

2020 - 2024 CONSOLIDATED SUBPLAN



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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

This is the City of Longmont 2020 to 2024 Consolidated Plan for CDBG funding. This Plan details how the entitlement area of Longmont proposes to allocate their Community Development Block Grant (CDBG) funds to housing and community development needs. In addition, the City is a partner in the Boulder/Broomfield HOME Consortium. Projects in Longmont that receive HOME Consortium funding are shown under the City of Boulder’s portion of this Consolidated Plan. This is a requirement of HUD, as the City of Boulder is the Lead Agency for the Consortium.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Longmont proposes to allocate CDBG funds to support the development and rehabilitation of affordable rental housing, the rehabilitation of existing affordable homes, small business, rental assistance payments and health related operations related to COVID-19. Longmont will also allocate funds to nonprofit partners for housing counseling, rental security deposits, and utility assistance. Through these allocations, the city anticipates serving a total of 570 households in the 2020 Action Plan year. This includes: 23 households experiencing homelessness transitioning back into housing; 8 new affordable rental homes created; 50 rental homes for seniors preserved; and stabilizing 240 households via housing and financial counseling and 230 via rent assistance and eviction prevention, and 20 businesses. The average investment per household will be \$2,400, with \$15.3 million dollars leveraged and brought into the community.

The City of Longmont also administers the Boulder County Down Payment Assistance Program, which provides amortized and deferred loans for households who wish to purchase a home in Boulder County, outside the city limits of Boulder. The program expects to serve 20 clients over the next five-year period.

According to the Needs Assessment conducted for this Plan, which was largely informed by stakeholder consultation and resident input, priority needs in Longmont include:

- 1) Affordable rental housing for extremely low and very low income households;
- 2) Accessibility improvements to existing homes and expansion of accessible housing inventory;
- 3) Preservation of existing affordable rental and for sale housing;
- 4) More financial resources to support the service delivery system in Longmont and the greater region;

- 5) Housing with supportive services for very vulnerable populations, including survivors of domestic violence;
- 6) Expansion of job opportunities for unskilled and underemployed populations, including persons with disabilities whose federal assistance is much too low
- 7) An efficient and predictable regional transportation system to move residents to jobs and services; and
- 8) More affordable child care options.

It is important to note that not all of the needs identified by stakeholders can be addressed by HUD block grant funds (e.g., regional transportation systems, job growth). To that end, the City of Longmont must prioritize the use of funds within regulatory parameters.

3. Evaluation of past performance

The City of Longmont's CDBG funds have traditionally been used to make long lasting improvements for many low to moderate income individuals and families. Over the past five years, the City of Longmont has used CDBG funds to complete housing rehabilitation, emergency repairs, and mobile home repairs; remove impediments for households with a disabled and/or older adult family member; provide housing counseling and consumer debt counseling. In addition, it has used General funds and local Affordable Housing funds to provide support services, provide down payment assistance, support the construction of affordable for-rent and for-sale homes, and provide internet access and computers to low income families with children to bridge the digital divide. Additional detail on specific programs and accomplishments by year are in the jurisdiction-level Consolidated Annual Performance and Evaluation Report (CAPER) available online.

4. Summary of citizen participation process and consultation process

Citizen participation in development of this Plan was primarily achieved through completion of a resident survey and attendance at community meetings.

Residents living within the Consortium area had an opportunity to share their experiences with housing options and community resources through a resident survey. Offered in English and Spanish, the survey was available online and in a postage-paid mail version. A total of 1,171 residents participated. Residents who commonly face disproportionate housing needs were well-represented by respondents, including:

- 264 households with children;
- 406 older adults;
- 277 residents with disabilities;

- 325 renters;
- 60 residents who were precariously housed (living in their cars, shelters, or temporarily staying with family or friends);
- 164 households with an annual income of less than \$25,000; and
- Another 173 households with an annual income of between \$25,000 and \$50,000.

The survey instrument included questions about residents' current housing and financial situation, housing and transportation challenges, knowledge of and access to community resources, and experience with housing discrimination.

In Fall 2019, four open community meetings were held in Boulder, Broomfield, Nederland and Longmont. These were attended by 64 people overall, with the highest attendance (approximately 30 people) in Longmont. Attendees included a broad representation of residents and stakeholders, who participated in conversations and activities to identify top community needs; prioritize community development and housing investments; and pinpoint gaps in access to resources and institutional structures. During that same period, stakeholders were also consulted through focus groups and one-on-one interviews.

Finally, two public hearings were held, one in Longmont and one in Broomfield to receive comments on the proposed Consolidated Plan. Both were well attended, but there were no comments received during the hearings or during the 5 day comment period held between May 21 – May 26, 2020.

5. Summary of public comments

A summary of public comments will be added once the public comment period is complete.

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

All comments and views were accepted and considered during development of the Five-year Consolidated Plan and allocation plan.

7. Summary

Please see above.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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
Lead Agency	LONGMONT	
CDBG Administrator	LONGMONT	Housing and Community Investment
HOME Administrator		

Table 1– Responsible Agencies

Narrative

The City of Longmont, Housing and Community Investment (HCI) Division has the leadership responsibility for the City of Longmont's CDBG program. HCI staff coordinate the efforts of the entities involved in implementing projects and programs funded, provide technical assistance to non-profit organizations, and encourage involvement from the business community. The Technical Review Group and Longmont Housing and Human Services Advisory Board review CDBG, HOME and local Affordable Housing Fund proposals and make funding recommendations to City Council.

The consolidated planning process allows the City to ensure that a comprehensive, coordinated system is in place with regular meetings and interaction with citizens, public service agencies and organizations, and public and private housing and community developers.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

City of Longmont consulted with community stakeholders which included area non-profit agencies, the public, and local government agencies during public hearings and citizen participation meetings.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Longmont participates with other Boulder-Broomfield Consortium members to continuously and actively coordinate with public and assisted housing providers and partner health, mental health and service agencies in a variety of ways including: 1) Through the annual distribution of funding, Consortium members working closely with housing and service providers to prepare applications, develop eligible activities and projects that meet the needs of the community, provide technical assistance and project management to ensure successful programming. 2) Consortium members are active in local and regional boards, committees and coordination efforts. 3) Consortium members have established strong working relationships with local housing and service providers including meeting regularly to discuss housing and human service needs and to develop strategies to address these needs. 4) Through the Consortium, continuous coordination occurs between the local jurisdictions and housing and service providers.

In addition, the City of Longmont is an active participant in the Boulder County Regional Housing Partnership along with Boulder County, the City of Boulder, Jamestown, Louisville, Lafayette, Lyons, Nederland, and Superior. In 2017, the Partnership came together to assess housing needs and establish a regional plan to address needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Longmont, through the HOME Consortium, supports and is affiliated with the Metro Denver Homelessness Initiative (MDHI), a coalition working with homeless assistance agencies in the seven-county Denver metropolitan area, to coordinate the delivery of housing and services to homeless families, individuals, youth and persons with disabilities. The goal of the initiative is to provide maximum personal independence opportunities for homeless persons, and persons at-risk of becoming homeless through the design and implementation of a Continuum of Care model for the metropolitan Denver community. The regional representation comes in the form of Board appointments as well as committee participation.

In 2017, the Cities of Boulder and Longmont, and Boulder County formed the Homeless Solutions for Boulder County (HSBC), which coordinates homelessness response systems and housing interventions for individual adults throughout Boulder County, with a prioritization of resources for people who are experiencing chronic homelessness. HSBC serves as a localized coordinated entry system that matches needs of single adults, age 18 and older, with resources. This is a requirement for all residents to receive these specific services from Boulder County, Boulder, and/or Longmont. Entry points are located in Boulder and Longmont, both of which are accessible to people with disabilities and located close to public transportation.

HSBC is aligned with MDHI and functions in coordination with MDHI's housing placement system and has leveraged other housing options, such as Permanent Supportive Housing and locally funded and HUD funded set aside Housing Choice Vouchers by the local Housing Authorities to fill service gaps. A similar system is being researched for families and youth.

Longmont also participated in the development, adoption and implementation of the Boulder County 10-Year Plan to Address Homelessness which provided a blueprint for how the participating communities would coordinate to prevent homelessness, address issues that keep people in homelessness and create housing and supportive services needed to end homelessness. This plan has been retired, but was the impetus for starting the HSBC, the committee that oversees the need for and provision of Permanent Supportive Housing units, and local coordination includes the Boulder Homeless Planning Group and the Longmont Housing Opportunities Team (LHOT).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Boulder County Health and Human Services, along with several local human service agencies, receives federal ESG funds directly for homeless prevention and rapid rehousing.

Under the direction of MDHI Continuum of Care (CoC), local homeless service providers including Boulder County Housing and Human Services, Boulder Shelter for the Homeless, Mental Health Partners, Boulder PSH Collaborative (which includes the Inn Between of Longmont), and Attention Homes, utilize HMIS, a computerized data collection tool designed to capture client-level information over a period of time. The implementation of HMIS at the local level subscribes to the policies and procedures set by MDHI, around client confidentiality, data collection, computer entry, and reporting. Additionally, Boulder County and the HSBC partners utilize Boulder County Connects (BCC) for data collections and reporting, particularly for coordinated entry, shelter attendance, and evaluation of system effectiveness. HSBC members participate with MDHI for continuous discussion regarding the use and administration of HMIS specifically addressing issues of duplication and ease of use. Additionally, HSBC work groups meet regularly to enhance data collection and quality.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Multiple Local Organizations
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Agencies, groups, organizations who were invited to participate in the process, and who were consulted during development of this Plan included the following: The Longmont Housing Authority; The City of Longmont Community Services; Agencies serving older adults including Area Agency on Aging, an affiliate of the Denver Regional Council of Governments and local jurisdictional senior centers; Services for people experiencing homelessness, including HOPE of Longmont; Employment training and support agencies including Workforce Boulder County; Family resource centers, including the OUR Center in Longmont, EFAA in Boulder and Sister Carmen Community Center in Lafayette, which also hosted a focus group with low income Hispanic families; Safe Shelter of St. Vrain Valley; Public health services provided by the Boulder County Public Health Department; Boulder County Transportation Mobility for All program; Agencies serving people who have a physical, developmental, cognitive and/or behavioral/mental disability, including Center for People With Disabilities (CPWD), Imagine! and Mental Health Partners of Boulder County. On October 28, 2019 the Consortium held a focus group with providers of housing and community development services to low and moderate income residents in Boulder and Broomfield Counties. The majority of attendees provided services in or were housed in Longmont. The purpose of the focus group was to obtain information on the greatest unmet housing and community development needs of low and moderate income and special needs populations in the Consortium. Attendees were asked to discuss: The most common housing problems of their clients, the need for specific types of housing, if and how needs differ by race and ethnic composition of clients, the primary supportive service needs of clients, and the strengths and gaps in the delivery of services to clients.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable; all relevant agencies and organizations were invited and welcomed to participate in the Five-year Consolidated Plan process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative (MDHI)	
Homeless Solutions for Boulder County	Boulder County, City of Longmont, City of Boulder	While an implementation effort, this group also sets goals for Permanent Supportive Housing units needed throughout the County.
Human Services Funding Process	Boulder County, City of Longmont, City of Boulder	Public services activities are coordinated with goals of the HS funding process
The Boulder County Regional Housing Partnership	Boulder County, City of Boulder, City of Longmont	Housing goals of the Con Plan are aligned with regional housing goals and strategies.
City of Longmont 2020-2024 CIP	City of Longmont	Projects from the CIP are included in the non-housing community development needs and goals of this Strategic Pan.
Advance Longmont 2.0 (Economic Development Plan)	City of Longmont	Con Plan goals and activities are aligned with this Plan
Envision Longmont (Comprehensive Plan)	City of Longmont	Housing and economic development projects to be funded also meet the goals of those elements in the Comp Plan.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Longmont is part of the Boulder HOME Consortium along with Boulder County, the City of Boulder, and the City and County of Broomfield. Consortium members collaborated in the development of this Consolidated Plan as well as in ongoing administration of HUD funding. The Consortium Members also partner with the state Division of Housing and the Colorado Housing Finance Authority in the

coordination of funding opportunities ensuring the leveraging of state, federal, and local dollars to support housing and community development efforts. All of the Consortium members participate in the Metro Denver Homelessness Initiative (MDHI), which facilitates, integrates and tracks cooperative, community-wide and regional systems of care for people who have become homeless, but seek to live in a stable home and maximize self-sufficiency. In addition, the City of Longmont coordinates with other local governments and Boulder County through the Homeless Solutions for Boulder County (HSBC) program and the Boulder County Regional Housing Partnership. The inter-jurisdictional collaboration in Boulder County overall is an excellent model for regional collaboration.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

A variety of citizen participation efforts were conducted to inform the Five Year Consolidated Plan. During development of the plan, four community meetings, including one meeting in Longmont, were held to elicit in-depth information about the experience of finding housing, accessing services, and prioritizing community development needs from both residents and stakeholders. Child care and Spanish translation were available upon request.

