



Jefferson County Community Development
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JEFFERSON COUNTY COMMUNITY DEVELOPMENT

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

PROGRAM YEAR 2007

COMMUNITY DEVELOPMENT BLOCK GRANT
HOME INVESTMENT PARTNERSHIPS PROGRAM
AMERICAN DREAM DOWNPAYMENT INITIATIVE

CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT
Program Year 2007

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JEFFERSON COUNTY COMMUNITY DEVELOPMENT

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT End of Reporting Year: 2007 – 2008

I. INTRODUCTION

The Consolidated Annual Performance and Evaluation Report (CAPER) provides Jefferson County the opportunity to share community and economic development accomplishments with residents. Jefferson County, in partnership with the participating cities of Wheat Ridge, Golden, Edgewater, and the town of Mountain View, receives annual Federal funding from the Department of Housing and Urban Development (HUD). The County receives three grants to address community and economic development priorities: the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the American Dream Downpayment Initiative Program (ADDI). In 2007, Jefferson County received \$1,131,894 in CDBG, \$534,808 in HOME, and \$12,831 in ADDI funding.

In accordance with funding requirements, Jefferson County prepared a Five-Year Consolidated Plan for years 2005 to 2010. The Plan defines outcomes and strategies to successfully provide economic assistance to low to moderate-income, homeless and special needs residents within Jefferson County. The 2005-2010 Consolidated Plan identifies three high priorities, the outcomes of which primarily involve increasing and preserving affordable housing, and non-housing needs such as improvements to infrastructure, public facilities and services.

The Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME) and American Dream Downpayment Initiative (ADDI) programs are used to make awards to local jurisdictions and not for profit agencies to improve the housing, economic, and social conditions in their communities. Three over-arching goals were identified in the 2005-2010 Plan:

- 1) Providing decent affordable housing;
- 2) Establishing and maintaining suitable living environments; and
- 3) Expanding economic opportunities.

Each year the County prepares an Action Plan that defines the specific activities to be undertaken during the upcoming program year to meet the determined five-year objectives. At the end of the program year, the County evaluates progress made in meeting its housing and community development activities and

presents this information to the citizens of the County in the form of the Consolidated Annual Performance Evaluation Report (CAPER). This report provides a summary of funds made available to carry out activities and describes how funds were spent during the third program year of the 2005-2010 Consolidated Plan, beginning June 1, 2007 and ending May 31, 2008. Accomplishment data for this report were recorded in the Integrated Disbursement and Information System (IDIS), a computer-based financial system provided by HUD. IDIS reports, which generate summary accomplishments and performance information, are maintained in the County's CAPER file.

II. GENERAL PROGRAM NARRATIVE

ASSESSMENT OF GOALS AND OBJECTIVES

A. Program Year 2007 Allocations

Jefferson County began receiving CDBG and HOME funds in 1994 and since that time the primary objective of the County has been to develop and enhance viable urban communities by providing decent housing, a suitable living environment and expanded economic opportunities for persons of low or moderate income. This is accomplished largely by working with existing non-profit and governmental agencies. By partnering with these local organizations, Jefferson County has been able to leverage grant funds with other funding sources and as a result, increase overall accomplishments. The County continues to hold this objective as the highest priority.

Jefferson County ensures that projects provide direct outcomes in compliance with the new Federal Performance Measures that were developed in 2004 and launched in 2005. For the 2005 – 2010 Consolidated Plan the County modified its priorities to include three major areas (1) Housing; (2) Special Needs and; (3) Community Development. The specific outcomes associated with these priorities were identified through a needs selection process at the beginning of the development of the 5-Year Consolidated Plan. These three priorities apply to the HUD-funded programs and all other resources used to leverage these funds.

This reporting period is the third year of the overall 5-Year Consolidated Plan for 2005 – 2010. In the 2007 Program Year, Jefferson County was allocated the following funds:

CDBG	\$1,131,894
HOME	\$ 534,808
ADDI	\$ 12,831
TOTAL	\$1,679,533

(TABLE 1)

This combined with additional Federal funds through the Community Services Block Grant (CSBG) program and funds received from the Office on Violence Against Women (OVW) provided a total of \$2,126,051 of new Federal dollars to be directed toward meeting the goals and objectives of the Jefferson County Community Development Consolidated Plan, including public services, homebuyer programs, housing rehabilitation, multi-family acquisition and public facilities and infrastructure. This is a total reduction of \$71,913 from the previous Program Year.

The total CDBG funds directed to projects and programs during the 2007 Program Year as described in the 2007 Action Plan were in the amount of \$697,484. This amount was less than the annual Federal dollars provided for CDBG activities due to prior years' over-allocation and contract negotiation (See Attachment A). Specifically, the funds directed included programming \$466,389 to improve public facilities, \$128,393 to sustain affordable rental housing and \$102,702 to provide support services for the special needs population. The breakdown of the following planned activities is as follows:

ACTIVITY	AMOUNT	PERCENTAGE
Public Facilities, Infrastructure & Economic Development	\$466,389	67%
Housing	\$128,393	18%
Special Needs Population	\$102,702	15%

(TABLE 2)

The focus of the CDBG projects specifically align with the priorities identified in the 5-Year Consolidated Plan. The Jefferson County Board of Commissioners have recognized community development as an important goal in order to provide stability to certain areas, in particular those in which the majority of residents have low to moderate incomes. Although Community Development was a large focus of the CDBG dollars during the 2007 Program Year, providing affordable rental housing and serving the special needs populations were also deemed as high priorities and as noted above, funding was directed to reflect these goals.

HOME Projects were funded in the amount of \$473,907 during the 2007 Program Year. The proposed allocation amounts and projects consisted of \$60,000 to develop new housing for homeownership, \$174,336 to provide emergency rehab for homeowners, \$200,000 to assist potential new homeowners with down-payment and other acquisition costs, \$26,740 to provide planning and administrative services to increase homeownership and \$12,831 in ADDI dollars to assist first-time homebuyers with their down-payment and closing costs. The breakdown of the following planned activities is as follows:

ACTIVITY	AMOUNT	PERCENTAGE
Owner Occupied Housing	\$447,167	94%
Planning/Administration	\$26,740	6%

(TABLE 3)

As seen in the planned use of HOME funds, Jefferson County believes the attainment and enhancement of owner-occupied housing for low to moderate-income individuals and families to be of high precedence. This goal is in direct alignment with the priorities identified in the 5-Year Consolidated Plan. By assisting existing homeowners in making much-needed repairs, supporting qualified buyers in the purchase of their first homes and providing affordable housing stock for purchase, Jefferson County continues to maintain the objective to provide safe and affordable housing and homeownership opportunities for individuals and families with low to moderate incomes.

B. CDBG Allocation Breakdown

PRIORITY: COMMUNITY DEVELOPMENT

Jefferson County Objectives

Jefferson County has determined three specific objectives to meet the most critical needs in community development. They are to create job opportunities, provide public facilities to support low to moderate-income populations and to improve distressed neighborhoods.

HUD Objective

EO-1 Availability/Accessibility of Economic Opportunity

Improve public facilities access and availability for low to moderate-income populations in the Urban County; improve economic opportunities for low to moderate-income populations and revitalize distressed areas in the Urban County.

