

City of Longmont

2018 Action Plan

Executive Summary

1. Introduction

The Fiscal Year 2018 Annual Action Plan ("Action Plan") represents the fourth year of the Boulder County/Broomfield County Regional Consortium ("Consortium") Consolidated Plan ("Con Plan") for the Fiscal years 2015-2019 as approved by HUD. The Action Plan is the Consortium's application for U.S. Department of Housing and Urban Development (HUD) entitlement grants and identifies the proposed programs and projects to be funded during Fiscal Year (FY 2018).

The City of Boulder serves as the lead agency of the Consortium and works with a steering group made up of representatives from the City of Boulder ("Boulder"), the City of Longmont ("Longmont"), Boulder County ("County") and City and County of Broomfield ("Broomfield"). The Annual Action Plan identifies how the Consortium proposes to use its HOME funds in the upcoming fiscal year to address its community development, housing and public services goals and priorities as described in the Con Plan. Each CDBG entitlement community (Boulder, Broomfield and Longmont) also provides information on how it intends to use its individual CDBG program funding.

The Con Plan sets goals, strategies, and funding priorities to be achieved over the FY 2015-2019 period. The Con Plan goals represent high priority needs for the Consortium and serve as the basis for FY2018 programs and activities identified in the Action Plan. These goals are listed below in no particular order:

1. Rental Housing - maintain and produce additional affordable rental housing, particularly for households earning less than 50% of AMI.
2. Homeownership Programs - assist low-income households with rehabilitation and accessibility needs to assure decent, safe, and sanitary housing conditions.
3. Homebuyer Program - assist income-eligible households with down payment assistance, first time homebuyer classes, and budget and financial counseling.
4. Homeless Assistance Program - work with community partners to provide shelter, housing, and services to homeless individuals and families.
5. Community Investment Programs - assist organization with projects that improve existing conditions that threaten the health and welfare of the community.

The City of Boulder's section outlines how the Consortium will spend its HOME Program funding and how Boulder will spend its CDBG funds. Longmont's sections outline how the City of Longmont will spend its CDBG funding.

The City of Longmont completed a draft 2018 Action Plan using an estimated \$617,129 in CDBG grant, \$50,000 in anticipated program income. Since the FY2018 federal budget and appropriations were not expected to be approved before January 1, 2018, Longmont intended to incur pre-award costs under the activity, City Rehabilitation Programs and Administration and Boulder County Housing Counseling Program. These activities are listed in the 2015-2019 Con Plan and the pre-award costs were necessary for the continued efficient and timely performance of these eligible activities under the CDBG program. The draft Plan identified that any increase or decrease in the final appropriation compared to the estimated granted amount would be applied/deducted from the both City Rehabilitation Program and the Program Administration as noted later in this document.

Longmont sought public input on the FY2018 draft Action Plan and made clear that it would make adjustments to reflect actual grant amounts when able. If any adjustment to the draft Action Plan based on the actual entitlement grant amounts triggered a substantial amendment, a second 15-day public comment period would be conducted to seek input and comment on the proposed changes. Longmont anticipated that an increase or decrease to the budget would not trigger a second public comment period before submission to HUD for approval.

On May 1, 2018 the City of Longmont received the 2018 formula allocations for the CDBG Program. The 2018 CDBG funding increased from what was estimated above by \$34,211. This funding will be allocated for a Rental Security and Utility Deposit Program for the Homeless. An additional \$17,494 from prior year activities has been de-obligated and will be re-purposed in 2018 for the same Rental Security and Utility Activity. This program was not discussed in the draft Action Plan and will require another public comment period. The public comment will be held during the Boulder County/Broomfield County Regional Consortium plan comment period.

2. Summarize the objectives and outcomes identified in the Plan

For details regarding the objectives and outcomes targeted in this Action Plan in relation to each of the 5 goals listed above, please refer to section AP-20 Annual Goals and Objectives below.

3. Evaluation of past performance

Longmont uses funding to address housing and community development needs and to leverage outside resources to achieve goals and objectives listed in the Con Plan. The following activities were undertaken in 2017 with prior CDBG funding.

- The City's Rehabilitation Programs continued to help income eligible homeowners maintain decent, safe and sanitary housing using below market rate loans and grants. The Homeowner General Rehab Program assisted 4 low-income households, the Architectural Barrier Removal Program assisted 9 low-income households, the Mobile Home Repair Program assisted 10 low-income households, and the Emergency Grant Programs assisted 8 low-income households.
- The Suites Supportive Services provided case management, social activities, and classes to help an additional 32 residents and continued to work with the 66 residents reported in 2016 to maintain their housing and improve their quality of life
- Progress was made in the number of adults preparing for homeownership through Boulder County's trainings such as budget and savings classes, Homeownership Training, and financial counseling programs. This program served 221 Longmont households in 2017.
- The OUR Center assisted 5 homeless households using CDBG funds for rental and deposit payments under the Jobs to Home activity.

The City also uses local funds to support a wide range of social services for low and moderate-income residents. Longmont agencies continue to face challenges in meeting the increasing demand for services and helping clients maintain housing stability due to high housing costs and the lack of available affordable housing.

The City of Longmont CDBG Program is the main resource available to implement most of the projects in the Consolidated Plan. The City received \$617,129 of CDBG funds from the Department of Housing and Urban Development (HUD) for the 2017 CDBG program year and \$68,081 in program income. With prior year CDBG funds, a total of \$457,183 was spent in 2017.