A survey of nearly 1,200 Longmont residents was conducted regarding housing and human service needs; the online survey was administered through Survey Monkey which is Section 508 compliant.

Additionally, prior to the development of the Consolidated Plan, the Consortium participated in a regional fair housing planning process, which included extensive community engagement in the form of a resident survey, focus groups, pop-up engagement, and community meetings. These efforts resulted in the input of over 6,300 residents and stakeholders regionwide, including over 1,500 resident survey respondents from Boulder and Broomfield counties.

To best meet the needs of Longmont residents during the COVID-19 pandemic, the Consolidated Plan adopted a streamlined, shortened comment period on the draft Plan, between May 21 and May 26. The public comment culminated with a Public Hearing on May 26 during the Longmont City Council meeting.

Social media postings reached an estimated 140,000+ followers through these networks:

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	Non-targeted/broad community	Four community meetings held in various jurisdictions in the Consortium. 30 people attended the Longmont community meeting including families, stakeholders, residents, and community advocates.	Wide range of comments covering housing and community development needs.	All comments or views received were accepted.	
2	Resident focus groups for Regional AI	Non-targeted/broad community All residents, particularly those with housing and human services needs	1,171 Longmont residents representing residents with disproportionate housing needs	Feedback related to housing and community development needs as well as human services needs and challenges.	All comments or views received were accepted.	Research.net/r/BBL2020 And Es.Research.net/r/BBL2020

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)
3	Resident focus groups for Regional AI	Residents most vulnerable to housing barriers and with disproportionate housing needs	1,861 Consortium resident respondents, including 597 Longmont residents (5,889 respondents regionwide)	Feedback related to housing needs and challenges, community access to opportunity, accessibility, and discrimination.	All comments or views received were accepted.	http://denver-aurora-boulderafh.com/
4	Resident focus groups for Regional AI	Residents most vulnerable to housing barriers and with disproportionate housing needs	350 residents region-wide participated in-depth discussions about their housing challenges. These groups primarily represented immigrants, Spanish speakers, African Americans, families with children, persons with disabilities, LGBTQ residents, and at-risk youth.	Feedback related to housing needs and challenges, community access to opportunity, accessibility, and discrimination.	All comments or views received were accepted.	http://denver-aurora-boulderafh.com/

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)
5	Newspaper Ad	Non-targeted/broad community	Article contributed to more than 2,000 responses to resident survey for this Plan	N/A	N/A	Article is included in community engagement appendix

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section summarizes the primary housing and service needs in the City of Longmont, with a focus on populations that are most likely to face housing challenges. Data and information for this section draw on market data, disproportionate needs data from HUD (“CHAS” data), stakeholder consultation, and resident input.

- **Households with disproportionately greater needs.** In Longmont, Hispanic households are much more likely to face housing problems than residents of other races. Hispanic households face challenges at nearly twice the rate of White, non-Hispanic households. Large families and “non” families (single person households and residents living with unrelated roommates) also face high rates of housing problems.
- **Public Housing.** Private housing market factors combined with a lack of federal funding for publicly assisted housing create extra challenges for housing authorities.
- **Non-Homeless Special Needs.** Non-homeless special needs populations include households containing persons with a disability, older adult households, large families, female headed households with children, limited English proficient households, and those at risk of homelessness.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Longmont has many community facilities offering a range of services to citizens. The 2020-2024 Capital Improvement Plan (CIP) allocates 10.5 percent (\$25.6 million) of five-year spending to public buildings and facilities. Improvements include general building maintenance such as roof replacement, HVAC systems, boilers, exterior and interior maintenance, remodels, flooring, parking, and ADA improvements. Improvements at Civic Center are ongoing including significant ADA improvements to Council Chambers improving access for the public.

In addition to maintenance and rehabilitation of existing facilities, the City has funded a new public parking facility to replace a surface lot and an expansion to the Emergency Communications Center (ECC). The City surface parking lot on the east side of the 500 block of Coffman Street will be replaced with a structured parking facility to serve the City, the Downtown Development Authority, a Boulder County affordable housing project, and parking for office and commercial space.

How were these needs determined?

The City conducts an in depth evaluation of the City's public facilities capital improvement needs every 5 years and has its public utilities on regular replacement or maintenance schedules. The facilities and utilities to be updated or newly constructed each year are included and detailed in the City Capital Improvements Plan which is updated and adopted annually as part of the City's budget approval.

Describe the jurisdiction's need for Public Improvements:

Water

Water improvements over the next five years total \$52.8 million in the City's 2020 to 2024 CIP. The largest projects underway include the Nelson-Flanders WTP Expansion (\$14.8 million), Price Park Tank Replacement (\$11.5 million), North St. Vrain Pipeline Replacement (\$9.6 million), and Water Distribution Rehabilitation and Improvements (\$8.7 million). Funded water projects will maintain aging infrastructure and protect public health and the aquatic environment of St. Vrain Creek.

Streets

Transportation improvements account for 25.7 percent (\$62.4 million) of five-year spending. Most transportation funds are dedicated to the Street Rehabilitation Program (\$34.8 million). Street and bridge improvements are focused in the southern part of the City and include rehabilitation and/or

replacement of bridges across St. Vrain Creek allowing for greater resiliency to 100 year flood water levels.

Storm Drainage System

The voters approved the issuance of \$20 million in storm drainage bonds to provide a portion of the funding for the St. Vrain Creek Improvement project. This project involves the design, permitting and construction of a larger channel capable of conveying the 100 year flood flows safely through Longmont.

The voters also approved the issuance of \$7.8 million in storm drainage bonds to partially fund the Spring Gulch Drainage and Greenway Improvements. Phase 1 was completed in 2014 and included construction of a sidewalk, box culvert pedestrian underpass of SH 119, and a grade separated pedestrian crossing. Phase 2 includes the greenway trail, drainage improvements, and a pedestrian underpass under County Line Road. Finally, phase 3 will include additional greenway trail, drainage improvements, and a pedestrian underpass of the Great Western Railroad.

Sustainability

The City of Longmont adopted a Sustainability Plan in 2016. Longmont’s sustainability vision is, “an engaged community that promotes environmental stewardship, economic vitality, and social equity to create a sustainable and thriving future for all.” The Sustainability Plan addressed 10 areas including air quality, building and infrastructure, community cohesion and resilience, economic vitality, energy, food system, natural environment, transportation, waste, and water.

How were these needs determined?

Through the 2020-2024 Capital Improvement Program, which details the City’s capital infrastructure needs for the five-year period.

Describe the jurisdiction’s need for Public Services:

The following are the current six priorities used by Longmont for the Human Service Agency Funding Process.

Housing Stability: supporting a continuum of affordable housing options; helping people find and sustain stable housing.

Self-sufficiency and resilience: supporting households during tough economic times; helping households attain steady employment with livable wages and move toward self-sufficiency; and helping households remain as self-reliant as possible.

Food & Nutrition: helping households obtain adequate quantity and quality of food.

Health & Well-being: ensuring access to affordable medical, dental and mental health care.

Education & Skill Building: starting young and continuing throughout all stages of life, offering education, and skills training that are the building blocks of self-sufficiency.

Safety and Justice: ensuring safe and supportive environments for vulnerable children and adults.

How were these needs determined?

The City works with human service agencies to address human and social problems within the community. The City's Housing and Human Services Advisory Board makes a funding recommendation to City Council for their approval each fall.

Periodically, the City of Longmont conducts an assessment of its residents' human service needs. The City completed its most recent assessment in 2017 and, as a result, it changed its focus areas for funding to the ones identified above (Housing Stability; Self-sufficiency & Resilience; Food & Nutrition; Health & Well-being; Education & Skill Building; and Safety and Justice).

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section continues the discussion of housing needs in the above Needs Assessment (NA) section with a more specific focus on housing costs and condition. A more detailed Housing Market Analysis for Longmont and Consortium members is appended to the Consolidated Plan and should be referenced for a more comprehensive assessment of housing market conditions and gaps.

As of late 2019, Longmont's housing market was strong and stable. Rents increased by 27 percent between 2013 and 2017—an average of 5 percent per year—keeping pace with Boulder County overall. Rental vacancy rates were near zero in 2013 and 2014 following the flood, after which they increased slightly, yet remain very low. Fewer than 100 rentals were vacant as of third quarter 2019—and fewer than 50 as of second quarter 2019.

In 2018, Longmont had a shortage of 2,526 units affordable to households earning less than \$35,000 per year. Specifically,

- 25% of renters (3,378 households) living in Longmont earn less than \$25,000 per year. These renters need units that cost less than \$625 per month to avoid being cost burdened.
- 8% of rental units (1,187 units) rent for less than \$625 per month.
- Another 1,883 renters earn between \$25,000 and \$35,000 and also face a shortage, of 335 affordable rental units.
- Altogether, the city has a shortage of 2,526 rental units priced to serve households earning less than \$35,000 per year.

Home values increased by 64 percent between 2013 and 2018—an average of 13 percent per year. This was the largest increase of any HOME Consortium jurisdiction. Although prices have increased rapidly during the past 5 years, Longmont remains one of the most affordable jurisdictions in the HOME Consortium, especially for moderate income workers—if they can find a home to buy. Affordable for sale inventory is very low and the city has fewer than 100 units that are affordable for households with incomes of less than \$100,000.

The greatest needs by resident type include:

- Housing subsidies to assist 3,700 persons with disabilities, many of whom are seniors, who are cost burdened (Census data).
- Housing subsidies to assist the 600 large families in Longmont with housing burden (Census data).

- Housing subsidies to assist the 1,400 female-headed households with housing burden (Census data).
- Housing assistance for the 1,500 Hispanic households who struggle to pay their rent on a monthly basis and are vulnerable to losing their rental units (resident survey).