Public Facilities Improvement: The County has set aside dollars for the participating cities of Wheat Ridge and Edgewater and the town of Mountain View to improve access and availability to public facilities for the low to moderate-income populations. This will include the improvement of economic opportunities and the revitalization of distressed areas.

PRIORITY: HOUSING

Jefferson County Objectives

Jefferson County has determined six specific objectives to meet the most critical needs in housing. They are to provide rental housing for the low and very low-income populations where rental housing rates are low, supply affordable

housing options for low-income seniors, ensure that affordable housing is available in areas that are accessible to low and moderate-income populations, create home-ownership opportunities for low-income renters ready to purchase, assist in the repair and rehabilitation of owner-occupied units for the low to moderate-income population and increase homeownership in areas where owner rates are low.

HUD Objective

DH-1 Availability/Accessibility of Decent Housing

Increase and/or sustain available affordable rental housing for low to moderate-income populations in the Urban County.

Affordable Rental Housing: The County has set aside dollars for the participating cities of Golden and Wheat Ridge, through the Wheat Ridge Housing Authority, to increase and/or sustain available affordable rental housing for low to moderate income populations.

PRIORITY: SPECIAL NEEDS POPULATION

Jefferson County Objectives

Jefferson County has determined six specific objectives to meet the most critical needs in the special needs population. They are to ensure that the special needs populations have housing options, provide services for at-risk seniors with care-giving responsibilities, educate the special needs population regarding housing and service options, enhance support services and transit options near housing for the special needs population, ensure that the special needs population is integrated into the community and to increase the number of medical clinics near senior and physically disabled populations.

HUD Objective

SL-1 Availability/Accessibility of Suitable Living Environment

Provide housing, transportation and support services for the senior and special needs populations.

Public Facilities Improvement: The County has set aside dollars to meet the housing, transportation and support services needs for the senior and special needs populations.

C. HOME Allocation Breakdown

PRIORITY: HOUSING

Jefferson County Objectives

As stated previously, Jefferson County has determined six specific objectives to meet the most critical needs in housing. They are to provide rental housing for the low and very low-income populations where rental housing rates are low, supply affordable housing options for low-income seniors, ensure that affordable housing is available in areas that are accessible to low and moderate-income populations, create homeownership opportunities for low-income renters ready to purchase, assist in the repair and rehabilitation of owner-occupied units for the low to moderate-income population and increase homeownership in areas where owner rates are low.

HUD Objectives

DH-1 Availability/Accessibility of Decent Housing

Increase the homeownership rate, especially among lower income and minority households, and revitalize and stabilize communities.

DH-1 Availability/Accessibility of Decent Housing

Provide and develop decent, affordable housing for the community it serves.

DH-2 Affordability of Decent Housing

Provide homeownership assistance through down-payment and acquisition/construction to low and moderate-income populations in the Urban County.

DH-3 Sustainability of Decent Housing

Provide emergency and rehab improvements for low to moderate-income owners in the Urban County.

Homeownership: The County will partner with the Colorado Housing Affordability Corporation (CHAC), the Wheat Ridge and Jefferson County Housing Authorities and Habitat Community Housing Development to provide 38 households with opportunities for homeownership. This will include 16 households who receive down-payment and closing cost assistance, 2 of which are households with persons who have disabilities, as well as the acquisition and construction of 16 units to be made available for purchase by low to moderate income first-time homebuyers.

Home Improvement Program: The County will partner with the Jefferson County Housing Authority to provide funding to 9 households for emergency home repairs and minor home repairs for seniors and persons with disabilities. Loans will be provided to low to moderate-income households with critical home repair needs.

D. Program Year 2007 Achievements

The following table shows the achievements for the current program year. The majority of the projects completed in Program Year 2007 received allocations during prior program years.

PRIORITY: COMMUNITY DEVELOPMENT – to create job opportunities, provide public facilities to support low to moderate-income populations and to improve distressed neighborhoods.

IDIS #	HUD Objective	County Objective	Activity	Outcome	Projected	Under-way	Currently Achieved
562	Suitable Living Environment	Provide public facilities	Pave parking lots at 5 Family Tree service locations	Sustainability	5 lots paved	0	3 lots paved, 3,541 people benefited
567	Suitable Living Environment	Provide public facilities	Finish historic building to be utilized as a museum in Edgewater	Sustainability	1 building rehab	1	Not yet complete
566	Economic Opportunity	Create job opportunities	Provide funds for economic development	Availability/Accessibility	2 buildings	0	Not yet complete
564	Economic Opportunity	Create job opportunities	Provide 10 IDA accounts to low-income residents	Availability/Accessibility	10 persons served	7	3 persons served
496, 532, 592	Economic Opportunity	Provide public facilities	Construct a new Head Start building in Wheat Ridge	Availability/Accessibility	1 building	1	Not yet complete
542	Economic Opportunity	Provide public facilities	Assist with infrastructure for Mountain Resource Center building	Availability/Accessibility	1 building	0	1 building, 1,310 people benefited
575, 576	Economic Opportunity	Improve distressed neighborhoods	Edgewater streetscape improvements	Availability/Accessibility	7,000 persons served	0	500 persons served
558, 591	Economic Opportunity	Provide public facilities	Provide opportunities for low to moderate-income	Availability/Accessibility	5,000 low to moderate-income persons	0	0

(TABLE 4)

PRIORITY: HOUSING - to provide rental housing for the low and very low-income populations where rental housing rates are low, supply affordable housing options for low-income seniors, ensure that affordable housing is available in areas that are accessible to low and moderate-income populations, create home-ownership opportunities for low-income renters ready to purchase, assist in the repair and rehabilitation of owner-occupied units for the low to moderate-income population and increase homeownership in areas where owner rates are low.

IDIS #	HUD Objective	County Objective	Activity	Outcome	Projected	Under-way	Currently Achieved
557	Decent Housing	Provide rental housing & options	CHDO Administrative funds	Availability/ Accessibility	Mgmt of 8 projects and 168 units	0	Mgmt of 8 projects and 168 units
568	Suitable Living Environment	Provide rental housing & options	Increase the supply of affordable rental housing	Availability/ Accessibility	3	0	No contract yet
589	Decent Housing	Provide rental housing & options	Increase the supply of affordable rental housing	Availability/ Accessibility	1	0	No contract yet
584	Decent Housing	Create owner-occupied housing & opportunities	Partner with Habitat for Humanity to provide owner occupied housing	Availability/ Accessibility	3 owner units	0	3 owner units provided
583, 598	Decent Housing	Create owner-occupied housing & opportunities	Provide assistance for home purchase	Availability/ Accessibility & Affordability	Purchase assist for 20 & acquisition of 13 units	1	10 persons assisted
581	Decent Housing	Provide rental housing & options	CHDO Administrative funds	Availability/ Accessibility	Mgmt of 3 projects, 5 units	8 projects 168 units	0
585	Decent Housing	Assist owners with repair	Provide emergency repairs and rehab	Sustainability	9 households	1	0

PRIORITY: HOUSING (Continued)

