

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

AFFIDAVIT OF PUBLICATION

DAILY TIMES-CALL

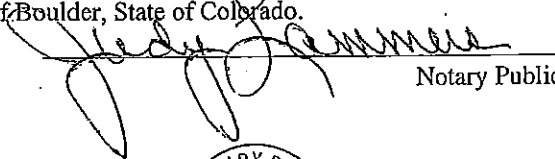
State of Colorado
County of Boulder

I, the undersigned agent, do solemnly swear that the DAILY TIMES-CALL is a daily newspaper printed, in whole or in part, and published in the City of Longmont, County of Boulder, State of Colorado, and which has general circulation therein and in parts of Boulder and Weld Counties; that said newspaper has been continuously and uninterruptedly published for a period of more than six months next prior to the first publication of the annexed legal notice of advertisement, that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the act of March 3, 1879, or any amendments thereof, and that said newspaper is a daily newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the state of Colorado; that a copy of each number of said newspaper, in which said notice of advertisement was published, was transmitted by mail or carrier to each of subscribers of said newspaper, according to the accustomed mode of business in this office.

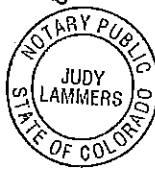
That the annexed legal notice or advertisement was published in the regular and entire edition of said daily newspaper once; and that one publication of said notice was in the issue of said newspaper date
October 1, 2008


Agent

Subscribed and sworn to before me this 1st
day of October, 2008,
in the County of Boulder, State of Colorado.


Notary Public

FEE \$ 124.74



MY COMMISSION EXPIRES
OCTOBER 4, 2008
637 RIDER RIDGE DR.
LONGMONT
COLORADO 80501

PUBLIC HEARING NOTICE

On Tuesday, October 28, 2008 the City of Longmont will hold a Public Hearing in order to obtain the views of citizens, public agencies and other interested parties on:

- the draft FY 2009 One Year Action Plan which updates the 2005-2009 Five Year Consolidated Plan for the Community Development Block Grant Program and
- the draft FY 2009 One Year Action Plan which updates the 2007 - 2009 Consolidated Plan for the Boulder County/Broomfield County HOME Consortium.

This hearing is part of the process through which the City will gather input for the Consolidated Plans, required for receipt of Federal Community Development Block Grant and HOME funds.

The hearing will be held:
Tuesday, October 28, 2008
Council Chambers
Longmont Civic Center Complex
350 Kimbark Street
Longmont, CO. 80501
7:00 p.m.

The draft CDBG Action Plan and report is on file at the City of Longmont CDBG Office, Civic Center Complex, 350 Kimbark Street, Longmont, Colorado 80501. The draft HOME Action Plan and report is on file at the City of Boulder Housing and Human Services Office, 1101 Arapahoe, Second Floor, Boulder, Colorado 80306. These reports are available for citizen review and comment for a period of 30 days from October 1 to October 31, 2008 at the above addresses between the hours of 8:00 a.m. and 5:00 p.m., and at the Longmont Public Library located at 4th Avenue and Emery Street, at the Longmont Senior Center located at 910 Longs Peak Avenue and at the Longmont Housing Authority located at 1228 N. Main Street.

SUMMARY OF CDBG CONSOLIDATED PLAN

The City has approved the 2005 - 2009 Consolidated Plan and is now in the process of soliciting comments on the fifth year update for the year 2009. Citizen participation is a key element of this update. Previous citizen involvement helped in shaping 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 the population growth has increased significantly since the 1990 census (almost 88%). 82% 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.

The following is a summary of the activities planned for Longmont for FY 2009. Because congress has not yet acted on the appropriations bill for 2009, the total amount of planned funds is based on an estimate from the Department of Housing and Urban Development. The box below shows where additional grant funds, if received, would be allocated.

2009 City of Longmont CDBG and HOME Proposed Projects		CDBG Amount	HOME Amount
Housing Programs			
1 - 3, 9 and 11 are City of Longmont operated programs -			
1. Down Payment Assistance	Down Payment Loans	\$0	\$3,240
2. Residential Rehab	Architectural Barrier Removal	\$50,000	\$0
	Emergency Grant Program	\$30,000	\$0
	Paint-A-Thon Program	\$10,000	\$0
3. Boulder County Housing Counseling Program	Homeownership Training and Post-Purchase Counseling	\$25,000	\$0
4. Imagine!	Land Acquisition	\$19,568	\$40,664
5. Longmont Christian Housing	Lead, Vrain Manor Improvements	\$0	\$104,000
6. Longmont Housing Authority	Construction of New Neighborhood	\$75,321	\$0
7. Longmont Housing Authority	Tenant Based Rental Assistance	\$0	\$100,000
8. Thistle Community Housing	Parkville Apartment Improvements	\$40,000	\$0
9. Various Neighborhoods	Neighborhood Revitalization	\$144,568	\$0
10. Longmont Downtown	Revitalization Projects	\$144,568	\$0
	Economic Development	\$33,000	\$0
	Development Authority	(\$11,568)	(\$3,798)
11. Business Revolving Loan Fund Administration	Micro-business and others	\$11,568	\$0
12. Administration	General Administration	\$100,678	\$25,308
	Less Grant to Boulder for HOME Program Administration	\$0	(\$3,798)
Total CDBG Project Funding		\$639,702	
Total HOME Project Funding			\$269,416
	Total Estimated 2009 Grant	\$479,381	\$253,088
	Total 2009 Estimated Program Income:	\$ 55,000	\$3,40
	Funds from prior years allocated in this year:	\$105,321	\$13,088
	Total Funds being Allocated:	\$639,702	\$269,416