Future needs. If demand for living in the region continues, employment expands and opportunities to increase affordable housing stock are limited, future workforce may be more likely to commute in from areas like east Boulder County and western Weld County communities, given the limited growth within the county. The demand for affordable housing outside of Boulder will continue to put price pressure on housing in Longmont and communities eastward.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provides an overview of the economic and community development status of the City of Longmont. Data tables have been updated with 2017 ACS data where possible.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	593	114	1	0	-1
Arts, Entertainment, Accommodations	4,170	3,461	10	10	0
Construction	2,291	1,178	6	4	-2
Education and Health Care Services	8,724	9,424	21	28	7
Finance, Insurance, and Real Estate	1,864	1,132	5	3	-2
Information	1,546	324	4	1	-3
Manufacturing	4,446	2,841	11	9	-2
Other Services	3,396	2,809	8	8	0
Professional, Scientific, Management Services	5,556	5,299	13	16	3
Public Administration	1,820	1,387	4	4	0
Retail Trade	4,129	3,818	10	11	1
Transportation and Warehousing	913	209	2	1	-1
Wholesale Trade	1,816	1,274	4	4	0
Total	41,264	33,270	--	--	--

Table 5 - Business Activity

Alternate Data Source Name:

2017 Longitudinal Employer-Household Dynamics

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	50,304
Civilian Employed Population 16 years and over	46,934
Unemployment Rate	2.50
Unemployment Rate for Ages 16-24	12.86
Unemployment Rate for Ages 25-65	5.56

Table 6 - Labor Force

Alternate Data Source Name:
2017 American Community Survey
Data Source Comments:

Occupations by Sector		Number of People
Management, business and financial	7,397	
Farming, fisheries and forestry occupations	65	
Service	8,559	
Sales and office	10,012	
Construction, extraction, maintenance and repair	3,837	
Production, transportation and material moving	5,191	

Table 7 – Occupations by Sector

Alternate Data Source Name:
2017 American Community Survey
Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	29,488	64%
30-59 Minutes	13,524	29%
60 or More Minutes	3,333	7%
Total	46,345	100%

Table 8 - Travel Time

Alternate Data Source Name:
2017 American Community Survey
Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	38,013	2,212	8,651
High school graduate (includes equivalency)	3,588	283	1,627
Some college or Associate's degree	6,630	530	2,103
Bachelor's degree or higher	10,914	709	2,414

Table 9 - Educational Attainment by Employment Status

Alternate Data Source Name:
2017 American Community Survey
Data Source Comments:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	34	241	1,050	373	544

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
9th to 12th grade, no diploma	990	755	1,105	1,166	378
High school graduate, GED, or alternative	3,330	2,856	2,535	3,902	3,111
Some college, no degree	1,650	1,579	3,106	4,220	2,581
Associate's degree	272	1,450	1,179	2,682	559
Bachelor's degree	540	3,490	4,107	8,134	2,351
Graduate or professional degree	52	1,373	2,254	3,990	2,352

Table 10 - Educational Attainment by Age

Alternate Data Source Name:
2017 American Community Survey
Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,178
High school graduate (includes equivalency)	30,377
Some college or Associate's degree	35,744
Bachelor's degree	52,834
Graduate or professional degree	66,297

Table 11 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2017 American Community Survey
Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The employment industries that provide the greatest share of jobs in Longmont are: Education and Health Care services (28% all jobs), Professional, Scientific and Management services (16% of all jobs), Retail (11% of all jobs), Arts, Entertainment and Accommodations (10% of all jobs), and Manufacturing (9% of all jobs).

Most workers in Longmont are employed in Education and Health care services (21% of workers), Professional, Scientific and Management services (13% of all workers), Manufacturing (11% of all workers), Arts, Entertainment and Accommodations (10% of all workers), and Retail Trade (10% of all workers).

Overall, the industries of workers and jobs are well-aligned in Longmont. The Jobs less Workers column of the Business Activity table suggests that Longmont has somewhat fewer workers than jobs in Education and Health Care Services (7 percentage point difference). Conversely, the City has somewhat more workers than jobs in the Information Business category (3 percentage point difference). In all other industries the difference in workers and jobs is 2 percentage points or less.

Describe the workforce and infrastructure needs of the business community:

Longmont's economy remains a competitive environment with sustained low unemployment and continued economic growth. Accomplishments of the last five years include completion of the citywide, community-owned broadband network, diverse industry base (with high-tech and high growth concentrations), continued revitalization of downtown area, a growing tax base and high quality schools (Advance Longmont 2.0). However, the business community is also facing challenges that illustrate key workforce and infrastructure needs, described in Advance Longmont 2.0 as follows:

- *Real estate options no longer met the continued growth of Longmont's existing industry base or the attraction of new entrants to the market in any meaningful way.*
- *A sustained unemployment rate of 2-3% in recent years created a very tight, and very competitive labor market, making it challenging for businesses to attract and retain high quality talent.*
- *While Longmont continued to offer the most affordable housing market in Boulder County, the community still faced the struggles of a growing population and its impacts on housing affordability, putting the median home sale price in Longmont in 2018 out of the reach of affordability for any family in Longmont earning even 120% of Median Household Income.*
- *Our current transportation network is falling behind our economic progress, and in 2018 there was a statewide transportation funding shortfall of over \$9 billion with no promise of funding in the foreseeable future.*

The key needs of the business community resulting from the above challenges include a talent pipeline in strategic industries, continued redevelopment of commercial and industrial properties (including the development of a "vibrant river corridor"), development and preservation of residential affordability, fostering a collaborative business environment, and improvements to Longmont's multi-modal transit system.

The City of Longmont has recently released Advance Longmont 2.0, which outlines a plan for economic development over the next several years.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Advance Longmont 2.0 has identified smart manufacturing, business catalysts, food and beverage, and knowledge creation and deployment as industry targets for continued efficient focus of economic development resources in those areas. Recruiting and training workers for these industries is a key objective of the economic development plan, as is creating an environment (and housing) attractive to existing workers in these industries.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As noted earlier, the sustained rates of very low unemployment in Longmont create a very competitive labor market and can make it difficult for local businesses to retain top talent. As such the talent-related priorities of Advance Longmont 2.0 are to “Build industry relevant talent pipelines to respond to current demands;” “Design effective career pathways to meet future demands;” and “invite new talent into our community from around the nation.”

It is also important to note that recent growth and the tight labor market to not benefit all Longmont residents equally. Disparities in education and income by race/ethnicity are apparent and may create challenges in the long-term economic resilience of the community. Bridging that gap and engaging Latino leaders in economic development is an opportunity.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Longmont is served by Workforce Boulder County (WfBC). WfBC has its own working partnership with Front Range Community College to provide machinist training and develop a new GIS program, to assist current workforce in matching the skills needed for employment. WfBC has dedicated resources to the establishment of Sector Partnerships in the Machining, IT, and Healthcare industries, and has been engaged with the Metro Manufacturing Partnership, Northern Colorado Manufacturing Partnership, Metro Denver Healthcare Sector Partnership and Metro IT Partnership. Additional training avenues have been established through multi-region training grants for on-the-job training (a work experience

program) and the H-1B grant (technical skills training for employers, employees and people who have been unemployed for the long-term). An IT industry-focused on-the-job training grant was awarded to Denver County in partnership with Workforce Boulder County.

The Colorado First & Existing Industry Customized Job Training grants are available to companies relocating to or expanding in Colorado and provide training funds to new hires.

Front Range Community College (FRCC) maintains a Longmont campus with five academic departments: Arts and Letters; Business, Information, Technologies & Manufacturing; Mathematics; Science & Health Professions; and Social Sciences, Education & Public Services. FRCC also offers a range of English as a Second Language (ESL) classes on the Longmont campus during the day and in the evening. The FRCC Westminster and Larimer campuses offer vocational and technical education programs including automotive technology, machining, and optics technology.

The programs offered by WfBC and FRCC support Longmont's goal of stabilizing households. To the extent that participants in workforce training initiatives are able to improve their economic situation and move into market rate housing, this frees up subsidized housing to other households with needs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Advance Longmont 2.0, the City's 5-year economic development plan, outlines economic development strategies for 2020-2024. The summary of this document is discussed above in this section.

Discussion

Please see above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Yes, as shown in HUD's Affirmatively Furthering Fair Housing data tool (screen shot below), Census tracts in north central Longmont have a concentration of housing cost burden. In this case "concentration" is indicated by the highest proportional threshold (darkest shading) in the HUD map.

The Census tracts with high levels of housing burden also tend to have higher proportions of renters—who, on average, are more likely to be cost burdened. The same Census tracts also have higher proportions of foreign-born residents (primarily from Mexico).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Racial/ethnic minorities. As shown in the following figures, Longmont has a racially/ethnically diverse population, that is fairly well dispersed across neighborhoods. There is, however, some concentration of foreign born residents and limited English proficient residents in north-central Longmont. (Concentration in this case is defined simply as a strong cluster in the HUD AFFT dot density maps).

Poverty. HUD defined concentrated poverty as a Census tract with a poverty rate of 40 percent or higher (or three times the metro area average). Though poverty does vary by neighborhood in Longmont there are no neighborhoods that qualify as concentrated poverty.

What are the characteristics of the market in these areas/neighborhoods?

Overall, the level of services, amenities and accessibility in these Census tracts are quite high; access to jobs is also high. The greatest variability factor is the quality of the schools in and near the tracts. The St. Vrain Valley School District offers open enrollment which provides students with the opportunity to seek out higher quality schools, but can cause the lowest performing schools to struggle further.

The housing market conditions in these areas reflect higher rates of renters (and fewer owners), mostly in multi-family and multi-story developments. There are single family and duplex units throughout, but often they have been converted to rental properties. Rents are generally lower in this area than other areas of the city and the units are generally older and in poorer conditions.

Are there any community assets in these areas/neighborhoods?

Shopping and Restaurants: On the north end of the corridor adjacent to these tracts are several grocery shopping centers, including a Walmart Supercenter, King Soopers Supermarket and Sav-A-Lot

market. Many “Mom and Pop” and commercial markets, coffee shops, restaurants and stores are available along Main Street. A recognized Latino commercial district is located on the east side of Main Street from Ninth Avenue to 15th Avenue with various other primarily Latino food and grocery stores and restaurants scattered in other locations on Main Street and one to two blocks off Main on various side streets.

