

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

As designed by the U.S. Department of Housing and Urban Development (HUD), this report covers those programs funded through federal assistance allocated to the City of Longmont under the Community Development Block Grants (CDBG) and Community Development Block Grant-COVID Virus (CDBG-CV). It is important to note that the City of Longmont also provides funding for affordable housing and community development projects funded through the City's General Fund. In Federal Fiscal Year (FFY) 2021, the City of Longmont alone committed \$1,712,455 for Human Services needs, which include homelessness assistance, and other housing needs.

The following 2021 accomplishment narratives provide details on how available HUD CDBG and CDBG-CV resources were utilized to address housing, supportive services and COVID-19 urgent needs over the reporting period. There is likely to be a disconnect between funding committed and actual expenditures in this report, since not all projects can be completed in the same fiscal year. For example, federal funding may have been committed by the City in the reporting period for a particular program, but only partially expended during that same period. Likewise, funding committed during the previous fiscal year (FY2020) may have been expended during this reporting period.

This CAPER covers the period from January 1, 2021 through December 31, 2021 for the City's CDBG and CDBG-CV activities. In it, the City of Longmont states how it worked with private industry, non-profit organizations, and public institutions to carry out the Strategic Plan portion of its Consolidated Plan. References to other federal programs and local funding sources are made to illustrate the coordination of "all" funding sources.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan (2020-2024)	Actual – Strategic Plan (to Date)	Percent Complete (to Date)	Expected Program Year (2021)	Actual Program Year (2021)	Percent Complete (2021)
Rental Housing Programs	Affordable Housing	CDBG \$65,984 *CDBG Suites 6,984.00 – Imagine 59,000	Rental Units Rehabilitated	Existing Rental units rehabilitated	75	187	250%	87	125	143%
Rental Housing Programs	Affordable Housing	CDBG \$342,444 Crisman II - \$342,444	Rental Units Constructed	Number of affordable rental units constructed	20	0	0	83	0	0%
Homeownership Programs Existing Housing	Affordable Housing	CDBG \$108,016	Homes rehabilitated	Number of homes rehabilitated	80	32	40%	8	12	150%
Housing Stabilization Programs	Affordable Housing Homeless	CDBG \$20,000	Homeless prevention	Number of homeless households served	23	0	0%	13	0	0%
Housing Stabilization Programs	Affordable Housing	CDBG \$50,000	Other housing stabilization programs	Number of households participated in One-on-one financial counseling	1000	444	44%	240	202	84%

Housing Stabilization Program	Affordable Housing	CDBG \$107,648 CDBG-CV \$101,350	Other housing stabilization	Households assisted with housing stabilization under tenant based rental assistance	200	104	52%	0	89	>100%
Community Investment Programs	Non-Housing Community Development	\$0	Other housing stabilization	Homeless assisted at the CRC center	10	5	50%	5	0	0%
Economic Development Programs	Economic Development	\$0	Economic Development Programs	Businesses assisted	20	0	0%	0	0	0%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Note: The table above shows goals included in the City of Longmont’s Strategic Plan.

The following Goals Summary highlights Longmont’s CDBG funding goals and progress in carrying out the 2021 Action Plan.

Goal 1: Rental Housing Preservation and Development – Maintain and produce additional affordable rental housing, particularly for households with income below 50 percent AMI. Below is the action taken in 2021 that addresses this priority and objectives;

- The purchase of land to be used for the new construction of 83 new affordable rental units at Crisman II. The project was still in the planning stage including the environmental review process at the end of 2021. CHFA approved the Crisman project for 4% low income

housing tax credits in 2021 and financing deal was still in progress at the end of the year. The delegation of agreement will be signed in 2022 as soon as the complete financing package is finalized. Project is projected to close on acquisition of the property on 5/1/2022. The completion of the construction is expected in 2023 and beneficiary data will be reported at completion.