IDIS #	HUD Objective	County Objective	Activity	Outcome	Projected	Under-way	Currently Achieved
582	Decent Housing	Create owner-occupied housing & opportunities	ADDI funds to assist first-time homebuyers with purchase	Availability/Accessibility	2 households	2 households	2 households
573, 593	Decent Housing	Assist owners with repair	Rehabilitate 5 homes in the City of Golden	Sustainability	Rehab 5 owner-occupied units	1	14 owners served
574	Decent Housing	Create owner-occupied housing & opportunities	Acquire and rehab 1 owner-occupied unit	Affordability	1	0	1
554, 555	Decent Housing	Create owner-occupied housing & opportunities	Infrastructure costs of owner-occupied units	Availability/Accessibility	8 units	8 units	0
578	Suitable Living Environment	Provide rental housing & options	Rehab of 14 rental units	Sustainability	14	0	14
547, 599	Decent Housing	Create owner-occupied housing & opportunities	Acquisition for home purchase opportunities	Availability/Accessibility	8 units	0	3 units
601	Suitable Living Environment	Provide rental housing & options	Rehab of 32 rental units	Sustainability	32 units	0	32 units
600	Suitable Living Environment	Provide rental housing & options	CHDO Set-Aside for fence installation	Sustainability	25 rental units served	25	0
594	Decent Housing	Provide rental housing & options	Workforce housing project in Golden	Availability/Accessibility	0	0	0 project cancelled

(TABLE 5)

PRIORITY: SPECIAL NEEDS - to ensure that the special needs populations have housing options, provide services for at-risk seniors with care-giving responsibilities, educate the special needs population regarding housing and service options, enhance support services and transit options near housing for the special needs population, ensure that the special needs population is integrated into the community and to increase the number of medical clinics near senior and physically disabled populations.

IDIS #	HUD Objective	County Objective	Activity	Outcome	Projected	Under-way	Currently Achieved
565	Suitable Living Environment	Enhance transit options	Provide Wheelchair accessible buses	Availability/ Accessibility	2 buses, 900 persons served	0	2 buses, 1,200 persons served
N/A	Suitable Living Environment	Enhance support services	Housing, transportation & support services	Availability/ Accessibility	6,000 persons served	0	0
594	Suitable Living Environment Housing	Ensure housing options	Assisted Living Facility	Availability/ Accessibility	13 units	0	0 project cancelled

(TABLE 6)

POTENTIAL PROGRAM CHANGES

Jefferson County Community Development has implemented a Community Needs Assessment schedule to better determine need within the County. Results of the outreach sessions will be included in the 2008 CAPER and community reports will be available online beginning in November of 2008 at <http://jeffco.us/commdev>. The County has increased reporting requirements from sub-recipients to include more detailed performance measures and outcome information quarterly. In addition, the fiscal, drawdown, teleworking, project management, contract and Davis-Bacon processes have been streamlined and new policies and procedures have been written and implemented (see Attachments B, C, D, E, F & G). The County has improved the data entry process for IDIS to conform to the desired IDIS structure and now requires three letters of partnership from all applicants, each of which must describe the extent of the partnership as related to the specific project. This final requirement ensures collaboration throughout the County for all projects and programs receiving Federal dollars.

FAIR HOUSING

A. Identified Impediments to Fair Housing

An Analysis of Impediments to Fair Housing Choice was completed in 2003. The conclusions were as follows:

Impediment 1: NIMBYism is an impediment to fair housing choice.

Impediment 2: Development costs, growth management systems and impact fees are impediments to fair housing choice as they contribute to housing cost.

Impediment 3: The loss of any existing housing units and displacement of those residing in these units is an impediment to fair housing choice.

Impediment 4: A lack of affordable housing units for low and very low-income households, larger housing units for large families, seniors and accessible units for those with disabilities is an impediment to fair housing choice.

Impediment 5: A lack of emergency shelter space and transitional housing is an impediment to fair housing choice.

Impediment 6: Housing discrimination that may exist in the community is an impediment to fair housing choice.

Impediment 7: Language barriers are an impediment to fair housing choice.

B. Actions to Overcome Impediments to Fair Housing

Impediment 1: Jefferson County Community Development continues to work with housing agencies, advocates and faith-based groups to develop and preserve affordable housing throughout the County.

Impediment 2: Jefferson County Community Development enjoys established relationships with affordable housing developers, lenders, and city officials, as well as the County Division of Planning and Zoning. Community Development recently partnered with Planning and Zoning to ensure the County-wide Comprehensive Plan reflected the Five-Year Consolidated Plan and Community Development efforts to support sustainable building practices.

Impediment 3: Jefferson County Community Development continues to work with all housing agencies and developers who proceed with property acquisition, ensuring URA compliance and fair opportunities to those residents who might be displaced. During the 2007 Program Year, no one was displaced as a result of the use of HOME or CDBG funds for acquisition or acquisition and rehab.

Impediment 4: Jefferson County Community Development works with developers, management agencies, and housing agencies, as well as developers, counseling agencies, and the County Division of Planning and Zoning, to promote and ensure a fair availability of needed units to those populations who might be underserved. Community Development recently added an additional staff member (Community Development Analyst) to conduct needs assessments, which will be used to develop appropriate and effective response plans that meet the immediate needs of the communities served.

Impediment 5: Jefferson County Community Development is working with the only family shelter in Jefferson County, the Jeffco Action Center (JAC), to assess current and rising needs, as well as the possibility of expanding services and shelter space. While this strategic planning process may not produce immediate

results, it will provide opportunities for area non-profits and service providers to partner and network, thereby ultimately providing better and more comprehensive services to the homeless population. The addition of a Community Development Analyst will assist the JAC in determining overall County needs and will identify gaps in services, resulting in a strategically-defined grant process.

Impediment 6: The Community Development Division continues to work with agencies and groups to provide and attend forums, educational meetings, and informational seminars supporting compliance with discrimination laws. The Division also provides referrals to the Jeffco Action Center's Tenant-Landlord Hotline, which provides free professional legal advice for renters who may experience problems with their landlords.

Impediment 7: The Jefferson County Human Services Department has multiple translation and interpretation agreements with metro area agencies to perform services on behalf of all staff and customers of the organization. Jefferson County Community Development utilized these translation and interpretation services for printed media and a number of community events during PY 2007 into PY2008.

Additionally, several activities are being carried out to ensure that affordable, fair housing is available to all regardless of age, race, color, religion, sex, national origin, disability, or familial status. Activities supporting this cause include:

- The Colorado Housing Assistance Corp (CHAC) provides homeownership classes and counseling to prospective first-time homebuyers throughout Jefferson County to enable maximum exposure and attendance.
- Colorado Homeless Families provides transitional housing and supportive services to homeless residents.
- Jefferson County Housing Authority provides housing services to residents of unincorporated Jefferson County, Wheat Ridge, Golden, Mountain View, and Edgewater. The Housing Authority follows a strict Fair Housing policy for each participant of the program.
- The Jefferson County Planning and Zoning Division continues to reduce processing time and maintains public notification requirements and high quality review for cases. Community Development has developed a pre-contract process whereby the Division holds a meeting with all other affected County divisions prior to contract execution. This process has already proven to be extremely effective in streamlining services and ensuring that projects are executed with limited barriers.
- Each agency entering into an agreement with Jefferson County for CDBG or HOME funds must comply with certifications and contract provisions of Fair Housing requirements. Agencies creating and supplying housing are

monitored very carefully by the County to ensure that no discrimination based on race, color, religion, sex, national origin, disability, or familial status exists or occurs.