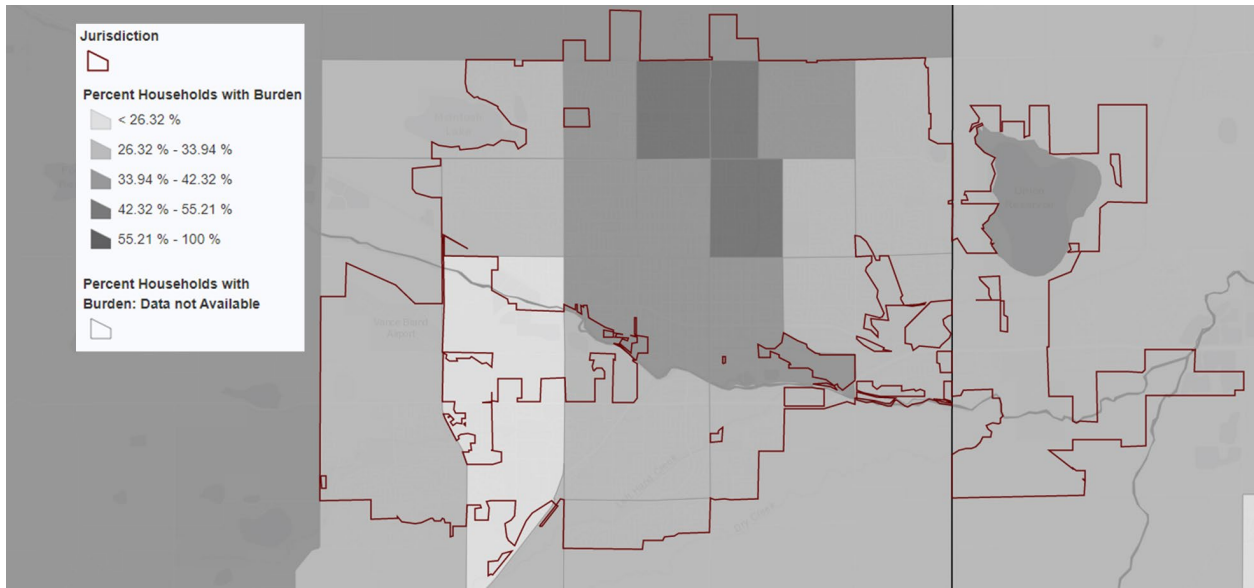
Services: A variety of services, including the Longmont Housing Authority, the Senior Center and Youth Center, and various non-profit headquarters are located in close proximity to these neighborhoods. Much of the municipal activity, including the library and main City Offices, is located in the southernmost of these tracts.

Parks and Open Space: At least seven neighborhood parks, one community park, and three separate greenways are located in or within walking distance of these tracts, including Athletic Field, Clark-Centennial, Collyer, Kensington, Lanyon, Rothrock/Dell, Rough and Ready and Spangler Parks. The greenways are the Oligarchy, Rough and Ready and Spring Gulch #1 Greenways.

Business Opportunities: There are many local businesses located in these areas that offer job opportunities for residents. The City helped to support these by offering a Business Improvement Program to neighborhood businesses, and offers a Small Business Lending Program citywide, but has conducted significant outreach in this area.

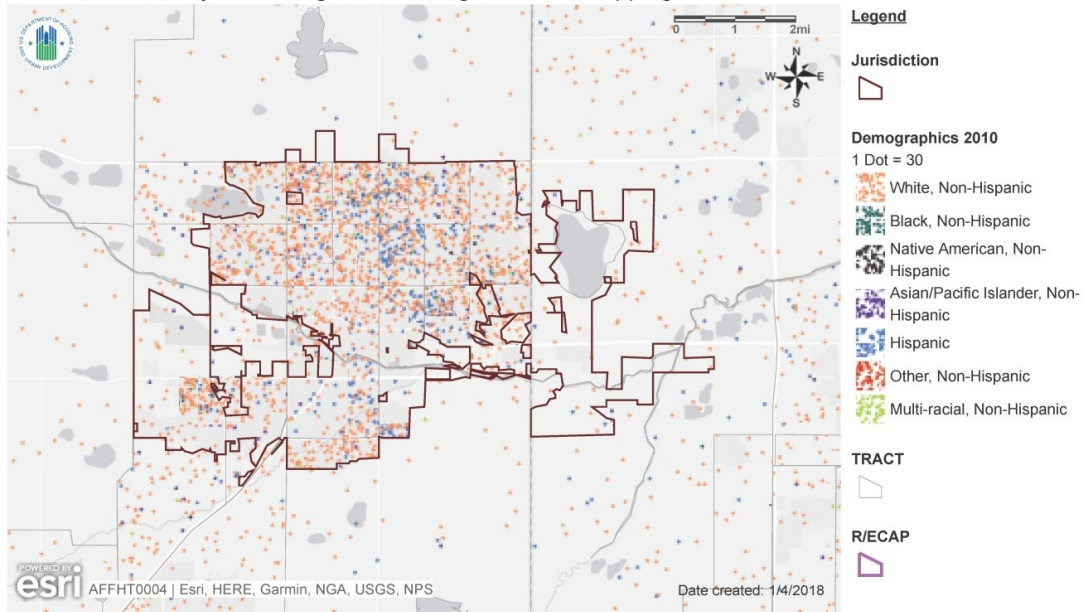
Are there other strategic opportunities in any of these areas?

Neighborhood Revitalization Efforts: City of Longmont has for the past decade, invested heavily in its neighborhoods including the ones located in these Census Tracts. The neighborhoods of Historic Eastside, Kensington, Lanyon, Spangler and Kiteley have benefitted from these efforts. Significant code enforcement activity was concentrated in these areas as a first step in improving the housing and visual conditions. City staff worked with the neighborhoods to form neighborhood groups and learn leadership, facilitation and outreach skills so they could take charge of their neighborhoods and make changes happen on their own and not rely on the City to provide for their needs. Historic Eastside, Kensington and Kiteley are still active in the Neighborhood Group Leaders Association, but Lanyon and Spangler have not remained active. There are approximately 7 active neighborhoods in the geographic areas with the highest concentrations shown on the maps above.



Housing Cost Burden; HUD Affirmatively Furthering Fair Housing Tool

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 1 - Race/Ethnicity

Description: Current race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

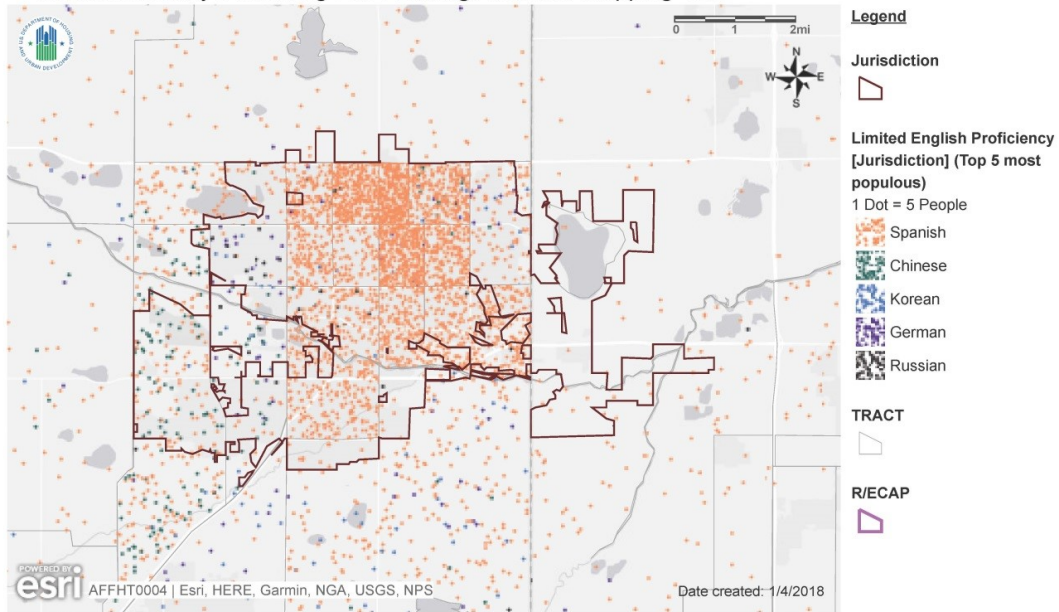
Jurisdiction: Longmont (CDBG)

Region: Boulder, CO

HUD-Provided Data Version: AFFHT0004

2010 Race and Ethnicity

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 4 - LEP

Description: LEP persons (5 most commonly used languages) for Jurisdiction and Region with R/ECAPs

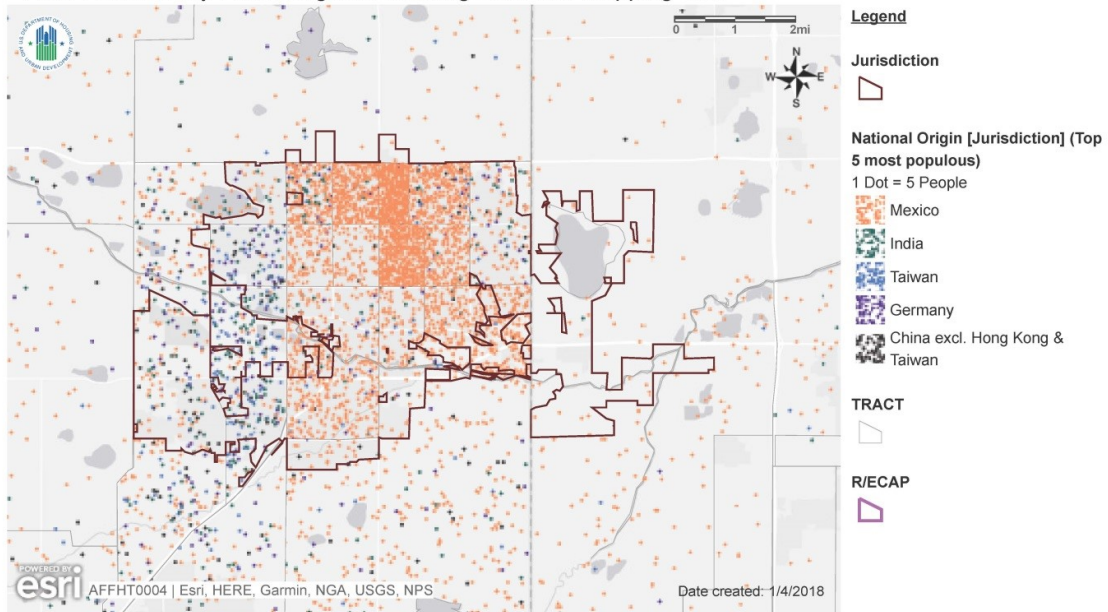
Jurisdiction: Longmont (CDBG)

Region: Boulder, CO

HUD-Provided Data Version: AFFHT0004

Limited English Proficiency

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 3 - National Origin

Description: Current national origin (5 most populous) dot density map for Jurisdiction and Region with R/ECAPs

Jurisdiction: Longmont (CDBG)

Region: Boulder, CO

HUD-Provided Data Version: AFFHT0004

National Origin

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Citywide, 81 percent of households have a desktop or laptop computer and 85 percent have a smartphone. Seventy-eight percent of households have broadband access by cable, fiber, or DSL and 90 percent have some type of broadband access (10% only have internet through their cellular data plan).

However, ACS data indicate that access is much lower for low- and moderate-income households. In Longmont just 5 percent of households earning \$75,000 or more per year are *without* an internet subscription compared to 31 percent of households earning less than \$20,000 per year and 11 percent of households earning between \$20,000 and \$75,000 per year.

