

COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS



2008 ACTION PLAN

City of Longmont

November, 2007

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

Kathy L. Fedler
City of Longmont
Civic Center Complex
350 Kimbark Street
Longmont, CO 80501
(303) 651-8736
(303) 651-8736 (fax)
kathy.fedler@ci.longmont.co.us

2008 ACTION PLAN

Page No.

Executive Summary -----	i
Introduction -----	2
A. Summary of Public Comments -----	3
B. Funding Resources -----	5
Federal Resources -----	5
State Resources -----	6
Local Resources -----	6
Other Resources -----	10
C. Activities to be Undertaken -----	10
Allocation Priorities -----	10
Affordable Housing Goals -----	11
D. Geographic Distribution -----	11
E. Homeless and Other Special Needs -----	11
Chronically Homeless -----	11
Discharge Policy -----	13
Housing for People with Aids -----	14
F. Other Actions -----	17
Meeting Unmet Needs -----	17
Lead Based Paint -----	17
Anti-Poverty Strategy -----	17
Foster and Maintain Affordable Housing -----	17
Needs of Public Housing -----	18
Institutional Structure -----	18
Affirmatively Furthering Fair Housing -----	18
G. Program Specific Requirements -----	19
H. Monitoring -----	21
Table 2 – 2008 Proposed CDBG and HOME Projects -----	22

Appendix A: Federal Form SF-424, HUD Forms and Map

Appendix B: Certifications

Appendix C: Citizen Comments

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 2008 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 2008, the fourth year of the five year Consolidated Planning period.

A. Summary of Public Comment on the 2008 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 July 10, September 13 and September 25, 2007 to solicit input on community development and housing needs – the first stage of Plan Development.

- At the July 10th meeting City Council held a public hearing on housing and community development needs. They also considered these needs at the July 17 meeting and on July 24th set the budget for the 2008 CDBG and HOME programs in addition to gathering info on needs.
- During their September 13 meeting, the Longmont Housing and Human Services Advisory Board (HHSAB) held a Public Hearing and heard presentations from all proposers of 2008 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 25, 2007 and broadcast over public access TV.

Copies of the draft 2008 Action Plan report – the second stage of the Plan Development, were made available October 1st 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 2008 Draft Action Plan report for review.
- A fourth public hearing was held on October 23, 2007 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 15 residents attending all 4 public meetings. Special effort was made through this process to consult with social service organizations in developing goals and strategies for the 2008 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 2008 Action Plan. These Hearings are held so that citizens could comment on the draft 2008 Action Plan report and make known any additional housing and non-housing community development needs.

The comment period for citizens to review the draft 2008 Action Plan was from October 1 to October 31, 2007. The notice published October 2, 2007 announced the comment period, the Public Hearing held October 23, 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 \$566,089 and \$621,321 of Community Development Block Grant funds (including program income) during FY 2008. In addition, the city anticipates receiving between \$300,000 and \$350,000 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 \$60,000 in HOME generated program income which will be used to continue the Countywide Homebuyer Down Payment Assistance Program in FY 2008.

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 2007. A similar amount is expected in 2008.

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 2007, the City has supported through information provision, letters of support, data, etc. 14 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).

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 2007, it is anticipated that about \$208,303 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 2007, 11 owner units have been sold under this program to date and we are anticipating another 20 - 40 owner units to be made available in 2008 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. While the City will not contribute funding to the Fund in 2008 due to General Fund budget constraints, 1.5 FTE will be covered from the General Fund to support the CDBG and HOME Programs and the city's Affordable Housing Programs (totaling about \$134,300 in salaries, benefits and general administrative costs). Fourteen projects have been completed to date including 482 rental units and 13 owner units. We anticipate that another 132 units will be provided in 2008 as a result of these funds. Approximately \$1.7 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 2007, the City provided a total of \$903,030 to support operating costs for human service agencies in Longmont. An additional \$912,852 is budgeted for this purpose in 2008. In 2008, \$134,169 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 \$561,855 to operate it and the programs operated out of it in 2008. 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 2008, The City will provide \$27,451 for a GENESIS Program resource worker to work full-time in Longmont with pregnant and parenting teens. Four police officers are assigned to the City's high schools and some middle schools as School Resource Officers to help the kids during the school year. For 2008, between \$98,969 - \$101,268 from the St. Vrain Valley School District, and \$255,523 - \$261,043 from the city's General Fund. 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 \$647,184 in 2008 to operate the Children and

Youth Services Division. In addition, \$126,350 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 will receive \$10,000 to develop and attract tourism. 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 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. The City's Economic Development Manager has increased the city's ability to be an innovative and effective partner with others in the community by aligning the organization's knowledge, skills, and resources so that we can more comprehensively address ways Longmont can ensure its economic future. 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.

