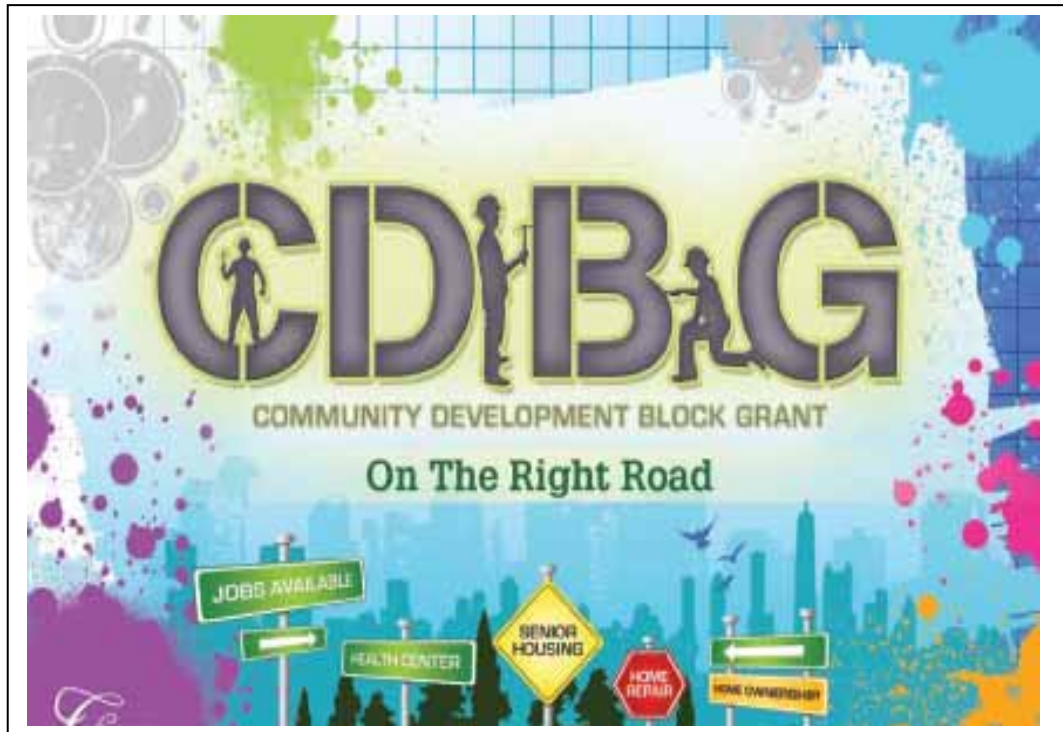


# COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS



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## 2009 ACTION PLAN

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### City of Longmont November 2009

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For more information or to make comments on this Plan or the CDBG Program:

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## 2009 ACTION PLAN

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## **EXECUTIVE SUMMARY OF CDBG CONSOLIDATED PLAN**

The City has approved the 2005 - 2009 Consolidated Plan and every year solicits comments on an annual update to the Plan. Citizen involvement helps shape program strategies, priorities and other major components of the Consolidated Plan report. There are five major components of the Consolidated Plan report:

### **Housing and Homeless Needs Assessment**

This chapter estimates housing needs for extremely low, very low, low, and moderate income households in Longmont. It further explores the housing needs for special populations, such as elderly, disabled, youth at risk, victims of domestic violence, mentally and chronically mentally ill, people with HIV/AIDS, and farm worker households. Also, housing needs as related to minorities in Longmont are identified.

### **Market and Inventory Analysis**

This chapter gives an overview of the housing market in Longmont. The chapter generally describes the housing market, including supply, demand, condition and cost of housing. It recognizes that population growth has increased significantly since the 1990 census (almost 38%). 32% of the population is in the 25 to 44 age range, which is significant in terms of homeownership potential and trading up in the housing market. This chapter shows Longmont as a desirable community for homeownership opportunities with 65% owners and 35% renters.

It states that existing housing conditions are generally good, but some neighborhood revitalization is needed. The east old town and south central areas have the largest share of housing in need of repair. Assisted existing housing in Longmont is provided primarily through the private sector utilizing Section 8 subsidies. The primary program to help low income households locate dispersed housing opportunities is through the Section 8 program administered by the Longmont Housing Authority.

### **Strategic Plan**

This chapter establishes goals and priorities for assisting extremely low, very low, low and moderate income families in the ensuing years including the number of affordable rental and owner opportunities to be provided. It discusses a plan for assisting the homeless, and other special needs as well as examines non-housing community needs. This chapter addresses barriers to affordable housing, lead-based paint hazards, an anti-poverty strategy, and coordination in developing a successful strategy to fulfill housing needs of low income.

### **Action Plan**

This last chapter discusses housing resources and identifies resources needed and anticipated to be available to implement the strategy. The document identifies federal and non-federal resources used for implementation. Resources to implement the Consolidated

Plan include both public and private resources. Public resources are the CDBG program primarily, the City's Affordable Housing Fund, Boulder County/Broomfield County HOME Consortium funds, and possible State Division of Housing funding available on a project by project basis. This chapter also examines the geographical distribution of resources and activities to be undertaken in the next year to address priority needs in terms of local objectives. It also describes activities planned with respect to CDBG funding in the next year.

## INTRODUCTION

The Consolidated Plan covers a wide range of community development issues and concerns. Because it covers a five year time period, it is a mid-range planning document that guides a local community's housing and community development initiatives for low and moderate income households. It is comprehensive in scope and provides a road map for housing and community development activities in the City.

There are three basic goals of the statutory requirements that consolidated planning should address: 1) provide decent housing, 2) provide suitable living environments and 3) expand economic opportunities. The consolidated strategy and plan furthers the statutory goals through a collaborative process whereby a community establishes a unified vision for community development actions. Consolidating the submission requirements offers the City a better chance to shape the various programs into effective, coordinated neighborhood and community development strategies.

This 2009 Action Plan represents one year of the five (5) year CDBG Consolidated Plan which covers the 2005 – 2009 period. This report outlines the specific actions to be undertaken in FY 2009, the fifth year of the five year Consolidated Planning period.

## **A. Summary of Public Comment on the 2009 Action Plan**

### **1. Lead Agency**

The City of Longmont is the lead agency in the CDBG Consolidated Planning Process. As the lead agency, the City is responsible for overseeing the development of the Plan and the significant aspects of the process by which the Consolidated Plan was developed. In the past year, the City has consulted and coordinated with housing and social service organizations and citizens to get their views on housing and community development issues in Longmont.