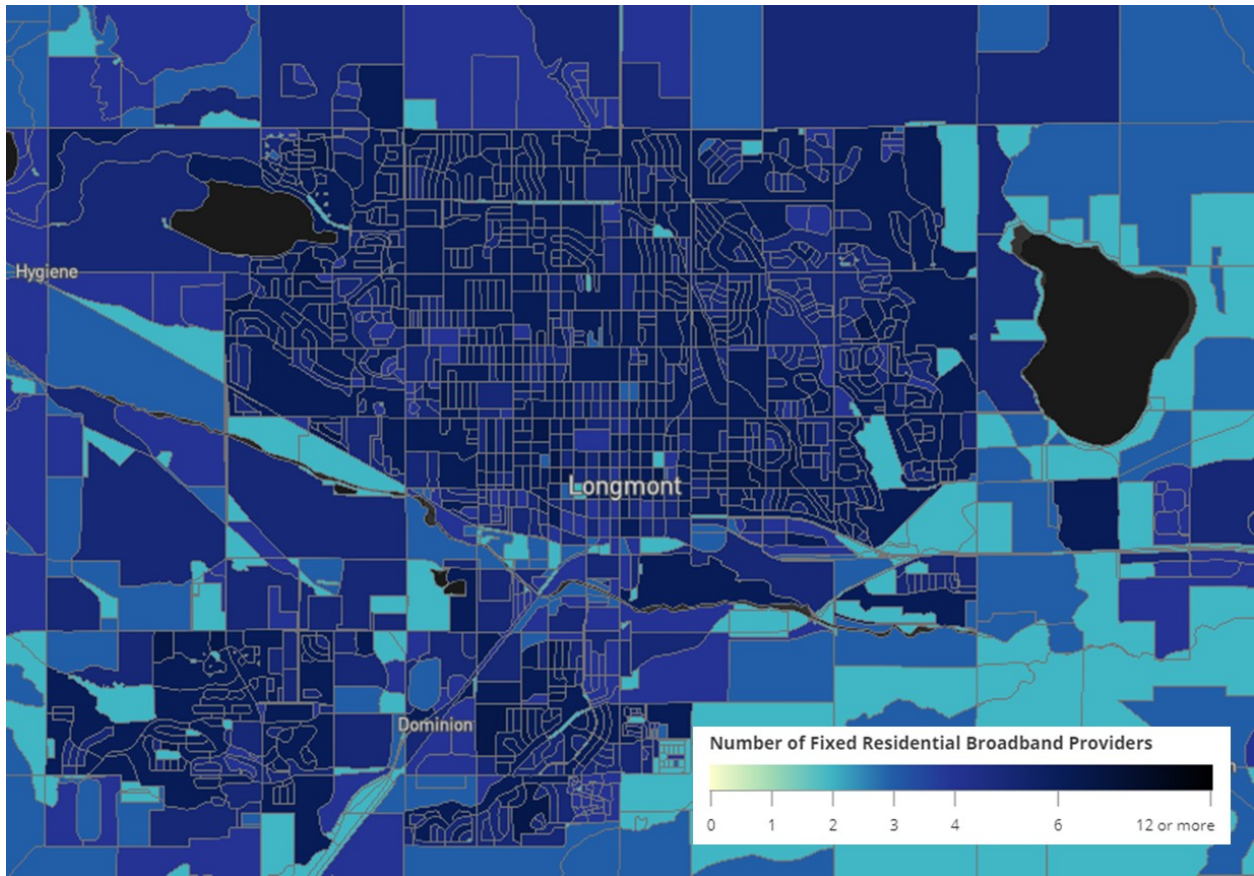
Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the Federal Communications Commission database, Longmont is served by at least four broadband providers. The map below illustrates high access to multiple providers throughout the city.

In the community meetings conducted for this Plan, some residents expressed frustration about their inability to access internet service through NextLight, and its free service for eligible low income families funded by the Longmont Community Foundation and the Longmont Children, Youth and Families Division.

The program, officially called Sharing the NextLight, has provided high-speed Internet (25 Mbps/25 Mbps) to 35 families, which translates to more than 160 children served. Eligibility is determined by three factors. First, a family must live in a NextLight service area which spans about 85 percent of Longmont. Second, a family must have children in the St. Vrain Valley District. Finally, a family must receive free and reduced lunches.

However, barriers to access remain for several reasons. Some rental complexes have exclusive advertisement contracts with other market rate providers and, as such, do not actively market NextLight. Also, although exclusive contracts with providers are not allowed, service providers do need to invest in the infrastructure to bring services to low income residents. Often this takes place during development construction, limiting access in newer and often more affordable apartment complexes.



Fixed Broadband Deployment Map Federal Communications Commission

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Boulder County Natural Hazard Mitigation Plan (last updated in 2016 and a new update currently underway) contains a science-based natural hazard risk analysis, considering a broad range of information and best available data and including a forward-looking analysis of risks to housing and infrastructure sectors from climate change and other hazards. The Plan outlines strategies to reduce or eliminate risks from a range of 18 different hazards our communities face, including pandemic outbreaks that were estimated at the time the report was released in 2016 to have the potential to affect 30 percent of the State's population and cause the shutdown of critical services and facilities. Boulder County jurisdictions are already experiencing the impacts of a warming climate in the form of reduced snowpack, earlier snowmelt, increased risk of high intensity wildfires, an increased number of high heat days, and extreme weather events—for example, the September 2013 Boulder County Flood (Flood).

The Flood provided a unique opportunity for communities to begin planning for climate change. As part of the CDBG-DR (Disaster Recovery) program, the Boulder County Collaborative (BCC), made up of Boulder County government and all flood impacted communities in Boulder County, adopted the Resilient Design Performance Standard (RDPS) to ensure that communities could better withstand climate change. This involved organizing the built environment into clusters to prioritize recovery systems and instituting a resilience criteria rating system for projects. Longmont was the first community to adapt the framework for use on non-disaster recovery capital projects. Projects that implement resilience criteria from the RDPS are incrementally helping Boulder County communities improve resiliency to perform better in the next hazard event and reduce risk to such events.

Longmont also has an extensive outreach program to educate residents and community groups on how to be better prepared for disasters. At the end of 2016, the City of Longmont received a grant from the Division of Local Affairs in the State of Colorado. Resiliencia Para Todos (Resiliency for All or RFA) identified barriers and created a bridge between a vulnerable sector of our Latino population, community resources and local governments in the City of Longmont and Boulder County. The project brought the community together to identify barriers, develop recommendations that would be more inclusive of this segment of the community and create space for representation from this underserved portion of the community. An outcome of this effort - "Be Ready Longmont" - provides presentations to community groups, offers a variety of classes, and provides a platform for residents to sign up for mobile phone reverse 911 notifications. The City also provides guidance on making emergency plans, and preparing basic emergency supply kits.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Goals established for the 2020-2024 Five-year Consolidated Plan continue to focus on expanding and creating housing stock for very low income renters, preserving existing affordable rental and owner-occupied housing units, increasing the amount of accessible housing for persons living with disabilities, and responding to new economic challenges. The goals and activities planned for the next five years address the most significant needs in the City as identified through stakeholder consultation, resident input, and the needs assessment and market analysis conducted for this plan:

City of Longmont Five-year Goals

1. **Rental Housing Preservation and Development.** Maintain and produce additional affordable rental housing, particularly for households with income below 50 percent AMI. This priority need is evident in the gaps analysis conducted for this study which found a shortage of more than 2,300 rentals for extremely low income households. Residents participating in a community meeting for this Plan identified preservation of affordable rental housing the top “desired outcome” of the Plan.
2. **Existing Homeownership Preservation.** Maintain and increase the inventory of affordable ownership homes by assisting low income households with rehabilitation and accessibility needs to ensure decent, safe and sanitary housing conditions. Preservation of existing housing was the third most common priority outcome in the Longmont community meeting and a resident survey conducted for the AI found a need for accessibility improvements.
3. **New Homebuyer Opportunities.** Increase the inventory through innovative housing development models as opportunities arise, and by providing first time homebuyer classes, budgeting and financial counseling. More than half of Longmont renters surveyed want to buy a home in the city but cannot due to high prices and large down payments needed. Can support, through acquisition of land, infrastructure and/or development cost financing, the construction of new affordable for-sale homes.
4. **Housing Stabilization Programs.** Work with community partners to provide housing resources and services to individuals and families at-risk of or experiencing homelessness. Very low and lower income households are increasingly at-risk of homelessness or just a decrease in housing security due to rising rents and stricter qualifying criteria (e.g., evidence of documented status).
5. **Community Investments.** Work with regional partners to coordinate investment strategies that fund programs and projects designed to impact existing conditions that threaten the health or welfare of the community, particularly for residents with low income and/or special needs,

priority populations identified by social services providers. Additional neighborhood resources may become a need during the latter years of this Consolidated Plan.

6. **Economic Development.** Promote job creation or retention through supports for primarily micro-enterprises or small businesses. Stakeholders identified a need for job creation and employment opportunities, as well as skill development and technical assistance, especially for under skilled residents and residents with disabilities. In addition with the outfall from COVID-19, job retention and the standing-up of businesses is of primary importance.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	City-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Funds will be allocated on the basis of need rather than geographic location.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Rental Housing Programs
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Individuals Persons with Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Rental Housing Programs
	Description	Increase the amount and affordability of rental housing for the Longmont lowest income renters while preserving existing affordable rental housing. Preserve existing rental housing and increase the amount of affordable rental housing for Longmont's lowest income renters. This could include acquisition (with or without rehab) of market rate housing converted to affordable housing.
	Basis for Relative Priority	The basis of this priority is to preserve and provide affordable rental housing options for households under 50 percent AMI. Longmont has an extremely low rental vacancy rate overall and especially for affordable rental housing units (2-3%) and a defined gap of over 2300 rental homes needed for households with income below \$25,000. In addition, Longmont has a goal to have 12% of its housing stock be permanently affordable by 2035.
2	Priority Need Name	Homeownership Programs - Existing Housing
	Priority Level	High

	Population	Low Moderate Large Families Families with Children Elderly Individuals Persons with Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Homeownership Programs Existing Housing
	Description	Preserve existing affordable owner-occupied housing stock by keeping houses safe and habitable, help owners to age in place and provide foreclosure prevention services to all homeowners. The City of Longmont will fund and strengthen programs that support existing homeowners to improve existing housing stock so that low-income homeowners are able to adequately maintain their homes, continue to afford their housing, and age in place. Improving housing stock in a concerted fashion can also make a significant impact on an area or neighborhood. Coordinating home rehabilitation with the local weatherization and energy improvement programs leverages funds and magnifies the improvements to the existing housing stock. Removing architectural barriers to a resident’s use of their home provides them with the ability to age in place, stabilize their housing costs, and increase wealth.
	Basis for Relative Priority	The basis for this prioritization is the need to provide resources and options to low-income homeowners to maintain and preserve their housing. Many homes in the community were built prior to 1980 and are in need of repairs. Mobile homes continue to deteriorate, and many are no longer decent, safe or sanitary. Very low-income homeowners need assistance to maintain housing. The architectural barrier removal program is vital to keep aging and disabled people in their homes, allowing them to age in place and/or remain housed.
3	Priority Need Name	Homebuyer Programs
	Priority Level	High

	Population	Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Home Buyer Programs
	Description	<p>Support low-to-moderate income home buyers and increase the supply of affordable housing units.</p> <p>The City of Longmont administers the down payment assistance program for Boulder County, with the exclusion of the City of Boulder. It also administers a home buyer program in partnership with developers providing affordable for-sale homes under the City’s Inclusionary Housing Program. In addition, the City funds the Housing and Financial Counseling program which helps prepare households for homeownership through training and working to resolve credit issues. Home Buyer programs provide lower wage-earning households with home purchase opportunities so that persons who work in a community can live in that community if they choose. By supporting a diverse community and work force, the City will promote an appropriate jobs-to-housing balance in the community, lessen traffic congestion because people can live closer to their work and decrease commuting time for the work force.</p> <p>These programs provide direct monetary assistance for home ownership programs, actual housing units (created through inclusionary housing and nonprofit funding), and educational opportunities to prevent default and foreclosure, guard against predatory lending and help owners learn to make good financial decisions, make basic home repairs and maintain their property.</p>
	Basis for Relative Priority	The basis for this prioritization is to provide homeownership opportunities to low- to moderate-income home buyers in the City of Longmont and Boulder County. The City of Longmont, and all of Boulder County, has a housing shortage with very low available housing for sale. Escalating housing costs have increased the affordability gap.
4	Priority Need Name	Housing Stabilization Program

