

CDBG-DR UNMET NEEDS ASSESSMENT

City of Longmont

Disaster Relief Appropriations Act, 2013 (Pub. L. 113-2)
For the September 13, 2013 Flood Disaster

July 31, 2014



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Executive Summary

The City of Longmont experienced major flooding in certain areas of the city from September 11, 2013, through September 15, 2013. This event resulted in damages that will not only take much time and effort to repair, but will have lasting effects on the community. In the last 10 months since the disaster, Longmont has been working tirelessly to address the immediate life safety concerns from spring runoff, reduced river channel capacity, and compromised housing, as well as to begin planning for the long-term recovery of the community and surrounding region. Local, state, and national charities and community organizations worked together to provide shelter, emergency food assistance, and financial assistance to flood victims. Even more volunteers have provided assistance through the removal of debris and cleanup at homes, businesses, and public areas throughout the City.

On December 16, 2013, the United States Department of Housing and Urban Development (HUD) issued notice of a \$62,800,000 allocation of federal recovery funds to the State of Colorado. These recovery funds are being issued through the Community Development Block Grant-Disaster Recovery (CDBG-DR) Program and will be allocated to assist recovery in the most impacted areas of the state. The State must expend at least \$50,240,000, or 80% of the \$62.8 million allocation, in the three most heavily impacted counties of Boulder, Larimer, and Weld. On June 3, 2014, HUD issued notice of a second allocation of federal recovery funds to the State of Colorado for \$199,300,000. On July 15, 2014, HUD issued notice of a third allocation of federal recovery funds to the State of Colorado for \$58,246,000, bringing the State's total of allocated funds to \$320,346,000. As of July 2014, the State has not revised its Action Plan to account for the additional recovery funds.

HUD requires recipients of CDBG-DR funds to assess both direct and indirect impacts from disasters and conduct an "unmet needs" assessment. The City of Longmont made an initial assessment of its unmet needs in December 2013 and estimated at that time to have \$288,716,750 in unmet needs for housing, infrastructure, and economic impact. Since that initial assessment, the City of Longmont procured an independent disaster recovery consulting firm to conduct a comprehensive unmet needs assessment 10 months into the recovery process.

This document details the methodology, source of data, analysis of impacts, and sources of assistance that were factored into determining that an estimated \$221,088,049 of unmet disaster related need continues to exist in the City of Longmont.

Housing Needs

Analysis of Federal Emergency Management Agency (FEMA) data from June 2014 shows 2,319 households in Longmont suffered damage from the flood and registered for FEMA assistance, an increase from 2,027 households that registered in December 2013. Of the 2,319 households, 1,562 households are owners, 704 households are renters, and 53 households did not specify owning or renting damaged property. After the flood waters receded, homes were evaluated and residents were faced with the need to repair and rehabilitate their dwellings. The damage to real property has been estimated at over \$31.9 million within the city, with the verified loss of contents at 592 properties totaling \$4,520,400. The unmet need for housing rehabilitation and repairs was estimated at \$14,229,141, possibly higher if additional costs for improvements and resiliency measures exist.



In November 2013, after the flooding in Longmont, an update to the Longmont Housing Market Analysis was conducted. The report includes updated information about the rental market in Longmont, and provides an analysis of the effects the flooding in September 2013 is having on the current rental housing market. The update found a significant gap in the supply of rental housing at all income levels, but, in particular, Longmont has a need for 3,096 additional affordable rental units below 50% Area Median Income (AMI). The Longmont rental market was extremely tight when the flood occurred. Factoring in the needed housing repairs and replacement, plus the critical need for affordable rental units, the current estimated unmet need for housing in the City of Longmont is \$71,770,069.

Infrastructure Needs

The City of Longmont experienced massive infrastructure damage in September 2013 as a result of record rainfall in the foothills of the Rocky Mountains. As the water worked its way down the mountains, the volume and velocity of water rushing through the St. Vrain River channel increased immensely. The extreme volume and speed caused substantial damage to the river channel itself, as floodwaters rechanneled the river and breached the bank in multiple locations. Timber, vegetation, material from damaged structures, and other debris were deposited in and alongside the river, creating additional immediate hazards to life and safety during the flood and causing an increase in future flood risk by reducing the channel capacity.

The flood impacted electrical service to approximately 6,000 customers in Longmont. Electrical power was restored to 4,700 customers in less than 90 minutes during the flood. The remaining 1,300 customers experienced sustained outages that began during the early moments of the flood and lasted approximately four days until Longmont Power and Communication (LPC) could gain access and make repairs. Five customers lost water service for several days along North 75th Street west of the City. There was no loss of sewer service outside of homes damaged by the flood. However, floodwaters did reach the city wastewater treatment plant (WWTP), causing a service interruption for two days and requiring resiliency and recovery projects to protect the site from future damages. In addition, three major sanitary sewer trunk line crossings of the St. Vrain River and Lykins Gulch were washed out or undermined during the flooding. The compromise has resulted in the City having to bypass two of the damaged lines and pump raw sewage through commercial areas and over bridges. Both of the St. Vrain River crossing locations still require full time emergency pump systems to pump sewage to other adjacent sewer lines, even 10 months after the flood. This creates the risk of a pump failing and pushing raw sewage into developed areas within Longmont.

The significant damage from the flood was to the City's raw water storage and delivery system. While the City has multiple sources and delivery systems for raw water, all but one were lost during the flood. The City continues to rely on a single raw water delivery pipeline with limited capacity to meet indoor use only. The City's primary water supply comes from the North and South St. Vrain Creeks, and storage reservoirs in the mountains above the Town of Lyons. Access to these sources was lost during the flood event, and they are currently partially accessible. These sources represent two-thirds of the City's water supply and the City is concerned about the ability to meet the increased demand of spring and summer water service in Longmont. In addition, the City of Longmont provides treated water to the Town of Lyons, and repair of the raw water delivery system is necessary for service delivery to that community.



The summary table found in the following infrastructure section lists projects and the total unmet need for flood recovery and flood resiliency. The unmet need for infrastructure projects in the City of Longmont totals \$119,672,711.

Business and Economic Needs

The September 2013 flood caused widespread disruption to the operations of local businesses with physical damage to buildings, inventory and equipment loss, and revenue loss both during and after the flood. The effect of the flood was not contained solely to businesses within the flood zone, as road closures, power outages, and flood-related duties preventing employees and customers alike from reaching businesses. Many businesses have found that the majority of these losses will not be reimbursed by their insurance company, leaving them to carry most of the financial burden.

A comparison of the flood extent and businesses within a 100-foot buffer of the extent indicates that there was a maximum of 327 businesses which could have been damaged by the flood. The types of businesses impacted range from major national retailers to local businesses offering retail goods, manufacturing, and other services (auto repair, flooring, fabrication, contractors, etc.). Businesses reopened and began providing goods and services to the community and to external markets as quickly as possible. Information from the Boulder County Small Business Development Center (SBDC) indicates that three Longmont businesses have closed permanently as a direct result of the flood and associated damages.

A handful of local businesses applied for and received the local Longmont Business Recovery Grant, but with equipment and inventory loss being ineligible and a maximum award of \$5,000, this did little to help. The City of Longmont believes pursuing the planning and implementation of the Saint Vrain Blueprint for development is a perfect economic revitalization project that will offer opportunity for creating jobs while also allowing the City to increase resilience to future flooding. Improvements to key segments of the St. Vrain River corridor and adjacent properties will enhance and improve the quality of the natural environment within the corridor as well as have positive economic impacts for the community. The total estimated unmet need for businesses and economic recovery in Longmont is \$28,245,886.

Planning, Public, and Community Services Needs

The City of Longmont was one of the hardest hit areas during the September flooding event. Staff across the City have been working non-stop since the flood struck and many are still involved with flood recovery on a daily basis. With significant time still needing to be spent on the effort, the City has a need to augment staffing. There are several positions directly related to flood recovery and recovery project management needed within the City.

The Longmont Department of Public Works and Natural Resources (PWNR) needs an Administrative Assistant, Project Manager, and a Watershed Ranger for one year and anticipates needing an Infrastructure Grant Management Specialist for five years. The cost associated with these positions is estimated to be \$737,980.

The Housing and Community Investment Division within the Department of Community Services needs to hire five people to help support CDBG-DR housing programs managed by the City. The positions



include a Temporary Rental Assistance Case Manager, Intake/Loan Specialist, Accounting Staff, Rehabilitation Inspector and Administrative Assistant. The recovery positions needed by the City over a two year period will cost \$1,270,330 and the unmet need for those positions is approximately \$851,383.

Additionally, the City is engaging in several comprehensive planning efforts, including the St. Vrain Creek, Left Hand Creek, and Boulder Creek, as well as other planning projects throughout the City. These planning studies will help ensure that flood recovery infrastructure and economic revitalization projects best meet the City’s needs and improve resiliency. The unmet need for these planning projects is \$512,000.

The City of Longmont has been extremely fortunate to have an active, involved, and supportive network of planning, public, and community partners that have provided assistance during and after the September 2013 flood. Even with assistance from governmental sources, many residents have on-going housing, home repair, and financial needs. Organizations like the Outreach United Resource Center (OUR Center) and Habitat for Humanity of the St. Vrain Valley (HFHSV) have partnered to provide housing for volunteers from all over that are willing to provide the manpower to assist with repairing flood damaged homes and building new homes for displaced families. While it is difficult to associate a cost with these volunteer efforts, there is one instance of defined need that the City is aware of. There is an unmet need of \$36,000 for a dedicated fire watch at the Habitat Hospitality Center that houses those volunteers. The total unmet need in Longmont for planning, public, and community services is \$1,399,383.

Table 1: Summary of City-Wide Estimated Flood Recovery Project Costs, Funding, and Unmet Need

Section	Estimated Recovery Cost	Estimated Funds Received	Estimated Unmet Need	% of Total Estimated Unmet Need
Housing	\$109,254,097	\$37,484,028	\$71,770,069	32%
Infrastructure	\$199,607,038	\$79,934,327	\$119,672,711	54%
Business and Economy	\$31,977,686	\$3,731,800	\$28,245,886	13%
Planning, Public, and Community Service	\$2,783,270	\$1,384,337	\$1,399,383	1%
Total	\$343,622,541	\$122,534,492	\$221,088,049	100%



Acknowledgements

The City of Longmont worked with numerous local, state, and federal partners to make needed assistance available to residents after the September 2013 flood. These partners have been and will continue to be vital during the recovery process. The City of Longmont would like to acknowledge the efforts of the numerous programs and organizations that helped to gather information and verify data necessary to compile this modified assessment. In addition, we would like to thank the various internal City departments for their assistance.

GOVERNMENT

Federal Partners:

- » U.S. Army Corps of Engineers (USACE)
- » Economic Development Agency (EDA)
- » Department of Housing and Urban Development (HUD)
- » Environmental Protection Agency (EPA)
- » Federal Emergency Management Agency (FEMA)
- » Federal Highway Administration (FHWA)
- » U.S. Department of Agriculture (USDA)
- » Small Business Administration (SBA)
- » Homeland Security Department
- » Colorado Congressional Delegation
- » Department Of Defense (DOD)
- » Drug Enforcement Administration (DEA)
- » Fair Housing and Equal Opportunity
- » U.S. Fish and Wildlife Service

State Partners:

- » Colorado Government
- » Colorado Department of Labor Affairs (DOLA)
- » Colorado Division of Homeland Security and Emergency Management (DHSEM)

Local Partners:

- » Boulder County Government
- » St. Vrain Valley School District
- » Longmont Housing Authority (LHA)
- » Longmont Area Economic Council

NON-GOVERNMENT

Non-Profits:

- » Boulder County Long-Term Flood Recovery Group (LTFRG)
- » Longmont LTFRG
- » Salvation Army
- » Foothills United Way
- » Boulder County Small Business Development Center (SBDC)
- » Longmont Chamber of Commerce
- » Outreach United Resource Center (OUR Center)



Section 1 Introduction

Flooding Impact to the City of Longmont

The City of Longmont experienced major flooding in certain areas of the city from September 11, 2013, through September 15, 2013. This event resulted in damages that will not only take much time and effort to repair, but will have lasting effects on the community. In the last 10 months since the disaster, Longmont has been working tirelessly to address the immediate life safety concerns from spring runoff, reduced river channel capacity, and compromised housing, as well as begin planning for the long-term recovery of the community and surrounding region. Local, state, and national charities and community organizations worked together to provide shelter, emergency food assistance, and financial assistance to flood victims. Even more volunteers provide assistance through the removal of debris and cleanup at homes, businesses, and public areas throughout the City.