The City exceeded its annual targets for the homeowner rehabilitation, emergency repairs, architectural barrier removal, and mobile home repair programs, all of which are funded with CDBG funds. These programs are the second highest priority in the City's 2015-2019 Strategic Plan.

4. Summary of Citizen Participation Process and consultation process

The City followed its Citizen Participation Plan to ensure residents were provided with notice and opportunities to comment on its Action Plan report. Comments received are summarized in Section 5 below. The draft Action Plan was posted on the City's website. Notice of the 30-day comment period and date/location of public hearings were published in the local paper. One public hearing was held during a City Council meeting at which anyone can speak. Notices contain the TDD phone number, state (in Spanish) that Spanish or other translation is available, information that the meeting location is accessible, and that children can attend with parents. The City also provided notification to our partners such as the Senior Center, the Housing Authority, and El Comité when the draft report was available for review.

5. Summary of public comments

Public meetings were held on March 20, 2018 to hear comments on the Draft 2018 Action Plan. There were no citizen comments at these meetings. There were also no comments on this plan during the 30-day comment period.

An additional comment period on the Boulder County/Broomfield County Regional Consortium Plan and revised City of Longmont Action Plan was held July 13, 2018 through Aug. 13, 2018 as required by the Citizens Participation Plan.

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

There were no comments or concerns expressed during the March 1, 2018 30 day comment period and the July 13, 2018 -30 day comment period.

7. Summary

To obtain views of community, residents had an opportunity to comment on the 2018 draft Action Plan and the final 2018 Action Plan during two public hearings held at the regular Longmont City Council meetings held on March 20, 2018 and July 24, 2018. A comment period and the location of the document for citizen review and comment was published in the Longmont Daily Times-Call newspaper on March 1, 2018 and again on July 13, 2018. Additionally, the Action Plan was made available for examination to interested residents, units of general local government, public agencies and other interested parties, for review on the city's website (www.ci.longmont.co.us) and at the City of Longmont CDBG Office.

The Longmont's Citizen Participation Plan has been updated to include the further development of the City's process to ensure compliance with citizen participation requirements. It also includes the addition of the State Relay number, Section 504 non-discrimination notice, notification of residents' right to request reasonable accommodations, and the Section 504 Coordinator's contact information.

The City is expanding the information it provides to sub recipients and partners about citizen participation. The City's application for CDBG funding asks a question about how a project or program will solicit feedback from the population to be served by CDBG funding. This question helps elicit a

conversation between the City and partners about engaging the public in the development of projects and programs. Additionally, the updated Plan will be added to the Subrecipient Handbook that is provided to recipients of CDBG and HOME funding. This updated Handbook will be sent to current subrecipients with the information about the requirement to have citizen participation in the projects. It will also be provided to first-time recipients of CDBG and HOME funding and placed on the City's website.

Lead & Responsible Agencies

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	LONGMONT	Housing and Community Investment

TABLE 1 – RESPONSIBLE AGENCIES

Narrative

For administration of the CDBG grants, each City in the Boulder/Broomfield HOME Consortium administers their own allocation processes. In addition, as the lead agency of the HOME Consortium, the City of Boulder assumes the responsibility of administering the HOME funds with each City overseeing its specific awarded HOME projects in any one year.

Longmont's CDBG program is administered through the Division of Housing and Community Investment (HCI). HCI staff coordinates the management of the projects and programs funded and provides technical assistance to nonprofit organizations and encourages the involvement of the business community. Two advisory boards, the Technical Review Group (TRG) and the Housing and Human Services Advisory Board (HHSAB), are comprised of community volunteers who review CDBG, HOME, and local funding proposals to make funding recommendations to City Council.

Consolidated Plan Public Contact Information

The Draft 2018 Action Plan was available for public review at;
City of Longmont
350 Kimbark Street, Longmont
Contact: Kathy Fedler at 303-651-8736 or Kathy.fedler@longmontcolorado.gov

Consultation

1. Introduction

The City's Citizen Participation Plan serves as the first step in the qualification process for the CDBG program. The Plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program. As required, the City consulted with residents and agencies through public hearings, community meetings, and newspaper advertisements.

2. Summary of the City's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The HCI Division manages the administration of CDBG funding. Internally, the HCI Division works with all City departments to deliver projects, services, and other benefits to eligible neighborhoods and residents.

Externally the HCI Division works with organizations that document their ability to address a community need eligible under HUD regulations. Funding for the HCI Division comes from CDBG, HOME, and the Affordable Housing fund, a locally generated fund that supports affordable housing opportunities.

Agencies and organizations work closely with the City in the provision of services to citizens in need. The close partnership the City has with each agency grows with each year of collaboration. The City meets with all of its partners on an as-needed basis to develop organizational capacity, add new programs, or improve existing programs. HCI Division staff also provides technical, referral, and capacity building assistance for funding recipients to ensure compliance with federal, state, and local regulations. Listed below are some of the City's principal partners and past recipients of CDBG, HOME, and/or Affordable Housing funds:

- Center for People with Disabilities
- Dental Aid
- Habitat for Humanity of the St. Vrain Valley
- The Inn Between
- Longmont Christian Housing
- Longmont Housing Authority
- Longmont Housing Development Corporation
- Mental Health Partners
- The OUR Center
- Boulder County Housing Authority
- Thistle Community Housing

3. 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 City of Longmont does not have a Continuum of Care program; however, the City participates in the Metro Denver Homeless Initiative (MDHI), the Continuum of Care for the seven county metro region. The City also public and private agencies that address the homeless needs of individuals and families including homeless veterans, youth, and/or other persons with special needs. The City supports efforts to implement the goals and objectives of the regional "Boulder County 10-year Plan to Address Homelessness," by directing funding of homeless services in accordance with the Plan.