	Priority Level	Low
	Population	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City-wide
	Associated Goals	Rental Housing Programs Housing Stabilization Administration
	Description	The City will work with community partners to provide housing resources and services to individuals and families at-risk of or experiencing homelessness. Very low and lower income households are increasingly at-risk of homelessness or simply housing insecurity due to rising rents and stricter qualifying criteria (e.g., evidence of documented status) as well as an inability to reduce debt. Providing housing supports for persons experiencing homelessness during a health crisis may also be a program offered by the City.
	Basis for Relative Priority	Increase in homelessness region wide due to rapidly rising housing costs, influx of residents and jobs, effects of natural disasters, inability to reduce debt or improve credit.
5	Priority Need Name	Community Investment Programs
	Priority Level	Low

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	
<p>Associated Goals</p>	<p>Community Investment Programs</p>
<p>Description</p>	<p>Work with regional partners to coordinate investment strategies that fund programs and projects designed to impact existing conditions that threaten the health or welfare of the community, particularly for residents with low income and/or special needs, priority populations identified by social services providers. Additional neighborhood resources may become a need during the latter years of this Consolidated Plan.</p>
<p>Basis for Relative Priority</p>	<p>With limited financial resources available to support the capital improvement needs of public facilities and/or neighborhoods the City will prioritize the capital needs, including facility acquisition or rehabilitation of for agencies that serve low income households in Longmont.</p>

6	Priority Need Name	Economic Development Programs
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Economic Development Programs
	Description	Economic Development. Promote job creation and retention through supports for primarily micro-enterprises or small businesses. Stakeholders identified a need for job creation and employment opportunities, as well as skill development and technical assistance, especially for under skilled residents and residents with disabilities.
	Basis for Relative Priority	Creating or retaining low/moderate income jobs in the current economic climate is vital to stabilizing the City’s workforce, tax base and community as a whole.

Narrative (Optional)

Funding priorities will be implemented to achieve the goals and objectives identified in the Strategic Plan for the 2020-2024 program years. The funding priorities were established based on the housing and community development needs identified through staff, public, and stakeholder input, including the results of the community survey. Also, priority needs are strongly related to the analysis in the needs assessment and market analysis.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section discusses the City of Longmont's resources that will be used to meet the goals of the 2020-2024 Five-year Consolidated Plan. These resources are financial, involve partnership opportunities, and include ability to leverage additional funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	610,926	50,000	362,157	1,023,083	2,440,000	The expected CDBG available remaining funds are equal to \$610,000 x 4 years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	359,387	0	0	359,387	0	CARES Act COVID Response Funds

Table 14 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The 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 community development plan. Internally, the HCI works in collaboration with all City Departments to deliver projects, services and other benefits to eligible neighborhoods and clients.

In addition to the receipt of CDBG funds, the City has a couple of local funding sources from the City’s General Fund that help to implement the Consolidated Plan Strategies, Goals and Activities. The local Affordable Housing Fund (AHF) is comprised of \$1 million from the General Fund, transferred annually, and generates about \$125,000 - \$150,000 annually in revenues from loan repayments. Through its competitive fund rounds, the City allocates the AH Funds along with CDBG funding, to projects that meet the goals of the Consolidated Plan. The City encourages applicants to seek other funding and in-kind contributions from private and public sources to match AH funds and CDBG funding. Although specific matching requirements are not currently defined, most projects have pretty significant matching funding included in their project

requests. While the city prefers to not be the sole source of funding for a project, it makes exceptions for the Housing Rehabilitation Programs which it operates internally.

If appropriate, describe publically owned land or property located within the state 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 as opportunities arise. The City has purchased vacant land directly or via financing support to partner agencies and currently has 5-6 acres banked with another 9 AC in process. This is a strategy also captured in the Regional Housing Plan, with the goal to secure land between now and 2026. The City recently inventoried its properties, and found 6 parcels with homes that were purchased for open space or for water retention by the Public Works and Natural Resources (PWNR) Dept. These homes were being rented on the open market by PWNR. City Council approved converting these homes to affordable rentals and as the leases expire for each they will become rental homes affordable to households at or below 50% AMI. The entire process will take a year to convert all of the homes. The City also supports affordable housing through fee waivers and other housing/building incentives.

Discussion

Please see above.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF LONGMONT	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
LONGMONT HOUSING AUTHORITY	PHA	Rental	Jurisdiction
BOULDER COUNTY HOUSING AUTHORITY	PHA	Ownership	Region
Boulder County Department of Housing and Human Services	Government	Ownership Rental	Region
BOULDER SHELTER FOR THE HOMELESS	Non-profit organizations	Homelessness	Region
Colorado Enterprise Fund, Inc.	Other	Economic Development	State
CENTER FOR PEOPLE WITH DISABILITIES	Non-profit organizations	Non-homeless special needs	Region
EMERGENCY FAMILY ASSISTANCE ASSOCIATION	Non-profit organizations	Homelessness	Region
Habitat for Humanity of St. Vrain Valley	Non-profit organizations	Ownership	Other
Homeless Outreach Providing Encouragement (HOPE)	Non-profit organizations	Homelessness	Jurisdiction
THE INN BETWEEN OF LONGMONT, INC.	Non-profit organizations	Homelessness Rental	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Longmont Housing Development Corporation	Non-profit organizations	Rental	Other
Longmont Economic Development Partnership	Other	Economic Development Non-homeless special needs	Jurisdiction
Mental Health Partners	Non-profit organizations	Non-homeless special needs Rental	Region
OUR CENTER	Non-profit organizations	Homelessness Rental	Jurisdiction
THISTLE COMMUNITY HOUSING	CHDO	Ownership Rental	Region

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Longmont has very strong partnerships with housing and service providers who work with low- moderate income households. The biggest gaps are in the lack of housing inventory and funding.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	

Supportive Services			
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Boulder County, the City of Boulder and the City of Longmont, along with local non-profits, work collaboratively to deliver services to people experiencing homelessness through Homeless Solutions for Boulder County (HSBC). This regional, integrated service system combines a coordinated entry process with the provision of timely and appropriate supportive and housing services to assist people in moving out of homelessness and into housing in the most efficient ways possible.

Stakeholders consulted for this plan were very complimentary of the City’s and county’s efforts to deliver needed services in an efficient, and un-duplicated manner.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The organizations listed in the table above have requested and received funding in the pasts, and are likely partners in the delivery of housing and services to help meet the City of Longmont’s Consolidated Plan goals in the future. Annually, City Council approves the budget for community funding. Through an annual funding process, the AH Technical Review Group and the Housing and Human Services Advisory Board recommends funding to City Council.

The institutional structure in the City of Longmont is efficient and serves a variety of community needs. Longmont is fortunate to be part of a HOME Consortium, which allows the leveraging of resources across Boulder and Broomfield Counties.

The largest gap in meeting the needs of Longmont’s special needs populations, and persons who are homeless, is lack of funding and lack of a sufficient supply of affordable rental housing.

At the time this report was being developed, the City of Longmont and the Consortium were completing an assessment of gaps in service delivery. Stakeholders consulted for that analysis identified the following gaps in service delivery:

- Shortage of funding to support case managers for very low income households and persons at-risk of and experiencing homelessness;
- Shortage of affordable housing with supportive services;
- Over-reliance on the faith community as the only solution for extremely vulnerable households including those who are undocumented;
- Inadequate regional public transportation systems.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Longmont will continue to support the Longmont Housing Authority, OUR Center, Inn Between and other organizations in their endeavor to provide assistance to the homeless and/or near homeless population in Longmont.

The City also plans to supplement the work of the various City-funded agencies to end chronic homelessness by promoting the preservation and maintenance of existing affordable housing through its housing rehabilitation programs, owner and rental. It also provides housing stabilization through its locally funded mediation program, tenant/landlord program, and its partnerships for eviction prevention.

The HOME Consortium partners are also undertaking a Human Services Needs Assessment to pinpoint specific gaps in service provision to help prioritize and efficiently allocate resources.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Programs	2020	2024	Affordable Housing Homeless		Rental Housing Programs Housing Stabilization Program	CDBG: \$1,154,483	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 75 Household Housing Unit
2	Homeownership Programs Existing Housing	2020	2024	Affordable Housing		Homeownership Programs - Existing Housing	CDBG: \$1,152,000	Homeowner Housing Rehabilitated: 80 Household Housing Unit
3	Home Buyer Programs	2020	2024	Affordable Housing		Homebuyer Programs	CDBG: \$60,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
4	Housing Stabilization	2020	2024	Affordable Housing Homeless		Housing Stabilization Program	CDBG: \$326,600 CDBG-CV: \$87,510	Homelessness Prevention: 23 Persons Assisted Other: 1200 Other
5	Community Investment Programs	2020	2024	Non-Housing Community Development		Community Investment Programs	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Economic Development Programs	2020	2024	Economic Development		Economic Development Programs	CDBG-CV: \$200,000	Businesses assisted: 20 Businesses Assisted
7	Administration	2020	2024	Administration		Housing Stabilization Program	CDBG: \$700,000 CDBG-CV: \$71,877	

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing Programs
	Goal Description	<i>Preserve existing and increase the amount and affordability of rental housing for the Consortium's lowest income renters.</i>
2	Goal Name	Homeownership Programs Existing Housing
	Goal Description	<i>Preserve existing affordable owner-occupied housing stock by keeping houses safe and habitable, help owners to age in place and provide foreclosure prevention services to all homeowners.</i>
3	Goal Name	Home Buyer Programs
	Goal Description	<i>Support low-to-moderate income households with ownership counseling.</i>

4	Goal Name	Housing Stabilization
	Goal Description	Work with community partners to provide housing resources and services to individuals and families at-risk of or experiencing homelessness. Very low income households are increasingly at-risk of homelessness and increased housing instability due to rising rents and stricter qualifying criteria (e.g., evidence of documented status). The goal outcome indicators for Housing Stabilization include 23 persons assisted with homelessness prevention, 1,000 persons assisted with housing counseling, and 200 households assisted with housing stabilization (CDBG-CV).
5	Goal Name	Community Investment Programs
	Goal Description	Work with regional partners to coordinate investment strategies that fund programs and projects designed to impact existing conditions that threaten the health or welfare of the community, particularly for residents with low income and/or special needs, priority populations identified by social services providers. Additional neighborhood resources may become a need during the latter years of this Consolidated Plan.
6	Goal Name	Economic Development Programs
	Goal Description	Promote job creation through supports for primarily micro-enterprises or small businesses. Stakeholders identified a need for job creation and employment opportunities, as well as skill development and technical assistance, especially for under skilled residents and residents with disabilities.
7	Goal Name	Administration
	Goal Description	General administration

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Longmont will create an estimated 30 new units for households with low and moderate income, and conduct rehabilitation for at least 75 rental units and 80 owner-occupied units using CDBG funding. In addition, through the City’s local Affordable Housing Fund, it is estimated that an additional 35 new for-sale homes will be created, plus 250 new affordable rental homes. Also, through the Down Payment Assistance program, about 20 new homebuyers will be assisted to purchase a home.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Longmont has complied and continues to comply with lead-based paint regulations since the enactment of Title X of the Housing and Community Development Act of 1992. The Act requires all State and local jurisdictions that receive funding from the Community Development Block Grant and HOME Program adhere to all federal lead-based paint regulations.

