024	Affordable Housing Non-Homeless Special Needs	All jurisdictions in the urban county and the City of Lakewood	Homeowner and Renter Rehabilitation	CDBG: \$100,000 HOME: \$0	Homeowner Housing Rehabilitated: X Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Program Administration - HOME and CDBG	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	All jurisdictions in the urban county and the City of Lakewood	Permanent Supportive Housing Affordable Rental Housing Homeowner and Renter Rehabilitation Self Sufficiency and Supportive Services Homeownership Assistance Public Facilities	CDBG: \$225,730 HOME: \$98,905	

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Stability and Supportive Services
	Goal Description	The funds will be used to assist low to moderate income residents in attaining housing and remaining stably housed, with access to supportive services.
2	Goal Name	Affordable Rental Housing
	Goal Description	Preserve, acquire, rehabilitate, and construct affordable rental housing for low to moderate income households.
3	Goal Name	Homeowner Rehabilitation
	Goal Description	These funds will assist low to moderate income homeowners in completing accessibility modifications and home repairs.

4	Goal Name	Program Administration - HOME and CDBG
	Goal Description	This funding will be used for the administration of the HOME and CDBG programs.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects are proposed for the 2018 program year.

#	Project Name
1	Housing Stability & Supportive Services
2	Construction of Affordable Housing
3	Acquisition to Construct Affordable Housing
4	Home Modification and Repairs
5	HOME & CDBG Administration

Table 4 – Project Information

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

The limited supply of affordable housing in Jefferson County continues to challenge families, seniors, employers, and many other residents; this situation has only been exacerbated by the COVID-19 pandemic and its many downstream effects. Therefore, 2021 CDBG and HOME funds will be primarily operationalized to increase and maintain affordable housing within the County and ensure families are able to remain stably housed. Local housing providers, developers and service providers agree the biggest barrier to addressing these needs is a severe lack of available funding.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Stability Supportive Services
	Target Area	All jurisdictions in the urban county and the City of Lakewood
	Goals Supported	Self Sufficiency and Supportive Services
	Needs Addressed	Self Sufficiency and Supportive Services
	Funding	CDBG: \$169,297
	Description	Provide services to help residents maintain or obtain affordable housing, including: motel vouchers, rent/mortgage/utility assistance (emergency grant payments), first month's rent/deposit and housing navigation and referral.
	Target Date	06/01/2022
	Estimate the number and type of families that will benefit from the proposed activities	Roughly X households consisting of low to moderate income (LMI) persons including the elderly, disabled, homeless and veteran populations are estimated to benefit from CDBG funds this program year.
	Location Description	Programs will be implemented throughout the Urban County.
	Planned Activities	Provide services to help Jefferson County residents maintain or obtain affordable housing, including: motel vouchers, rent/mortgage/utility assistance, first month's rent/deposit and homeowner education through housing counseling and navigation.
2	Project Name	Home Modification and Repairs
	Target Area	All jurisdictions in the urban county and the City of Lakewood
	Goals Supported	Homeowner and Renter Rehabilitation
	Needs Addressed	Homeowner and Renter Rehabilitation
	Funding	CDBG: \$100,000
	Description	Provide grants and loans to mainly senior and disabled homeowners to address emergency home repairs and modifications
	Target Date	06/01/2022
	Estimate the number and type of families that will benefit from the proposed activities	Roughly X households consisting of low and moderate income persons (LMI) earning 0-80% AMI including elderly, disabled, veterans, and female heads of household are estimated to benefit from CDBG funds this program year under this activity.
	Location Description	Programs will be provided throughout the Urban County.
	Planned Activities	Provide emergency home repair and modifications.
3	Project Name	Construction of Affordable Housing
	Target Area	All jurisdictions in the urban county and the City of Lakewood