Longmont provides feedback and input to the MDHI regarding local homeless needs via its assigned Boulder County representative and participates in the Point-in Time Survey conducted each January. There are only two agencies that serve Longmont that receive funding through ESG or MDHI and that participate in HMIS.

4. Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	LONGMONT HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The HCI Division staff serves as the City’s liaison to the Housing Authority Board of Commissioners. The City liaison participates in planning meetings to develop needs assessments and gathers data for relevant section of the Action Plans.
2	Agency/Group/Organization	OUR CENTER
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has a close partnership with the OUR Center in the provision of services to people in need. Information gathered from the OUR Center allows the City to develop its Needs Assessment and other plans related to the Action Plan.
3	Agency/Group/Organization	Habitat for Humanity of St. Vrain Valley
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has a close partnership with Habitat for Humanity of the St. Vrain Valley in the provision of homeownership opportunities for Longmont residents. Information gathered from Habitat allows the City to develop its Needs Assessment and other plans related to the Action Plan.
4	Agency/Group/Organization	THE INN BETWEEN OF LONGMONT, INC.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has a close partnership with the Inn Between in the provision of transitional housing services to residents in need. Information gathered from the Inn Between allows the City to develop its Needs Assessment and Homeless plan related to the Action Plan.
5	Agency/Group/Organization	Mental Health Partners
	Agency/Group/Organization Type	Services-Persons with Disabilities Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has a close partnership with Metal Health Partners in the provision of services to residents in need. Information gathered from Mental Health Partners allows the City to develop its Needs Assessment and other plans related to the Action Plan.
6	Agency/Group/Organization	BOULDER COUNTY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has a close partnership with Boulder County in the provision of services to residents in need. Information gathered by and from Boulder County agencies allows the City to develop its Needs Assessment and other plans related to the Action Plan.

7	Agency/Group/Organization	CITY OF LONGMONT
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has a close partnership with other City departments in the provision of services to residents in need. The HCI division meets with other City departments on an as-needed basis to develop organizational capacity, add new programs, or improve existing programs. Information gathered from other City departments allows the City to develop its Needs Assessment and other plans related to the Action Plan.
8	Agency/Group/Organization	SAFE SHELTER OF ST. VRAIN VALLEY
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless needs - Victims of Domestic Violence
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has a close partnership with the Safe Shelter in the provision of services to residents and others in need. Information gathered from the Safe Shelter allows the City to develop its Needs Assessment and other plans related to the Action Plan.
9	Agency/Group/Organization	Colorado Enterprise Fund, Inc.
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has a close partnership with the Colorado Enterprise fund in the provision of Economic Development services and support for the local entrepreneurs in Longmont. Information gathered from the Colorado Enterprise Fund allows the City to develop its Needs Assessment and other plans related to the Action Plan.

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	N/A	N/A. The City does not have a Continuum of Care Program
Point in Time Survey 2017	Metro Denver Homeless Initiative	Informs homeless action and activities by homeless populations.
Longmont Area Housing Market Analysis	City of Longmont	Informs gaps and needs by income range.
BC Human Services Strategic Plan 2008	Boulder County	Began efforts to regionally and collaboratively distribute human service agency funding.
BC 10 yr Plan to address Homelessness	Boulder County Communities	2009 Plan sets forth a plan to address homelessness including types of housing needed, ranges of income, and service points and resources.
Envision Longmont Comprehensive Plan, 2016	City of Longmont	Calls for the inclusion of a diversity of housing types and income ranges throughout Longmont. Supports affordable and accessible housing in the community.
BC Permanent Supportive Housing Study	Boulder County	Informs gaps and needs for Permanent Supportive Housing.

Table 2 – Other local / regional / federal planning efforts

Participation

1. Citizen participation process/Efforts made to broaden citizen participation

Pursuant to HUD guidelines, this Action Plan allowed for reasonable notice for review and comment period by the public prior to submission. Comments received are summarized in the Table below.

The City followed its Citizen Participation Plan to ensure residents were provided with notice and opportunities to comment on its 2018 Action Plan report. The draft report was posted on the City’s website. Notice of the 30-day comment period and date/location of public hearings were published in the local paper and one (1) public hearing was held on the Draft Plan. Notices contain the TDD phone number, state (in Spanish) that Spanish or other translation is available, and state that the meeting location is accessible and children can attend with parents. We also provide notification to our partners (the Senior Center, the Housing Authority and El Comité) when the draft report is available for review.

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 Meeting	Minorities Non-targeted/broad community	None	None	None	
2	Local Newspaper	Non-targeted/broad community	None	None	None	
3	Boulder County/Broomfield County Regional Consortium – News	Boulder County				

Table 3 – Citizen Participation Outreach

Expected Resources

1. Introduction

The City of Longmont’s goal in allocating CDBG funding is to enhance its community by addressing the needs identified in the 2015-2019 Consolidated Plan. The (CDBG) Program is the primary source of Federal Funds that are addressed in this Action Plan; however, Longmont also allocates local funds for eligible affordable housing developments, human services, and related activities.

Federal dollars are often used to leverage additional funds for projects that help meet the goals of the 2015-2019 Consolidated Plan. The federal and local funds awarded to a project assist those projects in securing additional funds, while stretching the grant/loan dollars awarded by the City.