How are the actions listed above integrated into housing policies and procedures?

The City incorporates Lead-Based Paint visual assessments, testing and mitigation for all housing built before 1978. Staff is required to attend LBP training and renew certifications on a regular basis. The City has worked closely with housing partners to reduce and/or eliminate exposure to lead-based paint in housing units by providing funding to mitigate LBP as part of the overall rehabilitation of rental and owner-occupied units. The City will continue this effort over the next five years.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Longmont's Anti-poverty efforts during the next 5 years will consist of continuing to support and fund agencies/programs that address the City's six human services goals based on the social determinants of health:

- **Housing Stability:** supporting a continuum of emergency and transitional housing options; helping people find and sustain stable housing.
- **Health & Well-being:** ensuring access to affordable medical, dental and mental health care.
- **Food & Nutrition:** helping households obtain adequate quantity and quality of food.
- **Self-sufficiency & Resilience:** supporting households during tough economic times; helping households attain steady employment with livable wages and move toward self-sufficiency; and helping households remain as self-reliant as possible.
- **Education & Skill Building:** starting young and continuing throughout all stages of life, offering education, and skills training that are the building blocks of self-sufficiency.
- **Safety & Justice:** ensuring safe and supportive environments for vulnerable children and adults.

The City of Longmont administers the City Assistance and Rebate System (CAREs). The program offers financial assistance and rebates for a number of resident expenses including:

1. The City portion of property tax paid in the previous year or 20 percent of average monthly rent paid by the applicant during the preceding year.
2. The Park & Greenway Maintenance Fee paid by the applicant during the preceding year.
3. \$4 for each month the applicant paid an electric bill to the City of Longmont in the preceding year.
4. The monthly service charge for water paid to the City of Longmont in the preceding year.
5. A new grocery sales tax rebate of \$78 for one person, \$156 for two people in the same household who file taxes together, and \$204 for three or more people in the same household who file taxes together.

Qualifying residents include residents who receive LEAP, SNAP, SLMB, 104PTC, USDA's free lunch, or other income qualified assistance.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's anti-poverty efforts complement its plans to preserve and improve existing affordable housing by providing additional housing stability supports, programs, and resources to low-income

households. The Boulder County Regional Housing Strategy, which the City has adopted, established a goal to secure 12 percent of its housing inventory as permanently affordable by 2035, serving a mix of low/moderate and middle income households throughout the County.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Programs and projects administered and implemented by the City of Longmont are monitored on a daily basis. Staff maintains electronic and hard-copy files on individual projects to ensure that all required procedures have been satisfied.

The City monitors all housing and other programs set forth in the contract documents with the agency/contractor responsible for the specific work. Monitoring standards and procedures cover fiscal record keeping, labor standards, acquisition and relocation, rehabilitation and economic development (as applicable), eligibility criteria and quality of work. The City will evaluate on an annual basis how its programs further fair housing opportunities in the City for racial/ethnic groups, disabled, older adults and women. Each year, City Council evaluates the performance of programs and makes program amendments as needed.

The City also tracks its performance and success in meeting goals at a broader level. The City of Longmont reviews the strategies and objectives as identified in the Consolidated Plan with actual program accomplishments. Based on that analysis, the City considers amending or making updates to the adopted Consolidated Plan.

Expected Resources

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

Introduction

This section discusses the City of Longmont's resources that will be used to meet the goals of the 2020-2024 Five-year Consolidated Plan. These resources are financial, involve partnership opportunities, and include ability to leverage additional funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	610,926	50,000	362,157	1,023,083	2,440,000	The expected CDBG available remaining funds are equal to \$610,000 x 4 years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	359,387	0	0	359,387	0	CARES Act COVID Response Funds

Table 18 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The 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 community development plan. Internally, the HCI works in collaboration with all City Departments to deliver projects, services and other benefits to eligible neighborhoods and clients.

In addition to the receipt of CDBG funds, the City has a couple of local funding sources from the City’s General Fund that help to implement the Consolidated Plan Strategies, Goals and Activities. The local Affordable Housing Fund (AHF) is comprised of \$1 million from the General Fund, transferred annually, and generates about \$125,000 - \$150,000 annually in revenues from loan repayments. Through its competitive fund rounds, the City allocates the AH Funds along with CDBG funding, to projects that meet the goals of the Consolidated Plan. The City encourages applicants to seek other funding and in-kind contributions from private and public sources to match AH funds and CDBG funding. Although specific matching requirements are not currently defined, most projects have pretty significant matching funding included in their project requests. While the city prefers to not be the sole source of funding for a project, it makes exceptions for the Housing Rehabilitation Programs which it operates internally.

If appropriate, describe publically 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 as opportunities arise. The City has purchased vacant land directly or via financing support to partner agencies and currently has 5-6 acres banked with another 9 AC in process. This is a strategy also captured in the Regional Housing Plan, with the goal to secure land between now and 2026. The City recently inventoried its properties, and found 6 parcels with homes that were purchased for open space or for water retention by the Public Works and Natural Resources (PWNR) Dept. These homes were being rented on the open market by PWNR. City Council approved converting these homes to affordable rentals and as the leases expire for each they will become rental homes affordable to households at or below 50% AMI. The entire process will take a year to convert all of the homes. The City also supports affordable housing through fee waivers and other housing/building incentives.

Discussion

Please see above.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Programs	2015	2019	Affordable Housing Homeless	City-wide	Rental Housing Programs	CDBG: \$454,170	Rental units constructed: 8 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit
2	Housing Stabilization	2020	2024	Affordable Housing Homeless	City-wide	Housing Stabilization Program	CDBG: \$366,728 CDBG-CV: \$87,510	Public service activities for Low/Moderate Income Housing Benefit: 225 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 23 Households Assisted Other: 200 Other
3	Community Investment Programs	2015	2019	Non-Housing Community Development	City-wide	Community Investment Programs	CDBG: \$70,000	Other: 6 Other
4	Economic Development Programs	2015	2019	Economic Development	City-wide	Economic Development Programs	CDBG: \$200,000	Businesses assisted: 20 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Administration	2020	2024	Administration	City-wide		CDBG: \$132,185 CDBG-CV: \$71,877	

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing Programs
	Goal Description	<ol style="list-style-type: none"> Aspen Meadows Senior Apartments, an affordable housing apartment building managed by the Longmont Housing Authority for low income seniors. CDBG funding will be used to acquire the building using LIHTC (called re-syndicating) from the current equity partner. The Tax Credit equity will be used to undertake rehabilitation work to the exterior and interior of the building and the residences. These 50 affordable rental homes will be preserved for the community. Property Acquisition to purchase existing market rate property and convert into affordable housing for Inn Between clientele helping them to transition into permanent supportive housing. Would serve households at 40% of the AMI.

2	Goal Name	Housing Stabilization
	Goal Description	<ul style="list-style-type: none"> • The City will contract with an agency to provide rental or other individual assistance to households impacted by COVID-19. (170 households assisted) • Rent\Security Deposit Program to support homelessness individuals\families needing rent and utility deposits to help assist their transition back into housing. (23 individuals assisted) • The program provides one-on-one financial counseling to Longmont residents who have applied to the city’s down payment assistance or rehabilitation programs. Counseling includes developing a spending plan, reducing debt, and improving credit. Counseling is available for all Longmont residents and can also include foreclosure prevention and reverse mortgage counseling (200 individuals assisted) • Funding provided to a non-profit to distribute for individual rent or other assistance to help households impacted by COVID-19 to maintain their housing. (55 households assisted)
3	Goal Name	Community Investment Programs
	Goal Description	City’s share of funding to stand up a regional Covid Recovery Center for persons experiencing homelessness that did not have a place to isolate, recover, or receive care when experiencing COVID-19 symptoms. Four to six individuals assisted.
4	Goal Name	Economic Development Programs
	Goal Description	Assistance to micro-enterprises (primarily) or to small businesses to maintain their employees as they re-open in wake of COVID-19 impacts.
5	Goal Name	Administration
	Goal Description	Costs incurred to administer the grant funds.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed for the 2020 program year. Projects and estimated first year CDBG funding allocations for each Project is outlined in the Description section below.

#	Project Name
1	Aspen Meadows Refinance\Rehab
2	Inn Between Property Acquisition
3	Housing Stabilization - Individual Assistance to Households - CV
4	Security\Utility Deposits Homelessness Prevention
5	Housing Counseling and Training Program
6	Economic Development - Small Business Assistance - CV
7	Administration - CV
8	Administration
9	Community Investment - Covid Recovery Center
10	Housing Stabilization - Covid Individual Assistance to Households

Table 20 – Project Information

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

The priorities for Program Year 2020 are based on identification of the greatest needs in Longmont, as described in the Market Analysis (MA) and Needs Assessment (NA) sections of the Consolidated Plan, in addition to needs identified through stakeholder consultation and resident outreach and the current national health crisis.

In Program Year 2020, the City of Longmont will allocate a total of \$1,023,083 in CDBG funds and program income to meet these objectives. The specific allocation of those funds is as follows:

- 13% of the total amount allocated or \$132,185 dedicated to grant administration
- 44% or \$454,170 dedicated to Rental Housing Programs and activities including: Aspen Meadows refinance\rehab project (\$300,000); and \$154,170 for the Inn Between’s property acquisition
- 32% or \$330,128.30 dedicated to COVID-related activities/assistance including Individual Assistance (\$260,128) and funding for the CRC (\$70,000)
- 10% or \$106,600 dedicated to Housing Stabilization Programs including the security and utility deposit program (\$56,600) and \$50,000 dedicated to Housing Counseling and supports to help

people maintain their housing

In Program Year 2020, the City of Longmont will allocate a total of \$359,387 in Cares Act CDBG funds.

The specific allocation of those funds is as follows:

- 20% of the total amount allocated or \$71,877 dedicated to grant administration
- 24% or \$87,510 dedicated to COVID-related Individual Assistance
- 56% or \$200,000 dedicated to Economic Development and assisting small businesses.