The City's recovery effort has also greatly been aided by assistance from the state and federal government. The SBA has approved more than \$11 million in low-interest loans for home loan applications and more than \$3.7 million for businesses. FEMA has provided flood victims with housing assistance, giving out more than \$7.9 million for home repairs and rental assistance. FEMA has also helped Longmont by providing funds to assist with the City's infrastructure. Together, FEMA and the State of Colorado are contributing more than \$79 million toward emergency protective measures, debris removal, water and sewer line repairs, and other infrastructure that was damaged.

Even with the assistance that has been provided, Longmont remains in a delicate situation, with an immense amount of funding needed for housing, infrastructure, and business and economic recovery. Before the disaster displaced residents and damaged homes, the tight housing market and shortage of affordable housing was a concern. The vacancy rate at the beginning of September 2013 was at 2.6%, well below the 5% rate that indicates a healthy market, and the vacancy rate after the flood was found to have plummeted to 0.95%. The affordable housing vacancy rate post-flood was only 0.17%, with many properties keeping waiting lists. As units are repaired, temporarily displaced residents will return home, likely easing the strain on the rental market. However, the overall lack of affordable housing and market rate rentals is not anticipated to resolve without help.

One of the major effects the floodwaters had in Longmont was depositing massive amounts of debris and sediment in the St. Vrain Creek channel, as seen in Figure 1 below. The accumulation of debris and other aggregate reduced the channel capacity, causing immediate concerns about spring runoff and the potential for increased damage and flooding events in Longmont. During the flood, the river jumped its banks in multiple locations, flooding areas well outside of the floodplain, resulting in the breaching of several ponds and carving a new river channel in several locations. The City estimates that rechanneling the St. Vrain River and protecting the City with additional resiliency measures, like ensuring bridges can pass the 100-year flood level, will cost approximately \$90 million. In June, voters in Longmont approved a \$20 million storm water bond to assist with rechanneling, but that still leaves a substantial gap.



Additional infrastructure projects also remain to be addressed. Projects like dredging the City's water supply reservoirs, rebuilding roads, and improving resiliency through improvements to water supply lines have not been eligible or received funding from other sources. Businesses in Longmont also have documented need, especially where they utilized private funds and working capital in order to remain open after the flood. Most businesses were able to reopen quickly but face the challenge of recovering from lost business, inventory, and equipment, as well as the cost of physical repairs to their facilities.

The City of Longmont continues to work as a community to recover from the disaster. It has not been easy and the process will continue for many years ahead. Addressing critical needs now, like the shortage of safe and affordable housing, rechanneling the river, and ensuring businesses have the resources to survive, will help prevent larger issues down the road.

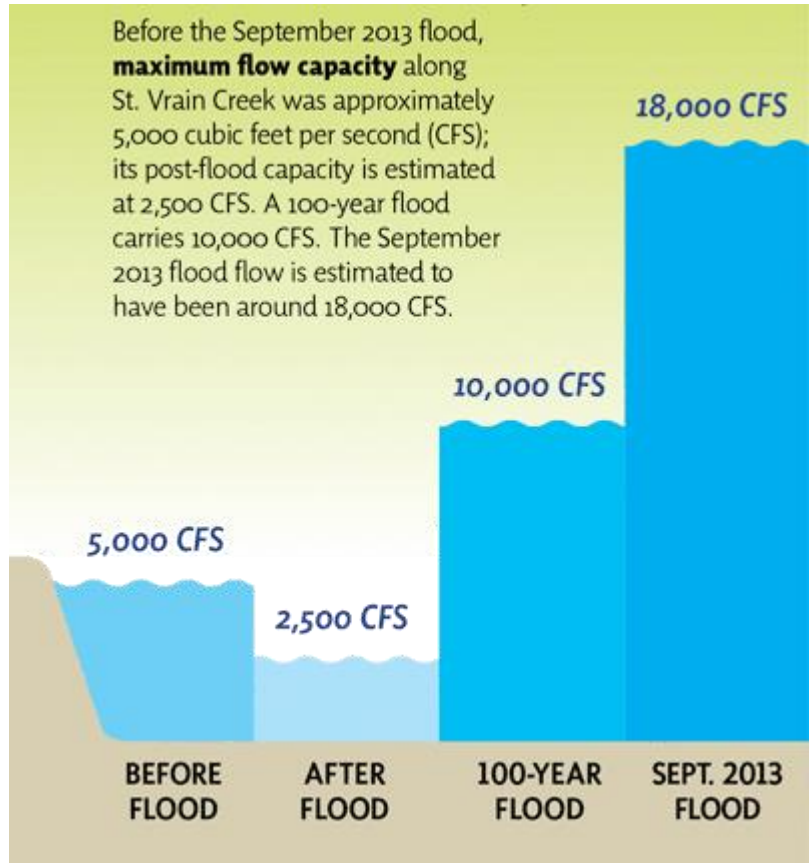


Figure 1: St. Vrain Creek Maximum Flow Capacity Before and After Flood

Scope and Purpose

On December 16, 2013, HUD issued notice of a \$62,800,000 allocation of federal recovery funds to the State of Colorado. These recovery funds are being issued through CDBG-DR Program and will be allocated to assist recovery in the most impacted areas of the state. The State must expend at least \$50,240,000, or 80% of the \$62.8 million allocation, in the three most heavily impacted counties of Boulder, Larimer, and Weld. Additionally, 50% of the funds expended must go to assist Low to Moderate Income (LMI) households in those areas, as stipulated by CDBG-DR criteria. Eleven counties in Colorado were designated as Presidential Disaster Areas for FEMA Individual Assistance (IA).

On June 3, 2014, HUD issued notice of a second allocation of federal recovery funds to the State of Colorado for \$199,300,000. On July 15, 2014, HUD issued notice of a third allocation of federal recovery funds to the State of Colorado for \$58,246,000, bringing the State's total of allocated funds to \$320,346,000. As of July 2014, the State has not revised its Action Plan to account for the additional recovery funds.

Table 2: Breakdown of HUD Recovery Fund Allocations

Allocation	Location	Total Amount	Amount Dedicated to Most Impacted Areas	Amount in Most Impacted Areas Dedicated to LMI Households
Federal Register / Vol 78, No 241 / Monday, December 16, 2013	State of Colorado	\$62,800,000	\$50,240,000	\$25,120,000
Federal Register / Vol 79, No106 / Tuesday, June 3, 2014	State of Colorado	\$199,300,000	\$159,440,000	\$79,720,000
Tuesday, July 15, 2014	State of Colorado	\$58,246,000	\$49,596,800	\$23,298,400
Total		\$320,346,00	\$256,276,800	\$128,138,400

A direct allocation of funds to the City of Longmont will help the State meet its requirement to expend 80% of the three allocations in the most heavily impacted areas. The City would ensure that 50% of the funds expended would go to help assist LMI households in its community.

Data Collection

Developing an accurate and all-encompassing representation of flood damage and remaining needs in Longmont required detailed identification and documentation. Recording the costs associated with damages is an important step in understanding where the City is in the recovery process and the amount of additional funding needed to continue that process. For this assessment of unmet disaster need, the impact of the September 2013 flood was determined through data collection, damage inspections, and a business survey. Data gathered during a preliminary Local Impact and Priority Survey developed in December 2013 was also used and expanded upon.

HOUSING

For a period of one month starting immediately after the flood, inspectors from the City’s Building Inspection Division conducted damage assessments of commercial and residential properties using ATC-20 Rapid Evaluation Safety Assessment Forms. Additionally, Geographic Information Systems (GIS) and aerial photographs were used to document and map impacted areas. Building permit information was also captured and incorporated into damage estimates.

Individual and household data from FEMA and SBA home loan information was collected and used to determine overall damage to residential units in Longmont and to identify displaced households.

INFRASTRUCTURE

Critical infrastructure needs were identified by City staff and included projects not captured in current FEMA Public Assistance (PA) projects. Data was collected on the infrastructure needs, available funding, and amount of funds for which Longmont is responsible. Having a thorough understanding of the major types of infrastructure projects that have been addressed, are currently being addressed, and have not



yet been addressed, helps the City plan for recovery, address immediate life-safety concerns, and incorporate resiliency measures.

BUSINESS AND ECONOMY

After the flood, staff from the City's Department of Economic Development went door-to-door in the flood area in order to reach local businesses and gauge impact. SBA disaster business loans, Longmont Business Recovery Grants, and 2013 Local Impact and Priority Survey information was captured and used to determine the direct impact of flood damage within the City. Direct outreach to affected businesses was also conducted.

In order to document the indirect impact of the flood on local businesses, the City of Longmont partnered with the Boulder County SBDC and the Longmont Chamber of Commerce to conduct a survey of local businesses. The intent of the survey was to document the indirect impact of the flood costs on businesses.

PLANNING, PUBLIC, AND COMMUNITY SERVICES NEEDS

The City of Longmont worked with regional and local planning, public, and community service organizations to understand needs in the community. In order to document recovery in Longmont, information was collected from groups directly involved in on-going recovery work. Data was gathered from City agencies, non-profit organizations, local planning coalitions, and faith-based organizations.



Introduction

In September 2013, an extensive area from Denver north to almost the Wyoming state line experienced heavy rainfall, with the majority concentrated on the foothill area of the Rocky Mountains. Water exiting the foothills diverted into nearby streams, including the St. Vrain River and Left Hand Creek, causing the waterways to swell and flood areas along their boundaries, resulting in a massive amount of property and infrastructure damage in Longmont. On September 12, 2013, President Obama declared Longmont a Federal Disaster Area. Maps of the St. Vrain River, Left Hand Creek, and the extent of the September 2013 flood can be seen in Appendix C: City of Longmont River Maps.

Longmont's housing market has been impacted by the floods and the influx of new households that lost their housing elsewhere. Lyons, less than 10 miles from Spring Creek, was battered by the flood, with 145 households still displaced as of February 2014, six months after the floods. Of those still displaced in February, 68% had incomes less than 60% AMI. Displaced renters made up 35% of the displaced and 26% were households with a member that is 65 years old or older. Of the displaced residents, 30% moved to Longmont and 80% of those residents would like to move back to Lyons. At this time it is still unclear if that will be possible or when sufficient housing units will be available. Longmont may be where some portion of these households end up but the City will need additional housing units.

Loss of affordable rental housing is of critical concern to the City of Longmont. For example, an existing affordable 68-unit rental property, Park Manor Apartments, was in the floodplain and was evacuated for repairs, resulting in the cancellation of all leases. A new owner came in and those units' rents were then dramatically increased (by \$300-\$400 per unit). The senior center in Longmont was aware of six senior households that were displaced due to the flooding at Park Manor and were unable to return due to the increase in rents.

For proper context, the impact of the flood was extensive within Boulder County. Not only did Longmont experience damage and loss to its housing stock, but Longmont is the City where those impacted by the floods throughout the County have gone to find replacement housing, affecting an already tight market.

Third party studies commissioned by the City of Longmont and completed by Community Strategies Institute (CSI) in 2012 and updated in 2013 post flood show that median rent has increased 4.5% annually since 2009. In the one year from 2012 to 2013, rent for a one bedroom increased 10.5% and two bedrooms increased 24.6%. Among the 15 properties (1206 units) surveyed there were two vacancies, a vacancy rate of .17%. The gaps analysis for renters showed a deficit of over 3,000 units for households at 0-50% AMI. It was an extremely tight market before the flood and was only exacerbated by the disaster.

Displacement

In the December 2013 Local Impact and Priority Survey, 1,117 of 2,027 households were identified as being displaced as a result of the flood. Information provided by FEMA indicated that 600 households were staying with friends or families, 78 were in hotels or motels, 24 were in temporary rental



situations, and 415 were staying elsewhere. Over a dozen people living along the river and camping in the foothills were forced to relocate.

FEMA IA data, current as of June 2014, was utilized to compare the addresses of damaged dwellings to current mailing addresses in order to determine the number of households in Longmont that remain displaced after the September 2013 flood event. Of the 684 households whose damaged dwelling and current mailing addresses do not match, 171 of the households had a P.O. Box listed as their current address. In order to reduce false counts of displacement, households were not counted in instances where a P.O. Box is listed. Therefore, there are approximately 513 households that are currently displaced from their pre-flood residences.