The City of Boulder is the Lead Agency for the HOME Consolidated Planning Process for the Boulder County/Broomfield County Consortium of which the City of Longmont is a participant. While this process and Plan is separate by HUD requirement, many elements, ideas, housing and community development needs, programs and policies are similar or the same in both documents.

Where possible and practical, we have referenced HOME activities to be undertaken in Longmont in this document. Conversely, the HOME Consolidated Plan update will include Longmont's CDBG funded activities as well as Boulder's to begin to give a more regional approach to housing in Boulder County.

### **2. Plan Development Process and Citizen Participation**

This Consolidated Plan incorporates citizen input from a broad spectrum of the population. Citizen participation was involved in each of the three stages of Longmont's document preparation. In fulfilling the citizen participation requirement for the Consolidated Plan public hearings were held in Longmont on June 24, July 8, September 11 and September 23 2008 to solicit input on community development and housing needs – the first stage of Plan Development.

- At the June 24<sup>th</sup> meeting City Council held a public hearing on housing and community development needs and this meeting was extended to the July 8<sup>th</sup> Council meeting. On July 8<sup>th</sup>, they also set the budget for the 2009 CDBG and HOME programs and for the Affordable Housing Fund.
- During their September 11 meeting, the Longmont Housing and Human Services Advisory Board (HHSAB) held a Public Hearing and heard presentations from all proposers of 2009 written project applications. Members of the public were invited to make verbal requests/needs known to the groups also. The HHSAB is the advisory board for the CDBG and HOME Programs and is identified in the Citizen Participation Plan as the City's citizen advisory board on CPD Programs to the City Council.

- The funding recommendations of the HHSAB were considered by the City Council at the public hearing held on September 23, 2008 and broadcast over public access TV.

Copies of the draft 2009 Action Plan report – the second stage of the Plan Development, were made available October 1<sup>st</sup> at the public library, the Senior Center, the Longmont Housing Authority and the City Manager's Office for greater access by the general public.

- An Executive Summary of the Draft Action Plan was distributed and posted in all City offices as well as at non-profit agencies and the local Housing Authority office. It was also posted on the city's website.
- Information concerning the 30 day review process (October 1-31) was published in the newspaper simultaneously with the distribution of the 2009 Draft Action Plan report for review.
- A fourth public hearing was held on October 28, 2008 at the City Council meeting to obtain comments on the draft Plan. Because this public hearing was held during a City Council meeting, it was also broadcast on TV.

The final comment stage of the Action Plan document is the incorporation of all relevant verbal and written public comments into the document after the 30 day review period. There were no comments received during the comment period, but a summary of City Council's verbal comments are included in the minutes of the Council Meetings.

The results of this three stage citizen participation process is a final annual Action Plan document that reflects the goals and aspirations of the Longmont community and carries out the goals set forth in the Five Year Consolidated Plan. The Citizen Participation Plan for the Community Planning and Development Programs provides additional information on the process for citizen input.

### **3. Participants and Social Service Agencies**

Participants in the Annual Consolidated Plan Process came from a broad segment of Longmont's population with approximately 14 residents attending the 4 public meetings. Special effort was made through this process to consult with social service organizations in developing goals and strategies for the 2009 Action Plan. As was described earlier in the Consolidated Plan document, focus groups were held with social service agencies, homeless providers, special needs populations, and elected officials.

#### **4. Public Notices**

Public Notices announcing the public hearings on the Consolidated Plan were published in the Longmont Daily Times-Call newspaper. As mentioned, the first three public hearings were an opportunity for interested citizens to share their views on housing and non-housing community development issues in the community as input into the 2009 Action Plan. These Hearings are held so that citizens could comment on the draft 2009 Action Plan report and make known any additional housing and non-housing community development needs.

The comment period for citizens to review the draft 2009 Action Plan was from October 1 to October 31, 2008. The notice published October 1, 2008 announced the comment period, the Public Hearing held October 28, the locations to obtain the draft Action Plan document for review and a summary of the highlights of the draft document.

A notice was also placed on our website which listed the public hearings, what was to be discussed at each, the timeline for the entire process, who should attend, etc.

### **B. FUNDING RESOURCES**

#### **1. Federal Resources**

The City of Longmont is an entitlement community that is estimated to receive between \$534,381 and \$587,646 of Community Development Block Grant funds (including program income) during FY 2009. In addition, the city anticipates receiving between \$253,088 and \$281,209 in HOME funding as part of the HOME Consortium for Boulder and Broomfield Counties. All of these funds will be used to implement housing and community improvement projects, administered primarily by the City and non-profit organizations.

At this time, CDBG and HOME funds are the main source of funding for all publicly assisted housing projects assisted by the City. In addition, the City anticipates receiving approximately \$50,000 in HOME generated program income from a former state grant, which will be used to continue the Countywide Homebuyer Down Payment Assistance Program in FY 2009.

The Longmont Housing Authority (LHA) has an annual contribution contract of about \$4.2 million dollars with the Department of Housing and Urban Development. These funds are subsidies and fee allocations to operate the Housing Choice Voucher program. In addition, approximately \$600,000 in Supportive Housing and Homeless Program (SHHP) funds were given to landlords in the form of rent assistance for residents of Longmont in 2008. A similar amount is expected in 2009.

#### **2. State Resources**

The Colorado Division of Housing offers two housing programs that have funded programs in Longmont: the HOME program and the State Emergency Grant program. CDBG staff support and provide technical assistance to non-profit organizations seeking additional funding outside of the City's entitlement CDBG program. In 2008, the City has supported through information provision, letters of support, data, etc. 10 applications for state and federal funding by non-profits as well as private developers.

Several non-profits have been also successful in receiving state funding for homeless services and for providing shelter (see Section E. for a summary of these funds).

The City will receive \$112,054 in State HOME funds to be used to recapitalize the city's portion of the Down Payment Assistance program and another \$133,246 from State CDBG funds to help with DPA loans in Boulder County, outside of the cities of Boulder and Longmont has been requested.