AP-38 Project Summary

Project Summary Information

1	Project Name	Aspen Meadows Refinance\Rehab
	Target Area	City-wide
	Goals Supported	Rental Housing Programs
	Needs Addressed	Rental Housing Programs
	Funding	CDBG: \$300,000
	Description	Aspen Meadows Senior Apartments, an affordable housing apartment building owned/managed by the Longmont Housing Authority for low income seniors. The funding will be used to refinance the building using LIHTC (called re-syndicating) and to undertake rehabilitation work to the building and the residences.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Assist approximately 50 seniors whos income is 40% to 50% AMI
	Location Description	70 21st Ave, Longmont, CO 80501
	Planned Activities	14G-Aquisition for Rehabilitation
2	Project Name	Inn Between Property Acquisition
	Target Area	City-wide
	Goals Supported	Rental Housing Programs
	Needs Addressed	Rental Housing Programs

	Funding	CDBG: \$154,170
	Description	Property Acquisition to convert into affordable housing for Inn Between clientele. Would serve households at 40% of the AMI.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Provide housing for individuals and families that have 40% or below AMI. Estimated 8 units added to the City's affordable housing.
	Location Description	2011 Terry Street, Longmont CO 80501
	Planned Activities	14G - Rehabilitation: Acquisition
3	Project Name	Housing Stabilization - Individual Assistance to Households - CV
	Target Area	City-wide
	Goals Supported	Housing Stabilization
	Needs Addressed	Housing Stabilization Program
	Funding	CDBG-CV: \$87,510
	Description	Funding provided to a non-profit to distribute for individual rent or other assistance to help households impacted by COVID-19 to maintain their housing.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Assist 55 individuals and families at or below 80%
	Location Description	Administering program at 220 Collyer St. Longmont, CO 80501
	Planned Activities	05Q- Subsistence Payments

4	Project Name	Security\Utility Deposits Homelessness Prevention
	Target Area	City-wide
	Goals Supported	Housing Stabilization
	Needs Addressed	Housing Stabilization Program
	Funding	CDBG: \$56,600
	Description	Rent\Security Deposit Program to support homelessness individuals\families without significant rent and utility deposits help assist transition back into housing.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Assist approximately 23 individuals or families experiencing homelessness assisting with rent and utility security deposits
	Location Description	City of Longmont - 350 Kimbark Street, Longmont CO 80501
	Planned Activities	05T - Security Deposits
5	Project Name	Housing Counseling and Training Program
	Target Area	City-wide
	Goals Supported	Housing Stabilization
	Needs Addressed	Housing Stabilization Program
	Funding	CDBG: \$50,000
	Description	The program provides one-on-one financial counseling to Longmont residents who have applied to the city's down payment assistance or rehabilitation programs. Counseling includes developing a spending plan, reducing debt, and improving credit. Counseling is available for all Longmont residents and can also include foreclosure prevention and reverse mortgage counseling
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	Assist approximately 200 individuals at or below 80% AMI with financial counseling and foreclosure prevention.
	Location Description	515 Coffman Street, Longmont Colorado 80501
	Planned Activities	05U - Housing Counseling
6	Project Name	Economic Development - Small Business Assistance - CV
	Target Area	City-wide
	Goals Supported	Economic Development Programs
	Needs Addressed	Economic Development Programs
	Funding	CDBG-CV: \$200,000
	Description	Assistance to micro-enterprises (primarily) or to small businesses to maintain their employees as they re-open in wake of COVID-19 impacts.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Assist 20 micro enterprises or small businesses that have been impacted by COVID.
	Location Description	No specific location until businesses are determined eligible. Administered out of 350 Kimbark Street, Longmont CO 80501
	Planned Activities	18C - Economic Development: Microenterprise Assistance
7	Project Name	Administration - CV
	Target Area	City-wide
	Goals Supported	Administration

	Needs Addressed	Rental Housing Programs Homeownership Programs - Existing Housing Homebuyer Programs Housing Stabilization Program Community Investment Programs Economic Development Programs
	Funding	CDBG-CV: \$71,877
	Description	Administer the CV grant funds
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Civic Center - 350 Kimbark Street, Longmont Co 80501
	Planned Activities	Administration of all CV related activities
8	Project Name	Administration
	Target Area	City-wide
	Goals Supported	Administration
	Needs Addressed	Rental Housing Programs Homeownership Programs - Existing Housing Homebuyer Programs Housing Stabilization Program Community Investment Programs Economic Development Programs
	Funding	CDBG: \$132,185

	Description	General Administration
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Civic Center - 350 Kimbark Street, Longmont CO 80501
	Planned Activities	Administration of all CV related activities
9	Project Name	Community Investment - Covid Recovery Center
	Target Area	City-wide
	Goals Supported	Community Investment Programs
	Needs Addressed	Community Investment Programs
	Funding	CDBG: \$70,000
	Description	City's share of funding to stand up a regional Covid Recovery Center for persons experiencing homelessness that did not have a place to isolate, recover, or receive care when experiencing COVID-19 symptoms.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Assist approximately 4-6 homeless individuals.
	Location Description	North Boulder Rec Center, Boulder, CO
Planned Activities	05 M - Health Services 03 C - Homeless Facilities	

10	Project Name	Housing Stabilization - Covid Individual Assistance to Households
	Target Area	City-wide
	Goals Supported	Housing Stabilization
	Needs Addressed	Housing Stabilization Program
	Funding	CDBG: \$260,128
	Description	The City will contract with an agency to provide rental or other individual assistance to households impacted by COVID-19.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Assist households who have incomes at or below 80% AMI
	Location Description	Administering program at 220 Collyer St. Longmont, CO 80501
	Planned Activities	05Q- Subsistence Payments

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

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

Funds will be allocated on the basis of need rather than geographic location.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City's housing and economic development and support services programs are offered citywide. As specific housing or community investment projects are funded over the years of the Plan, some may have specific geographic locations however, there are no targeted geographic areas in which federal funds will be invested over the term of this Consolidated Plan.

All CDBG funding will be allocated to activities within the Longmont city limits. CDBG funds are prioritized to meet affordable housing as well as the capital improvement needs of community based service providers serving low and moderate income persons. As indicated above, the geographic location of the programs is dependent upon the request for funds, as the City's program is driven by an annual competitive application process. The annual allocation process includes: release of the Notice of Funding Availability, submission of applications from housing partners and service providers, provision of technical assistance to ensure eligibility of proposed activities, review of the applications by staff, review by the Technical Review Group and/or the Longmont Housing and Human Services Advisory Board, and submission of recommendations to and final approval of activities by City Council.

Discussion

Please see above.

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

Introduction

This section reports additional efforts the City will undertake during the 2020 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Despite the City of Longmont's targeted use of federal and local resources to meet the underserved needs of the community, obstacles to meeting these needs will continue and require renewed focus. The goals set forth in this plan position the City to continue its focus on meeting needs in the areas of rental housing, owner-occupied housing, homeownership opportunities, housing stabilization, and investing in community and economic needs – especially in the current economic and health situation we are facing.

Actions planned to foster and maintain affordable housing

City of Longmont undertook a comprehensive analysis regarding the need for affordable housing which showed an unmet need for 2,300 affordable rental units at or below 50 percent AMI. Since the last Consolidated Plan, the City participated in a Regional Housing Plan with all County jurisdictions, and every jurisdiction in the County, including the City of Longmont, approved that Plan which included –

- Having 12% of its housing stock be permanently affordable by 2035
- Securing land and development/redevelopment opportunities to create diverse housing options
- Bolstering financial resources to create the fiscal supports necessary to leverage other sources of funds to achieve the goals of the Strategy.
- Preserving affordability through purchasing and deed-restricting currently affordable housing.
- Considering regulatory processes across all jurisdictions to help facilitate the creation and preservation of diverse housing options.

Actions planned to reduce lead-based paint hazards

The City of Longmont has established the following policy 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 as follows:

- Proper notification to all owners will consist of the Lead Hazard Information Pamphlet published by the EPA/HUD/Consumer Product Safety Commission and 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 also 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 \$5,000.00 the following is required:

- Paint testing or presume LBP;
- Clearance of Lead-Based Paint from disturbed work areas; and
- Distribution of notifications listed above.

b) If the amount of Federal assistance or the total amount of rehabilitation hard cost is more than \$5,000.00 up to and including \$25,000.00 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.

Actions planned to reduce the number of poverty-level families

The City of Longmont's Anti-poverty efforts during the next 5 years will consist of continuing to support and fund agencies/programs that address the City's six human services goals based on the social determinants of health:

- **Housing Stability:** supporting a continuum of emergency and transitional housing options; helping people find and sustain stable housing.
- **Health & Well-being:** ensuring access to affordable medical, dental and mental health care.
- **Food & Nutrition:** helping households obtain adequate quantity and quality of food.
- **Self-sufficiency & Resilience:** supporting households during tough economic times; helping households attain steady employment with livable wages and move toward self-sufficiency; and helping households remain as self-reliant as possible.
- **Education & Skill Building:** starting young and continuing throughout all stages of life, offering education, and skills training that are the building blocks of self-sufficiency.
- **Safety & Justice:** ensuring safe and supportive environments for vulnerable children and adults.

Actions planned to develop institutional structure

Longmont is the lead agency for the CDBG program. The City is a part of the Boulder County/Broomfield HOME Consortium and the Regional Affordable Housing Partnership. 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 2020, the City will continue to work collaboratively with its partners to address housing and community development needs.

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

Please see above.

Discussion

Please see above.

Program Specific Requirements

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

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. All program income that is available for use has been included as funding for 2020 projects.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

Discussion

None

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>2017 Longitudinal Employer-Household Dynamics</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau.</p>
	<p>Provide a brief summary of the data set.</p> <p>The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership. State and local authorities increasingly need detailed local information about their economies to make informed decisions. The LED Partnership works to fill critical data gaps and provide indicators needed by state and local authorities.</p> <p>Under the LED Partnership, states agree to share Unemployment Insurance earnings data and the Quarterly Census of Employment and Wages (QCEW) data with the Census Bureau. The LEHD program combines these administrative data, additional administrative data and data from censuses and surveys. From these data, the program creates statistics on employment, earnings, and job flows at detailed levels of geography and industry and for different demographic groups. In addition, the LEHD program uses these data to create partially synthetic data on workers' residential patterns.</p> <p>Forty-nine states, District of Columbia, Puerto Rico, and the U.S. Virgin Islands are active in the LED Partnership, although the LEHD program is not yet producing public-use statistics for Puerto Rico, or the U.S. Virgin Islands. The LEHD program staff includes geographers, programmers, and economists.</p> <p>Our mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden. See this one-page document on LED (241 KB) for more information.</p>
	<p>What was the purpose for developing this data set?</p> <p>The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership. State and local authorities increasingly need detailed local information about their economies to make informed decisions. The LED Partnership works to fill critical data gaps and provide indicators needed by state and local authorities.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2017</p>

	<p>Briefly describe the methodology for the data collection.</p> <p>Under the LED Partnership, states agree to share Unemployment Insurance earnings data and the Quarterly Census of Employment and Wages (QCEW) data with the Census Bureau. The LEHD program combines these administrative data, additional administrative data and data from censuses and surveys. From these data, the program creates statistics on employment, earnings, and job flows at detailed levels of geography and industry and for different demographic groups. In addition, the LEHD program uses these data to create partially synthetic data on workers' residential patterns.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Forty-nine states, District of Columbia, Puerto Rico, and the U.S. Virgin Islands are active in the LED Partnership, although the LEHD program is not yet producing public-use statistics for Puerto Rico, or the U.S. Virgin Islands. The LEHD program staff includes geographers, programmers, and economists.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The program creates statistics on employment, earnings, and job flows at detailed levels of geography and industry and for different demographic groups.</p>
<p>2</p>	<p>Data Source Name</p> <p>2017 American Community Survey</p> <hr/> <p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau</p> <hr/> <p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about our nation and its people. Information from the survey generates data that help determine how more than \$675 billion in federal and state funds are distributed each year.</p> <hr/> <p>What was the purpose for developing this data set?</p> <p>Through the ACS, we know more about jobs and occupations, educational attainment, veterans, whether people own or rent their homes, and other topics. Public officials, planners, and entrepreneurs use this information to assess the past and plan the future. When you respond to the ACS, you are doing your part to help your community plan for hospitals and schools, support school lunch programs, improve emergency services, build bridges, and inform businesses looking to add jobs and expand to new markets, and more.</p> <hr/> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2017</p>

	<p>Briefly describe the methodology for the data collection.</p> <p>Survey</p>
	<p>Describe the total population from which the sample was taken.</p> <p>U.S. Population</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Every year, the U.S. Census Bureau contacts over 3.5 million households across the country to participate in the American Community Survey.</p>