ADDRESSING OBSTACLES

Providing home ownership opportunities to residents earning between 60% and 80% of area median income in Jefferson County is an underserved area of need. An ever-widening gap continues to exist between the number of residents in this group and the number of units available at an affordable price. Community Development works with not only community partners but also County divisions and departments to provide incentives to produce units that are affordable. Community Development has implemented an internal five-year strategic plan that addresses the disparity between need and availability of affordable housing, including those households earning between 60% and 80%.

A broad range of affordable housing options for low-income seniors is also an underserved need. Trends show that the senior population will continue to grow in the County through 2020. The Division is addressing the needs of the growing senior population by working with agencies to provide counseling to seniors about reverse annuity programs. The County also provides support to agencies working to rehabilitate owner occupied units for ADA compliance and provide adaptable equipment in seniors' existing homes. Additionally, the Division is working with the Jefferson County Human Services Department on a senior initiative to identify the gaps, services, and needs within the senior population and to ultimately develop a twenty-year strategy to successfully address those needs.

LEVERAGING RESOURCES

A. Obtaining Additional Resources

Jefferson County Community Development made a strategic move in 2007, moving from under the guise of the Human Services Department to the Development and Transportation Department. This move has enabled the Division to create a more definitive existence in both the service-provider and corporate industries. The exposure also facilitated Division representation on the Jefferson Economic Council (JEC) Board, the Jefferson County Workforce Investment Board (JWIB), the Jefferson County Business Resource Center Board (JCBRC), and the Jefferson County Community Restorative Justice Board (JCCRJB), all of which have increased collaborative opportunities within the County. In addition, the Division has written and is administering competitive Federal grants with community partners, which has expanded much-needed services for County residents.

B. Leveraging Additional Resources

Through collaboratives with various partners, Jefferson County has been able to accomplish many activities that would not have been possible without external funding. An example of these efforts is shown in the cities' use of CDBG funds combined with local resources to achieve public infrastructure goals. Additionally, non-profit agencies have multiple funding sources that are combined with CDBG funds to expand capacity and increase the number of clients served. The same efforts can clearly be seen within the HOME Program, as participants continue to experience success through the leveraging of private and Federal resources. Downpayment and closing cost assistance programs are still two of the most successful results of these efforts, as well as the programs operated by Habitat for Humanity Metro Denver and Blue Spruce Habitat for Humanity, which use donations of cash, materials, and labor to build homes on lots that are either donated or acquired with HOME funds; if the lots are donated, HOME funds are used for tap fees and other infrastructure. The Jefferson County Housing Authority continues to expand affordable housing using HOME funds.

C. Match Requirements

Matching requirements were exceeded for 2007 Program Year. It is the practice of Jefferson County to ask non-profit agencies to assume the match responsibility. Match is achieved through various types of contributions to HOME projects. In this program year, County HOME projects received cash contributions, the grant equivalent of a below-market interest rate loan, volunteer labor, and professional services. By the program year-end, Jefferson County had contributed match in the amount of \$129,968.58 and carried forward match in the amount of \$1,017,361.28 from prior years; the total PY2007 match liability was \$60,496.50.

MANAGING THE PROCESS

Ensuring compliance with Federal regulations is the responsibility of the Community Development staff. All sub-recipients of Federal funding are regularly monitored for regulatory and statutory compliance. Informal monitors in the form of phone calls, site visits, and project status reports occur on an on-going basis. Formal monitors follow a comprehensive guidebook and policy that include site visits to review financial management, labor standards, procurement and contracting procedures and compliance, documentation of national objective, and review of client data records. Formal monitors are followed with a letter summarizing the review, or if necessary, a second site visit.

The Community Development staff also conducts informal and formal technical assistance sessions for all new and returning sub-grantees. In 2007, the Community Development staff furthered industry-training efforts through professional affiliations and attending community awareness conferences; staff also attended Federal training programs and continued the positive, resourceful relationship with regional HUD representatives.

Jefferson County Community Development continues to work with the National Association of Housing and Redevelopment Officials (NAHRO), a national advocate for affordable housing and development, which also has regional and state-level chapters. The Immediate Past President of the Colorado Chapter leads the Jefferson County Community Development Division, which broadens the ability to resolve local issues with expanded-vision results. She is also a National Committee member of the Community Revitalization and Development Committee. This committee was instrumental in developing performance measurements for the CDBG program in 2004 and continues to work towards greater efficiencies within the community development industry. During PY2007, the Committee concentrated efforts on several Federal housing and foreclosure mitigation efforts at the national level, providing support, interpretation, and implementation feedback.

CITIZEN PARTICIPATION

A. Summary of Citizen Comments

A notice of availability and Summary of the Consolidated Annual Performance and Evaluation Report (CAPER) was published on August 7, 2008 in the High Timber Times. Public examination and comment period began on Thursday, August 7, 2008 and ended on Friday, August 22, 2008. No comments or review requests were received. Copies of the Consolidated Annual Performance and Evaluation Report were available for review at the Community Development Division office, located at 100 Jefferson County Pkwy, Ste. 3520, Golden, CO 80419. Information on housing and community development grants and activities is always available on the Division's website at <http://jeffco.us/commdev>.

The Community Development Division has a Community Development Advisory Board comprised of public representatives who review all grant applications and provide input regarding processes and reports. Additionally, staff attends public meetings and hosts town hall sessions throughout the year to assess needs and the successful delivery of services provided through CDBG and HOME funds. The new addition of a Community Development Analyst has furthered the efforts of the Division to identify needs and gaps in services for the underserved populations through the consistent implementation of community assessments.

B. Available Federal Funds

The performance report provided to citizens includes the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, and the total amount expended during the reporting period for each program.

2007 CDBG

Total Funds Available	Program Income	Allocated Amount	Committed to Activities
\$1,131,894.00	\$0.00	\$226,379.00	\$905,515.00

2007 HOME

Total Funds Available	Program Income	Allocated Amount	Committed to Activities
\$547,639.00	\$0.00	\$223,551.95	\$356,008.05

(TABLE 7)

In addition, citizens were provided with the geographic distribution and location of expenditures:

Year	Grant	Agency	Project Description	Location
2007	CDBG	City of Golden	Affordable Rental	Golden
2007	CDBG	City of Wheat Ridge	Economic Opportunity	Wheat Ridge
2007	CDBG	City of Mountain View	Economic Opportunity	Mountain View
2007	CDBG	City of Edgewater	Economic Opportunity	Edgewater
2007	CDBG	Seniors' Resource Center	Accessible Buses	County-wide
2007	HOME	CHAC – ADDI Dollars	Home purchase help	County-wide
2007	HOME	Habitat – CHDO Dollars	Home Construction	Arvada
2007	HOME	Jefferson County H.A.	Homeowner Rehab	County-wide
2007	HOME	CHAC	Home purchase help	County-wide
2007	HOME	Wheat Ridge H.A.	Acquisition	Wheat Ridge

(TABLE 8)

INSTITUTIONAL STRUCTURE

Ensuring the preservation of communities requires a multi-faceted approach. Jefferson County Community Development engages participating cities, contiguous jurisdictions, and metro-wide providers to ensure a seamless provision of services with the highest and best use of available funds. While participating and contiguous jurisdictions have the ability to address their unique needs as appropriate, they also provide area expertise and funding allocations to serve the over-arching needs within the County, which include educational programs, affordable rental and homeownership opportunities, senior services,

and crisis intervention. Jefferson County has championed and initiated a jurisdictional collaboration that includes representation from all contiguous jurisdictions, as well as Adams County and our participating cities. This allows for improved planning, knowledge sharing, and partnership opportunities to satisfy all goals and objectives. The collaborative meets quarterly to discuss regional approaches to address chronic issues and, at the close of PY2007 began discussions to develop a regional strategy for implementation of Federal Bill 3221, which provides local jurisdictions with funding to purchase foreclosed units and return them to the affordable housing stock for ownership by income-eligible residents.