The Royal Mobile Home Park is located at 103 South Coffman St. in Longmont, Colorado. The property is a 56 unit pad mobile home park that is 6.13 acres in size and is located in the floodplain. The park suffered extreme damage by the 2013 flood event in Longmont. The location of the park is not safe for long-term residential use and the City of Longmont purchased the park for future floodway improvements to contain floodwaters. These improvements will protect public and private property residents and owners in future floods.

The City of Longmont developed an Optional Relocation Plan with the intent of using CDBG-DR funds to assist in the relocation of the existing owners of mobile homes located in the park. The relocation program displaced 51 of the 56 households successfully to other housing options and the remaining five households will be vacating the park in the near future. The table below shows the relocation of residents.

Table 3: Relocations of Royal Mobile Home Park Residents

Relocation Status	Remained in Longmont	Relocated outside Longmont	Total Households from Royal Mobile Home Park
Purchased stick-built replacement home	4	2	6
Purchased replacement mobile home	4	8	12
Moved mobile home to another park	5	2	7
Moved into rental housing or in with family	12	14	26
Waiting to relocate from RMHP	5	0	5
Total Households	30	26	56

Colorado Division of Housing – Housing Activities

The current Colorado Action Plan encompasses only the first tranche of funding, totaling \$62.8 million in CDBG-DR funds. With 39% of the first allocation set aside for housing programs, the State has specified that \$12,826,900 will be distributed to Household Assistance Programs, including Housing Repairs, Temporary Assistance, Housing Purchase (Down Payment Assistance (DPA)), and Clearance and



Demolition. It is not currently known how the maximum sub-recipient or household awards will change after funds from the second allocation are incorporated into the Action Plan.

The City of Longmont has submitted applications for three Housing Assistance Programs and the State Housing Board has approved all three applications. Longmont anticipates receiving the contracts and funding shortly. Longmont will be receiving \$2 million per year for two years for the Home Repair Program for Single Family Rehabilitation, totaling \$4 million over two years with a maximum award of \$100,000 per household for rehabilitation or structural relocation. The City is also receiving \$500,000 per year for two years for the Temporary Rental Assistance Program, totaling \$1 million over two years. The maximum award for this program is \$20,000 per household.

The Housing Purchase Program (DPA) is being run by the City of Longmont for the entirety of Boulder County as well as Longmont. They will be receiving \$250,000 over one year for the DPA Program. The maximum award for this program is \$50,000 per household. It is important to note that as allowed, this program will be used to reimburse the City of Longmont for an Optional Relocation Program at Royal Mobile Home Park. After the reimbursement, it is likely that less than \$100,000 will be available for DPA across the remainder of the County.

Determining Unmet Needs

HOUSING-SINGLE AND MULTI-FAMILY

Initial FEMA information from December 2013 indicated that owner-occupied single family homes comprised approximately 66% of the damaged homes and single family rental homes comprised 31% of the flood damaged homes. Multi-family housing complexes made up the approximate remainder of damaged units. There was heavy impact on traditionally underserved populations in Longmont, including non-English speaking families, families making less than 80% of the AMI, homeless, and the Latino community. Households below 80% of the AMI for Boulder County and impacted by the flood totaled 1,170 households.

The flood had a significant impact on disabled, elderly, Latino, and low AMI residents at Royal Mobile Home Park. Of the 56 households, 18 had female heads of household, three were disabled, 19 were elderly, and 12 were Hispanic. There were 30 households with income below 30% AMI, nine households with income between 31% and 50% AMI, three households with income between 51% and 80% AMI, and 10 households with income over 81% of AMI (Income, race, and ethnicity were not known for the remaining four households).

St. Vrain Mobile Home Park is a community with a high-density population of non-English speaking and undocumented residents and is located directly adjacent to the St. Vrain River. Rising flood waters, along with the torrential rainfall, caused damage to mobile homes. Many of the mobile homes have been altered with permanent structures, exceeded their lifespans, or suffered water damage in September from deferred maintenance and leaking roofs. Rain damage is not eligible for FEMA funds but is considered an unmet need. Residents and volunteers made a focused effort to remove water-damaged material like trailer skirting and water soaked insulation after the flood but mold remains an on-going problem and concern for St. Vrain Mobile Home Park residents.



Households that initially registered with FEMA were comprised of 305 owner-occupied households at or below 30% AMI, 131 with incomes between 31%-50% AMI, 118 with incomes between 51%-80% AMI, 170 with incomes between 81%-100% AMI, and 162 with incomes between 101%-120% AMI. The rest have incomes above 121% AMI. Of the renter households that registered with FEMA and evidenced damage in their units, 297 have incomes at or below 30% AMI, 112 have incomes between 31%-50% AMI, 76 have incomes between 51%-80% AMI, 66 have incomes between 81%-100% AMI, 28 have incomes between 101%-120% AMI, and the rest have incomes above 121% AMI. Of the 2,027 households, 1,039 are at or below 80% AMI. This information is also shown in the table below.

Table 4: Area Median Income of Affected Longmont Residents

Resident Status	Income Level	Number of Residents
Owner	≤30% AMI	305
	31% - 50% AMI	131
	51% - 80% AMI	118
	81% - 100% AMI	170
	101% - 120% AMI	162
	>121% AMI	463
Renter	≤30% AMI	297
	31% - 50% AMI	112
	51% - 80% AMI	76
	81% - 100% AMI	66
	101% - 120% AMI	28
	>121% AMI	99
Total Number of Damaged Households	2027	
Total Number of Households at or below 80%	1039	

FEDERAL EMERGENCY MANAGEMENT AGENCY

Analysis of FEMA data from June 2014 shows 2,319 households in Longmont suffered damage from the flood and registered for FEMA assistance, an increase from 2,027 households registered in December 2013. Of these, 1,562 households are owners, 704 households rent, and 53 households did not specify owning or renting damaged property. The Real Property (RP) FEMA Verified Loss (FVL) is valued at \$5,444,412 and Personal Property (PP) FVL is valued at \$905,020.35. There were 19 households that reached the maximum grant for assistance of \$31,900, and 501 households were given a SBA Business Referral. The total amount of assistance approved is \$7,621,454.48. The following table outlines the different categories of assistance and the amount of assistance approved.

Table 5: FEMA Categories and Amounts of Assistance

# Applicants	Approved	Not approved	Total Amount approved
Rental	652	1667	\$1,504,407.79
Repair	891	1428	\$5,414,601.72
Replace	3	2316	\$65,961.80
Personal Property	169	2150	\$400,484.13



# Applicants	Approved	Not approved	Total Amount approved
Medical	2	2317	\$493.16
Dental	2	2317	\$4,313.00
Funeral	0	2319	\$0.00
Other	62	2257	\$16,129.16
Transportation	18	2301	\$213,539.93
Moving & Storage	5	2314	\$1,523.79
Total Amount Approved			\$7,621,454.48

APPEALS

By December 2013, Longmont residents began contacting the City with concerns about unmet need for repairs to their homes. Residents from The Valley and The Greens neighborhoods, and residential areas off Airport Road on the western side of the city, began to report that the amount of assistance they were receiving in federal aid was not sufficient to meet repair costs. All reported having more than six feet of water in their basements. While actual clean-up costs were close to \$15,000 each, FEMA allocated \$7,000 to one household and \$11,000 to another for clean-up and repair. The two homeowners were left with unmet needs for additional repairs such as dry wall, flooring, electrical work, insulation, sanitation, and clean-up. One home owner indicated just the materials purchased for clean-up and repair had cost \$35,000, not including labor costs for the associated work.

The FEMA appeal information was assessed to address the known gap that exists between the actual cost of repairs and FEMA funds. There are 401 Longmont residents that have filed 520 appeals related to dental, home repair, housing assistance, moving/storage, personal property, rental assistance, replacement housing, transient accommodations, transportation, and other needs. Of these, 288 appeals have been deemed eligible, with \$1,036,480 of funds approved. Even though 232 appeals were denied by FEMA, many of those represent needs that are still eligible for CDBG-DR funds. A FEMA appeal may have been denied because the appeal was not disaster related (i.e. from rain damage instead of floodwater damage) but since CDBG-DR funds can be used to rebuild homes to a safer and more resilient status, hundreds of thousands of dollars in unmet need may remain.

Table 6: FEMA Appeal Categories and Amounts of Assistance

Category	Appeals	Eligible Appeals	Value approved
Dental	3	1	\$3,557
Home Repair	411	276	\$996,599
Housing Assistance	41	0	\$0
Moving/Storage	2	0	\$0
Other	7	4	\$949
Personal Property	36	5	\$14,275
Rental Assistance	10	0	\$0
Replacement Housing	1	0	\$0
Transient Accommodations	1	0	\$0
Transportation	8	2	\$21,100
Total appeals	520		



Category	Appeals	Eligible Appeals	Value approved
Total eligible appeals		288	
Total appeal amount approved			\$1,036,480

DETERMINING UNMET NEEDS

The City of Longmont was provided with information from January 2014 regarding primary residences that registered for FEMA assistance where a FEMA inspection showed damage. A total of 822 owner and renter households were included. Of these, 692 are homeowner households and 130 are households that rent.

Each of the owner-occupied units inspected by FEMA is classified by HUD into one of five categories:

- » **Minor-Low:** Less than \$3,000 of FEMA inspected damage – This category is comprised of 271 parcels for total estimated damages of \$4,790,738.
- » **Minor-High:** \$3,000 to \$7,999 of FEMA inspected damage – This category is comprised of 120 parcels for total estimated damages of \$3,386,280.
- » **Major-Low:** \$8,000 to \$14,999 of FEMA inspected damage – This category is comprised of 225 parcels for total estimated damages of \$8,807,625.
- » **Major-High:** \$15,000 to \$28,800 of FEMA inspected damage – This category is comprised of 55 parcels for total estimated damages of \$4,713,665.
- » **Severe:** Greater than \$28,800 of FEMA inspected damage or determined destroyed – This category is comprised of 21 parcels for total estimated damages of \$2,355,486.

The total estimated damage to 692 units is \$24,053,794. The estimated amount of real property damages sustained by homeowners was determined by comparing the number of home owner units in each category with the SBA’s Statewide Median Real Property Damage Assessment. The Median Real Property Damage Assessment (Statewide) for the five damage levels is:

- » Minor-Low: \$17,678
- » Minor-High: \$28,219
- » Major-Low: \$39,145
- » Major-High: \$85,703
- » Severe: \$112,166

It is fundamental to note that FEMA assessments and valuations for damage are calculated for the amount needed to return a residence to a safe and habitable status whereas SBA inspections and damage assessments calculate full repair cost for a unit. Because of this difference, SBA inspections and damage assessments are typically higher than FEMA and closer to the actual costs incurred by homeowners.

In order to understand the unmet need between assistance provided and remaining damage for all owner-occupied properties, the FEMA damage ranges were applied to RP FVL data and estimated



damages were assessed. There are 1,146 owners in Longmont with RP FVL and the table below shows the estimated damage at each level.

Table 7: Estimated Residential Property Damage Assessment

Damage Level	FEMA Damage Range	Number of Owners	Median SBA Real Property Damage Assessment (Statewide)	Total Damage Per Category
Minor-Low (1)	Less than \$3,000	651	\$17,678	\$11,508,378
Minor-High (2)	\$3,000-\$7,999	284	\$28,219	\$8,014,196
Major-Low (3)	\$8,000-\$14,999	133	\$39,145	\$5,206,285
Major-High (4)	\$15,000-\$28,800	59	\$85,703	\$5,056,477
Severe (5)	Greater than \$28,800 or Destroyed	19	\$112,166	\$2,131,154
Total Damage Assessment				\$31,916,490

UNITED STATES SMALL BUSINESS ADMINISTRATION

Information from the SBA’s Disaster Loan Program supplements FEMA data, which is the primary source for calculating unmet housing needs. The City of Longmont received SBA data that was last revised on June 10, 2014. Based on that information, 273 household have received a combination of SBA loans for property and content totaling \$11,069,600. SBA loans averaged approximately \$40,548 per household. Based on the information provided, SBA has approved \$7,210,187 in property loans at an average of \$26,411 per loan. There were 319 loans either declined or withdrawn and these represent additional flood-related need for the City.