- Imagine! Rehab project that will benefit 6 tenants living in this property. The Agreement for Delegation of Activities was signed on October 21, 2021. Due to the type of clients served at the Imagine! home who have increased risk of developing dangerous symptoms if they get COVID-19, rehab was put on hold. The rehab will start and finish in 2022.
- The Suites security upgrades benefitted 75 households by performing tree trimming to improve line of sight for security cameras

GOAL 2: Existing Homeowner 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. . Below is the action taken in 2021 that addresses this priority and objectives;

- Rehabed 12 homeowners homes in 2021. This was less than in prior years due to the COVID-19 Pandemic and restrictions.

GOAL 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. . Below is the action taken in 2021 that addresses this priority and objectives;

- In 2021 there were 202 households that received budgeting and financial counseling to prepare them for Homeownership. This was less than expected due to work restrictions imposed due the COVID-19 Pandemic.

GOAL 4: Housing Stabilization Programs – Work with community partners to provide housing resources and services to individuals and families at-risk of or experiencing homelessness.

- The security deposit assistance to homeless individuals Was Locally Funded which covered this need so the CDBG funding was not required. This funding will be repurposed in 2022 as part of an Action Plan Amendment..

GOAL 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.

GOAL 6: Economic Development – Promote job creation or retention through supports for primarily micro-enterprises or small businesses.

- Due to the COVID-19 pandemic, the State of Colorado received funding to support businesses that were impacted by COVID restrictions. There were no CDBG funding for Economic Development in 2021.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	CDBG-CV
White	363	39
Black or African American	5	3
Asian	3	0
American Indian or American Native	3	1
Native Hawaiian or Other Pacific Islander	0	0
American Indian/Alaskan Native & White	0	0
American Indian/Alaskan Native & Black/African American	0	0
Other Multi Race	11	0
Total	385	43
Hispanic	78	18
Not Hispanic	307	25

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Longmont assisted a total of 428 families.

In 2021, the City of Longmont assisted the following Longmont residents through these CDBG-funded programs:

	Minorities (Hispanic\Other)	Minority % Served	Disabled	FHH
Housing Counseling	76	38%	20	66
Housing Rehabilitation	2	17%	5	0
Rental Housing	5	7%	16	0
Housing Stabilization	39	43%	1	34
Total Minorities Served	122		42	100

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,307,225	493,149
CDBG-CV	public – federal	722,891	124,310

Table 3 - Resources Made Available

Narrative

Other local and federal funds were also spent in 2021 to support the CDBG goals including -

- HOME funding made available for down payments for new homeowners totaled \$170,297.
- City of Longmont Human Service funds totaling 1,712,455 were allocated for Human Services needs, which include assistance for persons experiencing homelessness, and other housing needs
- City of Longmont Affordable Housing funds totaling \$952,376 was expended to support the new construction and preservation of affordable housing.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide	100%	100%	See below

Table 4 – Identify the geographic distribution and location of investments

Narrative

All CDBG funds are targeted city-wide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG funds do not require matching funds. However, 2021 CDBG projects included the following leveraged public and private funds.

- \$379,892 - Housing Counseling program
- \$14,395,436.95 - Aspen Meadow Senior Apt Debt Reduction
- \$26,193,433 – Crisman II Apartments Land Acquisition (acquisition will occur in April 2022)

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	13	0
Number of Non-Homeless households to be provided affordable housing units	83	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	96	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	89
Number of households supported through The Production of New Units	83	0
Number of households supported through Rehab of Existing Units	95	12
Number of households supported through Acquisition of Existing Units	0	0
Total	178	101

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Homeless Households

- The Rental Security and Utility Deposit program would assist up to 13 homeless households was cancelled. The funding was replaced with City of Longmont General funds.

Households supported through Rehab

- \$108,016 of CDBG funds was allocated to the Rehab Program in 2021. The Rehab program was not taking applications for the programs until April 2021 due to COVID restrictions. A total of 12 households were assisted in 2021. This is below our normal output due to limited available contractors and the ongoing Covid restrictions.
- The Imagine! home was allocated \$59,000 for the rehab of the Longmont group home. This project was delayed due to limited available contractors and the ongoing COVID restrictions. This project will be completed in 2022.
- The Suites Permanent Supportive Housing was allocated \$6,984 for the rehab to improve security at the 82-unit property.

