

## Urban County:

Jefferson County and the participating jurisdictions of Edgewater, Golden, Lakeside, Mountain View, and Wheat Ridge have joined together under an Intergovernmental Agreement to qualify for federal funds to assist low to moderate income county residents. The collective area described is referred to as the Urban County.

## Jefferson County Goals:

[http://jeffco.us/bcc/bcc\\_T25\\_R28.htm](http://jeffco.us/bcc/bcc_T25_R28.htm)

Results	Description
<b>Fiscally Responsible Government</b>	Our organization is committed to providing cost effective services. We will be accountable with the funds entrusted to us and seek innovative ideas to being efficient and effective.
<b>Quality Customer Service</b>	Our employees are responsive to the needs of our customers. Employees are ethical in their behavior and communicate effectively with our customers.
<b>Safe Communities</b>	Our approach to providing safe communities is a combination of proactive public safety services and courts, combined with appropriate enforcement of codes and standards.
<b>Predictable Growth &amp; Development</b>	Our planning processes result in balanced communities that focus on primary job creation, provision of open space, attractive neighborhoods and sound economic policies regarding county assets, including the Airport. Our approach to land use planning and development produces predictable results based on this overall land use vision for the County.
<b>Mobility Options</b>	Our transportation system is effective and well maintained. The transportation network is effectively planned providing eased congestion, regularly maintained streets, and new options for mobility including the Northwest Parkway.

## National Objectives:

<http://www.hud.gov/offices/cpd/communitydevelopment/training/basicallycdbgmanual/chapter3.pdf>

### **1. Benefit to low- and moderate- income (LMI) persons:**

The LMI national objective is often referred to as the “primary” national objective because the statute requires that recipients expend 70 percent of their CDBG funds to meet the LMI national objective.

Four categories can be used to meet the LMI national objective:

- Area benefit activities;
- Limited clientele activities;
- Housing activities; or
- Job creation or retention activities

### Low Mod Area Benefit (LMA)

The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51 percent of the residents are LMI persons.

Examples of area benefit activities may include the following when they are located in a predominately LMI neighborhood:

- Acquisition of land to be used as a neighborhood park;
- Construction of a health clinic;
- Improvements to public infrastructure like the installation of gutters and sidewalks; and
- Development of a community center.

### Low Mod Limited Clientele (LMC)

The limited clientele category is a second way to qualify specific activities under the LMI benefit national objective. Under this category, 51 percent of the beneficiaries of an activity have to be LMI persons.

In contrast to the area benefit category, it is not the LMI concentration of the service area of the activity that determines whether the activity will qualify or not, but rather the actual number of LMI persons that benefit from the activity.

Activities in this category provide benefits to a specific group of persons rather than everyone in an area. It may benefit particular persons without regard to their residence, or it may be an activity that provides a benefit to only particular persons within a specific area.

Examples of activities that qualify under the limited clientele category include:

- Acquisition of a building to be converted into a shelter for the homeless;
- Rehabilitation of a center for training severely disabled persons to enable them to live independently;
- Clearance of a structure from the future site of an neighborhood center that will exclusively serve the elderly; and
- Public services activities like the provision of health services.

In addition, the following activities may qualify under the limited clientele national objective:

- Removal of architectural barriers to mobility for elderly persons or the severely disabled will be presumed to qualify under this category if it is restricted, to the extent practicable, to the removal of such barriers by assisting
- The reconstruction of a public facility or improvement, or portion thereof that does not qualify under the area benefit category;
- The rehabilitation of a privately owned nonresidential building or improvement that goes not qualify under area benefit or job creation or retention category: or
- The rehabilitation of common areas in a residential structure that contains more than one dwelling unit and that does not qualify under housing activities category for meeting national objectives.

Microenterprise activities carried out in accordance with the HUD regulations when the person owning or developing the microenterprise is LMI; or

Activities that provide training and other employment support services when the percentage of persons assisted is less than 51 percent LMI may qualify if: the proportion of total cost borne by CDBG is no greater than the proportion of LMI persons assisted; and when the service assists businesses, CDBG is only used in the project to pay for the job training and/or supportive services.

#### Low Mod Housing Activities (LMH)

The housing category of LMI benefit national objective qualifies activities that are undertaken for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by LMI households.