	Goals Supported	Permanent Supportive Housing Affordable Rental Housing
	Needs Addressed	Permanent Supportive Housing Affordable Rental Housing
	Funding	HOME: \$890,148
	Description	Provide funds to construct affordable rental housing.
	Target Date	06/01/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately X formerly homeless and special needs individuals and families and approximately X will benefit from the construction of these units.
	Location Description	The City of Lakewood.
	Planned Activities	Provide funds for the construction of affordable housing.
4	Project Name	Acquisition to Construct Affordable Housing
	Target Area	All jurisdictions in the urban county and the City of Lakewood
	Goals Supported	Affordable Rental Housing Homeownership Assistance
	Needs Addressed	Affordable Rental Housing Homeownership Assistance
	Funding	CDBG: \$633,621
	Description	Acquisition of land for construction of affordable rental housing.
	Target Date	06/01/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated X families will benefit from the acquisition of land to construct affordable rental housing units throughout the Urban County
	Location Description	Activities will be planned throughout the Urban County.
	Planned Activities	Acquisition of land and associated costs for construction of affordable housing.
5	Project Name	HOME & CDBG Administration
	Target Area	All jurisdictions in the urban county and the City of Lakewood
	Goals Supported	Program Administration - HOME and CDBG

Needs Addressed	Permanent Supportive Housing Affordable Rental Housing Homeowner and Renter Rehabilitation Self Sufficiency and Supportive Services Homeownership Assistance Public Facilities
Funding	CDBG: \$225,730 HOME: \$98,905
Description	Administration of HOME & CDBG funds.
Target Date	06/01/2022
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	N/A
Planned Activities	Administration of HOME & CDBG programs.

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

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

The geographic distribution of CDBG and HOME funds will be determined by the developments funded. All funds will be utilized for low to moderate-income residents within the Urban County and the City of Lakewood. Please refer to the Geographic Priorities (SP-10) section of the current (2020-2024) Consolidated Plan for a description of each geographic area of entitlement.

Geographic Distribution

Target Area	Percentage of Funds
All jurisdictions in the urban county and the City of Lakewood	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Please see above.

Discussion

Please see above.

Affordable Housing

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

Introduction

The allocation of CDBG and HOME dollars in 2021 will be dedicated primarily to the expansion and preservation of affordable rental and homeowner housing. Affordable housing vacancy rates in Jefferson County continue to remain low and rising home prices restrict many residents' entry to homeownership. The continued increase in the cost of land has added to the challenge of creating greatly needed higher subsidized units. In Jefferson County the terrain is often more costly to build upon and this exacerbates this issue. Few incentives are offered by county jurisdictions to produce affordable housing in this high-cost market. With the limited dollars available to the Consortium and no additional funding from the jurisdictions, the allocation of dollars will primarily be used to address the most pressing need of the region - affordable rental housing and housing-related services. Given the unexpected arise of the COVID-19 pandemic, these needs were only exacerbated among Jefferson County residents.

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

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

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

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

Discussion

Please see above.

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

Introduction

While Jefferson County Housing Authority does not own public housing units, two public housing authorities are currently operating within Jefferson County: Foothills Regional Housing, formerly known as Jefferson County Housing Authority (JCHA), and Metro West Housing Solutions (MWHS) of Lakewood. The "Discussion" section below describes the type of housing that each housing authority has available for the jurisdiction.

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

N/A; All remaining public housing has been sold by PHAs through the disposition program and funds have been redistributed to support other types of affordable housing.

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

N/A

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

N/A; The PHAs are not designated as troubled.

Discussion

Foothills Regional Housing:

Foothills serves the entire Consortium region with the administration of Housing Choice Vouchers (about 1400) and provision of affordable housing. As previously noted, Foothills no longer owns public housing and instead owns and operates 22 affordable housing properties in Jefferson County: five are located in Arvada, two in Evergreen, two in Golden, two in Lakewood, seven in Wheat Ridge and one in Westminster. FRH also supports many units through project-based vouchers including units in tax credit properties and specialized senior and family units within new construction projects. Foothills Regional Housing does not maintain a wait list for Housing Choice Vouchers and instead uses a lottery system. The rental market continues to present challenges for voucher holders as there are few vacant units and moderate and higher income renters are willing to pay more than the allowable voucher payment standards. The application processes FRH uses are all open, public processes and the agency is consistently held to the same requirements as all other grantees.

Metro West Housing Solutions (MWHS):

MWHS serves as the housing authority for the City of Lakewood. The organization's mission is to be a leader in providing quality housing options and transformative opportunities for people and

communities. MWHS does not currently own and operate public housing but instead administers the Housing Choice Voucher program and operates as an affordable housing and service provider throughout the City of Lakewood. MWHS currently owns and operates eleven apartment communities and five senior living communities, with one apartment community currently under construction. MWHS administers approximately 1,200 Housing Choice Vouchers and the wait list is typically 1,500 - 2,000. MWHS staff report that the tightening of the rental market has reduced the supply of apartments available to voucher holders and forced clients to locate in lower income, more central communities within the city. Staff report it is much harder for clients to find affordable rentals in high opportunity areas than it has been in the past.