Households supported through Housing Stabilization Programs

The CDBG-CV funded Housing Stabilization Program provided rental assistance to 46 total households in 2021 with CDBG funding and 43 with CDBG-CV Funding. Partway through 2021, our Family Service Center had other funding become available and chose to discontinue the CDBG rental assistance program.

Discuss how these outcomes will impact future annual action plans.

The annual CDBG funding is too limited to support new construction of rental housing projects in a meaningful way; however, the City continues to allocate and fund over \$1 million a year using local Affordable Housing funds to support the new construction of rental housing projects. CDBG funds will be used to help with rental rehabilitation projects to maintain our current stock of affordable rental housing. The City will continue to use its CDBG funds primarily for its owner-occupied rehabilitation programs which strive to enhance accessibility, and preserve and improve the existing decent, safe and sanitary housing stock for low and moderate income persons. These properties, after rehabilitation, do not exceed 95 percent of the median purchase price in the area and are the principal residence of the owner whose family qualifies as low income at the times the funds were committed. It will also continue to fund the Housing Counseling Program providing foreclosure prevention,

preparation for home purchase and general financial education classes with its CDBG funds. The City has a robust Human Service Agency Fund which it uses to support non-profits providing needed human services for our residents and supports ongoing efforts to move persons experiencing homelessness into permanent housing situations.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	CDBG-CV	HOME Actual
Extremely Low-income	217	20	N/A
Low-income	108	13	N/A
Moderate-income	39	10	N/A
Total	364	43	N/A

Table 7 – Number of Households Served

Narrative Information:

Out of the 385 total households served using CDBG funds, 325 had incomes in the extremely low to low- income categories. Program details below:

CDBG

- Longmont's Housing Rehabilitation Programs: Unduplicated households' income - 8 extremely low, 3 low, and 1 with moderate incomes.
- Housing Counseling Program: 90 extremely low, 61 low income, 30 moderate, and 21 Non-low/moderate income.
- Longmont Rental Housing: 92 extremely low, 31 low income, 2 moderate income.
- Longmont’s Housing Stabilation Programs: 27 extremely low, 13 low income, and 6 moderate incomes.

Out of the 43 total households served using CDBG-CV funds, 33 had incomes in the extremely low to low- income categories. Program details below:

CDBG-CV

- Longmont’s Housing Stabilation Programs: 20 extremely low, 13 low income, and 10 moderate incomes.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

- In 2021, City of Longmont Human Services funds totaling \$1,712,455 were allocated for Human Services needs which include homelessness assistance and other housing needs
- In 2021, Homeless Solutions for Boulder County (HSBC) continued working with sub-committees launched in 2019. However, the continued COVID-19 pandemic situation meant that at least one sub-committee stayed on hiatus. However in 2021, HSBC held its first virtual Community Forum. The Community Forum provided an opportunity for members of the community interested in the work of HSBC and the overall issue of adult individual homelessness to interact with HSBC leadership. HSBC also started a Lived Experience group that provides perspectives from those who have had lived experience with homelessness. Furthermore, HSBC developed plans to launch an Innovation and Design group in 2022 that will allow service providers and other interested individuals to propose and vet new ideas in service delivery.
- The Boulder Shelter for the Homeless continued its Housing Focused outreach model in 2021. In this model, Shelter staff coordinates with local outreach partners to identify the most vulnerable unsheltered individuals in Longmont. Shelter staff then ensured that those individuals completed an assessment through both the local Coordinated Entry system and received a VI-SPDAT assessment. Since inception of this effort, the Shelter housed 32 individuals, 95 folks completed a VI-SPDAT assessment and they successfully diverted 32 individuals from the sheltering system.
- In 2021 due to the continued COVID-19 pandemic, the City of Longmont remained in partnership with the City of Boulder and Boulder County to provide a COVID-19 Recovery Center (CRC). The CRC was designed to provide a place for respite for people experiencing homelessness who were symptomatic or had tested positive for the COVID-19. Since its launch in March of 2020, the CRC has sheltered 452 individuals, 12 of which came from Longmont shelters.
- In 2021, HSBC continued its diversion program to divert people experiencing homelessness from needing to access the sheltering system. The City of Longmont contracted with the Boulder Shelter for the Homeless to deliver this service and provided up to \$45,000 (by the end of 2021 \$12,638 of that funding was accessed) general fund dollars in funding for direct client assistance. This flexible funding could be used to maintain housing, reunite with family or friends, reunite with previous service provision in another municipality, or even provide vehicle repair if an individual was moving through the area and had vehicle issues. In 2021, 59 individuals were screened for diversion and 13 were successfully diverted from the system (primarily through reunification).