In addition to the jurisdictional collaborative, Jefferson County instigated and actively participates in a metro-wide collaborative to address homelessness. The "Heading Home" initiative first began in 2006 and has since created and presented an educational component to inform the public about homelessness in Jefferson County. The group is currently developing strategy to identify a planning commission to identify and address specific goals and objectives over the course of the next several years, complimentary to Denver's "Road Home Plan to End Homelessness." The 2007 Annual Point in Time Survey (PIT) revealed that Jefferson County is the fourth reported place of last residency for homeless individuals, ahead of both neighboring Arapahoe and Douglas Counties and just below Adams and Boulder Counties. In 2007, 27.2% of the Jefferson County homeless population represented themselves as "newly homeless." It is imperative that the aggressive actions of the Heading Home collaborative, through the delivery of educational components and the continued development of a Plan to End Homelessness, continue to bring these individuals to the forefront.

In addition to addressing homelessness on a larger scale, Jefferson County Community Development is committed to addressing homelessness during the severe weather season and has engaged the only local family shelter, Jeffco Action Center (JAC), the Metro Denver Homeless Initiative, and the Jefferson County Human Services Department in partnership with Faith-based organizations, to develop and implement a "Cold-Weather Action Plan." Initial activities included emergency vouchers provided through the Human Services Department and distributed through the JAC to homeless individuals during severe weather. The demographics of Jefferson County create unique challenges to finding and sheltering the homeless during severe weather season, which historically closes roads for hours or days at a time and often results in whiteout conditions throughout the County; unsheltered individuals risk certain death if they are not located and provided adequate shelter.

The Community Development Division also partners with community agencies to ensure that economic development opportunities are not missed. As noted, the

Division has board representation on the Jefferson County Workforce Board, Jefferson Economic Council Board, and the Jefferson County Business Resource Center Board, all of whom work to provide economic opportunities and increase the economic vitality of the County. Through such collaborations, the Division has engaged local businesses and micro-business development partners.

Jefferson County Community Development launched a public outreach initiative in 2006 to reach the underserved communities within the County. Communities include the senior and immigrant populations, who often do not express a need to formal government organizations because of cultural networking systems, even though they may, in fact, experience great need. In PY2007, The Division initiated efforts to administer the Latino Task Force which was previously championed through local partner, Seniors' Resource Center, the largest provider of senior services in the County. This group is comprised of community members, service providers, and other partners, to resolve the challenges to locating those underserved populations, gaining their trust, and addressing their needs. Also during PY2007, the Division continued efforts with the Human Services Department to assess seniors' needs and develop a twenty-year strategy to meet those needs; meetings have begun and the Division has representation on the Leadership Committee.

Jefferson County Community Development recognizes that engaging in partnership opportunities will ensure institutional stability and coordination of services regardless of funding availability. To this end, the Division began identifying opportunities, which led to the senior initiative mentioned above, as well as efforts to prepare all agencies for reductions in funding from all sources and develop strategies that will ensure seamless provisions of service, even if services are cut. The goal is to encourage partners to explore what services each provides; in the event that one agency has to cut services, it can easily and quickly partner with another agency who provides the same services so clients in need experience little to no disruption. In doing this, the Division can effectively alleviate some community concerns by leveraging human and social capital when fiscal capital is not available. To support this effort, the Division implemented quarterly meetings for all sub-grantees of all grant programs. During these required meetings, agencies discuss program implementation, challenges, and trends that may indicate pending shifts in community needs. As a result of the meetings, agencies have begun to identify partnership opportunities among themselves and have initiated collaboratives that do not require additional capital.

Finally, Jefferson County Community Development continues an internal collaborative for divisions and departments within the County government system that affect or are involved in the projects administered with grant funds. This collaborative reviews projects, identifies strategies for timely

accomplishments, and defines gaps within current systems for improvements. This approach fosters a holistic approach to project management and encourages involvement with the community members and other divisions and departments. It has also resulted in more timely expenditure of funds for development projects that interact with multiple County divisions and departments. Because all points of contact and required processes are identified before contract execution, agencies have a better understanding of expectations and the Community Development Division serves as the unifying point of contact for all parties involved.

MONITORING

A. Policies

Jefferson County Community Development staff monitors all projects on a monthly basis. Separate staff members complete program and fiscal monitoring and a report for each session is completed. The Division utilizes a three-tiered monitoring system that assesses potential challenges for projects in order to determine technical assistance and guidance needs.

B. Results

Monitoring during the 2007 Program Year did not yield any project terminations, nor did it result in any compliance concerns. Meetings were scheduled with several sub-recipients to improve processes and ensure guideline compliance with Davis-Bacon regulations.

C. Self-Evaluation

Projects funded through the CDBG and HOME grants have a significant impact on the neighborhoods and communities within Jefferson County. Because the services funded provide a wide range of assistance to a very diverse population, Jefferson County Community Development has been fortunate to realize positive impact in many areas, including the number of new homeowners in the County, the number of seniors able to live independently and the number of low to moderate-income residents living in improved rental housing.

One of the primary goals of Jefferson County Community Development is to increase and preserve affordable housing through rental acquisition and rehab, homeowner-occupied rehab, and homeownership assistance. One unique partnership has served to enhance homeownership in Wheat Ridge, a community with more rental units than permanent homeowners. To address this concern, the city developed a housing authority in 2001; the sole charge of the HA is to increase homeownership through the acquisition and transition of rental units. To

date, the HA has transitioned 34 rental units into homeowner-occupied units. Proceeds from the sale of units are used to purchase additional rental properties for conversion. This unique partnership includes the Wheat Ridge Housing Authority (WRHA), the Jeffco Housing Corp, and Community Development. During the 2007 Program Year, WRHA was awarded \$75,000 and has since utilized \$37,500 to acquire one unit to rehabilitate and prepare for resale. Jefferson County Community Development also partners with the Colorado Housing Assistance Corporation (CHAC) to provide down payment assistance to eligible homebuyers. During the 2007 Program Year, CHAC was awarded \$12,831 in ADDI funds and \$112,169 in HOME funds. This provided opportunities for eleven families to purchase of homes during this program year.

In addition to the above specific activities related to affordable housing, the County anticipated increasing affordable housing by 46 units and households but realized 68. This could not have been accomplished without the dedication and expertise of community partners. In fact, all projects scheduled during the 2007 Program Year were realized. Jefferson County Community Development provided decent housing and suitable living environments during the 2007 – 2008 Program Year through effective partnerships with local agencies, including those mentioned above. Activities included the rehabilitation of 57 existing rental units to maintain the current affordable housing stock and purchase assistance to 11 new homeowners.