### **3. Local Resources**

#### **a. Housing**

The CDBG Office also administers the **Housing Incentive Program (HIP)**. This program provides a reduction in development and building fees as an incentive to developers to build very low income rental and low income owner housing. This program has provided incentives to developers in building approximately 729 affordable multi-family housing units and 165 single family units since 1994. In 2008, about \$439,638 in development fees will be waived by the city, thus contributing this amount to the goal of providing affordable housing options to our residents and employees.

Council also has an affordable housing requirement for new land developments not having preliminary plat approval prior to July 10, 2001. All of these developments are required to incorporate 10% affordable housing in their development or pay an "in-lieu-of" payment to the City's Affordable Housing Fund. This program is called the **Community Housing Program**. In 2008, 15 owner units have been sold under this program to date and we are anticipating another 10 - 20 owner units to be made available in 2009 as a result of this program.

In 1996 City Council created a revolving loan fund know as the **Affordable Housing Fund** to support affordable housing activities. This Fund is supported by the city's General Fund and by payments from housing developers in-lieu of providing affordable housing under the Community Housing Program. The City is planning to contribute \$204,600 to the Fund in 2009 to cover the administrative support of 1.5 FTE which administer the CDBG and HOME Programs and the city's Affordable

Housing Programs and to provide funding for housing projects. Seventeen projects have been completed to date providing 506 rental units and 13 owner units. An additional three projects are underway which will provide 104 owner units and 9 rental homes. Approximately \$1.4 million will be provided for these affordable housing projects.

**b. Human Services**

Each year the City allocates 1.6% of General Fund budgeted revenues to assist non-profit organizations that provide direct human services to low and moderate income households in Longmont. In 2008, the City provided a total of \$912,850 to support operating costs for human service agencies in Longmont. An additional \$934,355 is budgeted for this purpose in 2009. In 2009, \$131,835 will be used for the Child Care Certificate Program. This program covers the difference between what low income families can pay for child care, what social service agencies cover on their behalf and what the true costs of the child care are.

**c. Senior Services**

The city operates a Senior Center and will provide \$608,300 to operate it and the programs operated out of it in 2009. The Senior Services Division is responsible for: identifying needs of Longmont's older adults and their families; advocating, planning, and implementing programs to meet those needs; and managing the operation of the Longmont Senior Center facility. The Strategic Plan for Senior Services, *Longmont: A vibrant Community in Which We All Age Well*, provides direction with identified goals, strategies, and action steps. Staff develop and foster programs and services that; address basic needs, promote social and civic engagement, optimize physical and mental health and wellbeing, maximize independence and support caregivers. Staff incorporates the use and management of volunteers in each service area. Senior Services promotes the Senior Center as a focal point for programs and services for Longmont's residents 55 years of age and older. The demand for programs, activities and services is increasing in its variety as staff responds to diverse generations of people including the emerging and highly populated baby boomer generation. Staff is committed to working with this community and older adults in a collaborative and cooperative planning approach to address needs. As part of that effort, staff encourages and schedules the use of the Center by other senior-related agencies and senior groups. Staff also works with other agencies to address needs, write grants, implement services, evaluation programs and advocate for older adults.

**d. Children and Youth Resources**

In 2009, The City will provide \$30,848 for a GENESIS Program resource worker to work full-time in Longmont with pregnant and parenting teens. Some police officers are assigned to the City's high schools and middle schools as School Resource Officers to assist the kids during the school year and to help maintain a safe school environment. For 2009, approximately \$166,000 from the St. Vrain Valley School District will be matched by the city's General Fund for these services. The City will provide \$13,000 of in-kind case management services to the Inn Between for homeless youth.

The City has also budgeted over \$749,550 in 2009 to operate the Children and Youth Services Division. In addition, \$168,548 is budgeted for general recreation programs for youth and \$67,208 for after school programs at Longs Peak and the Youth Center.

**e. Economic Development**

One of the five strategic policy directions from our citywide strategic planning effort was to promote a healthy business climate as our community recognizes that a balanced, thriving economy is essential to sustain its long-term quality of life. Over the past several years, our community has been developing strategic and tactical plans to ensure the city has the ability to meet the increasing challenges of the changing local, national and world economies. Throughout the current year, the City Council has partnered with the Longmont Area Economic Council (LAEC), the Longmont Downtown Development Authority (LDDA), the Longmont Area Visitors Association (LAVA), the Longmont Entrepreneurial Network (LEN) and the Chamber of Commerce in a number of initiatives aimed at enhancing the local economic climate. Recent initiatives such as the Retail Opportunities Study, the urban renewal study, the Mid-Main Redevelopment Plan, Economic Gardening, and the downtown mixed use parking assessment indicate how important the issue of economic vitality has become.

The City will have a contract of \$165,580 with the Longmont Area Economic Council for primary industry recruitment and retention. LAVA and the city will use \$311,000 to develop and attract tourism, conventions and special events. The city has also set aside \$50,000 for small business support and \$50,000 for its business technology incubator efforts through LEN. The City also provides staff support and funding (\$22,800) for special events to the Longmont Downtown Development Authority (LDDA). The LDDA receives a property tax which it then uses to make improvements to the downtown area (\$146,000 in 2009) which supports all businesses in the taxing district (see Map #1).

The city plays a critical role when it comes to the economic climate of the

community. It provides the basic infrastructure necessary for urban development as well as the comprehensive planning and zoning efforts that allow the private sector to make rational investment decisions that provide residential, commercial and industrial opportunities for existing and future residents and employers. Earlier this year, a twenty-one member task force identified a number of economic strategies that provide a set of guidelines for future public investment to enhance the city's economic development efforts. As a result, the city has also budgeted \$25,000 for a branding campaign, \$55,000 for the funding of events, \$75,000 for an economic development plan, \$75,000 for an analysis of potentially rerouting Highway 287 away from the downtown, \$75,000 for downtown alley improvements and \$30,000 for parking improvements.

f. **Community Building**

The Community and Neighborhood Resource Division helps Longmont residents to build healthy relationships, access services and resources that will enhance their quality of life, and build capacity to fully participate in their neighborhood and community.

