

W HOT Survey Softcopy

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Mailed
9/22/04

**Questions for LHOT for 2005 – 2009 Consolidated Plan
(Human Service and Housing Agencies)**

Edwina
OUR
CTR.

Keeping in mind the context of the Community Development Block Grant Program and the Affordable Housing Fund and how the city has been allocating funds, assisting agencies and choosing projects....

What seems to be going right? What can we build on?

I believe the City's commitment to produce additional affordable housing is on target. However, because of the population growth and the number of persons working in the service economy, more resources are needed. The CDBG program's leadership in the Longmont Housing Opportunities Team is moving the community forward to on a plan to end homelessness. This effort will produce results in time which will improve the affordable housing outlook in the future. I think we still need to recruit additional community partners in the development community. Perhaps, the Mayor and City Council can assist in bringing the business and development community to the table to significantly address the housing needs.

* Whose needs are being met and whose could be better met?

It is my perception that people with disabilities and seniors have more opportunities for affordable housing than poor working families.

What are your hopes and expectations for social services and housing in Longmont?

Many single persons and families need supportive services to maintain their housing. Supportive services are not available in substantial ways in our community.

What do we need from other stakeholders in order to improve social services and housing in Longmont?

We need an effective model and additional resources. I would like to see the business sector get involved to a greater degree in addressing social problems. The church community is willing to get involved but needs specific direction.

In general, what will we, as a stakeholder group, need to contribute to improve social services and housing in Longmont?

We need to educate and mobilize the community to action to garner additional support and resources. We need to clearly articulate a model which will work to support individuals in obtaining and keeping affordable housing.

What have you seen elsewhere that works?

I think we need to do additional research on communities that mirror Longmont's demographics and economic and social history to answer this question.



"Blair Kim"
 <Blair_Kim@stvrain.k12.co.us
 >
 10/04/2004 09:34 AM

To <Kathy.Fedler@ci.longmont.co.us>
 cc
 bcc
 Subject FW: Survey for Consolidated Plan

Sorry this is late. But, the only answer I have can provide at this point is that there is an unmet need in the St. Vrain community for a shelter environment for unaccompanied youth, 16-21 years old. A drop in day site and an overnight shelter would be most helpful.

:) Kim Blair
 Homeless Ed. Liaison

> -----
 > From: Kathy.Fedler@ci.longmont.co.us
 > Sent: Wednesday, September 22, 2004 12:08 PM
 > To: stvrainhfh@qwest.net; innbetween@qwest.net;
 diane@cpwd-ilc.org; elaine@injail.org; rywhiz@worldnet.att.net; Blair Kim;
 twalters@thistlehousing.org; Greg Harms; edwina@ourcenter.org
 > Subject: Survey for Consolidated Plan

> > <<HOUSING AND COMMUNITY DEVELOPMENT STRATEGY.doc>> > > <<Questions for
 Social Service Agencies for 2005.doc>> > > <<CDBG Allocations - 15 yrs.doc>>

> I am attaching copies of all of the handouts. Please return the Survey to
 > me no later than October 1. Thanks so much for helping out with this.

> (See attached file: HOUSING AND COMMUNITY DEVELOPMENT STRATEGY.doc) (See
 > attached file: Questions for Social Service Agencies for 2005.doc) (See
 > attached file: CDBG Allocations - 15 yrs.doc)

> Kathy L. Fedler
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HOUSING AND COMMUNITY DEVELOPMENT STRATEGY.doc



Questions for Social Service Agencies for 2005.doc



CDBG Allocations - 15 yrs.doc

Thistle

4/15

**Questions for LHOT for 2005 – 2009 Consolidated Plan
(Human Service and Housing Agencies)**

Keeping in mind the context of the Community Development Block Grant Program and the Affordable Housing Fund and how the city has been allocating funds, assisting agencies and choosing projects....

What seems to be going right? What can we build on?

- Getting CDBG & Affordable Housing Fund \$ out is working well...where we can build on the successes is to look at having some of the Affordable Housing Funds be used as grant dollars. The reality is that we need more subsidy in our affordable housing developments...especially as it relates to new construction.

Whose needs are being met and whose could be better met?