Priority Table

Program	Expected Amount Available Year 4				Expected Amount Available Remainder of Con Plan	Narrative Description
	Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	\$651,340	\$ 50,000	\$17,494	\$718,834	\$439,740	Con Plan = 580*5 = 2,900,000 2015 = \$587,833 2016 = \$603,958 2017 = \$617,129 2018 = \$651,340

The City anticipates that approximately \$353,832 other private or public funding will be leveraged with the CDBG funding listed above. This will be matching or other project funding from the Boulder County Housing Counseling Program.

2. Publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Longmont may make city-owned property available at below market prices for housing for very low-income populations.

Annual Goals and Objectives

1. Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Geographic Area	Needs Addressed	Funding	2018 Goal Outcome Indicator
1	Home Buyer Programs	2015	2019	City Wide	Public Service	CDBG: \$50,000	Direct Financial Assistance to Homebuyers: 220
2	Homeownership Programs	2015	2019	City Wide	Homeownership Programs- Existing Housing	CDBG: \$471,566	Homeowner Housing Rehabilitated: 27 Household Housing Unit
3	Community Investment Programs	2015	2019	50 E. Rogers Rd. Longmont	Community Investment Programs	CDBG: \$0	Buildings Demolished: 1 Buildings
4	Rental Security and Utility Deposit Program	2018	2019	County Wide	Homelessness: Mitigation, Prevention, Public Services	CDBG: 57,000	Homeless Households assisted: 15

Table 4 – Goals Summary

Goal Descriptions

1	Goal Name	Home Buyer Programs
	Goal Description	The City of Longmont will continue funding the Boulder County Housing Authority's Housing Counseling Program, which prepares and supports homebuyers in the Down Payment Assistance Program and homeowners in the Housing Rehab Programs.
2	Goal Name	Homeownership Programs
	Goal Description	The City of Longmont will continue to support the Homeowner Rehabilitation Program, which include, emergency repairs, accessibility modifications, mobile home repair, and program delivery. This Program serves low to moderate income homeowners living in the City of Longmont.
3	Goal Name	Community Investment Programs
	Goal Description	2017 CDBG funding was allocated for the demolition of a spot slum blight property located at 50 E. Rogers Road in Longmont. This project will be completed in 2018.
4	Goal Name	Rental Security and Utility Deposit Assistance for Homeless Households
	Goal Description	The creation of the Rental Security and Utility Assistance for Homeless Households is to assist chronically homeless households with rental deposits and/or utility deposits. This Program will assist low to moderate income homeless persons city-wide that have been issued a Section 8 Voucher through the Longmont Housing Authority.

Table 5 – Goal Descriptions

The City expects to assist a total of 15 homeless households with 2018 CDBG Funding under the Rental Security and Utility Deposit Assistance for Homeless Households Program.

Projects

1. Introduction

#	Project Name
1	Administration & Contingencies
2	Housing Rehabilitation - Single Family Residential
3	Housing Counseling and Training Program
4	Rental Security and Utility Deposit Assistance for Homeless Households

Table 6 – Project Information

2. Allocation priorities and any obstacles to addressing underserved needs

The City of Longmont's 2018 Action Plan is based on the Housing Needs and Market Analysis sections of the Five Year Consolidated Plan, Housing Market Analyses for Longmont.

Project Summary Information

1	Project Name	Administration & Contingencies
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$140,268.00
	Description	CDBG - General Administration
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable - Administrative Costs
	Location Description	City of Longmont, 350 Kimbark Street, Longmont CO 80501
	Planned Activities	Administration of the CDBG program
2	Project Name	Housing Rehabilitation - Single Family Residential
	Target Area	
	Goals Supported	Homeownership Programs Existing Housing
	Needs Addressed	Homeownership Programs - Existing Housing
	Funding	CDBG: \$471,566.00
	Description	The City of Longmont has 4 local rehabilitation programs. The General Rehab Program is available to qualified applicants at a maximum of \$25,000 loan. The Mobile Home Repair Program is a one-time grant of \$5,000. The Emergency Repair Program has a maximum \$3,000 grant to replace immediate health and safety issues and the Architectural Barrier Removal program which has a \$5,000 grant and a \$10,000 forgivable loan.
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	The funding will be spent over a two year period with 27 households estimated to be assisted each year for a total of 54 estimated households.
	Location Description	City of Longmont
	Planned Activities	Rehabilitation of privately owned, single-family homes and rental properties for senior/disabled households
3	Project Name	Housing Counseling and Training Program
	Target Area	
	Goals Supported	Home Buyer Programs
	Needs Addressed	Homebuyer Programs
	Funding	CDBG: \$50,000
	Description	The Housing Counseling Program includes housing and community education programs provided through counseling and educational opportunities to individuals and families to build skills, knowledge, and confidence in areas of money management, housing, and employment sustainability.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Could provide assistance to up to 220 Longmont households within the fiscal year.
	Location Description	Boulder County Housing and Human Services, 3400 Broadway, Boulder CO 80304.
	Planned Activities	Salary and benefits associated with housing counseling for homebuyer activities.
4	Project Name	Rental Security and Utility Deposit Assistance for Homeless Households
	Target Area	City of Longmont
	Goals Supported	
	Needs Addressed	Homelessness
	Funding	CDBG: \$57,000

Description	Funding will be used to assist Homeless households to obtain permanent housing by assisting them with the high cost of rental security and utility deposits.
Target Date	2019
Estimate the number and type of families that will benefit from the proposed activities	Could provide assistance to 15 households within the next two years.
Location Description	City wide
Planned Activities	Rental Deposit and Security Deposits for Homeless Households

Geographic Distribution

1. Geographic areas of the City (including areas of low-income and minority concentration) where assistance will be directed

The City of Longmont does not target funds to specific geographies within the City.