Addressing the emergency shelter and transitional housing needs of homeless persons

HSBC created three unique services (Navigation, Housing-focused Shelter, and Diversion) accessible by individuals experiencing homelessness and going through the CE process: Housing Focused Shelter and Navigation services. In Longmont, Homeless Outreach Providing Encouragement (HOPE) is contracted to provide “Navigation Services”. The City contracted with HOPE for a total of \$400,000 for this service. Navigation Services provide short-term support for lower need individuals who require limited assistance to get back into permanent housing. Individuals work with a case manager to develop a housing plan and can receive mediation support, financial assistance, legal assistance, assistance reunifying with support networks, and links to county and other community programs as needed. In 2021, 77 persons were assessed for Navigation Services. HOPE also provided year-round overnight shelter seven days a week for navigation clients and emergency sheltering for non-navigation clients on severe weather nights. 106 navigation clients accessed weekly overnight shelter and 270 individuals accessed emergency shelter, when needed, for a total of 376 unique individuals accessing sheltering in Longmont.

Housing-focused Shelter (HFS) is provided to moderate- to high-needs individuals who need more intensive supports to obtain and maintain housing. These individuals can reserve a bed and stay at the Boulder Shelter for the Homeless (BSH) until they are housed. Services are provided by BSH staff and include housing-focused case management and wrap-around supports aligned with a tailored housing plan. In 2021, 161 individuals were referred to HFS and the City of Longmont contracted with the Boulder Shelter for the Homeless for a total of \$51,875 from its 2020 General Fund to provide the service in 2021. Of the 161 individuals referred, 59 accessed shelter at least once in 2021. The average stay was approximately 20 nights.

Between the Navigation and Housing Focused Shelter programs 33 individuals were permanently housed, 2 were placed in transitional programs, and 20 were reunified to communities and support systems outside of Longmont. As mentioned before through Diversion people were screened and 13 were successfully diverted from the system.

The City also continued its partnership with the Inn Between and provided \$65,000 from its General Fund to assist in providing its supportive housing program to 211 unduplicated individuals in 2020. Furthermore, the city provided \$20,000 to Attention Homes (now TGTHERR), an organization serving youth experiencing homelessness and they provided emergency/transitional housing to 6 unduplicated young adults in 2021. The City provided \$16,000 to Emergency Family Assistance Association (EFAA) to help provide short-term (12 week) and transitional housing to families experiencing homelessness. In 2021, 93 unduplicated individuals received short-term housing through EFAA.