- We are doing a good job in reaching households at 35% of AMI and above...where we need to do a better job is reaching those households at 30% of AMI and below...this requires greater subsidy on a per unit basis. Given national policy shifts with Section 8 the need for serving households below 30% AMI is only going to get greater. Therefore to reach households below 30% we will typically need up front subsidy that is 75% to 100% of the per unit costs...i.e. if an apartment complex is purchased at \$50K per unit we will need \$37.5k to \$50K for those units serving households below 30% AMI.

What are your hopes and expectations for social services and housing in Longmont?

To better coordinate services with the housing...for those of that do real estate acquisition we need to better coordinate with those providing the services and vice a versa. Thistle wants to do more community work with its residents, looking at the partnership we have with One Stop in Adams County (job training on site) as a model to replicate in Longmont. Ultimately, there will be stronger interconnections and communication between social service and housing providers.

What do we need from other stakeholders in order to improve social services and housing in Longmont? *Moving beyond the non-profit/ faith based stakeholders we need to get for profit (businesses in Longmont) to the table and get them better educated on the needs of our community. For profit developers (especially those doing tax credit rental housing) need to know about LHOT and need to be at the table along with those in the service industry that are paying lower wages.*

In general, what will we, as a stakeholder group, need to contribute to improve social services and housing in Longmont? *Again the communication and ongoing meetings are critical, but as mentioned above we need to have the services and housing better integrating their services and better marketing to our clients*

What have you seen elsewhere that works? *I think the "Consortium" is a good example of working County-wide on homeownership needs and by establishing the HOC there will be one place for all of your home ownership needs. It would be good to replicate the one source of info for all of your shelter needs to be used by all of us in Longmont and Boulder County. Some of this already exists, but I think we can do a better job of coordinating the various services we offer to our clients, i.e. if we have renter that loses their job or has domestic violence we have staff knowing up to speed knowing where our clients can get help.*

Questions for LHOT for 2005 – 2009 Consolidated Plan
(Human Service and Housing Agencies)

*With community
goals*
Rev.
Sandy Stewart

Keeping in mind the context of the Community Development Block Grant Program and the Affordable Housing Fund and how the city has been allocating funds, assisting agencies and choosing projects....

What seems to be going right? What can we build on? I see the agencies collaborating. I would say that is good. I think we need to find ways for the community to see that our lack of quality affordable housing affects everyone's quality of life in Longmont.

Whose needs are being met and whose could be better met?
I think that single homeless men have few opportunities for any housing, including studio apartments would be helpful. I think we need more transitional housing and emergency shelters and their stay should be longer than 6 weeks. Once a person or family needs shelter, it normally takes several weeks or months to turn things around so as not to repeat homeless.

What are your hopes and expectations for social services and housing in Longmont?
I believe that citizens should have the opportunity to live in a safe, sanitary and decent housing that is affordable to them. We need more ways to assist people in preventing their eviction. I am amazed at the phone calls we get from people who say they are being evicted that day. It takes more than a day to be evicted. Why aren't the families trying to do something before their last day before eviction?

What do we need from other stakeholders in order to improve social services and housing in Longmont?
I think we need commitment from agencies board members to understand and commit to assisting in housing needs for the resource poor individuals and families in our community. It is one thing for staff members to come and be committed to Housing. We get our direction from our boards and they need to have a better understanding of our affordable housing needs. They need a understanding of the "big picture," and how their agency fits into the big picture puzzle.

In general, what will we, as a stakeholder group, need to contribute to improve social services and housing in Longmont?
I think that we need to provide resources, financial or in kind services to show our commitment to decent affordable housing. I would like to see us work more with Habitat for Humanity as a option in house building for working poor families. These houses are built in very diverse neighborhoods.

What have you seen elsewhere that works? Would home sharing be an option. Matching people who need housing with people who have rooms to spare. Allowing people who need some assistance in staying in their homes to offer housing to people who need a permanent place to live. I have known of it working in other communities. Do we have anything like that here?

Questions for LHOT for 2005 – 2009 Consolidated Plan
(Human Service and Housing Agencies)

HFH

Keeping in mind the context of the Community Development Block Grant Program and the Affordable Housing Fund and how the city has been allocating funds, assisting agencies and choosing projects....