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 \$145,278 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 \$206,153 from its General Fund for these services in 2008.

g. Infrastructure and Community Improvements

In 2008, the City has budgeted over \$24.4 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 2008 include:

- A new fire station will be constructed on an infill site in the mid-town area just north of downtown and one block west of Main St. at a cost of \$2.5 million.
- \$132,500 will be used to renovate an old fire station to be used for programs for children and youth, and
- \$3.7 million 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 \$982,000 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 2008 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 to increase homeownership.

In addition, rehabilitation of two rental properties will preserve 112 permanently affordable rental housing for households $\leq 50\%$ AML. A foreclosure prevention loan program will preserve affordable homes and keep lower income persons in their homes. Homeownership opportunities will also be supported by the City's Fee Reduction and Community Housing Programs.

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.

Priority #3 - Community Projects: ongoing downtown revitalization, improvements to a non-profit that serves the poor and homeless, expansion of a computer lab for the children of migrant farmworkers and construction of a playground for children of domestic violence,

Affordable Housing Goals - The “Listing of Proposed Project” tables in Appendix A give a description of the 2008 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.

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 2008 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 draft Homeless Plan proposed 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. 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. “Boulder County Cares” expanded into Longmont in the 2006-2007 winter season to provide 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

Table 1

2008 Consolidated Plan Goals

Program	Goal	CDBG Funds Available	HOME Funds Available	City Affordable Housing Funds Available	Other Public or Private Funds Available
<u>Housing Rehabilitation</u>					
General Rehabilitation	3	\$50,000	\$0	\$0	\$0
Emergency Grant	10	\$20,000	\$0	\$0	\$0
Paint-A-Thon	4	\$10,000	\$0	\$0	\$0
Rental Rehabilitation	122	\$194,843	\$30,000	\$100,000	\$0
<u>Homeownership Programs</u>					
Down Payment Assistance	17	\$0	\$140,000	\$0	\$70,000
Community Housing	20	\$0	\$0	\$0	\$0
Homeownership Training	100	\$20,000	\$0	\$0	\$6,000
Foreclosure Prevention	5	\$20,000	\$0	\$0	\$0
<u>Acquisition Programs</u>					
Acquisition of Existing Units	0	\$0	\$0	\$0	\$0
Acquisition of Land	0	\$0	\$0	\$0	\$0
<u>New Construction Programs</u>					
Housing Incentive	20	\$0	\$0	\$0	\$60,000
Annexation Program (rental)	0	\$0	\$0	\$0	\$0
Predevelopment for new housing		\$0	\$100,000	\$0	\$0
<u>Rental Assistance Programs</u>					
New Housing Choice Vouchers	10	\$0	\$0	\$0	\$200,000
Tenant Based Rental Asst.	2	\$0	\$0	\$0	\$12,000
Rent Deposit Program	0	\$0	\$0	\$0	\$0
<u>Supportive Service Programs</u>					
Homeless Assistance/Prevention	10,175	\$0	\$0	\$0	\$254,000
Individual Savings Accounts	3	\$10,000	\$0	\$0	\$0
Childcare Assistance	140	\$0	\$0	\$0	\$134,169
Educational Services	32	\$10,000	\$0	\$0	\$0
TOTALS	10663	\$334,843	\$270,000	\$100,000	\$736,169

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.

The City has committed \$254,000 of its general funds in 2008 to support the homeless facilities and service agencies. In addition, the State will provide the following shelters with Emergency Shelter Grant funds in 2008: 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.

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.

Homeless Population – Longmont – From 2004 Point-In-Time Survey					
Type of Population	Number	Race/Ethnicity	Percent	Sex	Percent
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%		
Homeless Total	565				

Homeless Population – Longmont – From 2007 Point-In-Time Survey					
Type of Population	Number	Race/Ethnicity	Percent	Sex	Percent
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%		
Homeless Total	569				

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, 728 unduplicated persons have been seen, 50% have received medical screening and follow up services, 25% have found part or full time jobs, 50% are now receiving benefits to which they are entitled, and 20% 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. 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 2008 serving 35 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

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 \$276,000 of 2008 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:

BLUE VISTA	Permanently Affordable Homes	Market Rate Homes
Building permits issued	15	10
Units completed	8	6
Units under construction	7	4
Homes sold/under contract	12	9
Homes closed	7	3

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 2008, 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.