2. Rationale for the priorities for allocating investments geographically

CDBG funds are prioritized to meet affordable housing and the capital improvement needs of low and moderate income persons. As indicated above, the City does not target funds to specific geographies within the City.

Barriers to affordable housing

1. Introduction

There were no public policy barriers to affordable housing identified in the Analysis of Impediments to Fair Housing completed in January 2015. The City completed an update of its Comprehensive Plan with City Council adoption in 2016. This new Comprehensive Plan, called Envision Longmont, has a chapter (Goal 3) that focuses on affordable and accessible housing, services, amenities, and opportunities for all. The Plan promotes a mix of housing types and a diversity in the housing stock to meet the needs of a variety of socio-economic groups and lifestyles, and supports higher density housing. The Plan sets a goal to have 10% of the City's housing stock be permanently affordable and strives to expand the supply of homes accessible to seniors and people with disabilities. The next steps is to align current policies and programs with the Plan including

- Aligning zoning with the Land Use Plan to ensure desired development patterns and densities can be readily achieved. **Scheduled for completion in mid-2018.**
- Reviewing and modifying as needed the City's regulations, policies, and processes that hinder the creation or development of affordable housing or otherwise limit housing options. **Scheduled to take place from 2018 – 2019.**
- Revising the affordable housing incentive program to provide density or height bonuses, development fees, use tax, and potentially, property tax waivers when affordable housing is included in a development and allowing staff to administratively approve these incentives. **Completed in 2016.**
- Identifying a permanent dedicated funding source for the City's Affordable Housing Fund. **Completed in 2018 with approval of an annual General Fund contribution of \$1 million to the local Affordable Housing Fund.**
- Monitoring housing trends to identify gaps in types of housing, affordable housing, and housing for targeted demographic groups to align development and incentive programs to meet changing needs. **Ongoing.**
- Continuing to work on the Boulder County 10 Year Plan to Address Homelessness and include permanent supportive housing opportunities. **Ongoing.**
- Working with the private sector on public/private partnerships to provide affordable housing options. **Ongoing - includes consideration of Inclusionary Housing Program in 2018.**

The most recent AI (2015 -2019) identified five impediments to Fair Housing Choice in the Boulder/Broomfield area:

- 1) Inadequate supply of accessible housing
- 2) Housing supply does not meet the needs of families
- 3) Housing Choice Voucher holders struggle to use their vouchers on the private market
- 4) High loan denial rates among racial minorities and those of Hispanic origin
- 5) Market-rate rental discrimination by Race, Familial Status and National Origin

As a result of the AI, Longmont has chosen to concentrate on three areas to reduce the community's impediments to Fair Housing for its current five-year (2015 – 2019) Consolidated Plan.

- 1) Prioritize financial assistance to 40% AMI and below restricted rental housing, homeless housing, and special needs housing including accessible housing.
- 2) Fund and strengthen programs that support low-income homeowners.
- 3) Update Comprehensive Plan.

The following activities show what Longmont has done, and continues to do, to address fair housing impediments and provide education and outreach to residents.

- ***Longmont Fair Housing Office.*** The City's Community and Neighborhood Resources Division continues to operate the City's Fair Housing Office. The Division educates the community on Fair Housing Rights through the following activities:
 - Mediation program that addresses Tenant/Landlord conflicts before they escalate, providing education or facilitating conversation.
 - Eviction court mediation that provide 1-2 volunteer mediators for weekly hearings in Longmont and monthly in Boulder County District Court.
 - Monthly Longmont Landlord Alliance educational presentations for landlords. Topics include fair housing issues and evictions. Monthly attendance averages between 40 and 50 people.
 - Home Owners Association training session on topics such as fair housing and financial responsibility. Attendance averages 15 HOA representatives.
 - Community Legal clinics that provide pro-bono consultation on topics such as disability, employment, housing, and fair housing. Clinics are held four times a year with an average attendance 60 people per session. There are about 20 attorneys who volunteer their service and between 5 and 7 volunteer Spanish interpreters.
 - Annual Fair Housing proclamation in April.
- ***Low to Very Low Income Homeowners Assisted to Stay in their Homes.*** The City's CDBG funded Homeowner Rehabilitation Programs have a maximum income limit of 80% of Area Median Income (AMI). Two of the program target households at or below 50% AMI and another often serves lower income households. Fifty-four percent (54%) of direct assistance in the form of grants, forgivable loans, and repayable loans were provided to homeowners at or below 50% AMI in 2017.
 - Accessibility Rehabilitation Program. The City assisted nine households that were elderly and/or disabled through grants and forgivable loans with repairs and modifications to their home to make it more accessible. Repairs included installation of ADA toilets and ramps, removing tripping hazards from stairs and flooring, and tub-to-walk-in-shower conversions.

The average amount of assistance provided was \$5,088. All households assisted were very low to low-income.