Economic opportunities were provided throughout the County through transportation for 1,200 seniors and Individual Development Account (IDA) plans for three of ten families, with another seven underway. Additional opportunities can be realized through the property improvements at five Family Tree Service locations and economic development street improvements in the small participating City of Edgewater, benefiting a total of over 5,000 people.

Only one project was cancelled during the course of PY 2007, which was funded during 2006. The Seniors' Resource Center was awarded \$100,000 in HOME funds for pre-development expenses associated with the acquisition of land and construction of 13 residential rental units for seniors. After the initial predevelopment work was completed, the organization realized that respite care is a greater need among the population than rental units; as a result, the scope of the project changed and therefore it became ineligible. Seniors' Resource Center may be revisiting the project and applying for CDBG funds in the future. Also during Program Year 2006, Family Tree was awarded \$81,000 to pave five sites that serve those transitioning from homelessness and victims of domestic violence. Only three parking lots have been paved with the allocation amount due to the rising cost of asphalt over the course of the past year.

The activities and strategies engaged by Community Development and partnering agencies impacted the identified needs through the preservation of affordable rental units and services to the elderly that enabled them to remain independent. All major goals identified in the 2005-2010 Consolidated Action Plan are on target and expected to satisfy all expectations within the specified time frame. No adjustments or improvements to strategies are planned at the close-out of Program Year 2007. Several initiatives and collaboratives were launched during the course of this program year and will be ongoing throughout the remainder of the Consolidated Plan timeframe.

LEAD-BASED PAINT

All applicants to the Jefferson County Housing Authority's Housing Rehabilitation Program receive a notification and brochure entitled "Lead-Based Paint – A Threat to Your Children", either upon or prior to the initial property inspection. Strong regulations require more stringent assessment and removal practices. As always, if risk factors such as young children in the home, a home constructed pre-1978, or known lead hazards appear, remedial work is performed. Regulations also require that certified risk assessors, removal/abatement workers and inspectors conduct all phases of work. Jefferson County Housing Authority has certified their Rehab Specialist, and many of the contractors with whom they work have been or are being certified in all phases of rehabilitation work. Through combined efforts of the Housing Authority, area cities, Jefferson County, and the State, as well as training offered and sponsored through HUD, more contractors can become certified and working with lead-based paint is becoming a safer practice. In addition to the certification and educational components, all contract documents contain language addressing compliance with the Lead-Based Paint Poisoning Prevention Act (42 USC 4821, et seq.) and the Residential Lead-Based Paint Hazard Reduction Act of 1992.

III. HOUSING

HOUSING NEEDS

Affordable housing, both for homebuyers and renters, continues to be a concern in Jefferson County. The salary-to-housing cost disparity persists in driving up the need for affordable units in the County. Through programs including down payment and closing cost assistance, rental-ownership conversions and access to low-interest rate mortgages, the County continues to reach eligible and in-need residents.

Part of providing affordable rental housing is maintaining the current available stock. Over the last year, Jefferson County has partnered with various agencies to rehabilitate 46 existing rental units utilizing available HOME funds. The result

has been safe and decent below-market rental housing for low-income residents of Jefferson County. A large partner in acquiring and rehabilitating affordable rental housing is the Jefferson Housing Corporation (JHC). By using HOME funds and tax-exempt financing, JHC and other partners such as Rocky Mountain Housing Development Corporation (RMHDC) and the Jefferson County Housing Authority (JCHA) are able to purchase units and preserve the affordable rental housing stock. Although no properties were acquired this program year, Jefferson County continued to provide affordable rental housing through the rehabilitation of existing units.

Jefferson County will maintain programs that foster affordable housing through first-time homebuyer programs with funds from the American Dream Downpayment Initiative. Funds for this initiative have been awarded to the Colorado Housing Assistance Corporation (CHAC) to continue their successful first-time homebuyer loan program. CHAC has assisted homebuyers in the form of short-term, low interest loans using HOME and ADDI funds. Once repaid, proceeds are revolved or loaned to other qualified families. By revolving the funds, the program is able to assist a greater number of homebuyers each year.

In addition to new homeownership, there is a need to maintain older, owner-occupied housing stock in the County. The CDBG program has provided financial assistance to eligible homeowners by making low-interest loans for repairs and improvements, which not only extends the life of the home for current residents, but also preserves the older housing stock for future homebuyers. This program continues to be extremely successful.

Affordable housing goals completed in Program Year 2007 can be seen in the charts below:

UNITS

Acquisition of Existing Units	0	0%
Production of New Units	0	0%
Rehabilitation of Existing Units	57	84%
Rental Assistance	0	0%
Homebuyer Assistance	11	16%
TOTAL UNITS COMPLETED	68	100%

BENEFICIARIES

Homeless households	0	0%
Non-homeless households	51	75%
Special needs households	17	25%
TOTAL BENEFICIARIES	68	100%

(TABLE 9)

As noted in the narrative and charts, the rehabilitation of existing rental stock and the provision of homebuyer assistance were of significant focus during this program year. Beneficiaries included the very low, low and moderate-income populations as well those with special needs.

HOUSING OBJECTIVES

A. Progress

During Program Year 2007, Jefferson County Community Development established a goal of providing housing-related services to 46 individuals and families. This goal was exceeded and projects successfully addressed the needs of 68 individuals/households. Needs and goals were met utilizing both CDBG and HOME funds, and often a combination of the two as noted in the chart below:

FUNDING TYPES

Acquisition of Existing Units	4	CDBG/HOME
Production of New Units	3	HOME
Rehabilitation of Existing Units	58	CDBG/HOME
Rental Assistance	0	N/A
Homebuyer Assistance	11	HOME

(TABLE 10)

B. Overcoming Housing Challenges

Jefferson County Community Development continues to work with metro-wide agencies to address the worst-case housing needs within the County. The greatest challenge is finding the underserved populations who have needs that go undocumented, such as the growing population of newly homeless individuals throughout the County. Through the homeless initiative networking group, the County is able to work with the school districts, who receive McKinney-Vento funding, to address the needs of homeless students throughout the County. This has been a valuable partnership and continues to provide opportunities for reaching this underserved population.

In addition to the homeless population, there has been a notable increase in units exposed to methamphetamine labs. The Division has participated in a number of initiatives to address methamphetamine exposure in children and the effects on affordable housing throughout the County. During the 2007 Program Year, the Division continued to foster a partnership with the Jefferson County Sheriff’s Department and the National Center for Drug Endangered Children (DEC), to identify educational opportunities for affected communities. The Division was allocated a \$10,000 grant to develop and provide services in the Edgewater area; the Division partnered with DEC and local media stations to

develop a public service announcement (PSA) that will air in PY2008. Additionally, the State of Colorado enacted legislation requiring all MLS listings to identify meth lab units, although this new legislation and not likely to impact the industry for another year. The Division also continued to seek out opportunities to work with agencies capable of purchasing, clearing, and providing affordable homeownership-opportunities in a safe manner. Community Development continues to work with the Division of Children, Youth, and Families and provided a Foster Parent educational training module through a COPs grant. The Division collaborates with agencies throughout the State to continue dialogue and present partnership opportunities as funding allows. This community issue is not likely to dissipate throughout the next few years and throughout PY2007, units used as labs continued to surfaced sporadically throughout several housing authorities and in the affordable housing market.