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

Introduction

The section discusses the 2021 program year activities that will benefit persons who are homeless and populations with special needs.

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

In 2019, several local governments in Jefferson County, Colorado partnered to conduct a month-long, comprehensive survey of individuals experiencing homelessness. The Jefferson County comprehensive survey attempted to reach individuals who met the US Department of Housing and Urban Development (HUD) definition of literal homelessness¹ and those who lack stable housing. The expanded definition was informed by the 2009 Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act with the aim to capture the unique characteristics of individuals experiencing homelessness in Jefferson County.

Jefferson County's one-year goals and actions for reducing and ending homelessness will include the following:

- Continue participation in Metro Denver Homeless Initiative Board and committees to help to shape metro wide response to homelessness
- Support the continued implementation of Homeless Navigators within each municipality and Jefferson County (Lakewood, Arvada, Golden, Wheat Ridge and Edgewater, Jefferson County Human Services)
- Continue development of and participation in Heading Home and its workgroups
- Support the creation of permanent supportive housing to serve those who are experiencing chronic homelessness
- Fund affordable rental housing developments
- Look for opportunities to increase the housing and support services opportunities of residents who are at risk of becoming homeless
- Prevent homelessness by funding programs that provide housing and support services, including severe weather shelter for homeless individuals
- Continue educating community leaders and the public about the needs of residents experiencing extreme poverty and homelessness in the County

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter needs during periods of cold weather will be met through County funding of motel vouchers. The County will also participate in the communication network of non-profit service providers to understand the current availability of shelter space and motel vouchers. This enables those who come into first contact with a homeless individual or family to provide accurate information during such an emergency. Additionally, Community Development Staff are exploring options to better support the Severe Weather Shelter Network, operated by churches throughout Jefferson County on severe weather nights. The motel voucher program is not able to adequately meet the full shelter need for the community, the church shelters often reach full capacity and the volunteer base is shrinking. The County and Cities are engaged in ongoing discussions on how to continue addressing the growing need of homeless individuals/families.

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

Jefferson County staff participates in a sub-committee of Heading Home called the Supportive Housing Sub-Committee. Members include Jefferson County, the City of Lakewood and a variety of affordable housing developers, service providers, faith-based institutions, and members of the community. The goal of the sub-committee is to identify the unmet need for permanent supportive housing and develop a plan to create enough units to meet the need.

Additionally, the County has hired Regional Homeless Coordinator staff to work with the community and government entities to identify strategies, funding, and opportunities to best address the growing needs of those experiencing homelessness. Collaboration with multiple non-profit service providers and Human Services divisions including Community Assistance, Children, Youth and Families, Workforce, Child Support and Head Start is key to addressing these issues. Jefferson County has a strong network of agencies working together to address community challenges.

The Collaborative Management Program which consists of leadership from all major agencies in Jefferson County (District Attorney, Cities, County, Probation, Child Welfare, Mental Health, Public Health, Behavioral Health, Domestic Violence, School District, Criminal Justice) also serves as a vehicle to increase awareness of the issues and help identify solutions. In 2020 they directed funding to support the increased need for motels on severe weather nights for families with children.

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.

Homelessness prevention activities are largely accomplished through the provision of supportive services to low income households as discussed in the "Institutional Structure" portions of the current Consolidated Plan. The project section of this report describes the current activities for 2021. The County also supports annual activities and programs to create additional affordable housing, keep residents in their homes, and provide supportive services. Additionally, the influx of federal COVID-19 funds (CDBG-CV, ERAP, ARPA) are being operationalized to help provide rental assistance, clear rental arrears, and help provide stable housing for their beneficiaries. All of these activities help the community prevent and overcome homelessness. Collaboration amongst the numerous service providers will again be emphasized in 2021. The Heading Home sub-committee has identified the need to improve housing coordination with criminal justice and healthcare systems as a primary goal in its three-year plan. Lutheran Hospital has provided a \$10,000 grant to provide medical respite motel vouchers that will be used by the County and municipal Homeless Navigators to assist those in need. Additionally, we hope to build upon this collaboration by identifying the highest utilizers of public systems and prioritizing them for housing resources in the near future.

Discussion

Please see above.