- **Mobile Home Rehabilitation Program.** Ten households were assisted with repairs to their mobile homes. Repairs included addressing immediate health and safety issues such as replacing furnaces or leaking roofs and weatherization improvements (e.g., storm windows, improving insulation in the attic and walls). Half of the homeowners assisted were under 30% AMI and half were under 50% AMI.
- **Emergency Grant Program.** Eight owner occupied homes were assisted with repairing immediate health and safety issues such as replacing nonworking furnaces and water heaters. All households must be at or below 50% AMI to qualify; 62.5% of owners were at or below 30% AMI and 37.5% were between 31 and 51% AMI.
- **General Rehabilitation Program.** This program offers loans to homeowners to make home improvements including correcting code violations and weatherization improvements. Of the four homeowners who received a loan, 75% were at or below 50% AMI.
- ***Jobs to Home Program.*** The City provided funding to a local nonprofit that worked with residents who need assistance with housing and/or employment. The Program helped residents obtain and maintaining housing and to retain their jobs. One hundred percent (100%) of the client served were at or below 30% AMI.
- ***Supportive Housing.*** Funding was provided to The Suites Supportive Housing, owner and managed by the Longmont Housing Authority. Case management was provided to help residents maintain their housing and improve their quality of life. Ninety-seven percent (97%) of residents were at or below 50% AMI. A total of 44 disabled households and 16 elderly households were served in 2017.
- ***Services in English and Spanish.*** The City's Housing Rehabilitation and Down Payment Assistance Programs' materials are available in English and Spanish. Additionally, households are able to work with Spanish speaking City staff throughout the whole process of the program to which they apply. This includes translations and other assistance during the application process, inspection phase, and construction for applicants to the Home Rehabilitation Programs. The City provided interpretation and translation services to four applicants who were primarily Spanish speaking. For 2018, the City has instituted a tracking system to better capture the translation and interpretation services provided and the number of Spanish speaking clients who call or come to the office for information on housing. This tracking will include the number of residents assisted and the type of assistance provided.
- ***Alignment of housing programs and policies with the City's Comprehensive Plan.*** The 2016 approved Comprehensive Plan (Envision Longmont) promotes a mix of housing types and stock to meet the needs of a variety of socio-economic groups and lifestyles. Envision Longmont sets a goal of having 10% of the City's housing stock as permanently affordable and to expand the supply of homes accessible for seniors and people with disabilities. In 2017, the City continued to work to align its code, programs, and policies with Envision Longmont to increase the availability of affordable housing options:

- Update of the land development and zoning codes to achieve the development patterns and densities identified. The final Code updates are scheduled to be approved by City Council in the first half of 2018.
 - Revise the Affordable Housing Incentive Program to encourage more voluntary development of affordable housing by private developers and builders. The approval of Envision Longmont, allows staff to approve administratively certain development incentives, e.g., density or height bonuses, parking reductions, for residential development projects that provide affordable rental and for-sale housing.
 - Late in 2017, City Council initiated the process of reviewing whether an inclusionary housing program should be implemented to mandate the provision of affordable housing in market rate residential projects. 2018 will see the Longmont City Council continue its discussion about Inclusionary Housing, and it is very likely an ordinance will be implemented that will make the inclusion of affordable housing requirements mandatory for developments that meet certain criteria.
 - Monitor housing trends to identify gaps in types of housing, affordable housing, and housing for targeted demographic groups to align development and incentive programs to meet changing needs.
 - Continue work on the Boulder County 10-Year Plan to Address Homelessness and to develop permanent supportive housing opportunities.
 - Work with the private sector on public/private partnerships to provide affordable housing options.
- **Regional Collaboration.** The City plays an active role in the regional collaboration of towns and cities in Boulder County to develop a regional affordable housing plan. The Collaboration has developed a goal of creating 12% of all housing in the County as affordable. The Longmont City Council has approved this plan and is committed to meeting Longmont's goal, as part of the larger regional effort.

Discussion

The City, in partnership with the State of Colorado Division of Housing and the Colorado Housing Finance Authority (CHFA), prioritized several new rental housing construction projects using CDBG-Disaster Recovery (DR) funding to match private activity bonds and/or Low Income Housing Tax Credits. Two developments are still under construction with a total of 32 units leased in 2017 and the balance of 222 affordable units coming on line in 2018. One additional development became fully leased in 2017 with 28 units affordable at 50% AMI and 212 affordable at 60% AMI. All three of these projects received a special allocation of CDBG-Disaster Recovery (CDBG-DR) funding from the 2013 flood.

The City continues to provide financial support to affordable housing developments with a combination of CDBG, HOME, and local Affordable Housing funds as well as providing development fee waivers. Habitat for Humanity of St. Vrain Valley sold 5 homes in 2017 and received \$37,419 in fee waivers. Copper Peak Apartments has 28 units of affordable housing and received a total of \$510,796 in fee waivers. Centennial Park Apartments has 83 affordable units and received \$483,797 in fee waivers.

Affordable homeownership continues to be another underserved need. There were slightly more market rate home sales in Longmont in 2017 than in 2016 (5% increase), and the days that homes spent on the market was virtually unchanged. During this same time period, homebuyers saw an 11% increase in single family homes prices with the median single family home price at \$405,000 and an average sales price of \$469,955.

The number of sales for condominiums and townhomes increased by 11% in 2017 over 2016. However,

there was also a 4.8% increase in the median price of these homes from \$285,000 to \$299,000.

Homeownership is beyond the means of many families in our community as incomes remained stagnant. It now takes an income of over \$150,000 to afford the average sales price of a single family home in Longmont and \$115,000 for the average townhome/condo. A household of four at 80% of the Area Median Income saw their 2017 income increase by \$2,300 over 2016 to \$68,000, which is inadequate to keep up with 2017 double-digit increases in average and median home prices for all types of for-sale housing.