Table 8: SBA Disaster Home Loan Applications

Home Loan Applications	Number of Applicants	Average Cost of Property Loans	Total Property Loan Amounts	Average Cost of Property and Content Loans	Total Property and Content Loan Amounts
Total	592	\$26,411	\$15,635,276	\$40,548	\$24,004,407
Approved	273	\$26,411	\$7,210,187	\$40,548	\$11,069,600

There is an estimated \$31,916,490 in RP damage according to the SBA and \$5,444,412 in RP according to FEMA’s RP FVL. With a total amount of approved repair and replacement assistance of \$5,480,563 and approved home repair appeals of \$996,599, a gap of approximately \$25,439,328 in need between estimated damage and approved FEMA funding exists for homeowners. When \$7,210,187 in SBA loans for real estate is deducted, there is a gap of approximately \$18,229,141. Additionally, there are \$4 million in CDBG-DR funds approved by the State for Longmont’s Home Repair Program that must be counted against the City’s need for this project area. After reducing the cost to account for the anticipated recovery funding, the total unmet need for housing repair and rehabilitation assistance is \$14,229,141.

Table 9: Funding and Unmet Need for Housing Repair and Rehabilitation



Housing Area	Project	Estimated Total Property Damage to Homes	Estimated FEMA Home Repair and Replacement Funds	Estimated SBA Funds	Estimated Other Funds	Estimated Unmet Need
FEMA and SBA	Housing Repair and Rehabilitation Assistance	\$31,916,490	\$5,480,563	\$7,210,187	\$4,996,599	\$14,229,141

The information on damage assessments and remaining need corresponds with the information seen in Table 9 about unmet housing need identified by the SBA. Based on current data, Longmont’s unmet need for housing repair and rehabilitation assistance is at least \$14,229,141 and may even be higher.

City of Longmont

BUILDING PERMIT AND INSPECTION DATA

Over the period of September 14, 2013, through October 10, 2013, the City of Longmont sent staff from the Building Inspection Division to conduct inspections of properties located within the floodplain to determine the extent of the flood. During that period, the City conducted 796 inspections, comprised of a mixture of 726 residential and 70 commercial or industrial properties. Data gathered from inspections categorized damage as a percentage from 0-100% and allowed inspectors to make notes about significant visual findings of damage. While informative for understanding where damage was centralized in the city, this data could not be used to calculate accurate values of damage. Some inspections were conducted only on the exterior of properties while others were interior and exterior inspections.

Loss of Building Inspection Revenue

All properties within the State of Colorado require standards of construction. In the Boulder County and Longmont area, construction standards are higher than some other parts of the State due to wind and snow load requirements to keep a building structurally safe. The State relies on local government to enforce these regulations.

In Longmont, a building permit is required when any structural change or alterations are made to an existing building or when any new construction is undertaken. Normal building maintenance (paint or carpet) does not typically require a building permit in most instances. Separate permits for plumbing, mechanical and electrical work may also be required when applicable. Work required to have a permit must be done by City of Longmont licensed contractors with insurance coverage to protect homeowners and their neighbors. If homeowners do work, or have any work done, without obtaining a permit, they could be incurring liability in the event of a fire or accident related to the work. In some circumstances, their property insurance could be invalidated. Improperly completed work can result in damage to their property and that of their neighbors.



The City published notices and a “FAQs Regarding Repairs to Flood Damaged Structures in The City of Longmont” on the City website. It let residents know that floodwaters damage materials; leave mud, silt, and unknown contaminants; and promote the growth of mold. They were told to remove water, mud, and wet building materials and finishes as soon as possible, as removing building materials while they are still wet reduces mold distribution.

These requirements and recommendations mean that, after the September 2013 flood, the rehabilitation and repair of flood damaged properties in Longmont led to many property owners needing to apply for building permits. Building permit and plan review fees for repairs to those properties within the high water line of the St. Vrain River and Left Hand Creek floods of September 2013 have been waived until September 2014. This was part of an effort to reduce the risk of mold contamination and promote prompt rehabilitation to reduce resident displacement and business interruptions.

As of June 12, 2014, the City has issued 354 flood-related building permits and has waived all permit and plan review fees. The 354 permits account for \$2,828,961 in total permit valuation, \$47,209 in waived permit fees, and \$15,894 in waived plan review costs. The waived permit and plan review costs are considered lost revenue for the City because normal building fees are deposited in the city general fund. With the flood resulting in fee waivers and lost revenue, the entire amount waived from September 2013 to September 2014 creates a \$63,103 unmet need for Longmont.

According to the Building Inspection Division, the \$2.8 million value of the permits issued is the cost to repair what is required to be inspected by code (furnace, water heater, electrical, plumbing framing materials, etc.). If there was flood damage to only carpet, cabinets or landscape, for instance, no permit is required and therefore the City does not calculate that value since no inspections are performed on those items. Those permit values will vary depending on location and amount of water in structures in those areas. It is felt that most homeowners (85% or more) had additional damage that was not included in the value given to the City for their permit. Additionally, there is likely an unmet need for home repairs not captured in the permit value because funding is not available for homeowners to do the work at this time. Without the funds to complete repairs, some homeowners may not have applied for permits for flood repairs.

Unrecorded Permits

The Building Inspection Division recognizes that not all homeowners with damage obtained permits. They know this because only 354 permits have been issued city-wide (as of June 12, 2014), including homes that were issued multiple separate permits for furnace, water heater, and basement refinishing. Even assuming that only one permit was issued to each property and knowing that 1,615 of 2,319 households registered for FEMA assistance were owner-occupied, only approximately 21.9% of people with damage obtained permits. That is a low-end estimate of percentage because it assumes that only owner-occupied properties would require permits. It is likely that owners have also not applied for building permits because they have not received disaster assistance and do not have the money necessary to hire a contractor and complete the work. Using an estimate of 78% of damaged properties not having applied for permits, the conservative amount of revenue lost to the City is not \$63,103, but approximately \$287,000.



LONGMONT RENTAL MARKET ANALYSIS

An analysis of the Longmont Area Housing Market was conducted by CSI for the City of Longmont in July 2012. This study found that in Longmont there is a shortage of rental units for almost all income ranges, but especially for households at 50% or less of the AMI. There was a need for 1,449 additional affordable rental units below 50% AMI. Longmont had a very low overall vacancy rate of 2.4%, which is less than half of what is considered a healthy vacancy rate of 5%. It also found that Longmont’s population grew by 21% in the past decade resulting in a population of 86,270 as of April 1, 2010 and was anticipated to grow to a population of 95,070 in the next five years. The study concluded that with such a strong demand for more affordable rental housing units, City programs and incentives should prioritize rental development. Additionally, based on demand calculations, a City Council appointed Task Force recommended that one new affordable rental housing development, averaging 50 units, be added to the inventory each year for the next several years.

In November 2013, after the flooding in Longmont, an update to the Longmont Housing Market Analysis was conducted. The report includes updated information about the rental market in Longmont, and provides an analysis of the effects the flooding in September of 2013 is having on the rental housing market. The rental market in Longmont has gotten tighter over the past 12 months, as it has throughout the metro Denver area. Vacancy rates have remained extremely low and rents have risen. The vacancy rate in September, 2013, according to the Metro Denver Rent and Vacancy Survey, was 2.6%, a decline from the previous quarter. This is an extremely low vacancy rate, well below the 5% rate when a market is considered in equilibrium. The CSI rent survey conducted in November, after the floods, found only 17 vacant units in 1,782 surveyed units, indicating a vacancy rate of 0.95%. Fourteen of the vacant units were located in two properties. Most properties had no vacancies. CSI also surveyed most of the affordable rental properties in Longmont, and found that of the 1,206 units contacted; only two were vacant, indicating a vacancy rate of 0.17%. The properties have waiting lists and units are leased as soon as they become available. The median rent in Longmont has increased an average of 4.5% annually since the beginning of 2009. Rents rose for all sizes of rental units since the CSI rent survey in July of 2012, and even more significantly, vacancies have dropped from 2.4% to 0.95%.

Table 10: Post-Flood Vacancy and Rental Rates

CSI Rent Survey Results, November 2013

	Average Rent	Vacancy Rate
Efficiencies	\$781	0.0%
One Bedroom	\$883	0.3%
2Bdrm/1 Bath	\$828	2.7%
2 Bdrm/2 Bath	\$1,171	1.2%
3 Bedroom	\$1,238	0.0%
4 Bedroom	\$1,651	0.0%
Source: Community Strategies Institute		
Overall Vac. Rate		0.95%



The update found a significant gap in the supply of rental housing at all income levels but in particular, Longmont has a need for 3,096 additional affordable rental units below 50% AMI. The Longmont rental market was extremely tight when the flood occurred. The temporary loss of any rental units within the market only has the effect of making matters worse. Temporarily displaced tenants, mobile home and other homeowners displaced for any significant length of time, must try to find temporary housing in an already tight rental market. While this strain on the rental market will ease over the next 12 months as units are repaired, the overall lack of affordable and market rate rental units will not.

Since 2013, the rental market in Longmont has not gotten better for households trying to find any unit for rent. Rents have increased and vacancies have remained at historic lows. Flood damage to any housing unit in Longmont has a negative effect on the rental market overall. The extremely tight rental market indicates a need for more affordable and market rate rental product in Longmont.

HUD strongly encourages all projects funded with CDBG-DR dollars to have a resiliency component to them. The State of Colorado Disaster Recovery Office has coined the term “Market Resiliency” to address the need for additional affordable housing where vacancy rates remain at historical lows and the market is at a low resilient status. The recent housing market study clearly shows that after the flood, the need for the new development of affordable housing in Longmont is critical to create Market Resiliency.

HOMELESS POPULATION

Homelessness is a complex issue that has increasingly become part of national, state and local communities’ agendas. The commonality among the homeless is lack of housing and poverty. The lack of affordable housing has been identified nationally as a key driver of homelessness and the sustainable path out of homelessness. A lack of affordable housing, rising rates of poverty, reduced access to healthcare services and reductions in public assistance and rising daily living costs are putting more people at risk of homelessness.

In Boulder County, affordable housing is a more significant issue than in many other areas of the country. Other key issues impacting Boulder County include public benefits not keeping pace with housing costs, the national, state and local downturn in the economy resulting in increased joblessness, loss of unemployment benefits and medical benefits, wages not keeping pace with self-sufficiency standards and reductions in available critical services such as mental health and substance abuse treatment. In the City of Longmont, a critical shortage of affordable housing has been documented after the September 2013 flood and this lack of affordable housing is detrimental to both the City’s homeless and at-risk population.

Initial information gathered after the flood indicated that the homeless population within the City of Longmont was greatly affected by the disaster. Over 12 people were living along the St. Vrain River or camping in the foothills and were forced to relocate. Most people did not qualify for FEMA assistance or other forms of flood relief. Many of the homeless lost camping equipment, clothing, food, and their identification, all of which the community homeless agencies tried to assist with replacing.

In the wake of the September 2013 flood, Longmont anticipated an increase in their homeless population because of the inability of at-risk residents to rebuild their lives and increased pressure on



affordable housing. The City has been experiencing an increase in homelessness and homeless families over the past several years and expects to see the trend continue, especially with the impact the flood had on those living day-to-day and those who lost employment or housing.

Point-In-Time (PIT) surveys of the homelessness situation in Longmont are conducted on an annual basis. While these surveys help the local community understand the situation, the one consistent finding in all the research on homelessness is that surveys undercount homeless populations. People may enter and leave homelessness throughout the year and the PIT survey is an approximate one day snapshot of homelessness in the City of Longmont.

The most recent PIT survey found 266 homeless in the City of Longmont and was taken on a Monday night during January 2014. Of 266 homeless counted at the shelter, 145 provided detailed information used in the survey. Housing staff from city agencies noted that the number was drastically different than the 473 people captured in the 2013 PIT survey. The number of homeless in 2014 goes against the trend observed in Longmont, where the population had increased annually from 285 in 2007 to 473 in 2013. The staff does not believe that the City's homelessness situation has improved; rather they believe that the January night was abnormally cold and prevented many homeless from leaving outdoor shelters and being counted at the City shelter. Of the responses captured by the PIT survey, 9.7% of respondents in 2014 said that the reason behind their homelessness was a natural disaster like the flood. For 34.5% of respondents, a contributing factor to their homelessness was housing costs being too high.