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 not listed in priority order):

	CDBG	HOME
1. Imagine!	\$14,204	-\$270
2. Longmont Christian Housing	\$0	\$13,000

DRAFT MINUTES OF COUNCIL MEETING
OCTOBER 28, 2009

(Not yet approved by Council)

8. ORDINANCES ON SECOND READING AND PUBLIC HEARINGS ON ANY MATTER

- D. Public Hearing Regarding Approval of 2009 CDBG and HOME Program Funding Including Submission of 2009 Action Plan and Approval of Projects from the Affordable Housing Fund for 2009

Kathy Fedler, Community Development Block Grant and Affordable Housing Programs Coordinator, reviewed this item, noting that Council needed to consider approving the final allocation for the CDBG and HOME programs. Ms. Fedler noted that at the Public Hearing on September 23, Council had accepted the recommendations of the Housing Advisory Board and that staff had put these recommendations into the draft Action Plan. The Action Plan has been available for public comment since October 1 and the comment period extends to October 31.

Ms. Fedler noted that staff had received several comments about the Imagine! project which is for land acquisition to build a SmartHome which will house up to 6 persons with developmental disabilities. Those comments, both verbal and written received to date were included in the latest draft of the Action Plan that was being presented to Council tonight. The residents of Shadow Grass Park development are concerned about the number of affordable homes in their subdivision with the Habitat homes and now this proposed Imagine! home. Staff is not recommending any changes to the projects already reviewed by Council and as proposed in the Draft Action Plan.

Ms. Fedler then called Council's attention to the CDBG and HOME current year performance information presented in the Council Communication.

Council member Benker asked that the estimated budget for CDBG, HOME and Affordable Housing funds be brought to Council first next year so that Council can determine how much to set aside for housing, neighborhood revitalization and economic development and then send those budgets to the Housing Advisory Board so they will have an idea of what budgets to work with in each category for sending out applications.

Mayor Lange asked if Imagine! was considering several locations for their home or if this was it? Ms. Fedler stated that their application stated that Shadow Grass was one of two areas they were considering, but that in the interim, she thought they may have signed a purchase agreement for the lots in Shadow Grass, although they know they cannot actually purchase the land until all the CDBG requirements are met. Mayor Lange then asked if Ms. Fedler had an idea of how many Shadow Grass residents have been heard

from? Ms. Fedler stated that up to that point she had heard from 7 households out of the 18-20 occupied homes in the development.

Council member Blue noted that she is a resident of Shadow Grass Park and that to her knowledge the concern stated by some are specific to the area where the Imagine! home is slated to go and the number of Habitat for Humanity homes already in the area. She stated that she supports Imagine! but that it is unfortunate that most are on the same block.. She also stated that they are not in a resident controlled HOA yet since there are not enough homeowners in the area for the developer to be required to turn the HOA over to the residents.

Mayor Lange asked about the number of Habitat homes? Ms. Fedler reminded Council that this development had to provide 10 affordable homes to meet their 10% Inclusionary Zoning (IZ) requirement. The developer came to Council and asked to donate several lots to Habitat in return for being exempted from providing all 10 affordable homes. Council approved the donation of 5 lots to Habitat which were scattered throughout the development, one lot remained under the IZ program and released 4 lots. After the donation, Habitat made a private market purchase of an additional 2 lots directly from the developer that were unfortunately right next to one of the donated lots.

Mayor Lange opened a public hearing on this item. There being no one present to address Council on this issue, the public hearing was closed.

Council member Levison asked about a comment in one of the emails that group homes violate the Concept Plan for this development and asked if the Concept Plan would need to be amended? Planner Joni Marsh answered that a PUD that allows residential uses allows any permitted, limited or conditional use that would be allowed in an R1 zoning, and that family care homes such as this are allowed by right in an R1 area. Therefore the Planning Director has determined that this is a use-by-right and no changes or hearings are required.

Council member McCoy moved, seconded by Benker, to approve the CDBG and HOME funding recommendations as shown and approve submission of them in the Action Plan to HUD. Also approved the Affordable Housing Fund projects as shown. Motion carried: 7-0.