Longmont will continue to market its Down Payment Program through outreach and education. The Program removed the \$15,000 cap in assistance so that it can provide up to 8.5% of the purchase price in assistance, with a maximum purchase price set at the HOME limits. However even with the increased amount of funding available, it has already proven to be insufficient to fill the gap between what low/moderate-income households can afford and the rapidly increasing home prices in Longmont and surrounding areas. Longmont will continue to explore other changes to the Program that may allow it to better meet the needs of low/moderate-income homebuyers.

Other Actions

1. Introduction

This section reports additional efforts the City will undertake during the 2018 program year to address residents' housing and community development needs.

2. Actions planned to address obstacles to meeting underserved needs

City of Longmont undertook a comprehensive analysis regarding the need for affordable housing that showed an unmet need for 1,500 rental units affordable at or below 40% AMI. A council-appointed task force proposed the following recommendations to meet the need:

- Contribute additional funding to the existing local Affordable Housing fund.
- Plan to create an average of 50-100 affordable rental units per year.
- Develop a plan for the preservation of current rental housing stock.
- Continue to support homeownership programs.
- Consider long-term sustainable housing programs that regard economic, community, market, and environmental trends.
- Fund private and public housing developers to maintain the supply of affordable housing.

City of Longmont will continue to:

- Develop and enhance programs that assist low and moderate income households by helping them to rent or buy affordable, safe, and decent housing.
- Work to develop affordable housing solutions in the region.
- Provide fee waivers and other incentives to encourage for the development of affordable housing.
- Identify and implement recommendations by City Council to address the housing gap.

3. Actions planned to foster and maintain affordable housing

- Develop and maintain safe, decent, and affordable housing.
- Support the preservation of affordable housing through rehabilitation and/or debt reduction for

- affordable rental housing.
- Provide post-purchase budgeting, financial fitness, and counseling classes to give low-income homeowners the opportunity to successfully maintain their housing.
- Develop and maintain suitable living environments.
- Create economic opportunities for low and moderate-income households.

4. Actions planned to reduce lead-based paint hazards

The City of Longmont has established the following policies to reduce lead-based paint hazards for all construction projects:

Occupants of units constructed prior to 1978 will receive proper notification of Lead-Based Paint (LBP) hazards:

- The Lead Hazard Information Pamphlet published by the EPA/HUD/Consumer Product Safety Commission will be given regardless of the cost of rehabilitation or paint test finding. If lead-based paint is found through testing or if presumption is used, a Notice of Lead Hazard Evaluation or Presumption will be supplied. When lead hazards are present, a Notice of Lead Hazards Reduction Activity and a Lead Hazard Evaluation Report will also be provided.
- Units constructed prior to 1978 will also be inspected according to the following HUD regulations subject to implementation of the Federal Lead Based Paint regulations by HUD;
 - a) If the total amount of Federal assistance or the total amount of rehabilitation hard cost is up to and including \$5,000 the following is required:
 - Paint testing or presume LBP.
 - Clearance of Lead-Based Paint from disturbed work areas.
 - Distribution of notifications listed above.
 - b) If the amount of Federal assistance or the total amount of rehabilitation hard cost is more than \$5,000 up to and including \$25,000 the following is required:
 - Paint testing or presume LBP;
 - Risk assessment; and
 - Clearance of Lead-Based Paint from unit or work areas.
 - Distribution of notifications listed above
 - c) If the amount of Federal assistance or the total amount of rehabilitation hard cost is more than \$25,000.00 the following is required:
 - Paint testing or presume LBP
 - Clearance of Lead-Based Paint from disturbed work areas;
 - Distribution of notifications listed above;
 - Abatement of all LBP hazards identified or produced;
 - Use of interim controls on exterior surfaces not disrupted by rehab.
- Costs for administration of the rehab project and any lead based paint mitigation costs will not be included in the loan amount.

5. Actions planned to reduce the number of poverty-level families

City of Longmont has committed \$1,021,982 from the General Revenue Fund in 2017 to support Longmont households living in poverty.

In 2017 the City of Longmont committed General Revenue Fund through the following agencies/programs with a total of 62,685 LMI persons/households served;

CITY OF LONGMONT FUNDING / OUTCOMES 2017			
Agency Name	Program Name	Funding	Number of Households Served
Attention, Inc. dba Attention Homes	Meeting Basic Needs for At-Risk Youth	10,000.00	48
Boulder Shelter for the Homeless Inc	Boulder Shelter Programs	55,000.00	225
Boulder Valley Womens Health Center Inc	Subsidized Reproductive & Sexual Health Services/Education Program	15,000.00	804
CareConnect	Safety Net Services	7,000	369
Community Food Share Inc	Food Procurement and Food Distribution Program	35,000.00	7296
Dental Aid, Inc.	Safety Net Dental Services	20,000.00	1346
Emergency Family Assistance Association	Shelter and Basic Needs	16,000.00	201
Growing Gardens	Growing Gardens Food Project	5000	7300
H.O.P.E. - Homeless Outreach Providing Encouragement	H.O.P.E.	35,000.00	1063
Openlight Medical Clinic	Medical Clinic	25,000	2439
Inn Between of Longmont, Inc.	The Inn Between of Longmont, Inc.	35,000.00	234
Longmont Meals on Wheels Inc	Home-Delivered Meals	39,500.00	966
Mental Health Center of Boulder County Inc	Mental Health Wellness Services for Severely Mentally Ill Individuals	115,000.00	1289
Outreach United Resource Center, Inc.	Basic Needs	80,000.00	12065
Longmont Housing Authority	RISE Program	20,000	
Safe Shelter of St. Vrain Valley	Safe Shelter Domestic Violence Victim Services	100,000.00	2948
Salud Family Health Centers	Salud Family Health Centers	19,500.00	12390
Alternatives For Youth	iTHRIVE (Longmont)	10,000.00	1719
Boulder County Public Health	GENESISTER	10,000.00	112
Ed & Ruth Lehmann YMCA	Early Childhood Education for All	25,000.00	