While there is not a defined financial need to assist Longmont's homeless population, the City's plan for flood recovery focuses on assisting both at-risk and homeless back into housing and continuing to support local non-profit agencies that provide housing, mental health, and case management services. More information about projects designed to provide affordable housing units and ensure continuity of services to vulnerable populations is included in the section below on the LHA.

Longmont Housing Authority

Within the City of Longmont, the LHA manages housing programs that ensure low and moderate income residents of Longmont have safe, decent, and affordable housing. The LHA and its sister agency, Longmont Housing Development Corporation (LHDC), together operate a combination of programs and residential properties that assisted over 1,500 individuals in over 800 households. Their mission is to provide housing and related services to low and moderate income families, elderly and disabled households and to relieve the community of substandard housing.

While the LHA was fortunate during the 2013 flood in the fact that none of their properties were in the flooded area or flood evacuation zone, there were clients of the Housing Choice Voucher Program (Section 8) that were impacted.

At the height of the flood, 85 LHA clients with Housing Choice Vouchers lived in the evacuation zone and evacuated. Fortunately, all but five returned to their private rental units when the evacuation order was lifted. Of the five households that could not return to their rental units at the time the evacuation order was lifted, two have since returned to the unit they rented; one moved into assisted living, one moved into The Suites (a supportive housing facility owned by the LHA), and one moved to The Lodge, a HUD - 202 Supportive Housing for the Elderly facility, managed by LHA.



In addition, at the time of the flood there were five vacant units across LHA's entire portfolio of 350 apartments, and they were quickly used to house displaced households that were clients of the Center for People with Disabilities and Boulder County Housing Authority. The LHA and its portfolio properties provided housing to 12 households displaced by the flood. Six of the 12 households were comprised of Longmont residents, including the five voucher recipients.

Immediately following the flood event LHA froze their property waitlist and prioritized all vacancies for displaced households. Of the displaced households, three of those housed were residents of Royal Mobile Home Park and one was a resident of Park Manor. Of the 12 households housed, all but two were elderly, and seven are disabled.

SPRING CREEK APARTMENTS AT PRAIRIE VILLAGE

Spring Creek Apartments is a proposed 60-unit affordable senior rental development to be located on an approximately 2.0-acre parcel in the Prairie Village subdivision in Longmont. This project is the number one priority housing development project for Longmont and the second highest priority in Boulder County. The project is being developed by LHDC and will be managed by LHA. Spring Creek will serve extremely low income senior households at 30% and 40% AMI. LHDC engaged the Highland Group to conduct a preliminary demand and recommendations study. The study was completed in the summer of 2013 and noted the high demand for units at 30 and 40% AMI units for seniors. In the aftermath of the 2013 fall floods with the increased need for housing, the development of Prairie Village, as it was called, began in earnest.

LHDC has been participating in the collaborative post flood planning process since its inception late last fall. The LTFRG includes all the local governments of the three most impacted counties (Boulder, Larimer, and Weld). The Housing Development sub-group of the LTFRG has met twice monthly since January to identify and prioritize their community's needs for the flood recovery efforts. This project is the number one priority housing development project for Longmont and Spring Creek has been ranked as the number two development priority for Boulder County, behind a project building housing in Jamestown through Habitat for Humanity, which already received a grant of CDBG-DR funds.

The Spring Creek Apartments will be restricted to residents age 55 and above. All of the units will be low-income tax credit eligible and income-restricted to residents at or below 40% AMI because the greatest need exists at 30% and 40% AMI. The rents will range from about \$541 to \$650 for a one-bedroom unit and \$720 to \$865 for a two-bedroom unit. All utilities will be included in the rent. Based upon successful applications for funding in 2014, the Spring Creek Apartments will close and start construction in approximately April 2015 with construction completion in May 2016 and 100% lease-up by October 2016.

The estimated total development cost for this housing project is \$13,554,339, or about \$226,000 per unit. Financing for this project consists of a bank loan, Disaster Recovery Funds from the Colorado Division of Housing Low Income Housing Tax Credits (LIHTC) from the Colorado Housing Finance Authority, Deferred Developer fee, and HOME funds from the City of Longmont, but those sources together only cover 78% of the total estimated cost. The remaining 22% is anticipated to be funded with CDBG-DR funds. Currently, there is an unmet need of approximately \$3,000,000 needed to help build this project and address the severe deficit of low income, affordable housing throughout Boulder County.



Even with the addition of 60-units at Spring Creek, Longmont and Boulder County still face a shortage of affordable senior housing. In the design and development of that project, LHA and LHDC planned for an additional project at Prairie Village to add units of senior housing. A vacant two-acre parcel to the immediate west is owned by the LHDC and is planned to be developed as a 60-unit senior housing (Phase II). The schematic design for a sister building already exists and the project can utilize the existing market study. The Phase II expansion will also consist of units at 40% AMI or below for seniors. The estimated cost and unmet need for the Phase II project is \$13,500,000.

THE SUITES – SUPPORTIVE HOUSING COMMUNITY

The Suites is a Supportive Housing Community owned and operated by LHA and has been in service since June, 2011. LHA repurposed the building as a Supportive Housing development, from an extended stay hotel, to meet a demonstrated community need for affordable rental units serving low and very low income special needs populations. The 2013 flood and subsequent reduction in affordable rental units only served to increase the need for The Suites.

The Suites serves low income populations, disabled, elderly and homeless. The current composition of resident demographics is 72% disabled (51 households), 46% previously homeless (33 households), 24% elderly (17 households), and 4% families with children (four kids). 17.8% AMI is the average for current residents. The resident community is characterized by high risk, hard to house, special needs populations. Chronically homelessness, severe mental illness, disability, recovery from substance abuse and reintegration into the community from detention facilities are frequent conditions of The Suites residents. Interaction and access to services that support residents' stability and ability to maintain housing are critical to serving the population.

A loan from Colorado Housing Investment Fund (CHIF) is currently in place, which allowed LHA to resize their first position loan with First Bank and stabilize the operations of the property. The Suites is presently in year two of a three year interim financing plan, and has an urgent need to secure a sustainable and permanent financing structure. The Suites provides much needed rental housing for very low income and homeless populations paired with supportive services. In order to continue providing affordable rental units and to prevent the loss of 72 units, the LHA needs to refinance the mortgage and create a sustainable financial structure for The Suites. Additionally, due to the building being initially constructed as an extended-stay hotel in 1996, the property needs significant rehabilitation to continue supporting residents. In order to refinance the property in an affordable but permanent manner, tax exempt Private Activity Bonds will be used for the Suites. With rehabilitation construction costs of \$2,622,130, the total estimated cost of the refinancing and The Suites rehabilitation project is \$10,342,619. The first mortgage and a CHIF grant will cover approximately 51.5% of the cost, leaving an unmet need of 48.5% for this project, or \$5,016,440.

Due to the deficit of affordable housing units in Longmont, LHA is proposing that two new 50-unit buildings be constructed on The Suites Campus, for a total of 172-units on six acres. While this will not completely resolve the 3000-plus unit shortage of affordable rental units, it will begin to ease the negative effect that the 2013 flood had on the overall rental market. Based on construction costs of \$8,000,000 for 50 one-bedroom units at LHDC's latest affordable housing development called Hearthstone at Hover Crossing and the estimated \$13,554,334 constructions costs of Spring Creek at Prairie Village for 60 one- and two-bedroom units, it is estimated that the cost for new housing at the



Suites will be \$22,000,000. This is based on two buildings, each comprised of 50 units in a mixture of one- and two-bedroom units. The unmet need for this project is \$22,000,000.

AFFORDABLE HOUSING AT ROYAL MOBILE HOME PARK SITE

After the 2013 flood and the heavy damage to homes at the site, the City of Longmont purchased the Royal Mobile Home Park in order to protect the general public and private property residents and owners from future floods. A portion of the 6.13 acre property will be included in future floodway and river channel improvements. While the majority of the property is located in the floodplain, there are roughly two acres of land outside of the floodplain that will be suitable for future land development after the relocation program has been completed.

With the purchase of Royal Mobile Home Park and the relocation of residents, the City lost 56 units of affordable housing. Given the post-flood deficit in Longmont of over 3000 affordable housing units, the LHA believes that an affordable housing project can be constructed on the two acres of buildable land, or on other possible building sites very close to the Royal Mobile Home Park in the Transit District just to the north and east, adding 60 units of affordable housing back into the market. Based on recent construction costs from Hearthstone at Hover Crossing and Spring Creek at Prairie Village, the estimated cost for a 60-unit project is \$13,500,000. The entire project is an unmet need.

HOUSING CHOICE VOUCHER PROGRAM

Housing Choice Voucher information was received from LHA in June, 2014. In 2011, the Housing Authority provided vouchers to an average of 514 households per month at an average cost of \$336,121. In 2012, they provided vouchers to 470 households on average per month at an average cost of \$317,564. In 2013, they provided vouchers to an average 508 households per month at an average cost per month of \$345,247. For June 2014, LHA supported 477 vouchers at a cost of \$324,247 for the month. This amount is within 3% of using the amount provided each month by HUD to run the program. The current funding amount will be supporting between 470 and 480 vouchers per month for the foreseeable future.

The LHA has authority to issue 509 vouchers but can no longer support that number per month due to sequestration cuts nationally, increasing landlord rents locally, and households having fewer wages or resources due to their household employment status and/or make-up – elderly and/or disabled – restricting their earnings. The result is a lowering of the tenant’s portion of rent, increasing the Housing Assistance Payment and reducing the amount of vouchers and households the LHA has the funding to assist. From 2011 to June 2014, the average monthly voucher cost increased nearly 5%, from \$653.93 to \$679.89, and LHA anticipates that this increase will continue in the future. LHA is authorized to issue 509 vouchers but is only capable of funding an average of 480 vouchers per month. That creates a gap for 29 households that could utilize vouchers if the funding were available. The current unmet need facing the Housing Choice Voucher Program is approximately \$19,717 per month, or \$236,602 annually. This need is expected to increase annually, as local rental costs are predicted to continue increasing.

Table 11: Longmont Housing Authority’s Housing Projects and Unmet Need

Proposed Project	Estimated Project Cost	Estimated Funding Received	Estimated Unmet Need
Spring Creek at Prairie Village	\$13,554,334	\$10,554,334	\$3,000,000



Proposed Project	Estimated Project Cost	Estimated Funding Received	Estimated Unmet Need
Spring Creek at Prairie Village – Phase II	\$13,500,000	\$0	\$13,500,000
The Suites Refinancing and Rehabilitation	\$10,342,619	\$5,326,179	\$5,016,440
The Suites Campus Expansion	\$22,000,000	\$0	\$22,000,000
Affordable Housing to replace units lost at RMHP Site	\$13,500,000	\$0	\$13,500,000
Housing Choice Voucher Program	\$4,152,768	\$3,916,166	\$236,602
Total Longmont Housing Authority Unmet Need			\$57,253,042

Conclusion

The flooding in September 2013 caused tremendous damage to homes in Longmont, forcing residents from their homes during the initial flood, permanently displacing some. After the flood waters receded, homes were evaluated and residents were faced with the need to repair and rehabilitate their dwellings. The damage to real property has been estimated at over \$31.9 million within the City, with the verified loss of contents at 592 properties totaling \$4,520,400. After accounting for CDBG-DR funds that the State has committed to Longmont’s Home Repair Program, the unmet need for housing rehabilitation and repairs is estimated at \$14,299,141. The actual need may possibly be higher if additional costs for improvements and resiliency measures exist. The current estimated unmet need total for housing in the City of Longmont is \$71,770,069.