The City's entire 2021 investment in providing emergency shelter, transitional housing and services intended to move people into permanent housing totaled \$867,875

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

As part of the Homeless Solution for Boulder County system, City of Longmont staff along with other governmental and non-profit partners participate in monthly sub-committees to address the needs of specific populations. In 2021, HSBC had the following sub-committees:

- Boulder County Local Case Conferencing- identify and match individuals with locally funded housing resources through a structured process.
- Boulder County Regional Case Conferencing- identify and match individuals with HUD allocated housing resources through a structured process.
- Housing Exits- a convening of housing authorities and partners to identify and leverage housing resources to increase housing opportunities for individuals experiencing homelessness.
- Lived Experience- a convening of individuals with life experience in homelessness to ensure that their expertise is taken into consideration regarding policy changes.
- Outreach Collaborative- a convening of partners who provide outreach and engagement efforts throughout the county and ensure that activities are coordinated to reduce duplicative services.
- Systems- a convening of contracted providers to address emerging issues and identify systems enhancement opportunities.
- Policy Implementation- to ensure that recommendations from above groups are integrated into policy decisions as well as adjust policies throughout the HSBC system.

HSBC is also working with Boulder County Jail on data enhancements to assist in the identification of High Utilizers. HSBC is also striving to identify mechanisms for health care but data privacy is an issue. In its work at the Boulder County Jail, HSBC now has a Housing Navigator embedded in the Jail.

Furthermore, in 2021 the City of Longmont continued to invest \$200,000 of its Human Services Funding into a homeless prevention program. In 2021, the Home Steady program served 53 households providing up to \$3,000 per household to prevent homelessness. The City and the nonprofit continue to work together to create stronger evaluation processes and metrics to ensure the program is having positive affects for households at risk of losing their housing..

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Moving directly from homelessness into permanent housing: A Permanent Supportive Housing project located at The Suites (81 total units) in Longmont is aligned with local and regional strategic community plans and assists residents with challenges in daily living by helping them stabilize their lives and bring about a greater degree of independence and self-sufficiency. Programming includes a wide range of services, such as assistance with activities of daily living, crisis intervention, group sessions, and classes. Specific services include:

- Food and medical benefits eligibility paperwork assistance
- Assistance addressing medical, dental, mental health, and financial management
- Referrals to home health care services, parenting classes, child care, educational programs, and recovery programs
- Transportation, job searches, and resume development
- Social networking, relationships, and communication skill building

Transitioning from homelessness into permanent housing: The Inn Between (68 total units) provides transitional housing for homeless individuals, seniors, and families. These families are usually ready to make the transition to permanent housing within 24 months, but the high housing costs situation in Longmont has meant there is no affordable permanent housing for them to move into without leaving our community. This has slowed down the move out rate and the ability for the Inn Between to accept new clients. To that end, the Inn Between built the Micah Home project that provides Permanent Supportive Housing for up to 6 households through a partnership with the United Church of Christ. The Church donated the land and the Inn Between built the units with a lot of community support.

Moving Veterans from homelessness into housing: The City joined the Mayor’s Challenge to End Veterans Homelessness in 2018 and formed a working group of city officials, private citizens and Veterans to tackle issues with Veterans experiencing homelessness. As a result of their work,

there will be 26 transitional housing units in the form of tiny homes, built in a village setting using all private funding. Ground breaking for the Veteran's Community Project (VCP) began in mid-2020, but was delayed due to COVID. Construction is expected to be complete and ready for move in by mid-2022. Twenty-one of the homes will be for individuals and five families. This village approach will include the provision of services on-site operated by the VCP based out of Kansas City through their first affiliate office in Longmont, CO. VCP's specially trained case managers work to achieve incremental, lasting results in the areas of health and wellness, education, employment, financial literacy, and the development of a personal support network. Once their desired goals are met, VCP assists the Veteran in securing a permanent housing solution. The Veteran is allowed to take the entire contents of the tiny home as they transition to a new life. <https://www.veteranscommunityproject.org/expansion>.

In addition to this work, Homeless Solutions for Boulder County is a member of the Regional Design work through Community Solutions and Metro Denver Homeless Initiative for the Built for Zero initiative. Through this work, in collaboration with Veterans Affairs (both Cheyenne and Metro Denver) throughout the region, we are implementing a goal to reach zero veterans experiencing homelessness by the end of 2024. As a result of this work, Boulder County was awarded an additional 7 VASH vouchers, an award unique to Boulder County throughout the surrounding areas. In order to reach this goal, HSBC and the partners in this work have made a concerted effort to enhance data collection efforts across the region to identify veterans experiencing homelessness and match them with the appropriate resources needed to end their homeless experience. This work will increase over the course of 2022.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There are no public housing units in Longmont.