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

Introduction

Affordable Housing continues to be a significant need throughout Jefferson County and is becoming more difficult to address with the limited supply of reasonably priced housing options. Community Development targets all efforts to addressing this need.

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

Jefferson County and its HOME Consortium continue to prioritize using its federal resources (CDBG and HOME) to help address affordable housing needs and reduce barriers to fair housing choice. Top priorities for the 2021 Program Year as they relate to the above barriers include increasing the inventory of affordable rental housing, assisting low and moderate income homeowners in completing accessibility modifications and home repairs, supporting the purchase, construction and rehabilitation of permanent supportive housing for special populations, and providing support and information to low to moderate income residents to become homeowners.

Additionally, Community Development staff collaborate with local municipalities and community partners to continue addressing the growing needs for affordable housing. Housing Authorities, private and not for profit developers, faith-based organizations and community civic leaders are engaged in these efforts. Through joint efforts, the awareness for the need and value of affordable housing has grown significantly and many groups are now working towards positive policy recommendations for community leaders. Community Development continues to support these efforts and direct funding towards the creation of and retention of affordable housing.

Discussion

Please see above.

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

Introduction

This section describes a variety of other efforts Jefferson County will continue during the program year to help address housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

During the 2020-2024 Consolidated Plan year, CDBG and HOME funds will be the primary vehicle through which underserved needs are addressed, affordable housing is created and families and persons living in poverty are served, this includes a regular meeting of municipalities and partners engaged in providing rental assistance to foster collaboration and reduction of waitlists.

Actions planned to foster and maintain affordable housing

Beyond the activities described in this Action Plan, the County will continue to be involved in regional housing planning efforts and work to expand awareness and understanding of housing needs among residents and community leaders.

Actions planned to reduce lead-based paint hazards

Lead-based paint removal continues to be conducted according to all required regulations by certified risk assessors, removal and abatement workers and inspectors. The County also regularly provides guidance and assistance in operationalizing HUD requirements as it relates to LBP, including the 100-day requirement for inspections which arose with the CDBG-CV waivers. Additionally, all Jefferson County Community Development contracts contain a lead-based paint clause.

Actions planned to reduce the number of poverty-level families

Jefferson County Community Development remains committed to efforts that provide housing, community development and community service programs to help reduce the number of persons living in poverty. The County does not have a formal anti-poverty program. Instead, the County addresses poverty through its funding and support-service providers, housing providers and organizations that assist residents at risk of homelessness. The Jeffco Prosperity Partners is a successful generational poverty model developed several years ago in Jefferson County Human Services to better serve low income families with the goal of ensuring that all children reach high school graduation. The program started with Head Start families and has since broadened to other customer bases. JPP works with over 60 partners to wrap around all generations within a family unit. The JPP motto is 'Education plus Opportunity = Success' and the outcomes JPP achieves prove that this program works. Community Development is a strong supporter of JPP.

The Business and Workforce Center also partners with JPP and has demonstrated outcomes for helping low income individuals enter employment and training programs to pursue career pathways that lead to self-sufficiency. Partners in this effort include TANF, Housing Authorities, JPP, Child Welfare, Food Assistance/Employment First and businesses throughout Jefferson County.

Actions planned to develop institutional structure

Jefferson County will continue to support the efforts of its agency partners through public services funding, and through offering assistance with coordination of new groups to address needs. According to service providers in the County, gaps in institutional structure are not significant, although the coordination of housing and homelessness services could be improved. The County is striving to improve in this aspect by hosting a regular meeting of local municipalities and partners that provide rental and homelessness assistance with a goal of increasing collaboration and avoiding duplication and gaps in service. Limited housing to serve the County's lowest income residents remains the most critical need in the County. The County's Regional Homeless Coordinator position works in conjunction with Homeless Navigators in the County and each municipality to help support a stronger infrastructure for coordinated services.

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

Efforts continue in this arena. Great strides have been made to enhance coordination. Currently Foothills Regional Housing is developing options for support housing to serve our Foster Care Youth working with our Child Welfare Division. Multiple developers throughout Jefferson County continue to engage Human Services and identify innovative solutions. Community Development is implementing a new requirement that all CDBG/HOME funded affordable housing projects must prioritize referrals from Human Services for housing units, which has been operationalized to aid a number of people experiencing or in threat of homelessness. As implemented social services customers will have a greater ability to access available affordable housing units funded by CDBG and HOME dollars than previously.