Table 12: Summary of City-Wide Housing Projects and Unmet Need

Housing Area	Project	Estimated Total Cost	Estimated Funding Received	Estimated Unmet Need
FEMA and SBA	Housing Repair and Rehabilitation Assistance	\$31,916,490	\$17,687,349	\$14,229,141
City of Longmont	Lost building inspection fee revenue from flood waiver	\$287,886	\$0	\$287,886
Longmont Housing Authority	Spring Creek at Prairie Village	\$13,554,334	\$10,554,334	\$3,000,000
Longmont Housing Authority	Spring Creek at Prairie Village – Phase II	\$13,500,000	\$0	\$13,500,000
Longmont Housing Authority	The Suites Refinancing and Rehabilitation	\$10,342,619	\$5,326,179	\$5,016,440
Longmont Housing Authority	The Suites Campus Expansion	\$22,000,000	\$0	\$22,000,000
Longmont Housing Authority	Affordable Housing to replace units lost at RMHP Site	\$13,500,000	\$0	\$13,500,000
Longmont Housing Authority	Housing Choice Voucher Program	\$4,152,768	\$3,916,166	\$236,602
Total Estimated Cost				\$109,254,097



Housing Area	Project	Estimated Total Cost	Estimated Funding Received	Estimated Unmet Need
Total Estimated Funding Received				\$37,484,028
Total Unmet Need				\$71,770,069



Section 3 Infrastructure

Introduction

The City of Longmont experienced massive infrastructure damage in September 2013 as a result of record rainfall in the foothills of the Rocky Mountains. For the purpose of this assessment, the term infrastructure is intended to include traditional infrastructure, watershed, and agricultural projects. As the water worked its way down the mountains, the volume and velocity of water rushing through the St. Vrain River channel increased immensely. The extreme volume and speed caused substantial damage to the river channel itself, as floodwaters rechanneled the river and breached the bank in multiple locations. Timber, vegetation, material from damaged structures, and debris were deposited in and alongside the river, creating additional immediate hazards to life and safety during the flood and causing an increase in future flood risk by reducing the channel capacity.

The flood impacted electrical service to approximately 6,000 customers in Longmont. Electrical power was restored to 4,700 customers in less than 90 minutes at various times throughout the flood. The remaining 1,300 customers experienced sustained outages that began during the early moments of the flood and lasted approximately four days until LPC could gain access and make repairs. Five customers lost water service for several days along North 75th Street west of the City. There was no loss of sewer service outside of homes destroyed by the flood. Floodwaters did reach the City wastewater treatment plant, causing a service interruption for two days and requiring resiliency and recovery projects to protect the site from future damages. However, three major sanitary sewer trunk line crossings of the St. Vrain River and Lykins Gulch were washed out or undermined during the flooding. The compromise has resulted in the City having to bypass the damaged lines and pump raw sewage over commercial areas and bridges. Both of the St. Vrain River crossing locations still require full time emergency pump systems to pump the sewage to other adjacent sewer lines, even 10 months after the flood. This creates the risk of a pump failing and pushing raw sewage into developed areas within Longmont.

The significant damage from the flood was to the City's raw water storage and delivery system. While the City has multiple sources and delivery systems for raw water, all but one were lost during the flood. The City's primary water supply comes from the North and South St. Vrain Creeks, and storage reservoirs in the mountains above the Town of Lyons. Access to these sources was lost during the flood event, and they are currently partially accessible. These sources represent two-thirds of the City's water supply. In addition, the City of Longmont provides treated water to the Town of Lyons, and continued repair of the raw water delivery system is necessary for service delivery to that community.

Federal Emergency Management Agency

PUBLIC ASSISTANCE PROGRAM

Introduction

Funding from the FEMA PA program helps communities recover by providing a percentage of federal reimbursement for eligible, disaster-related costs for debris removal, emergency measures, and permanent work to repair and replace disaster-damaged public facilities. The City



of Longmont has worked with FEMA to develop Project Worksheets (PWs) to repair damages caused by the September 2013 flood. The Presidential decision for this disaster was a federal 75% cost share, with the City of Longmont being responsible for 25% of all dollars obligated to the City. The State of Colorado has agreed to provide one-half of the non-FEMA cost share (12.5%), leaving the City of Longmont responsible for only 12.5% of the total FEMA project cost.

Under the Recover Colorado Infrastructure Grant Program, CDBG-DR funds will be applied to pay for some or all of the local 12.5% share. Additionally, funds can be used to pay to enhance or modernize existing PA projects where those enhancements are otherwise FEMA PA ineligible.

Obligated funds are identified in Categories A through G. Each Category is represented by different functions within the program. Categories A and B are considered Emergency Measures. Category A is specifically for Debris Removal. Category B is for Emergency Protective Measures. Categories C through G are for the Permanent Work groups. Category C is defined for Roads and Bridges, Category D is for Water Control Facilities, and Category E addresses damages to Buildings, Contents, and Equipment. Category F is all Utilities and Category G addresses Parks, Recreational and Other Facilities. A summary of funds received for each category of flood-related PA projects can be seen in a project cost table for each category and at the end of the infrastructure section.

Category A – Debris Removal

Damage and Cost of Repairs

As a result of the September 2013 flood, tons of debris filled Longmont’s water storage reservoirs and were deposited in the river channel. Longmont Reservoir was completely filled with rock, sand and timber debris during the flood, eliminating any ability to divert water from this system. The complete reservoir has been substantially dredged in excess of 50,000 cubic yards of rock, sand and gravel at a maximum depth of approximately 24 feet. Ralph Price Reservoir above Button Rock Dam is the City’s primary water supply with storage capacity of 16,197 acre-feet. With limited access to the water stored in this reservoir, Longmont will need to closely manage its remaining water supplies to meet the City’s water demands. The September flooding destroyed the access roads around the perimeter of the reservoir and also deposited substantial amounts of timber and aggregate debris in the reservoir which must be removed. Further downstream on the St. Vrain, as it passes through Longmont, debris including downed timber, aggregate, concrete trail sections, and miscellaneous debris were deposited in the river, creating a significant hazard to block spring run-off flows, increasing the potential for flooding.

The following table summarizes the cost of debris removal associated with the 2013 flood.

Table 13: Category A Funding

Project	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Debris CAT A 0-30 days v.0	\$721,277	\$613,085	\$54,096	\$54,096
Totals	\$721,277	\$613,085	\$54,096	\$54,096



The following table describes the Category A project and summarizes that the City is responsible for the local cost-share of the project.

Table 14: Category A Project and Unmet Need Descriptions

Project	Project Description	Unmet Need Description
Debris CAT A 0-30 days v.0	Removal of household debris during the first 30 days after the flood.	Longmont’s unmet need is the 7.5% local match of FEMA project cost.

For the Debris Category A 0-30 days project, the City and State’s cost-share is 7.5% instead of the normal 12.5% because of the Alternate Procedures Program. Additionally, the total amount expended by the City is higher than the scope approved by FEMA but that has not been included as a current unmet need because additional PW versions are under development that will include costs incurred from debris removal 31-90 days after the emergency began.

Category B – Emergency Protective Measures

Damage and Cost of Repairs

Both before and after the flood in 2013, Longmont City agencies took action with numerous emergency protective measures (EPM). These protective measures include police and fire department evacuations, temporary repairs to restore electrical service, clearing roadways, and emergency sewer pumping. A summary of the emergency protective measures and associated flood-related costs can be seen in the table below.

Table 15: Category B Funding

Project	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Police emergency protective measures	\$294,018	\$220,514	\$36,752	\$36,752
Fire emergency protective measures	\$89,058	\$66,794	\$11,132	\$11,132
LPC emergency protective measures	\$289,001	\$171,987	\$28,665	\$88,349
PWNR emergency protective measures	\$187,184	\$140,388	\$23,398	\$23,398
Remove large debris under bridges (L&M)	\$152,167	\$112,542	\$18,757	\$20,868
Road 80 emergency road repair and Longmont Dam Dredging	\$1,227,350	\$947,081	\$157,847	\$122,422



Project	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Remove vegetative debris from Inlet of Ralph Price	\$850,000	\$577,775	\$96,296	\$175,929
Kanemoto pump station removal/bank stabilization	\$76,544	\$57,408	\$9,568	\$9,568
EPM - Channel hazard reduction non aggregate (v.0) and aggregate (v.1)	\$577,425	\$220,785	\$36,798	\$319,842
EPM - Pumping	\$933,061	\$699,795	\$116,633	\$116,633
Totals	\$4,675,808	\$3,215,069	\$535,846	\$924,893

In several instances, emergency protective measures taken by the City of Longmont to protect against flooding were not funded or portions of the projects were considered ineligible for FEMA PA funding. The following table describes the Category B projects and summarizes the costs that the City is fully responsible for because projects were not funded, were deemed ineligible for FEMA PA funds, or have a local-match component that constitutes an unmet infrastructure need.

Table 16: Category B Project and Unmet Need Descriptions

Project	Description	Unmet Need Description
Police emergency protective measures	Costs associated with Police Department emergency response to the flood. Rescue, evacuations, road closures, etc. These are primarily overtime dollars.	Longmont’s unmet need is the 12.5% local match of FEMA project cost.
Fire emergency protective measures	Costs associated with Fire Department emergency response to the flood. Rescue, evacuations, road closures, etc. These are primarily overtime dollars.	Longmont’s unmet need is the 12.5% local match of FEMA project cost.
LPC emergency protective measures	Overhead and underground power and communication lines were damaged and/or washed out and meters and electric service to residential and commercial locations were washed out or flooded in numerous locations throughout the City. The City utilized Force Account Labor, Equipment, and Material to take necessary Emergency Protective Measures and initiate temporary repairs to restore service. The Power and Communication Department is being	Longmont’s unmet need is the 12.5% local match of FEMA project cost and 100% of difference in expended and FEMA project cost.



Project	Description	Unmet Need Description
	reimbursed for conducting the Emergency Protective Measures and installation of temporary repairs to restore service.	
PWNR emergency protective measures	Public Works Department cleared roadways of vegetative and other debris; cleared and unclogged culverts, drains, and catch basins; provided emergency repairs to damaged sewer and water infrastructure; provided emergency pumping for public facilities; and placed barricades and flashers at flooded intersections. This project is a reimbursement of those emergency measures.	Longmont's unmet need is the 12.5% local match of FEMA project cost.
Remove large debris under bridges (L&M)	Removal of trees, aggregate, and miscellaneous debris, including a large storage locker from under bridges over St. Vrain Creek at Boston Avenue and Main Street and from under the box culvert at Left Hand Creek and South Pratt Parkway. This debris removal was necessary to allow passage of ongoing flows under these structures, avoid further debris build up, and prepare for spring run-off.	Longmont's unmet need is the 12.5% local match of FEMA project cost and 100% of ineligible cost.
Road 80 emergency road repair and Longmont Dam Dredging	Joint project with Boulder County for emergency repairs to Boulder County Road 80 and the Longmont Dam Road which provide access from Hwy 36 southwest to Longmont Dam and Reservoir, Button Rock Dam and Ralph Price Reservoir. This work also included emergency repair of the Longmont Reservoir By-Pass Pipeline to allow the City to return raw water flows to the Water Treatment Plant and to allow dredging of Longmont Reservoir for reservoir restoration and to generate material for reconstruction of the Longmont Dam Road. During the flood event granular debris entered Longmont Reservoir and completely filled the reservoir and also collapsed the City's main raw water transmission pipeline. This project was to remove the granular debris from the reservoir.	Longmont's unmet need is the 12.5% local match of FEMA project cost minus Boulder County's reimbursement of their 12.5% portion.
Remove vegetative debris from Inlet of Ralph Price	During the flood event, an enormous amount of woody debris entered the reservoir, primarily being deposited at the inlet. After the flood, the woody debris is being removed to prevent damage to the reservoir and associated facilities, and blockage of the spillway and outlet.	Longmont's unmet need is the 12.5% local match of FEMA project cost and 100% of ineligible cost.



Project	Description	Unmet Need Description
Kanemoto pump station removal/bank stabilization	Project consists of the emergency demolition of the Kanemoto pool's pump station and stabilization of the creek bank.	Longmont's unmet need is the 12.5% local match of FEMA project cost.
EPM - Channel hazard reduction non aggregate (v.0) and aggregate (v.1)	<p>Removal of non-aggregate flood deposited debris from St. Vrain Creek and Left hand Creek. Debris removal included timber and vegetation, washed out sections of concrete trail, and general trash and debris. This work was necessary to allow the channel to pass spring run-off flows without further flooding or infrastructure damage.</p> <p>Removal of flood deposited aggregate from St. Vrain Creek. Debris removal was limited to quantities that would allow passage of the 5-year storm flows and spring run-off. This work was necessary to allow the channel to pass spring run-off flows without further flooding or infrastructure damage. There is still a significant amount of flood deposited gravel debris that needs to be cleared to allow passage of storm flows higher than the 5-year storm.</p>	Longmont's unmet need is the 12.5% local match of FEMA project cost and 100% of ineligible cost.
EPM- Pumping	Emergency by-pass pumping was contracted for Interceptor F and Trunk 3 when it was determined the river crossing had failed. The Interceptor F pumps were removed when the interconnections to Quail Neighborhood Trunk were complete. The pumping for Trunk 3 at Main Street will stay in place until the crossing is complete or a temporary lift station is installed.	Longmont's unmet need is the 12.5% local match of FEMA project cost.