PUBLIC HOUSING STRATEGY

The Housing Authority carries out its asset management functions with respect to its public housing inventory through annual inspections of each individual unit, tenant meetings, resident surveys, and other methods through which it manages its properties. It works closely with resident councils on management and maintenance issues, conducting annual inspections of all units and soliciting resident input on implementing the Comprehensive Improvement Assistance Program (CIAP). Additionally, JCHA tenants are provided an annual forum through meetings at different sites to solicit comments on JCHA's proposed capital improvement programs for the upcoming year. Through these meetings, tenants are given an opportunity to comment on the need for programs at their sites or to provide alternatives for JCHA to consider. For those tenants unable to attend, JCHA provides an annual survey to receive comments on its services, maintenance needs, and property improvements. Finally, JCHA continues to utilize the Access, Coordination, and Empowerment (ACE) Coordinator, who works to create the most cost-effective way of obtaining services for elderly residents living in the apartment units.

BARRIERS TO AFFORDABLE HOUSING

Throughout the 2007 Program Year, Jefferson County Community Development worked with all area housing developers, management agencies, and service providers to address existing barriers to affordable housing. The Division works with the local housing authorities, community housing development organizations, and non-profit housing developers to identify potential acquisition opportunities that will eliminate barriers to affordable housing on a number of levels. When experienced developers and management agencies operate affordable housing programs, barriers are effectively removed and residents in

need are able to find safe, affordable housing for their families; this remains a top priority for Jefferson County.

HOME & AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)

A. Goals & Objectives

Of the \$547,639 in HOME allocation during the 2007 Program Year, \$240,000 (including CHDO Reserve) was awarded to Blue Spruce Habitat for Humanity for the construction of eight homeownership units, which includes land preparation work. This project is underway and the road work will be completed at the end of 2008. The entire project is scheduled for completion in Program Year 2011. In addition, the entire ADDI allocation, \$12,831 was awarded to Colorado Housing Assistance Corp. (CHAC) for downpayment assistance for eligible homebuyers; this project successfully assisted two families in acquiring their own homes.

B. HOME Match Report

HOME regulations require that local jurisdictions contribute local matching funds equal to 25% of the annual HOME award. It is the practice of Jefferson County to ask non-profit agencies to assume the match responsibility. Match is achieved through various types of contributions to HOME projects. During the 2007 Program Year, County HOME projects received cash contributions, the grant equivalent of a below-market interest rate loan, volunteer labor, and professional services. By the program year-end, Jefferson County had contributed match in the amount of \$129,968.58, carried forward match in the amount of \$1,017,361.28 from prior years; the 2007 match liability was \$60,496.50.

C. HOME MBE & WBE Report

There were no Minority Business Enterprises (MBEs) or Women's Business Enterprises (WBEs) under contract during the 2007 Program Year.

D. Assessments

Apartment buildings acquired by Jeffco Housing Corporation are inspected prior to purchase to make sure property standards are met under local code and are safe, decent, and sanitary. Units are inspected every one to two years, as required by HOME regulations.

The County requires all subrecipients receiving HOME funds, as well as all owners of HOME-assisted projects of five units or more, to commit to affirmative marketing as part of the formal agreement between the County and the subrecipient, and the subrecipient and the owner. The County and subrecipients

must keep the general public informed about fair housing laws and about the County's affirmative marketing policy. Local groups specializing in providing affordable housing will be advised of the policy and how to implement it. Tenants and potential tenants will be informed of fair housing laws, and special outreach efforts will be made to minority groups which would otherwise not apply for housing assistance through the HOME program.

The County encourages subrecipients to use minority and women-owned businesses to carry out HOME-assisted activities. Subrecipients are required, as part of their contracts with the County, to establish a minority outreach program. This is being accomplished by including women and minority-owned businesses on bid solicitation lists and including in bid solicitation advertisements that woman and minority-owned businesses are encouraged to bid. Conferences with sub-recipients are conducted to review the requirement of minority outreach as stated in the contracts for the use of HOME funds. If construction is involved, minority outreach is discussed again as the subrecipient prepares for the bid process.

IV. HOMELESS

HOMELESS NEEDS

A. Action Taken

Jefferson County Community Development is an active member and host of the Jefferson County Heading Home Initiative, which has recently developed an educational program to foster the Plan to End Homelessness in Jefferson County. This is an important collaborative because it partners the County with local shelters, the Denver Metro Homeless Initiative, mental health partners, school districts, interfaith networks and Human Services. With only 69 shelter beds available in Jefferson County, many families and individuals are forced to double-up with friends and family members, live in their cars, hotels, or, unfortunately as is currently a reality for at least 60 homeless individuals on a nightly basis, sleep on the street or in parks. Jefferson County is committed to eliminating homelessness in the County and while the number is relatively low for a county of more than 500,000 residents, it's important to note that according to the 2007 Point in Time Survey, the large majority of those homeless are families.

B. Permanent Housing & Independent Living

No permanent Housing or Independent Living was provided with program funds during the 2007 Program Year.

C. New Resources

Jefferson County did not directly participate in the Super NOFA during the 2007 Program Year, although several community agencies did, including the Jeffco Action Center (JAC), Jefferson Center for Mental Health (JCMH). The Community Development Division continues to support these efforts through collaboration and referrals, as well as through additional funding to the programs administered. Jefferson County Community Development is identified as one of the program reviewers for PY2008 to ensure that SuperNOFA funds are allocated to sufficiently address Jefferson County needs.

SPECIFIC HOMELESS PREVENTION ELEMENTS

During the 2007 Program Year, Jefferson County Community Development worked with the Jefferson County Homeless Collaborative to address homelessness and the gaps in services. Additional agencies involved in this initiative include the Jeffco Action Center (JAC), Jefferson Center for Mental Health (JCMH), Jefferson County Human Services (JCHS), Metro Denver Homeless Initiative (MDHI), People Living in the Streets founder, Randle Loeb, who has been instrumental in addressing the needs of homeless throughout the last five years, as well as Metro Community Provider Network (MCPN) and the R-1 School District serving Jefferson County. This collaborative is not funded through any grants, but supports the efforts of all community partners, including those providing services through CDBG and HOME grant funding. Additional efforts were initiated through the continued partnership with JAC and JCMH to provide much-needed supportive services essential to eliminating homelessness. Finally, the Community Development Division administers the Community Services Block Grant (CSBG) to community non-profits who provide services to the most needful populations in the County and those most at risk of becoming homeless. Through the leveraging of Federal funds and local social capital, the Division has assisted in providing an increased awareness throughout the County. While this does not present itself as a fruit-bearing effort, it is important to note that Jefferson County is a mountain community with little visible evidence that homelessness is a fact for many of our residents. As such, education and exposure are vital to moving towards a defined plan to end homelessness and increased efforts to prevent it.

V. COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

A. Objectives & Income Goals

The focus of the HOME and CDBG projects specifically aligned with the priorities identified in the 5-Year Consolidated Plan, as shown in Tables 4, 5 and 6, and the County continued to meet the needs, goals and objectives identified in the plan during the 2007 Program Year.