Examples of eligible activities include, but are not limited to:

- Acquisition of an apartment house to provide dwelling units to LMI households at affordable rents, where at least 51 percent of the units will be occupied by LMI households;
- Site improvements on publicly-owned land to serve a new apartment structure to be rented to LMI households at affordable rents;
- Housing rehabilitation for single family units;
- Conversion of an abandoned warehouse to be reconfigured into new apartments, where at least 51 percent of the units will be occupied by LMI households at affordable rents.

#### Low Mod Job Creation or Retention Activities (LMJ)

The job creation and retention LMI benefit national objective addresses activities designed to create or retain permanent jobs, at least 51 percent of which (computed on a full-time equivalent basis) will be made available to or held by LMI persons.

Some examples of activities that qualify when at least 51 percent of jobs created/retained will be for LMI persons include:

- Clearance activities on a site slated for a new business;
- Rehabilitation activity that will correct code violations and enable a business to survive and retain jobs;
- Financial assistance to a manufacturer for the expansion of its facilities that is expected to create permanent jobs; and
- Assistance to expand a small house cleaning service with four employees that agrees to hire three additional LMI employees.

## **2. Aid in the prevention or elimination of slums or blight:**

Activities under this national objective are carried out to address one or more of the conditions which have contributed to the deterioration of an area designated as a slum or blighted area.

The focus of activities under this national objective is a change in the physical environment of a deteriorating area. This contrasts with the LMI benefit national objective where the goal is to ensure that funded activities benefit LMI persons.

This difference in focus has an impact on the information that is required to assess the qualifications of an activity. Under the LMI benefit national objective, determining the number of LMI persons that actually or could potentially benefit from an activity is central to qualifying the activity. Under the elimination of slum and blight national objective,

determining the extent of and physical conditions that contribute to blight is central to qualifying an activity.

There are three categories that can be used to qualify activities under this national objective:

- Prevent or eliminate slums and blight on an area basis;
- Prevent or eliminate slum and blight on a spot basis; or
- Be in an urban renewal area.

#### Slum Blight Area Basis (SBA)

This category covers activities that aid in the prevention or elimination of slums or blight in a designated area.

Examples of activities that qualify when they are located within the slum or blighted area include:

- Rehabilitation of substandard housing located in a designated blighted area and where the housing is expected to be brought to standard condition;
- Infrastructure improvements in a deteriorated area; and
- Economic development assistance in the form of a low-interest loan to a business as an inducement to locate a branch store in a redeveloping blighted area.

#### Slum Blight Spot Basis (SBS)

These are activities that eliminate specific conditions of blight or physical decay on a spot basis and are not located in a slum or blighted area.

Examples include:

- Acquisition and demolition of a dilapidated property;
- Rehabilitation of a decayed community center that eliminates code violations that are detrimental to the health and safety of potential occupants like faulty wiring, falling plaster, or other similar conditions;
- Preservation of a deteriorated building of historic significance; and
- Financial assistance to a business to demolish a decayed structure and construct a new building on the site.

#### Slum Blight Urban Renewal Area (SBR)

These are activities located within an Urban Renewal project area or Neighborhood Development Program (NDP) action area that are necessary to complete an Urban Renewal Plan.

A copy of the Urban Renewal Plan in effect at the time the CDBG activity is carried out, including maps and supporting documentation, must be maintained for record keeping purposes.

This national objective category is rarely used as there are only a handful of communities with open Urban Renewal Plans.

### **3. Meet a need having a particular urgency (referred to as urgent need):**

Use of the urgent need national objective category is rare. It is designed only for activities that alleviate emergency conditions.

Examples include:

- Acquisition of property located in a flood plain that was severely damaged by a recent flood;
- Public facility improvements like the reconstruction of a publicly-owned hospital that was severely damaged by a tornado;
- Demolition structures that are severely damaged by a major earthquake;
- Public services like additional police protection to prevent looting in an area damaged by a recent hurricane;
- Interim assistance such as emergency treatment of health problems cause by a flood; and
- Special economic development assistance to a grocery store that was damaged by an earthquake.