Category C – Roads Systems and Bridges

Damage and Cost of Repairs

Flooding in 2013 had an impact on local roadways, washing out and damaging roads in numerous locations in Longmont. Roadways and access roads at the Longmont Dam, Button Rock Preserve, and Ralph Price Reservoir were damaged and washed out.

Several bridge structures had minor wash outs around head-walls that had to be repaired after the flood. The South Pratt Parkway Bridge was impacted by severe scouring which exposed the spread footings that the bridge piers are set on. While this bridge is scheduled for replacement in 2016, rip-rap stabilization of the footings will be required in the interim to maintain the structure and prevent failure. Similarly, the US 287 bridge (Main St. Bridge) over the St. Vrain



River experienced erosion adjacent to the foundational footing structures of the bridge, necessitating emergency action to prevent failure of the structure. Both of these structures are currently under design for full replacement.

No bridges owned by the City of Longmont were completely destroyed by the flooding; however, the Sunset Street Bridge and nearby roadway were washed out. This bridge is within a Boulder County enclave and therefore under the jurisdiction of Boulder County. While under Boulder County jurisdiction, it is surrounded by the City of Longmont and primarily serves City of Longmont traffic needs. The City has entered into an intergovernmental agreement with Boulder County to jointly improve this section of roadway and the bridge and bring it up to City standards, at which time the City will annex the bridge and roadway. Repair of the roadway and bridge will ensure that the bridge passes the 100-year flood requirements to minimize future flooding and damage. The failure of this bridge to pass the 100-year storm flows contributed to upstream and downstream flooding of public and private property within the City of Longmont.

The following table summarizes the cost of roadway repairs associated with the 2013 flood.

Table 17: Category C Funding

Project	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Sleepy Lion Emergency Road Repair	\$90,344	\$40,475	\$6,746	\$43,123
Totals	\$90,344	\$40,475	\$6,746	\$43,123

In several instances, repairs to damaged roadways were not funded or portions of the projects were considered ineligible for FEMA PA funding. Hayden Court, one local road, had approximately 400 lineal feet washed out and destroyed. Emergency repairs were completed to allow roadway access through the winter but permanent repairs have not begun yet. For instance with repairs to the access roadway at Button Rock Preserve, portions of the project were ineligible for funding because they did not belong to the City of Longmont. The following table describes the Category C project and summarizes the costs that the City is fully responsible for because portions of the project were deemed ineligible for FEMA PA funds and there is a local-match component that constitutes an unmet infrastructure need.

Table 18: Category C Project and Unmet Need Descriptions

Project	Project Description	Unmet Need Description
Sleepy Lion Emergency Road Repair	Repair of existing Button Rock Preserve access roadway which was heavily damaged and destroyed in multiple locations	Longmont’s unmet need is the 12.5% local match of FEMA project cost. Additional need consists of ineligible work.



Category D – Water Control Facilities

Damage and Cost of Repairs

As a result of the flooding in September 2013, Left Hand Creek and greenway suffered damage from extreme water flow and debris. The City of Longmont completed a mitigation project known as the Left Hand Creek Flood Control Project to upgrade the channel and bridges to pass water flows from 100-year storms only a few months before the flood. This mitigation effort helped reduce the amount of damage to property and protected the majority of area residents from danger. The flood left the South Pratt Parkway Bridge intact when water topped the bridge. The prior mitigation project had another success with the sparing of a small pedestrian bridge spanning Left Hand Creek. The following table summarizes the cost of water control facility projects associated with the 2013 flood.

Table 19: Category D Funding Received

Project	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Left Hand Channel Restoration	\$3,162,227	\$112,429	\$18,738	\$3,031,060
Ralph Price Dredging	\$5,428,766	\$4,071,574	\$678,596	\$678,596
Totals	\$8,590,993	\$4,184,003	\$697,334	\$3,709,656

The following table describes the Category D projects and summarizes the water control facility costs that the City is fully responsible for because of the project’s local-match component. The local match percentage constitutes an unmet infrastructure need for the City of Longmont.

Table 20: Category D Project and Unmet Need Descriptions

Project	Project Description	City Unmet Need
Left Hand Channel Restoration	Repairs to Left Hand Greenway trail and Left Hand Channel to restore to 100-year channel that existed prior to flood.	Longmont’s unmet need is the 12.5% local match of FEMA project cost plus 100% need for construction costs minus funding from the Greater Outdoors Colorado (GOCO) grant.
Ralph Price Dredging	Heavy rain and flooding deposited both granular and woody debris into the Ralph Price Reservoir. 353,000 CY of granular debris was deposited in the north St. Vrain Creek Inlet area and an additional 4,837 CY of granular debris was identified at four other inlets of the reservoir. This project will	Longmont’s unmet need is the 12.5% local match of FEMA project cost.



Project	Project Description	City Unmet Need
	consist of debris removal and dredging, earth work and re-vegetation, and improvements to existing roadways to handle heavy machinery.	

Category E – Buildings, Contents, and Equipment

Damage and Cost of Repairs

Several of the City’s public buildings and structures were flooded and damaged. The City’s fire training center required debris removal and fence repair while three public safety vehicles were destroyed by water. A fire department engine and two utility trucks were flooded and had to be replaced. Just north of the Sunset Street Bridge is the Sunset Campus, a building that belongs to the Parks and Natural Resources department. It contains the main administration building as well as three warehouses. The buildings had to be rehabilitated and cleaned due to water damage. Repairs included drywall replaced and painted, furnishings and building contents replaced, air conditioners replaced and duct-work cleaned. The following table summarizes the building, content, and equipment costs associated with the 2013 flood.

Table 21: Category E Funding

Project	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Golden Farm Barn repair	\$4,289	\$3,217	\$536	\$536
Fire Training Center	\$22,616	\$16,962	\$2,827	\$2,827
Parks Building	\$607,000	\$341,050	\$56,842	\$209,108
Equipment (vehicles/fire truck/boat)	\$52,083	\$39,063	\$6,510	\$6,510
Totals	\$685,988	\$400,292	\$66,715	\$218,981

For the Golden Farm Barn repair project, the actual project cost was lower than the cost estimated on the PW. The FEMA, Colorado, and Longmont cost-shares have been decreased to match the appropriate percentages of actual cost.

The following table describes the Category E projects and summarizes the building, contents, and equipment costs that the City is fully responsible for because of ineligible project costs and the local-match component that constitutes an unmet infrastructure need.

Table 22: Category E Project and Unmet Need Descriptions

Project	Project Description	Unmet Need Description
Golden Farm Barn repair	Repair of the Golden Farms Barn at City Open Space/ Park, including repairs to the	Longmont’s unmet need is the 12.5% local match of



Project	Project Description	Unmet Need Description
	barn door and electrical system (site is associated with the St. Vrain Greenway).	FEMA project cost, reduced to match the actual project cost
Fire Training Center	Fence damage, removal of flood related debris.	Longmont's unmet need is the 12.5% local match of FEMA project cost.
Parks Building	Restoration of the Parks/Sunset Campus administration building and three warehouses including debris removal and the cleaning of the buildings that were flooded, replacement of drywall and painting, replacement of furnishings and building contents, replacement of air conditions and duct cleaning, and repair of parking area, fencing, and electrical charging stations.	Longmont's unmet need is the 12.5% local match of FEMA project cost and 100% of ineligible cost.
Equipment (vehicles/fire truck/boat)	During flood response, a fire department pumper, two public safety utility vehicles, and a boat were destroyed.	Longmont's unmet need is the 12.5% local match of FEMA project cost.

Category F – Utilities

Damage and Cost of Repairs

Many of the City's critical utilities were affected when Longmont's water and sewer system were compromised. Portions of the North and South St. Vrain Pipelines were damaged and destroyed. Force Account Labor was used to bring the WWTP into operation following flood damage to the site and to flooded process buildings and equipment, and waterlines need to be repaired. Two major sewer line crossings of the St. Vrain River need permanent repairs and mitigation work to eliminate active and on-going pumping efforts. The following table summarizes the cost of utility projects associated with the 2013 flood.

Table 23: Category F Funding

Project	Total Cost	FEMA Share	Colorado Share	City Unmet Need
North and South St. Vrain Pipelines	\$1,641,791	\$1,231,343	\$205,224	\$205,224
Sanitary Sewer Repair (F, Lykins)	\$919,170	\$689,378	\$114,896	\$114,896



Project	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Wastewater Treatment Plant	\$271,750	\$203,812	\$33,969	\$33,969
Nelson Flanders WTP	\$193,446	\$145,084	\$24,181	\$24,181
Waterline repairs/insulation /LPC boring/St. Vrain Pump station/manhole	\$80,296	\$60,222	\$10,037	\$10,037
Sanitary Sewer Repair (Trunk 3)	\$687,623	\$515,717	\$85,953	\$85,953
Totals	\$3,794,076	\$2,845,556	\$474,260	\$474,260

The following table describes the Category F projects and summarizes the costs for utility repairs that the City is fully responsible for because projects have a local-match component that constitutes an unmet infrastructure need.

Table 24: Category F Project and Unmet Need Descriptions

Project	Project Description	Unmet Need Description
North and South St. Vrain Pipelines	Excavate pre-flood channel and use material to rebuild south bank of South St. Vrain Creek at diversion structure; replace damaged and/or destroyed portions of South Pipeline near diversion and at two creek crossings / Repair and/or replace seven cathodic test stations on the North Pipeline. Repair damaged sections of North Pipeline.	Longmont’s unmet need is the 12.5% local match of FEMA project cost.
Sanitary Sewer Repair (F, Lykins)	Interceptor F Siphon is located west of Martin Street and was washed out during the flood event. Immediately following the flood, temporary pumping was put in place followed by the construction of two interconnections to the Quail Neighborhood Trunk Line. The siphon will be replaced at a greater depth to mitigate potential damage from future flooding. In addition to the	Longmont’s unmet need is the 12.5% local match of FEMA project cost.



	siphon, several feet of 30 inch HDPE pipe was washed out. This will be replaced with cast iron pipe to prevent similar damage in the future. The 12-inch sewer line crossing Lykins Gulch at Airport Road was exposed due to erosion of the channel. The pipe is sagging but still operational. The crossing will be replaced in the future to prevent potential leaks.	
Wastewater Treatment Plant	Force Account Labor to bring the WWTP into operation following flood damage to the site and to flooded process buildings and equipment. Repair and/or replacement of process equipment submerged by floodwater in the headworks building, primary and secondary clarifiers, Return and Waste Activated sludge control building, Digesters 1 & 2 building, Ultraviolet Disinfection Basin, Dissolved Air Floatation Building, Nitrifying Trickling Filter Building, Sludge Storage Building, Foam separator Building, Mechanical Dewatering Building, and four personnel and equipment Buildings and the 100-year storm outfall pipe.	Longmont's unmet need is the 12.5% local match of FEMA project cost.
Nelson Flanders WTP	Removal of silt and restore residual pond access road damaged by flood water. Restore side slope on residual pond embankments. Replace sidewalk at Recycle Pump Station. Remove sediments from Residual ponds.	Longmont's unmet need is the 12.5% local match of FEMA project cost.
Waterline repairs/insulation /LPC boring/St. Vrain Pump station/manhole	Repairs on the insulation of a 12-inch water line suspended under the Boston St. Bridge and an 8-inch water line suspended under the South Bowen Street Bridge that were damaged by floating debris, exposing the water lines.	Longmont's unmet need is the 12.5% local match of FEMA project cost.
Sanitary Sewer Repair (Trunk 3)	Sewer line crossing the St. Vrain at Main St needs permanent repairs and mitigation work to eliminate active and on-going pumping efforts. This trunk line was damaged during the flood and discharged raw sewage until emergency operations were able to control the flow.	Longmont's unmet need is the 12.5% local match of FEMA project cost.