I Have A Dream Foundation of Boulder County	Positive Futures	25,000.00	347
Outreach United Resource Center, Inc.	Aspen Center for Child Development	30,000.00	73
TLC Learning Center	TLC Early Childhood Programming	30,000.00	145
Wild Plum Center	Wild Plum Center - Birth to Five Program	55,000.00	377
Association for Community Living in Boulder County	ACL's Adult Empowerment Program	5,000.00	136
Boulder County AIDS Project	HIV Care and Prevention Services - Longmont	10,000.00	60
Bridge to Justice	Reduced rate civil legal services for adult independence	5,000	66
Center for People with Disabilities	CPWD Core Services	5982	231
Colorado Legal Services	Boulder County Legal Services	20,000.00	288
Community Action Development Corporation	Circles	10,000.00	12
El Comité de Longmont	El Comite Community-basic services	18,000.00	1752
Foothills United Way	Personal Investment Enterprise (PIE) Program	15,000.00	32
Immigrant Legal Center of Boulder County	Immigrant Legal Center	11,000.00	274
Intercambio de Comunidades	Intercambio's Uniting Communities Programs	15,000.00	425
Via Mobility Services	Via Mobility Services	45,000.00	992
Child and Family Advocacy Program dba Blue Sky Bridge	Child and Family Advocacy Program	10,000.00	4596
Children First of the Rockies	SAFE Services	10,000.00	65
TOTAL		1,021,982.00	62685

6. Actions planned to develop institutional structure

The City of Longmont is the lead agency for its CDBG program. The City is also part of the Boulder County/Broomfield HOME Consortium and will be responsible for administering its portion of the HOME funds. Several other organizations and non-profits will partner with the City to address the affordable housing needs. The coordination of resources and efforts is accomplished through on-going discussions with service providers and special meetings to solicit feedback on housing programs and policies. In 2018, the City will continue to work collaboratively with its partners to address housing and community development needs.

The City will continue to provide technical assistance and financial resources to ensure that community organizations have the capacity to effectively execute their mission.. The City will continue to partner in community wide efforts to form plans to address both ongoing and emerging challenges that the low-income community faces. The City, through its monitoring and risk assessment process, will gather data and information on expenditures, outcomes, and numbers served to perform an ongoing assessment on the investments it makes with both federal and City funds.

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

The City of Longmont's Housing and Community Investment (HCI) Division is the lead agency for the administration of CDBG funding and the implementation of the Consolidated Plan. Internally, the HCI works in collaboration with all City departments to deliver projects, services, and other benefits to eligible neighborhoods and residents.

Longmont participates in five collaborative partnerships that work to enhance coordination of services and fill service gaps in the Consortium area.

Boulder County Human Services Master Plan – All governments in the County and the Foothills United Way have joined to provide a common approach to defining, assisting, and funding human service agencies. The plan's specific purpose is to enhance coordination and eliminate gaps in services while avoiding duplication of services. In addition, Longmont completed its five-year assessment of human service needs and in 2017 changed in the way it partners with the agencies it funds to better address and meet the needs of Longmont residents.

New Regional Approach to Homeless Services - One of the changes moved significant funding to support the new Coordinated Entry Assessment for people who are homeless and how they access services. This includes a county-wide data management system with a single entry portal for homeless people/families that allows agencies to share and maintain information on the services provided to each person/family. This will help the agencies avoid duplication of services and help the individual by making every agency an access point. It also changes the services offered for those who have lower needs and can move back into housing with short-term case management and/or support services (including rapid re-housing) and those with higher needs who will move to housing-focused shelter and exits to appropriate housing options. Housing stabilization services are also offered for those who are still housed, but in danger of losing their housing.

Longmont Housing Opportunities Team (LHOT) – Longmont and Boulder County agencies and other public/private organizations that serve the homeless come together to enhance the understanding of our homeless needs, develop or improve service delivery to overcome gaps, and eliminate duplication of services. The group works to implement the Boulder County 10 Year Plan to Address Homelessness.

Boulder County Homeless Plan Initiative – This collaborative served the same purpose as LHOT, but worked on a Ten Year Plan to Address Homelessness throughout Boulder County. An Advisory Board was seated in late 2011 and meets monthly to help move the County Plan implementation forward.

Boulder County Homeownership Programs Collaborative – This group is made up of homeownership program providers in the County. It meets to identify common needs and goals, address gaps in service delivery, and marketing opportunities in an effort to provide seamless homeownership program service delivery throughout the County.

Boulder Broomfield HOME Regional Consortium – The Consortium works to identify and address common housing needs, overcome gaps in affordable housing provision, and increase the amount of HOME funding coming to our local region.

The City meets with all of its partners on an as-needed basis to develop organizational capacity, add new programs or improve existing programming. Staff also regularly provides technical assistance and professional expertise to further develop institutional structure for all agencies and organizations serving the low-to-moderate income citizens of Longmont.

Program Specific Requirements

1. Introduction

Community Development Block Grant Program (CDBG)

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	\$50,000
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:	\$50,000

Other CDBG Requirements

1. The amount of urgent need activities
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 90.00%