***The Neighborhood Resources*** function of this Division has as its purpose to build capacity to identify and resolve neighborhood issues and to partner with residents to maintain a high quality of life within Longmont's neighborhoods. It is responsible for: working with neighbors to identify and solve problems in individual neighborhoods; maximizing opportunities for improved and expanded use of existing resources; fostering the development of successful neighborhood relationships; coordinating the use of existing resources to support neighborhoods development and revitalization; developing capital and/or programmatic resources to address problems identified by neighbors; establishing effective working relationships with schools, churches, civic groups and the business community as partners in providing resources for neighborhoods; enhancing public involvement and trust and service partnerships; encouraging residents to share responsibility for the quality of life in their neighborhood; and fostering development of leadership skills for neighborhood residents. The city provides \$148,330 from the General Fund for operating expenses.

***The Community Relations*** function of this Division serves as a catalyst for community change and problem solving. It primarily provides mediation services to City residents to help resolve conflicts professionally, neutrally and confidentially. It trains mediators that are available to the community at large and provides facilitators for organizations. The Office also offers technical assistance and/or training in cultural sensitivity, diversity and leadership programs that reflect cultural awareness, celebrate diversity, encourage members of different cultures to interact with each other, and participate in the Longmont community. Community Relations sponsors community cultural celebrations and provides information and referral services for issues such as civil rights, Fair Housing, schools and police. The City will provide over \$210,500 from its General Fund for these services in 2009.

**g. Infrastructure and Community Improvements**

In 2009, the City has budgeted over \$26.5 million in various funds for a variety of infrastructure and community improvement projects including water and wastewater system improvements, drainage, electric and transportation projects, and improvements to parks and public buildings. More details on projects to be completed in 2009 include:

- \$10,000 will be used to build a handicapped fishing pier at Izaak Walton Pond in the central portion of the city.
- \$225,000 will be used to improve swimming and wading pools, rehab playgrounds and reconstruct sports courts, and
- \$4.1 million will be used for street rehabilitation in neighborhoods.

**4. Private Funding**

Non-profit groups in the City have been very successful in tapping into private resources such as local churches, private donations, corporations and local lenders to promote their housing and human service programs. Most agencies and organizations receiving CDBG or HOME funds commit private or other resources to the funded project (see section below).

**5. Leveraging of Resources**

The City will continue to leverage the resources available to it with all State, local and private dollars. CDBG and HOME funds are always linked to other funds - funds from private lenders, other federal and/or state grants or loans and private contributions. The projects included in this Action Plan will leverage over \$2.8 million of other federal, state, local or private funds.

Overall, public and private funding sources are limited. More creative ways of leveraging, identifying new funding opportunities, and targeting resources are required to successfully implement affordable housing strategies in Longmont and Boulder County. The City is leveraging CDBG funds with other funding sources by applying for public and private funds that are available.

## C. ACTIVITIES TO BE UNDERTAKEN

Longmont's 2009 Action Plan consists of projects to assist very low and low income households. There are three priority areas the City will undertake to address identified needs:

### Allocation Priorities -

**Priority #1 - Housing:** Housing rehabilitation (both single and multi-family and both owner and rental), down payment and housing counseling assistance will be funded to increase homeownership. The rehabilitation of two rental properties will preserve 148 permanently affordable rental housing for households  $\leq 50\%$  AMI while a city-wide rental rehab program will help improve properties and their neighborhoods while keeping rents affordable for a period of time. Homeownership opportunities will also be supported by the City's Fee Reduction and Community Housing Programs and by providing funds to Habitat for Humanity to provide new homes under their program. Funds will also support the new construction of rental and for-sale housing in a new neighborhood development just for households at or below 50% of the AMI and the construction of a group home for persons with development disabilities.

**Priority #2 – Homeless Prevention and Coordination:** Administrative funds will be used to support the Longmont Housing Opportunities Team in its support of a Housing First Program, a Day Shelter and other supportive service efforts. The City will fund a "search and rescue" outreach program to street homeless families and individuals using its Human Service Agency funds as well as funding several other subsistence programs. The city will also use its HOME funds to support a Tenant Based Rental Assistance program which will provide additional Housing First opportunities when combined with the case management provided by the LHA's Family Resource Coordinator.

**Priority #3 - Community Projects:** Ongoing downtown revitalization, a comprehensive neighborhood revitalization program and creating a Business Revolving Loan Fund will assist in this effort

**Affordable Housing Goals -** The "Listing of Proposed Project" tables in Appendix A give a description of the 2009 CDBG and HOME Projects to be undertaken next year. These projects will help meet the one year goals shown on the Table 1 on the next page. These strategies will be implemented primarily by the City and/or non-profit agencies.

Table 1  
**2009 Consolidated Plan Goals**

Program	Goal	CDBG Funds Available	HOME Funds Available	City Affordable Housing Funds Available	Other Public or Private Funds Available
<b><u>Housing Rehabilitation</u></b>					
General Rehabilitation	10	\$0	\$0	\$251,582	\$0
Accessibility Program	5	\$50,000	\$0	\$0	\$0
Emergency Grant	12	\$30,000	\$0	\$0	\$0
Paint-A-Thon	3	\$10,000	\$0	\$0	\$0
Rental Rehabilitation	158	\$115,000	\$25,000	\$105,000	\$74,000
<b><u>Homeownership Programs</u></b>					
Down Payment Assistance	8	\$0	\$3,240	\$0	\$112,054
Community Housing	10	\$0	\$0	\$0	\$0
Homeownership Training	250	\$25,000	\$0	\$0	\$338,383
<b><u>Acquisition Programs</u></b>					
Acquisition of Existing Units	0	\$0	\$0	\$0	\$0
Acquisition of Land	10	\$19,889	\$44,394	\$200,000	\$672,000
<b><u>New Construction Programs</u></b>					
Housing Incentive	20	\$0	\$0	\$0	\$60,000
Infrastructure Costs	25	\$0	\$75,000	\$25,000	\$850,000
<b><u>Rental Assistance Programs</u></b>					
New Housing Choice Vouchers	0	\$0	\$0	\$0	\$0
Tenant Based Rental Asst.	10	\$0	\$100,000	\$0	\$0
<b><u>Supportive Service Programs</u></b>					
Homeless Assistance/Prevention	1,187	\$0	\$0	\$0	\$159,000
Childcare Assistance	1,200	\$0	\$0	\$0	\$146,835
Educational Services	2,210	\$0	\$0	\$0	\$107,500
Health Services	19,745	\$0	\$0	\$0	\$218,000
Emergency Assistance	11,835	\$0	\$0	\$0	\$119,000
<b><u>Neighborhood Revitalization</u></b>					
Various Neighborhoods	4	\$144,568	\$0	\$0	\$0
<b><u>Economic Development Programs</u></b>					
Commercial Revitalization	2	\$33,000	\$0	\$0	\$0
Business Revolving Loan Fund	10	\$111,569	\$0	\$0	\$0
<b>TOTALS</b>	<b>36,714</b>	<b>\$539,026</b>	<b>\$247,634</b>	<b>\$581,582</b>	<b>\$2,806,772</b>

## **D. GEOGRAPHIC DISTRIBUTION**

The City is planning to provide opportunities for affordable housing for low and moderate income families on a citywide basis. All of the City's housing rehab and community development programs will be targeted citywide. See Map 1 in Appendix A for locations of the proposed 2009 projects.