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

N/A

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

There were no public policy barriers to affordable housing identified in the Analysis of Impediments to Fair Housing. The City’s Comprehensive Plan, called Envision Longmont, has a chapter (Goal 3) that focuses on “affordable and accessible housing, services, amenities, and opportunities for all.” The Plan promotes a mix of housing types and a diversity in the housing stock to meet the needs of a variety of socio-economic groups and lifestyles, and supports higher density housing. The Plan sets a goal to have 12% of the City’s housing stock be permanently affordable and strives to expand the supply of homes accessible to seniors and people with disabilities. The Land Use Code allows for incentives when providing at least 12% affordable housing within a development. These include:

- Density and/or height bonuses
- Reduced lot widths and yard set-backs
- Reduced parking
- Reductions to open space, landscaping and other amenities
- Fee waivers and fee offsets

The City adopted an Inclusionary Housing Ordinance which took effect 12/24/18 and started producing housing units in 2020. All residential development must provide 12% of the total units as affordable whether for-sale or for rent. The homes can be provided on-site, off-site, through land donation to an affordable housing developer, or they can make a payment-in-lieu of providing the affordable units. 46 projects were in the development review process in 2021. The following projects were completed or underway in 2021:

Project	Affordable Rental Homes	Affordable For-Sale Homes	Remaining to Complete
Blue Vista		14	10
Greenspire Apartments	10		
Cinnamon Park Apartments	25		

Farm Haus Apartments	33		
Longmont Family Apartments	45		
The Spoke Apartments	73		

Two projects made a payment-in-lieu totaling \$139,163 in 2021. The remaining 40 are working through the development review process.

In 2020, the City used its local funding for a new project which provides funding for a Planning Facilitator to help small or new affordable housing developers through the Development Review Process. This is still a complicated process and for folks that have not done development before, have a very small project, and/or do not have many resources, it can be overwhelming and projects often drop out. The Planning Facilitator helps them through the process, finds cost effective resources (engineers, architects, etc.), advocates for their project to find workable solutions to various problems, etc. The Planning Facilitator helped 6 projects in 2021 for a total of 10 affordable homes in two projects being constructed in 2022, and the other 4 still in the review process.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Rental Housing affordable at or below 40% AMI: With the city’s still very low rental vacancy rate, the need for rental units affordable for households at or below 40% AMI is around 2,100 units (2020-2024 Consolidated Plan Housing Needs Analysis). Due to a continued lack of funding for the Housing Choice Voucher Program, the Longmont Housing Authority (LHA) had to reduce the number of vouchers from its approved limit of 509 per month to the new base of 420 vouchers, which was achieved through attrition, although only 399 vouchers are leased up at this time due to budget constraints, with 13 new vouchers issued but not yet under a HAP contract.

Homeownership Opportunities: Affordable homeownership continues to be another underserved need. In 2021 Longmont saw another increase in homes prices in the market for both attached and detached homes. Single-family detached median home prices increased 15.49%, a significant increase from the year over year increase of 6.75% in 2020 over 2019 prices. Attached median home prices increased 13.75, a significant increase from the year over year increase of 5.8% in 2020 over 2019 prices. Median home prices were very high at \$566,763 for detached homes and \$403,213 for attached homes with detached home prices peaking in the month of July at \$635,000, a 29% increase over the median price in July of 2020. Homeownership is beyond the means of many families in our community, as incomes have not increased at the same as rate as home prices. It now takes an income of \$110,700 to afford the median sales price of a single-family home in Longmont and \$84,600 for the median townhome/condo. A household of three at 80% of the Area Median Income saw their 2021 income increase by 0.4% over 2020 to a total of \$72,400, which is insufficient to keep up with the continual increases in median home prices.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City has a policy to reduce lead-based paint hazards on a case-by-case basis as projects are funded with CDBG assistance. Six (12) housing rehabilitation projects were completed in 2021, of these 6 were built prior to 1978, and 6 did not trigger LBP testing because no painted surfaces were disturbed during the rehab.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