During the 2007 Program Year, 48 households earning less than 30% of Median Family Income were provided with housing assistance services through the use of HOME and CDBG funds. Eleven households earning between 30% and 50% of the Median Family Income were assisted with HOME and CDBG funds and nine households earning between 50% and 80% of the Median Family Income were assisted HOME and CDBG funds. A total of 46 rental units were rehabilitated during the 2007 Program Year. This is particularly important because affordable rental housing is scarce throughout Jefferson County and all opportunities to preserve the current stock were seized through local partnerships with the Jefferson County Housing Corp (JHC) and other partners. The Division engages regularly with these partners, as well as the contiguous jurisdictions, to explore affordable housing options and although funding is not always available, discussions are inclusive of all opportunities. It is not uncommon to discuss an acquisition for up to three years prior to the realization of the actual purchase and the Division is committed to facilitating these discussions and partnership opportunities. In summary, all CDBG funds were allocated to projects that serve the very low to moderate-income populations.

B. Changes in Program Objectives

The County did not have any changes in objectives during this reporting period.

C. Efforts in Carrying Out Planned Actions

All projects approved for the Action Plan for the 2007 Program Year were contingent upon agencies confirming and receiving additional funds. Jefferson County CDBG and HOME funds typically represent less than 20% of all funding for each project, ensuring that all subrecipients acquire additional funding from a multitude of resources, including State, Federal, private foundations, and private donations. All projects undertaken during the 2007 Program Year successfully received committed funds.

During the 2007 Program Year, 13 Certificates of Consistency and Certificates of Local Compliance were issued to non-profit agencies serving Jefferson County. The Division continues to serve in this capacity and has experienced many positive program outcomes as a result of this collaborative approach to service provision in the County.

To further encourage other agencies to pursue housing and community development projects, the County provided Certifications of Consistency in a fair

and impartial manner and did not hinder implementation by action or willful inaction.

D. Funds Not Used in National Objectives

All CDBG funds for this reporting period were used exclusively for the three national objectives.

E. Anti-Displacement & Relocation

One CDBG activity that involves rehabilitation is the Jefferson County Housing Authority Single Family Housing Rehab Program. This project provides housing rehabilitation for low to moderate-income households. Homeowners apply for this program and a loan is offered based on the income and needs of the homeowner. The program does not involve relocation or displacement.

No acquisition projects were undertaken during the 2007 Program Year. During past acquisitions, all agencies followed URA requirements, including notification to all potentially-affected residents disclosing the requirements and possible compensation. Because the goal of Jefferson County Community Development is to adequately address the affordable housing needs of the very low to moderate-income populations in the County, displacement and relocation are not conducive to the successful preservation of affordable housing. Fortunately, partners in the community share this vision and strive to keep all affected residents in their units with minimal disruption during acquisition and rehab.

The Jeffco Housing Corporation has proven effective in maintaining affordable rental housing in Jefferson County without displacing residents. If an occupied property is purchased using CDBG or HOME funds, all tenants and homeowners receive proper notification according to the Uniform Relocation Act, including notices regarding eminent domain and the fair market value of the property.

F. Low/Moderate Job Activities

No activities during the 2007 Program Year facilitated the availability of jobs to low/mod persons. However, the Division partners with and makes referrals to the Jefferson County Workforce Center, Jefferson Economic Council, and Jefferson County Small Business Development Center to ensure that access is made available. No activities directly related to permanent job creation through the use of CDBG funds during the 2007 Program Year and no jobs were created or claimed by low to moderate-income persons.

G. Low/Moderate Limited Clientele Activities

All activities funded during the 2007 Program Year served clientele within one of the categories of presumed limited clientele.

H. Program Income

The Single Family Housing Rehabilitation Program is a revolving loan fund that generates program income in two ways: (1) Monthly loan payments from borrowers who received low-interest loans; and (2) Lump sum loan payoffs from borrowers who received deferred loans that are due upon sale or transfer of the property.

Program Income generated from this program during the 2007 Program Year was \$0. There were no float-funded activities during this program year, homebuyer assistance repayments or properties sold.

I. Prior Period Adjustments

There were no prior period adjustments during the 2007 Program Year.

J. Loans & Other Receivables

There were no loans or other applicable receivables for Jefferson County during the 2007 Program Year. The Division provides funding to local agencies through a grant process that requires repayment only in the case that compliance is not maintained.

K. Lump Sum Agreements

There were no lump sum agreements during the 2007 Program Year.

L. Housing Rehabilitation

Jefferson County Community Development provided PY2007 HOME funds to the Jefferson County Housing Authority to complete homeowner rehabilitation for 10 single-family homeowner-occupied units.

Additionally, the Division provided PY2003 and PY2005 CHDO funding for the rehabilitation of 46 rental units, completed by the Jeffco Housing Corp.

HOME funds allocated to the above projects total \$250,809.90. The Jefferson County Homeowner-Occupied Rehab program is administered with 100% grant

funding; income earned from this program is returned to the County and reallocated to the same project for sustainability.

M. Neighborhood Revitalization Strategies

Jefferson County has no HUD-approved neighborhood revitalization strategies to date, however, continues to work with participating cities to explore needs and opportunities for such projects. The Division actively pursued and negotiated partnerships on behalf of the City of Edgewater and Town of Mountain View, to improve local areas of distress and enhance efforts to attract business development to the areas.

ANTIPOVERTY STRATEGY

Jefferson County continues committed efforts to providing a range of housing and community development programs that help reduce the number of persons living in poverty. The diversified mix of non-profit agencies that receive CDBG, HOME, CSBG, and DOJ funding continue to meet this objective. As described previously in this report, non-profit agencies provide programs that aid in the prevention of poverty. The County continues to fund programs that aid those living in poverty and fit within the CDBG, HOME, CSBG, and DOJ Ovw guidelines, as well as the County Goals set forth by the County Commissioners.

VI. NON-HOMELESS SPECIAL NEEDS

NON-HOMELESS SPECIAL NEEDS

Funds expended in the 2007 Program Year provided services to 232 Jefferson County non-homeless special needs residents. Seniors' Resource Center provided bus services for elderly residents to assist them with transportation to medical appointments, grocery shopping, etc.

SPECIFIC HOPWA OBJECTIVES

Jefferson County does not receive HOPWA funds.

VII. OTHER NARRATIVE

During the 2007 Program Year, CDBG and HOME funds were leveraged with private funding, tax credit dollars, and other grant sources, including CSBG, to serve almost 8,000 residents. Services included emergency meals, transportation assistance, advocacy, and shelter provision, as well as homeownership counseling and downpayment assistance, rehabilitation to existing homes and city infrastructure improvements in low and moderate-

income areas. Additionally, Community Development staff worked to increase and improve relationships with community partners, County departments, and state and Federal agencies to ensure the highest quality and availability of services and resources to County residents.

Throughout the past program year, staff continued to resolve several historical issues within the IDIS system. During the 2007 Program Year, it was discovered that Activity 577 was funded incorrectly with EN funds as opposed to using EN funds as was required. This error occurred because prior fiscal staff did not understand the intricacies of the CR sub-funding and sub-grants. Current fiscal staff ensures this issue will not become a problem again in the future. All IDIS concerns were successfully addressed and resolved within PY2007, through a collaborative effort that included Community Development, the Jefferson County Accounting Division, HUD, and IDIS Helpdesk staff.