The rental assistance program of the Longmont Housing Authority will also be citywide. It is believed that new construction activities by the public and private sector in Longmont will be dispersed throughout the City.

## **E. PLANNED HOMELESS ACTIVITIES**

**Chronically Homeless** - Helping homeless people is a priority for the City. The city's Homeless Plan supports a Housing First model to move chronically homeless families into permanent housing more quickly than journeying through shelters and transitional housing. A Pilot Program was enacted in 2006 with 10 families receiving assistance in 2006 and 2007. This program was expanded in Longmont with an additional 15 families receiving assistance in 2007 and 2008. In addition, the city is partnering with the Boulder Shelter for the Homeless to provide a Housing First Program for chronically homeless individuals on a county-wide basis. Additional funds are being provided in 2009 to support an additional 10 households under this program. The Housing First Program provides supportive services on a 24/7 basis and methods for better implementation and provision of services is underway by the case management agencies providing the supportive services. The City will also address emergency shelter and housing needs of the homeless directly by funding a "search and rescue" outreach to persons living in public places. HOPE (Homeless Outreach Providing Encouragement) provides an after hours check on the homeless during each evening. Blankets, coats, mittens, sleeping bags, sandwiches, etc. will be provided to folks living outside to ensure they survive the night. In addition, anyone wanting transportation to a shelter or needing emergency medical assistance will be accommodated.

**Discharge Policy** – The HOME Consortium communities continue to develop and implement a discharge policy to promote successful emancipation of youth, discharge planning for individuals from the corrections system and release of individuals from health care facilities. In May, 2007, Governor Ritter reconvened the Community and Interagency Council on Homelessness to develop a strategic plan to end homelessness in Colorado. This Council will address a discharge planning policy statewide over the next year. Members of the Longmont Housing Opportunity Team (LHOT) have worked with Longmont United Hospital to develop a more workable discharge program for persons who are homeless and have moved to implement it in late 2008. Under this program, people are immediately assessed for their ability to leave the hospital with care at this time of admittance (or as soon as a course of treatment is determined) instead of being assessed just before the discharge time. Specific LHOT agencies are then called by the LUH case worker if the person has no home to go to, no ability to pay for care or no one that can

provide the needed care. Those agencies will then work to provide the convalescent care needed by the client including both shelter and home health care. Home health care visits will begin while the person is still in the hospital and continue after discharge.

**General Information** - The City has committed \$298,000 of its general funds in 2009 to support the homeless facilities and emergency service agencies. In addition, the State will provide the following shelters with Emergency Shelter Grant funds in 2009: The INN Between will receive \$15,000 for operating costs of its homeless shelter, the Safe Shelter of the St. Vrain Valley will receive \$35,000, and the Boulder County Safe House will receive \$12,450.

There was not a Point-In-Time homeless survey conducted in 2008, but we participated in the Metro Denver Homeless Initiative's (MDHI) 2007 winter Point-in Time Survey. The following chart shows the comparison of data on the homeless in Longmont compared to the baseline collected at the beginning of the Consolidated Planning period.

<b>Homeless Population – Longmont – From 2004 Point-In-Time Survey</b>					
<b>Type of Population</b>	<b>Number</b>	<b>Race/Ethnicity</b>	<b>Percent</b>	<b>Sex</b>	<b>Percent</b>
Single Adults	114	White	56%	Male – Families	31%
Couple w/o children	48	Black	2%	Female–Families	45%
Two Parents w/ kids	138	Native American	3%	Male – Singles	17%
One Parent w/ kids	186	Other	39%	Female – Singles	7%
Other Family	24	Hispanic	34%		
<b>Homeless Total</b>	<b>565</b>				

<b>Homeless Population – Longmont – From 2007 Point-In-Time Survey</b>					
<b>Type of Population</b>	<b>Number</b>	<b>Race/Ethnicity</b>	<b>Percent</b>	<b>Sex</b>	<b>Percent</b>
Single Adults	122	White	52%	Male	46%
Couple w/o children	40	Black	2%	Female	54%
Two Parents w/ kids	202	Native American	5%		
One Parent w/ kids	175	Other	41%		
Other Family	30	Hispanic	46%		
<b>Homeless Total</b>	<b>569</b>				

In light of the continuing homeless population in Longmont, the city reallocated funding in mid-2005 to support the start-up costs for a Day Shelter, operated out of the OUR Center. In the time since the shelter has been open, 1,079 unduplicated persons have been seen, 40% have received medical screening and follow up services, 17% have found part or full time jobs, 21% are now receiving benefits to which they are entitled, and 12% have moved into permanent housing. The Briarwood hotel was acquired by the Longmont Housing Authority and substantially rehabilitated in 2007. They are master leasing 10 SRO units to

local agencies that serve the homeless to be used for emergency, transitional and/or permanent housing units for the homeless and/or hard to house. They have served over 60 persons to date with housing and services. The City also plans to address emergency shelter and transitional housing needs of the homeless by supporting the activities of specific non-profit agencies and the Longmont and Boulder County Housing Authorities in their annual strategies.