What seems to be going right? What can we build on? City of Longmont is doing many things in an exemplary manor. I would like to see you take on a role-model roll with the surrounding communities in the St. Vrain Valley that do not have affordable housing programs.

Whose needs are being met and whose could be better met?

We are grateful for the support we have received via the Housing Incentive program and the affordable housing fund for fee reductions and property acquisitions for single family affordable homes. Preservation of cash is extremely important to us and these programs allow us to expand the number of homes we build each year. Because of this program we are no in a position of being able to partner with four families earning 20-30%AMI per year.

What are your hopes and expectations for social services and housing in Longmont?

I hope to be able to partner with the other housing organizations in the community in providing home owner education.

What do we need from other stakeholders in order to improve social services and housing in Longmont?

I believe the LHOT initiative is critical in getting a comprehensive plan for addressing homelessness issues in our community. You have Habitat for Humanity of the St. Vrain Valley commitment to help make this a success.

In general, what will we, as a stakeholder group, need to contribute to improve social services and housing in Longmont?

A commitment to partner and invest in the implementation of a consolidated plan.

What have you seen elsewhere that works?

No experience.



"Barb Guastella"
<bguastella@mhcbc.org>

10/06/2004 11:12 AM

Please respond to
<bguastella@mhcbc.org>

To "Kathy_Fedler (E-mail)" <Kathy_Fedler@ci.longmont.co.us>

cc

bcc

Subject consolidated plan

Hi Kathy, I got some more feedback on the Longmont Consolidated Plan. I do not know if this is too late to send to you. The feedback is that the biggest challenge is getting subsidized housing. The wait list at the Longmont Housing Authority is very long and thus it takes people a very long time to get a subsidy. This is probably a national issue vs. a local issue. It does support the need for more supportive affordable housing for people with disabilities. thanks

SCMHC



"Barb Guastella"
<bguastella@mhcabc.org>

To "Kathy_Fedler (E-mail)" <Kathy_Fedler@ci.longmont.co.us>

cc

09/30/2004 04:06 PM

bcc

Please respond to
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Subject cosnsolidated plan

Hi Kathy, I have not heard back from the managers of the MHC who work in Longmont concerning the consolidated plan. I wanted to give you some feedback and then if I hear from them I will send you their information.

What needs could be better met ----- More supportive, affordable housing for the seveely and persistantly mentally ill. Funding for both the support services and the housing are important.

Another need is to look at addressing the increase in numbers of people who end up in the ER for emergency psychiatric services. Is there adequate funding to deal with this need?

Lastly, the MHC has done training with the police department around mental health issues. Ongoing training would be helpful.

If I hear more I will pass this on. You may have already gotten some feedback from the MHC. thanks



"Barb Guastella"
<bguastella@mhcabc.org>

10/04/2004 12:31 PM

Please respond to
<bguastella@mhcabc.org>

To <Kathy.Fedler@ci.longmont.co.us>

cc

bcc

Subject RE: Feedback on Consolidated Plan

HI Kathy, to add to what I said last week. The staff in Longmont who work with the geriatric population were very complimentary around Project Hope. This is a program with Boulder County Housing Authority and matches housing subsidies with support services specific to the needs of the geriatric population. thanks

-----Original Message-----

From: Kathy.Fedler@ci.longmont.co.us
[mailto:Kathy.Fedler@ci.longmont.co.us]
Sent: Friday, October 01, 2004 11:37 AM
To: terry@efaa.org; srobbins@mercyhousing.org; michael@longmontha.com;
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Subject: Feedback on Consolidated Plan

At the meeting on Wed., I handed out the following survey and information. I asked that the survey be returned to me by today. So far I have only received one reply. Would you please take a moment and fill out the survey? You can email it back to me or fax it to the number below (put my name on it, please).

Thanks so much for your help with this.

(See attached file: HOUSING AND COMMUNITY DEVELOPMENT STRATEGY.doc) (See attached file: CDBG Allocations - 15 yrs.doc) (See attached file: Questions for Social Service Agencies for 2005.doc)

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What have you seen elsewhere that works?