The Heading Home Collaborative, a subcommittee of Jeffco Connections collaborative management program, seeks to prevent homelessness where possible, and when not, ensure it is a rare and brief experience for its residents. Jefferson County has taken strides to improve the links between supportive services and affordable housing developments by participating in the PSH Toolkit and Built for Zero initiative. Working with the City of Lakewood and multiple area service providers and developers, these groups are dedicated to increasing the supply of additional permanent supportive housing. Additional goals of the Heading Home Action Plan includes optimizing the crisis resolution system, decreasing barriers to exiting homelessness, increasing data collection and data sharing and increasing community involvement in development of the solutions to homelessness.

Discussion

Please see above.

Program Specific Requirements

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

Introduction

Do you intend to use the HOME affordable homeownership limits for the area provided by HUD or are you determining 95 percent of the median area purchase price and set forth the information in accordance with 24 CFR 92.254(a)(2)(iii)?

Jefferson County utilizes the HOME affordable homeownership limits for its area.

Please describe eligible applicants (e.g., categories of eligible applicants), your process for soliciting and funding applications or proposals (e.g., competition, first-come first-serve) and where detailed information may be obtained (e.g., application packages are available at the office of the jurisdiction or on the jurisdiction's Web site).

Service Programs: The County published a joint Notice of Funding Availability for CSBG and CSBG to solicit projects, based on the gaps determined in the 3-year Community Needs Assessment. These applications were then reviewed by the Community Services Advisory Board and staff, interviewed and selected based on eligibility, experience, funding availability, and overall community benefit based on the identified needs.

Homeowner Rehabilitation: The County is committed to serving residents through these programs on an annual and ongoing basis, and funding is set aside for this purpose.

Development: A rolling application is available at: <https://portal.neighborlysoftware.com/jeffersoncountyco/Participant>. Projects are selected based on eligibility, funding availability, leveraging capacity, and readiness to proceed.

Do you plan to limit the beneficiaries or give preference to a segment of the low-income population? If so, please provide a description of that limitation or preference.

The County includes preferences for Human Services clients in its contracts for development projects. This preference was vetted and approved by FHEO prior to implementation. This enables the County to assist clients with wrap around services in addition to affordable housing thereby increasing overall household stability. The following are examples of the language contained in the agreements:

"Subrecipient agrees to set aside five (5) Project Based Voucher units for Jefferson County Human Services client referrals. When one or more of these units at the Property becomes available for rent by an Eligible Household, the Subrecipient will notify Jefferson County Community Development of such availability and work with the County to offer the available units to the clients. In identifying clients, the County shall comply with all fair housing laws."

"When one or more Units at the Property becomes available for rent by an Eligible Household, prior to notifying the general public of such availability, the Subrecipient agrees: (1) to notify Jefferson County Community Development of such availability; (2) to provide the County two weeks from the date such notice is received to identify Jefferson County Human Services clients who qualify as Eligible Households

and wish the rent such Units; and (3) if the County identifies one or more such clients, to work with the County to offer the available Units to the clients. In identifying clients, the County shall comply with all fair housing laws."

**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.	90.00%

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. 2021

**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:

N/A

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:

Financial assistance may come in the form of assistance to purchase and rehabilitate a property, homebuyer/homeowner assistance or as a development subsidy (a development subsidy is the difference between the total development cost of the unit and the fair market value).

Jefferson County typically undertakes applicable projects through subrecipients with which it enters into written agreements. These policies shall be incorporated into Jefferson County subrecipient agreements and, should the County undertake applicable projects directly, the provisions within this policy will apply to the County's operations.

The two methods for ensuring long-term affordability of projects and the security of HOME funds are as follows:

Resale: The resale method ensures that HOME-assisted units remain affordable over the entire affordability period. This method is used in cases where HOME funding is only provided directly to a developer to lower the development costs, with the effect of making the home's price affordable to the buyer, otherwise known as a development subsidy.

Recapture: Recapture provisions must ensure that Jefferson County recoups all or a portion of the HOME assistance provided to a homebuyer if the housing ceases to be the primary residence of the homeowner for the duration of the property's affordability period. The recapture method will be utilized when HOME funds are awarded as a direct subsidy to a homebuyer or homeowner.

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:

Please see above. Additional information may be found in the full Jefferson Recapture and Resale Policy, updated in 2021 with TA from HUD.

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:

N/A

Discussion:

Please see above.