**Housing Opportunities for People with Aids – NA –** the city does not receive HOPWA funding.

### ***Continuum of Care***

Longmont's Continuum of Care for homeless and persons at risk of homelessness is described in the chart on the following page. The current Continuum is a cooperative effort among several local housing and human service agencies in the community. While a formalized system for addressing the needs of the homeless, or those at risk of becoming homeless does not currently exist, many services to meet the needs of homeless and at risk families are available in Longmont and Boulder County. Three major efforts to address housing and homelessness in Longmont include:

- Denver Metro Homelessness Initiative – Boulder County (including the City of Longmont) participates in this regional coalition of housing and human service providers and government representatives from six counties in the metro area that continually assess the regional continuum of care for homeless and at-risk families and apply as a group for Super NOFA funds from HUD to provide transitional and supportive services.
- Longmont Housing Opportunities Team (LHOT) – a local coalition of over 70 housing and human service providers and government representatives that are assessing the level of homeless services in Longmont and work to address the gaps in the Continuum of Care. The Team will be working on supporting the Housing First Program in 2009 serving at least 20 homeless and at-risk families and joining with Boulder County to provide Housing First for 22 homeless individuals, 10 of which are from Longmont. In addition, LHOT has worked with the City of Longmont to provide funding for a Mental Health Services contract to serve the families in the Housing First Program.
- Boulder County Housing Consortium - a countywide coalition of housing providers that meet quarterly to discuss a wide variety of housing issues, programs, legislations and needs.

The City sees its housing programs which benefit households with incomes below 50% of the median as actions to prevent homelessness. Supportive services and the ongoing Foreclosure Prevention, Rent Deposit, and Housing Counseling programs also play an important role in preventing homelessness. Job training, education, budget and

homeownership training and counseling and many other services may keep families self-sufficient so they will not lose their homes.

Prevention of low-income individuals and families with children (especially those below 30% of median) from becoming homeless will be addressed through both the City's counseling and service programs, and its non-profit organizations, including the Inn Between, the Safe Shelter of the St. Vrain Valley, the Atwood Shelter, but most essentially the OUR Center. The OUR Center's preventive measures include a range of services including, rent and utility payments, motel vouchers, counseling and referral to services.

## LONGMONT CONTINUUM OF CARE

### OUTREACH

\$ OUR Center    \$ Longmont Police    \$ Longmont “Eyes and Ears” Program    \$ Boulder Co. Social Services    \$  
 Longmont Housing Authority    \$ Boulder County Housing Authority    \$ Safe Shelter    \$ Churches    \$ HOPE

### INTAKE AND ASSESSMENT

\$OUR Center

\$ Safe Shelter of the St. Vrain Valley

#### PREVENTION

- OUR Center
- Boulder County Housing Counseling Program

#### EMERGENCY SERVICES

- OUR Center
- Safe Shelter of St. Vrain Valley
- Atwood Shelter
- Boulder Shelter for Homeless
- Boulder County Safehouse

#### TRANSITIONAL HOUSING

- Inn Between
- Project/Family Self-Sufficiency
- Briarwood Housing First Apartments

#### PERMANENT HOUSING

- Habitat for Humanity
- Thistle Community Housing
- Longmont Housing Development Corporation
- Longmont and Boulder County Housing Authorities
- Boulder County Mental Health Center
- Private Lenders  
Private Developers

### SUPPORTIVE SERVICES

\$ Addiction Treatment Center    \$ LEVI    \$ Community Food Share    \$ Meals on Wheels    \$ Senior Services  
 \$ Mental Health    \$ OUR Center    \$ RSVP    \$ Youth Services    \$ Food Basket Program  
 \$Boulder County AIDS Project    \$ Boulder Valley Women’s Health Center    \$ Center for People with Disabilities  
 \$ Dental Aid    \$ El Comité    \$ Imagine!    \$ Children’s Council    \$ Salud Clinic

**F. OTHER ACTIONS**

**Meeting Unmet Needs** - Actions planned for the next year to address obstacles to meeting underserved needs and to foster and maintain affordable housing include continuing the implementation of the Inclusionary Zoning Program (Community Housing Program), providing density bonuses, and development fee waivers. Also, the City will increase its efforts in housing rehabilitation and preservation to maintain the affordable housing stock, including implementation of a Rental Rehabilitation Program.

**Lead Based Paint** - In the next year, the City will evaluate and reduce lead-based paint hazards on a case by case basis as projects are funded with CDBG assistance.

**Anti-Poverty Strategy** - In order to reduce the number of poverty level families, the City of Longmont Housing and Human Services Advisory Board has committed approximately \$119,000 of 2009 General Funds to provide supportive services to families and individuals to break the cycle of poverty through non-profit agencies. By continuing the dialogue between the City and public and private sectors, the City will enhance coordination between public and private housing and human service agencies.

**Foster and Maintain Affordable Housing** - The City will aggressively seek out opportunities to meet with stakeholders interested in housing and community development issues in Longmont. The city is a key partner in Thistle Community Housing’s Blue Vista development. This project will construct 198 homes, 100 of which will be affordable to households with incomes between 35% and 75% of the AMI. To date, the city has committed \$1,350,000 in Affordable Housing Funds, \$70,000 in CDBG funds, over \$5 million in Private Activity Bonds and an estimated \$350,000 in development fees to be waived or offset. The following table shows the progress in home sales to date:

<b>BLUE VISTA</b>	<b>Permanently Affordable Homes</b>	<b>Market Rate Homes</b>
Building permits issued	27	22
Units completed	19	12
Units under construction	4	4
Homes sold/under contract	21	11
Homes closed	18	10

The Consolidated Plan lays out the goals and objectives to increase affordable housing options in Longmont over the five year period of the Plan. It includes specific strategies designed to help make progress toward those goals and objectives including:

- Development/maintenance of safe, decent, affordable housing;
- Developing and maintaining a suitable living environment; and
- Creating economic opportunities for low and moderate income households.

The projects outlined in this Action Plan (see Appendix A) speak more directly to meeting these goals.

**Needs of Public Housing** - The City will support the Longmont Housing Authority's efforts to search out and obtain funding for rent assistance including the continuation of the State funded Tenant-Based Rental Assistance Program. The city is an active participant in the Longmont Housing Opportunities Team and the Boulder County Housing Consortium.

**Institutional Structure** – Longmont is the lead agency for the CDBG program. The city is a part of the Boulder County/Broomfield HOME Consortium and will be responsible for administering its portion of the HOME funds. Several other organizations, non-profits and Community Housing Development Organizations (CHDOs) will partner with the city to address the affordable housing needs discussed in this Action Plan. 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 2009, the city will continue to work collaboratively with its partners to address housing and community development needs.