### **Census Block Group:**

[http://www.census.gov/geo/www/cob/bg\\_metadata.html](http://www.census.gov/geo/www/cob/bg_metadata.html)

A census block group (BG) is a cluster of census blocks having the same first digit of their four-digit identifying numbers within a census tract. For example, block group 3 (BG 3) within a census tract includes all blocks numbered from 3000 to 3999. BGs generally contain between 600 and 3,000 people, with an optimum size of 1,500 people. Most BGs were delineated by local participants as part of the U.S. Census Bureau's Participant Statistical Areas Program. The U.S. Census Bureau delineated BGs only where a local, state, or tribal government declined to participate or where the U.S. Census Bureau could not identify a potential local or tribal participant.

### **U.S. Census Bureau – American FactFinder**

[http://factfinder.census.gov/servlet/AGSGeoAddressServlet?\\_lang=en&\\_programYear=50&\\_treeId=420](http://factfinder.census.gov/servlet/AGSGeoAddressServlet?_lang=en&_programYear=50&_treeId=420)

### **Consolidated Plan:**

[http://www.jeffco.us/jeffco/commdev\\_uploads/2005\\_2010\\_Con\\_Plan.pdf](http://www.jeffco.us/jeffco/commdev_uploads/2005_2010_Con_Plan.pdf)

The 2005-2010 Consolidated Plan has set 3 high priorities. These priorities include new housing units, economic development and rehabilitation of existing housing stock.

The priority outcomes for the **Housing Section** of the plan are:

**Priority #1:** Rental housing is available for the low and very low-income populations where rental housing rates are low

**Priority #2:** Low income seniors have affordable housing options, especially at-risk seniors with caregiving responsibilities

**Priority #3:** Affordable housing is located in areas easily accessed by the low to moderate-income populations

**Priority #4:** Affordable housing is available for low-income renters that want to buy

**Priority #5:** Aging housing stock of low to moderate-income owner-occupied units is rehabilitated and/or repaired

**Priority #6:** Homeownership increases in areas where the ownership rates are low

The priority outcomes for the **Special Needs Section** of the plan are:

**Priority #1:** The special needs populations have housing options, especially those earning less than 40% AMI

**Priority #2:** Services for at-risk seniors with caregiving responsibilities are available

**Priority #3:** The special needs population is educated about housing and service options

**Priority #4:** Transit options near housing and support services for special needs populations are enhanced

**Priority #5:** The special needs population is integrated into the community

**Priority #6:** The number of medical clinics near senior and physically disabled populations is increased

The priority outcomes for the **Community Development Section** of the plan are:

**Priority #1:** More jobs are created for the county's residents

**Priority #2:** Public facilities are created to support low to moderate-income populations

**Priority #3:** Distressed neighborhoods are improved

### **Other Resources:**

**"Basically CDBG" Course Training Manual by chapter:**

<http://www.hud.gov/offices/cpd/communitydevelopment/training/basicallycdbg.cfm>

Chapter 1 - Overview of the CDBG Program

Chapter 2 - Activity Selection and Implementation (Consolidated Plan)

Chapter 3 - National Objectives

Chapter 4 - Housing

Chapter 5 - Other Real Property Improvements

Chapter 6 - Public Facilities, Special Assessments, and Privately-owned Utilities

Chapter 7 - Public Services

Chapter 8 - Economic Development and Section 108

Chapter 9 - Other Eligible Activities

Chapter 10 - Revitalization Areas

Chapter 11 - Financial Management

Chapter 12 - IDIS

Chapter 13 - Performance Measures, Reporting, Recordkeeping, & Monitoring

Chapter 14 - Procurement

Chapter 15 - Environmental Review

Chapter 16 - Labor Standards

Chapter 17 - Lead-based Paint

Chapter 18 - Relocation and Acquisition

Chapter 19 - Fair Housing, Accessibility, and Equal Employment

### **Building HOME: a HOME Program Primer**

<http://www.hud.gov/offices/cpd/affordablehousing/library/building/>

Chapter 1 Overview of the HOME Program

Chapter 2 General Administrative Requirements

Chapter 3 General Program Rules

Chapter 4 Homeowner Rehabilitation Activities

Chapter 5 Homebuyer Activities

Chapter 6 Rental Housing Activities  
Chapter 7 Tenant-Based Rental Assistance  
Chapter 8 CHDO Requirements and Activities  
Chapter 9 Eligible Forms of Match  
Chapter 10 Monitoring, Record-Keeping and Reporting  
Chapter 11 Other Federal Requirement

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<http://www.dol.gov/compliance/laws/comp-dbra.htm>