What we are doing: The City increased its commitment to providing affordable housing through

- 1) Adoption of the Inclusionary Housing Ordinance requiring 12% of all residential development to be affordable. This program requires rental housing to be affordable at or below 50% of the AMI, but allows for a reduction to 9% of the total units as affordable if the rental homes will be affordable at or below 40% of the AMI. It also requires affordable for-sale homes to be affordable at or below 80% of the AMI.
- 2) Transferring \$1,000,000 every year from the General Fund to the Affordable Housing Fund to support affordable housing development. The AH Fund gives priority to developments that include rental homes affordable at or below 40% AMI.
- 3) Committing ½ of the Marijuana Sales Tax to the Affordable Housing Fund, expected to provide \$130,000 - \$150,000/year, and
- 4) Allowing for and encouraging unique solutions to our rental housing shortage such as converting city-owned properties from market rentals to rentals affordable at or below 40% AMI; providing Accessory Dwelling Unit (ADU) stock plans, fee waivers and a building subsidy to persons willing to build and rent the ADUs as affordable; converting under-performing hotels into affordable units, and providing the funding for a Planning Facilitator to ensure smaller developers of affordable housing successfully reach the market.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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

In 2021, the City continued to work collaboratively with its partners to address housing and community development needs. Several organizations and non-profit partners, along with the City addressed the affordable housing needs in 2021. The coordination of resources and efforts was accomplished through on-going discussions with service providers and special meetings to solicit feedback on housing programs and policies.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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

Boulder County Funders Collaborative – The major governments in the County, City of Longmont, City of Boulder and Boulder County Housing and Human Services have joined to provide a common approach to defining, assisting, and funding human service agencies. *This group was particularly effective in analyzing Covid related needs and ensuring the funding agencies were working together to be the most effective and efficient in funding the community needs.*

Homeless Solutions for Boulder County (HSBC) – The governments in the Funders Collaborative moved significant funding to support the new Coordinated Entry Assessment for people experiencing homelessness and how they access services. This includes a countywide data management system with a single entry portal for homeless people/families that allows agencies to share and maintain information on the services provided to each person/family. *This group has been effective in moving persons experiencing homelessness into Permanent Supportive Housing and providing data on needs to support additional PSH communities in Boulder County.*

Longmont Housing Opportunities Team (LHOT) – Longmont and Boulder County agencies and other public/private citizens that serve the homeless come together to enhance the understanding of our homeless needs develop or improve service delivery to overcome gaps, and eliminate duplication of services. In 2020, LHOT restructured and is now focused on advocacy and education and engages City staff and community partners in affordable housing projects and researches and shares potential prospects with the LHOT membership to further collaborations.

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

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

Boulder County Regional Housing Partnership – The BCRHP was formed after the housing flood recovery work where over 1000 new rental homes were constructed throughout Boulder County in about 3 years. In order to further this work, the Partnership was formed, a goal of having 12% of all housing in the County be permanently affordable by 2035 was set, other strategies and goals were determined and the Strategic Plan was adopted by all governments in Boulder County.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City is concentrating on three areas identified in the Analysis of Impediments. The following activities show what Longmont has done, and continues to do, to address these fair housing impediments and provide education and outreach to residents.