**Affirmatively Furthering Fair Housing** - In increasing our efforts to reach out to minority groups and households, the City has undertaken the following steps:

- ◆ all applications and guidelines for each of the City's housing programs are available in both Spanish and English,
- ◆ housing programs are advertised in La Voz, a Spanish-language newspaper serving Longmont,
- ◆ the CityLine newsletter that goes out to each residence in the city with its utility bill (which often contains articles about housing programs) is printed in both Spanish and English and is also sent to various advocacy groups,
- ◆ CitySource, the city's 24 hour phone access and information line, has each message (over 241 total messages including 6 on CDBG/housing) available in both Spanish and English, and
- ◆ employment openings are posted on "Saludos," a Spanish internet site and "Latino.com", print ads are run in the Saludos and Hispanos magazine, and all employment applications and descriptions are available in Spanish. The City also advertises employment opportunities with Workforce Boulder County, the local welfare to work organization.

The city gives all notices for its CDBG related public hearings to El Comité, the local advocacy group for bilingual and mono-lingual Spanish speaking families/individuals. It also supports El Comité with \$17,000 in city funds to provide services and outreach to the city's Latino population.

The City of Longmont has been working with the Colorado Civil Rights Commission to

provide information and outreach about not only Fair Housing, but also predatory lending issues. The city was the recipient of a grant to conduct research on potential victims of predatory lending and has been partnering with the Housing Counseling Program and other agencies in the city to gather information about victims of shady lending practices. Two presentations by the Colorado Civil Rights Commission have been made to date to report back to the community on what is being encountered.

Finally, the Housing Task Force of the City's Multi-Cultural Plan is working to provide information and outreach to the Latino community about rental and homeownership opportunities, and about financial counseling and budgeting, personal finance and savings opportunities, including multiple screenings of the telenovela – *Nuestro Barrio*.

## **G. PROGRAM SPECIFIC REQUIREMENTS**

In 2009, it is estimated that the City of Longmont will receive between \$479,381 and \$532,646 of Community Development Block Grant funding and approximately \$55,000 in program income. We also anticipate receiving between \$253,088 and \$281,209 in HOME funds with \$3,240 in anticipated program income. Following is information on the process for CDBG and HOME funding, the evaluation criteria used to select the projects and a table that summarizes planned 2009 CDBG and HOME program activities.

### **Process**

The Longmont Citizen Participation Plan provides a process for citizens to advise the City on the housing and community development needs in the Longmont community. Input from citizens through the Citizen Participation Plan has been effective during the Consolidated Plan period.

The development of the 2009 Community Development Block Grant (CDBG) Program included four public hearings for community input prior to submission to the Department of Housing and Urban Development (HUD). A display ad was run in the Longmont Daily Times-Call newspaper and a request for project proposals was sent to neighborhood groups, community organizations, City departments, and parties who have previously expressed an interest in the CDBG/HOME program. At the first public hearing, the public was given the opportunity to comment on the housing and non-housing community development needs of the city. At the second hearing, project applicants presented their proposals to the City's advisory boards, the Affordable Housing Technical Review Group and the Housing and Human Services Advisory Board during their public meetings. Verbal proposals were also encouraged at both the public hearings and at the public meetings.

At the third public hearing, the HHSAB's recommendation for CDBG/HOME funding was presented to the City Council. Summaries of the proposed projects, the merits of each, how they met CDBG and HOME program goals and objectives, and reasons for recommending or not recommending for approval were discussed. City Council openly

discussed the HHSAB recommendations, solicited comments and approved the projects shown as part of Appendix A. The fourth public hearing was held on October 28, 2008. At this meeting, the City received additional citizen input on the selection of CDBG and HOME projects and the draft Consolidated Plan which included the One Year Action Plan for 2009. The 2009 Action Plan was approved by City Council and through this submission is forwarded to HUD for review.

In formulating the 2009 Action Plan, the City reviewed the proposed projects for compliance with the following criteria.

- 1. Federal CDBG Goals and Objectives:**
  - A. Project must benefit low and moderate income households, or
  - B. Project must aid in the prevention and elimination of slums and blight.
  
- 2. Federal technical requirements and review criteria, specifically those regarding funding eligibility thresholds and City policies governing CDBG funds:**
  - A. 70% benefit to low and moderate income households/individuals.
  - B. 15% limitation on funding public service projects.
  - C. 20% cap on administration funding.
  - D. Specific HUD eligibility requirements under each national objective.
  - E. The Human Relations Commission's ranking of projects.
  
- 3. The Consolidated Plan approved by the City and HUD which identifies:**
  - A. City of Longmont home improvement goals.
  - B. Meeting needs of special populations.
  - C. Housing opportunities for the homeless population.

In developing the Action Plan, it was decided that projects could not be phased over several years since it was determined that spending CDBG funds as soon as possible for affordable housing projects would help to address the great need in this area.

Several other factors were also considered in the 2009 work program; such as (a) if the projects conformed to City policies and CDBG regulations, (b) provided a direct benefit to citizens of Longmont, and/or (c) provided a matching source of funding.

## **Description of Activities for 2009 CDBG and HOME Programs**

Based on a review of the proposed projects submitted to the City by non-profit organizations and other agencies, and on the HHSAB's recommendations, the City Council approved the projects as shown on the next page. The budget shows allocations for a minimum amount of funding based on a 10% cut to our 2008 grant and priorities for additional funds that might be received.

It is estimated that approximately 90% of the CDBG funds will be used to benefit low and moderate income persons in 2009.

### **H. MONITORING**

The City will monitor all housing and other programs as 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, the disabled, the elderly and women.

In July of each year, City Council will evaluate the performance of programs and make program amendments as needed