Multi-Cultural Strategic Planning Process The City of Longmont has developed a strategic plan designed to guide the community over the five year period of 2003-2007 in

becoming a multi-cultural, inclusive community. The strategic planning process emerged from the findings of a community assessment of needs and assets among Boulder County Latino residents, which was published and released to the Boulder County community in October, 2001.

The Strategic Plan is built around a vision that all people of Longmont will work together to become a caring and inclusive community – proud to embrace, respect and celebrate each other. The plan contains goals, strategies and action steps in the following areas of community interest:

- Housing and Health,
- Community Climate, Community Participation and Culture,
- Employment and Economic Development
- Education
- Political

The Housing section of the Housing and Health Task Force has as its five year goals to: 1) work with a Housing Commission to focus on lobbying for increased affordable housing options (**tabled**), 2) implement a Rental Inspection Program, now called the Substandard Housing Program (**completed**); 3) promote fair housing practices (**continuing**); and 4) educate and create an awareness of local housing programs, services and opportunities for Latinos in Longmont. In 2008, the Task Force will work 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 2008, it is estimated that the City of Longmont will receive between \$497,089 and \$552,321 of Community Development Block Grant funding and approximately \$69,000 in program income. We also anticipate receiving between \$300,000 and \$350,000 in HOME funds with no 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 2008 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 2008 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 23, 2007. 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 2008. The 2008 Action Plan was approved by City Council and through this submission is forwarded to HUD for review.

In formulating the 2008 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 2008 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 2008 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 86% of the CDBG funds will be used to benefit low and moderate income persons in 2008.

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
2008 CDBG Projects

<i>Agency/Organization/Program</i>	<i>Project</i>	<i>CDBG Amount</i>	<i>HOME Amount</i>	
Housing Programs				
1 – 3 are City of Longmont operated programs -				
1.	Down Payment Assistance	Down Payment Loans	\$0	\$140,000
2.	Foreclosure Prevention	Foreclosure Prevention Loans	\$20,000	\$0
3.	Residential Rehab	General Housing Rehab Program	\$50,000	\$0
		Emergency Grant Program	\$20,000	\$0
		Paint-A-Thon Program	\$10,000	\$0
4.	Boulder County Housing	Homeownership Training and	\$20,000	\$0
	Counseling Program	Post Purchase Counseling		
5.	Longmont Christian Housing	St. Vrain Manor Improvements	\$50,000	\$0
6.	Longmont Housing Authority	Predevelopment of Powell Plaza	\$0	\$100,000
7.	Thistle Community Housing	Re-roof English Village	\$44,843 ¹	\$0
8.	Vendor Unknown	Funds for Rental Rehab Program	\$100,000 ²	\$30,000 ²
Neighborhood Revitalization and Community Improvement				
9.	Casa Esperanza	Computer Lab Expansion	\$10,000	\$0
10.	Foothills United Way	IDA Program	\$10,000	\$0
11.	Longmont Downtown	Commercial Revitalization	\$37,000	\$0
	Development Authority	(Est. program income)		
12.	Neighborhood Improve. Program	Neighborhoods to be selected	\$49,709 ³	\$0
13.	Safe Shelter of St. Vrain Valley	Playground Construction	\$15,000	\$0
14.	Thistle Community Housing	Home Ownership Marketing	\$20,000	\$0
15.	OUR Center	Hospitality Ctr. Flooring Improve.	\$5,000	\$0
Administration				
16.	Administration	General Administration	\$104,537 ⁴	\$25,500 ⁴
	Grant to Boulder for HOME Program Administration		\$0	\$4,500 ⁵
Total CDBG Project Funding			\$566,089	
Total HOME Project Funding				\$300,000
Total estimated 2008 Grant		<u>CDBG</u>	<u>HOME</u>	
		\$497,089	\$300,000	
Total 2008 Estimated Program Income:		\$ 69,000	\$0	
Total Program Income Received in 2007				
<i>And not yet reported:</i>		<u>\$0</u>	<u>\$0</u>	
Total Grant Plus Program Income:		\$566,089	\$300,000	
Recommendations for Additional Funding - Up to the following amounts could be allocated for the projects listed if additional grant funds are received above the estimated funding level shown above:				
		CDBG	HOME	
1.	Re-roof English Village	\$157	\$0	
2.	Rental Rehab Program	\$38,781	\$45,000	
3.	Neighborhood Revitalization	\$5,523	\$0	
4.	Administration	\$10,771	\$4,250	
5.	Grant to Boulder	\$0	\$750	
	Would bring total up to	\$621,321	\$350,000	