1. Prioritize financial assistance to 40% AMI and below deed restricted rental housing, homeless housing and special needs housing including accessible housing:

Projects undertaken/completed in 2021 using local and federal funds included the following:

- 2019, 2020 and 2021 CDBG funding provided to the Longmont Housing Authority to purchase/resyndicate Aspen Meadows Senior Apartments keeping 50 units of rental housing affordable for the seniors living there.
- 7 or 14% of the units at Aspen Meadows Apartments were made fully compliant with Uniform Federal Accessibility Standards (UFAS)
- 3 homes were made accessible through the CDBG funded Rehab program. ADA improvements included: removal of tub and replaced with walk-in shower, ADA toilets, grab bars in showers, handrails on steps, replace carpet with linoleum and lever handled faucets.

2. Fund and strengthen programs that support low-income homeowners.

The City's CDBG funded Homeowner Rehabilitation Programs have a maximum income limit of 80% of Area Median Income (AMI). Two of the programs target households at or below 50% AMI and another often serves lower income households. These programs offer direct assistance in

the form of grants, forgivable loans, and repayable loans. Out of the 12 households served, 90% were below 50% AMI in 2021. There were 2 households that participated in more than one program.

Due to Covid, the Rehab Program was suspended in March 2020, and focused solely on emergency repairs needed to address health and safety issues of an immediate nature. The rehab program started back up in May 2022.

3. Update the Comprehensive Plan to include more housing options and opportunities in Longmont.

The City's Comprehensive Plan (Envision Longmont) now promotes a mix of housing types and stock to meet the needs of a variety of socio-economic groups and lifestyles. Envision Longmont sets a goal of having 12% of the City's housing stock as permanently affordable and to expand the supply of homes accessible for seniors and people with disabilities. In 2021, the City had a total of 6.07% of its housing affordable, which is a total of 2,432 homes.

- An Inclusionary Housing Program was approved by City Council in late 2018 requiring 12% of all new residential development be affordable. In 2021, this has begun to provide a greater variety of housing options both in size and type of housing, but also housing affordable to the city's lower wage workforce.
- The Affordable Housing Incentives were updated to align with the new Inclusionary Housing Program in 2019.

CR-40 - Monitoring 91.220 and 91.230

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

City of Longmont staff has a Monitoring Plan and conducted one full on site monitoring on one project for project closeout requirements and 2 HOME monitoring's for ongoing compliance. Monitoring included but was not limited to:

- Documenting Subrecipient compliance with CDBG/HOME regulations
- Assuring that funded projects comply with established regulations and that project activities continue to serve the target population identified in the initial application.
- Assuring the CDBG/HOME recipients are complying with applicable federal regulations.
- Assuring compliance with the Federal Office of Management and Budget (OMB) Circulars and City of Longmont regulations relating to financial management systems, procurement and contracting, labor standards, record keeping, and reporting requirements.

The CDBG programs are on time with respect to monitoring sub-recipients and projects are moving ahead in a timely manner. The monitoring reports reflect the dates of the monitoring visits, areas monitored, the findings and concerns noted and when they are resolved, and areas still to be monitored. All reports are located in the appropriate files.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City followed its Citizen Participation Plan to ensure residents were provided with notice and opportunities to comment on its performance report. Notice of the 30-day comment period and the date/location of the public hearing was published in the local paper on February 26, 2022 and a public hearing was held on March 29 2022 during the City Council meeting at which time anyone can speak. The 30 day comment period ran from February 26, 2022 through March 29, 2022. Notices contain the TDD phone number, state (in Spanish) that Spanish or other translation is available, and state that the meeting location is accessible.

Pursuant to HUD guidelines, this CAPER allowed for reasonable notice for review and comment, as well as a 30-day comment period prior to submission. As of March 29, 2022, the City of Longmont received no comments from Council or the public.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

On January 11, 2022, an Amendment to the Action Plan was completed to repurpose \$70,000 of CDBG-CV funding from the CRC Homeless Assistance activity to Utility Bill Assistance for low and moderate income families affected by COVID.

A future Action Plan Amendment is anticipated to occur to repurpose the HSBC security deposit funding to the Crisman II land acquisition activity since the HSBC program was funded with local funding. Public review began for this Action Plan Amendment on March 25, 2022.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.