Table 2  
2009 City of Longmont Proposed Projects

<i>Agency/Organization/Program</i>	<i>Project</i>	<i>CDBG Amount</i>	<i>HOME Amount</i>	<i>Affordable Housing Fund Amount</i>	
<b>Housing Programs</b>					
<b>1, 2, 10 and 12 are City of Longmont operated programs -</b>					
1.	Down Payment Assistance	Down Payment Loans	\$0	\$3,240	\$0
2.	Residential Rehab	Architectural Barrier Removal	\$50,000	\$0	\$0
		Emergency Grant Program	\$30,000	\$0	\$0
		Paint-A-Thon Program	\$10,000	\$0	\$0
		General Rehab Program	\$0	\$0	\$251,582
		Rental Rehab Program	\$0	\$0	\$105,000 <sup>8</sup>
3.	Boulder County Housing Counseling Program	Homeownership Training and Post Purchase Counseling	\$25,000	\$0	\$0
4.	Habitat for Humanity	Land Acquisition	\$0	\$0	\$200,000
5.	Imagine!	Land Acquisition	\$19,889 <sup>1</sup>	\$44,664 <sup>1</sup>	\$0
6.	Longmont Christian Housing	St. Vrain Manor Improvements	\$75,000 <sup>10</sup>	\$25,000 <sup>2</sup>	\$0
7.	Longmont Housing Authority	Construction of New Neighborhood	\$0	\$75,000	\$25,000 <sup>9</sup>
8.	Longmont Housing Authority	Tenant Based Rental Assistance	\$0	\$100,000 <sup>3</sup>	\$0
9.	Thistle Community Housing	Parkville Apartment Improvements	\$40,000 <sup>10</sup>	\$0	\$0
<b>Neighborhood Revitalization</b>					
10.	Various Neighborhoods	Revitalization Projects	\$144,568 <sup>4</sup>	\$0	\$0

<b>Economic Development</b>				
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11.	Longmont Downtown Development Authority	Slum/Blight Study (Est. program income)	\$33,000	\$0	\$0
12.	Business Revolving Loan Fund	Micro-business and others	\$111,569 <sup>5</sup>	\$0	\$0

<b>Administration</b>				
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13.	Administration	General Administration	\$100,676 <sup>6</sup>	\$25,308 <sup>6</sup>	\$139,627
	Less Grant to Boulder for HOME Program Administration		\$0	(\$3,796) <sup>7</sup>	
<b>Total CDBG Project Funding</b>			<b>\$639,702</b>		
<b>Total HOME Project Funding</b>				<b>\$269,416</b>	
<b>Total Affordable Housing Funding</b>					<b>\$721,209</b>

	<u>CDBG</u>	<u>HOME</u>	<u>AH Fund</u>
<b>Total Estimated 2009 Grant</b>	<b>\$479,381</b>	<b>\$253,088</b>	<b>\$170,674</b>
<b>Total 2009 Estimated Program Income:</b>	<b>\$ 55,000</b>	<b>\$3,240</b>	<b>\$550,535</b>
<i>Funds from prior years allocated in this year:</i>	<u><b>\$105,321</b></u>	<u><b>\$13,088</b></u>	<u><b>\$0</b></u>
<b>Total Funds being Allocated:</b>	<b>\$639,702</b>	<b>\$269,416</b>	<b>\$721,209</b>

<b>Recommendations for Additional Funding - Up to the following amounts could be allocated for the projects listed above if additional grant funds are received above the estimated funding levels shown above (these are listed in priority order):</b>		
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	<b>CDBG</b>	<b>HOME</b>
6. Administration	\$10,653	\$2,813
7. Less Grant to Boulder	<u>\$0</u>	\$422
1. Imagine!	\$14,204	-\$270
2. Longmont Christian Housing	\$0	\$13,000
3. LHA – Tenant Based Rental Asst.	\$0	\$13,000
4. Neighborhood Revitalization	\$14,205	\$0
5. Business Revolving Loan Fund	<u>\$14,203</u>	<u>\$0</u>
<b>Would bring total up to</b>	<b>\$692,967</b>	<b>\$297,537</b>

- 8. Funded in 2008
- 9. Both sources of funds contingent on acceptable budget being submitted
- 10. \$75,000 from 2008 CDBG and \$30,321 of \$40,000 from 2008 CDBG
- 11. \$13,088 from 2008 HOME funds

**APPENDIX A**

**HUD FORMS**

**SF 424  
LISTING OF PROPOSED PROJECTS  
SOURCES OF FUNDS  
MAP**

## **APPENDIX B**

## **CERTIFICATIONS**

## **APPENDIX C**

### **CITIZEN COMMENTS**

**Information Posted on the City's Web site  
and kept up through October 31, 2008**

## **PUBLIC HEARING #1**

**June 24, 2008 and continued to July 8, 2008**

Public Hearing on housing and community development needs and to decide on budget categories and funding for FY 2009 Community Development Block Grant and HOME Programs. Council set the budget for application requests at this meeting. The public was invited to comment.

**Minutes from 6/24/08 and 7/8/08 meetings are attached**

Public Notice:

- Legal Ad placed in Longmont Daily Times-Call newspaper
- City Council Agenda, including Public Hearing, published in newspaper Monday before the meeting.
- Notices of meeting placed at the Civic Center, El Comité, the Library, the Longmont Housing Authority, and the Senior Center

Meeting broadcast on public access television

- Display Ad for CDBG and HOME application process published July 18.

## **PUBLIC HEARING #2**

**September 11, 2008**

Public hearing on housing and community development needs and to hear application presentations for FY 2009 Community Development Block Grant and HOME Programs.

**Minutes from the meeting are attached**

Public Notice:

- Legal Ad placed in Longmont Daily Times-Call newspaper
- Notice posted in Civic Center

## **PUBLIC HEARING #3**

**September 23, 2008**

Public Hearing on housing and community development needs and to decide on project funding recommendations for FY 2009 Community Development Block Grant and HOME Programs.

**Minutes from 9/23/08 meeting are attached**

Public Notice:

- Legal Ad placed in Longmont Daily Times-Call newspaper
- City Council Agenda, including Public Hearing, published in newspaper Monday before the meeting.
- Notices of meeting placed at the Civic Center, El Comité, the Library, the Longmont Housing Authority, and the Senior Center

Meeting broadcast on public access television

## **PUBLIC HEARING #4**

**October 28, 2008**

Public Hearing on Draft 2009 Action Plan and fourth year update to the Consolidated Plan.

**Minutes from October 28, 2008 public hearing are attached.**

### Public Notice:

- Legal Ad placed in Longmont Daily Times-Call newspaper
- City Council Agenda, including Public Hearing, published in newspaper Monday before the meeting.
- Notices of meeting placed at the Civic Center, El Comité, the Library, the Longmont Housing Authority, and the Senior Center

Meeting broadcast on public access television

## **WRITTEN COMMENTS**

Citizen Comments received through October 31, 2009:

Four phone calls and 9 emails from residents of the Shadow Grass Park subdivision stating that they are not supportive of the Imagine! SmartHome being located in their development. Copies of the emails are attached along with staff's response, if any.

One email was received that asked for information about the affordable homes in the Shadow Grass Park subdivision. It is also attached along with staff's response.