Category G – Parks, Recreation, and Other Facilities

Damage and Cost of Repairs



Many of the City’s parks, recreational and other facilities were damaged during the September 2013 flooding. The St. Vrain Greenway trail, Kanemoto Park, Golden Ponds Park Trail and Twin Peaks Golf course were damaged and require restoration. The following table summarizes the cost of parks, recreation, and other facility projects associated with the 2013 flood.

Table 25: Category G Funding

Project	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Miscellaneous Trails Repairs	\$490,689	\$317,105	\$52,851	\$120,733
Golden Ponds Park Trail Restoration Project	\$404,358	\$303,268	\$50,545	\$50,545
Greenway and Trails (St. Vrain Greenway)	\$5,000,000	\$1,291,193	\$215,199	\$3,493,608
Kanemoto Park / Pool facility	\$361,517	\$158,637	\$26,440	\$176,440
Twin Peaks Golf Course repair	\$258,426	\$193,820	\$32,303	\$32,303
St. Vrain Greenway Repairs to Trail and Ponds at Multiple Areas	\$29,325,130	\$21,993,848	\$3,665,641	\$3,665,641
Totals	\$35,840,120	\$24,257,871	\$4,042,979	\$7,539,270

The following table describes the Category G projects and summarizes the park, recreational and other facility costs that the City is fully responsible for because projects were not funded, deemed ineligible for FEMA PA funds, or have a local-match component that constitutes an unmet infrastructure need.

Table 26: Category G Project and Unmet Need Descriptions

Project	Project Description	Unmet Need Description
Miscellaneous Trails Repairs	Minor trail repairs (concrete, fill and embankment) for Lykins Gulch, Left Hand and St. Vrain Greenway (Golden Ponds to Rogers Grove) trails.	Longmont’s unmet need is the 12.5% local match of FEMA project cost and 100% of additional costs.
Golden Ponds Park Trail Restoration Project	Repairs to trails at Golden Ponds and Rogers Grove Parks.	Longmont’s unmet need is the 12.5% local match of FEMA project cost.
Greenway and Trails (St. Vrain Greenway)	Repairs to St. Vrain Greenway trail from Rogers Grove east to confluence of Dry Creek (currently engineering only and will be versioned as designs are	Longmont’s unmet need is the 12.5% local match of FEMA project cost, 100% of ineligible cost, and 100% construction



Project	Project Description	Unmet Need Description
	developed).	cost, minus funding from the GOCO grant.
Kanemoto Park / Pool facility	Repairs to Kanemoto Park including, pool, pump station, multi-use field repair, irrigation, lighting.	Longmont's unmet need is the 12.5% local match of FEMA project cost and 100% of ineligible cost.
Twin Peaks Golf Course repair	Repairs to Twin Peaks Golf Course including restrooms heaters, replacement of irrigation controllers, debris removal and turf re-establishment.	Longmont's unmet need is the 12.5% local match of FEMA project cost.
St. Vrain Greenway Repairs to Trail and Ponds at Multiple Areas	This project is being conducted as part of the Public Assistance Alternative Procedures Program. The project consists of repairs to the St. Vrain Greenway Trail and ponds at three locations (Sunset Street east to Boston Avenue, just west of Main Street to Martin Street, and Dry Creek to Sandstone Ranch).	Longmont's unmet need is the 12.5% local match of FEMA project cost for a pilot Alternative Procedure Program.

The unmet need for the Greenway and Trails project is approximately \$3.1 million. This is based on the City's cost share of 12.5%, plus the items (trees, seeding) that are not FEMA eligible, plus the estimated construction cost of the project minus funding from the GOCO grant.

Flooding along Kanemoto Park resulted in significant damage and compromised a City pool at the park. The unmet need for the Kanemoto Park and Pool Facility project is the City's 12.5% cost-share plus the costs to move piping and the playground. Moving the piping and playground is required to relocate the pool to a viable location and reduce risk.

Summary

Table 27: FEMA Public Assistance Projects and Unmet Need

Project	Total Project Cost	FEMA Share	Colorado Share	City Unmet Need
Debris CAT A 0-30 days v.0	\$721,277	\$613,085	\$54,096	\$54,096
Police emergency protective measures	\$294,018	\$220,514	\$36,752	\$36,752
Fire emergency protective measures	\$89,058	\$66,794	\$11,132	\$11,132
LPC emergency protective measures	\$289,001	\$171,987	\$28,665	\$88,349
PWNR emergency protective measures	\$187,184	\$140,388	\$23,398	\$23,398
Remove large debris under	\$152,167	\$112,542	\$18,757	\$20,868



Project	Total Project Cost	FEMA Share	Colorado Share	City Unmet Need
bridges (L&M)				
Road 80 emergency road repair and Longmont Dam Dredging	\$1,227,350	\$947,081	\$157,847	\$122,422
Remove vegetative debris from Inlet of Ralph Price	\$850,000	\$577,775	\$96,296	\$175,929
Kanemoto pump station removal/bank stabilization	\$76,544	\$57,408	\$9,568	\$9,568
EPM - Channel hazard reduction non aggregate (v.0) and aggregate (v.1)	\$577,425	\$220,785	\$36,798	\$319,842
EPM - Pumping	\$933,061	\$699,795	\$116,633	\$116,633
Sleepy Lion Emergency Road Repair	\$90,344	\$40,475	\$6,746	\$43,123
Left Hand Channel Restoration	\$3,162,227	\$112,429	\$18,738	\$3,031,060
Ralph Price Dredging	\$5,428,766	\$4,071,574	\$678,596	\$678,596
Golden Farm Barn repair	\$4,289	\$3,217	\$536	\$536
Fire Training Center	\$22,616	\$16,962	\$2,827	\$2,827
Parks Building	\$607,000	\$341,050.00	\$56,842.00	\$209,108
Equipment (vehicles/fire truck/boat)	\$52,083	\$39,063	\$6,510	\$6,510
North and South St. Vrain Pipelines	\$1,641,791	\$1,231,343	\$205,224	\$205,224
Sanitary Sewer Repair (F, Lykins)	\$919,170	\$689,378	\$114,896	\$114,896
Wastewater Treatment Plant	\$271,750	\$203,812	\$33,969	\$33,969
Nelson Flanders WTP	\$193,446	\$145,084	\$24,181	\$24,181
Waterline repairs/insulation/LPC boring/St. Vrain Pump station/manhole	\$80,296	\$60,222	\$10,037	\$10,037
Sanitary Sewer Repair (Trunk 3)	\$687,623	\$515,717	\$85,953	\$85,953
Miscellaneous Trails Repairs	\$490,689	\$317,105	\$52,851	\$120,733
Golden Ponds Park Trail Restoration Project	\$404,358	\$303,268	\$50,545	\$50,545
Greenway and Trails (St. Vrain Greenway)	\$5,000,000	\$1,291,193	\$215,199	\$3,493,608
Kanemoto Park / Pool facility	\$361,517	\$158,637	\$26,440	\$176,440
Twin Peaks Golf Course repair	\$258,426	\$193,820	\$32,303	\$32,303
St. Vrain Greenway Repairs to Trail and Ponds at Multiple Areas	\$29,325,130	\$21,993,848	\$3,665,641	\$3,665,641
Total Estimated Project Cost	\$54,398,606			
Total FEMA Funds		\$35,556,351		
Total State Funds			\$5,877,976	



Project	Total Project Cost	FEMA Share	Colorado Share	City Unmet Need
Total City Unmet Need				\$12,964,279

HAZARD MITIGATION GRANT PROGRAM

In addition to working with local, state, and federal agencies to identify FEMA Hazard Mitigation Grant Program (HMGP) projects, Longmont worked with an engineering firm to identify and develop potential hazard mitigation projects. As of June 2014, Longmont has one complete and eligible application that has been submitted. One additional project has been identified and the City is working to ensure that it becomes eligible before the application period closes in August 2014.

Brief descriptions of the City of Longmont’s two hazard mitigation projects follow.

Wastewater Treatment Plant Protection

This proposed project is designed to prevent wastewater treatment service disruptions and establish permanent flood protection measures along the St. Vrain River, adjacent to the WWTP. In September 2013, water reached the plant, flooding the area, and rendering the plant out of service for approximately two days. If this happens in the future, the public and the environment will be at risk for health hazards and contamination associated with release of untreated sewage in the local waterway.

Mitigation measures consist of grading the St. Vrain River near the wastewater treatment plant, from Dickens Farm East Pond to the WWTP, to increase river capacity to the 100-year storm level. It will reduce the risk of flood waters breaching the plant, interrupting wastewater treatment, damaging wastewater treatment equipment, contaminating treated water, and the release of untreated, raw sewage following a disaster. This project has been deemed eligible and has been submitted for FEMA approval but remains an unmet need as the project has not been approved and funds have not been obligated.

This project is estimated to cost \$3,883,440.

Storm Water Drainage and Channel Widening

This mitigation project is being proposed to reduce the risk of loss of life and property to areas located within the 100-year floodplain in a central area of the City. It consists of constructing a storm drainage project from Boston Avenue to Main Street on the St. Vrain River. The purpose of the hazard mitigation project is to contain the 100-year flood waters in a major drainage-way channel and remove the adjacent property from the floodplain.

Approximately fifty structures, including a combination of residential and commercial properties, would be protected and removed from the floodplain. During the 2013 flood, the area from Boston Avenue to Main Street was one of the mostly heavily impacted areas with numerous businesses and homes suffering damage. With the acquisition of several structures in the floodplain that border the river and widening the river channel from Boston Avenue to Main Street, the City will be able to reduce and avoid damage from future flooding events. This



project will include a retaining wall at one location and lengthening four pedestrian, road, and railway bridges to account for the wider river channel.

This project is anticipated to be submitted before the HMGP deadline but currently does not have a passing Benefit-Cost Analysis (BCA) ratio. Due to a failing BCA, this project does not meet the necessary requirements for FEMA approval and remains a large need for the City. This storm water drainage and channel widening project will mitigate flooding risk along approximately 4,550 feet of the St. Vrain River and will protect residential and commercial structures up to the 100-year flood. This project is estimated to cost \$18,500,000.

For a complete explanation of the costs associated with the complete and larger \$90 million re-channelization project from Airport Road to Martin Street, refer to Table 30: Breakdown of St. Vrain 100-Year Floodplain Channelization Project and Funding below.

Summary

Table 28: FEMA Hazard Mitigation Grant Program Projects and Unmet Need

Hazard Mitigation Project	Estimated Cost / City Unmet Need
Wastewater Treatment Plant Protection	\$3,883,440
Storm Water Drainage and Channel Widening	\$18,500,000
Total Unmet Need	\$22,383,440

Critical Infrastructure Needs

Across Longmont, City departments and agencies were faced with significant damage after the 2013 flood. The event highlighted the need to improve resiliency, to mitigate against future damages, and to recover from damages caused by the floodwaters. The projects in the sections below are a collection of important infrastructure needs identified by Longmont’s PWNR, Office of Emergency Management, and LPC.

PUBLIC WORKS AND NATURAL RESOURCES

Table 29: Public Works and Natural Resource Infrastructure Projects and Unmet Need

Project	Project Description	City Unmet Need
Repairs to sections of damaged roadways	There were numerous spot locations where sections of the roadway were washed out and damaged. There were 19 damaged roadway segments that have been repaired.	\$164,726
Permanent repairs to Hayden Court	Permanent reconstruction on over 400 lineal feet of Hayden Court is necessary due to washout and damage from the flood. This is an estimated cost.	\$115,000
Roadway repairs on Boston Avenue	This project consists of repairing damaged roadway on Boston Ave between South Pratt	\$20,356



Project	Project Description	City Unmet Need
	Parkway and runs west to the cul-de-sac. This is an estimated cost.	
Longmont Dam Road/Spillway Road Permanent Repair	A consolidated project that includes four different phases. The overall Permanent Roadway Repair refers to completion of the City owned portion of the Longmont Dam Road, this includes final grading, installation of major culverts at drainage crossings, and gravel surface of the road. The spillway road consists of two sections of the portion of the roadway that goes to the top of the dam and access the spillway. The first portion was the repair of a section that washed out on the way to the spillway requiring construction of a gabion wall to reconstruct the roadway. The second section of the spillway road is the actual crossing of the spillway that was washed out in the flood. The final portion/phase of this overall project is repair to a section of the roadway that leaves County Road 80/Longmont Dam Road and crosses North St. Vrain Creek to access the North Pipeline Siphon. There is also a need for repair to other portions of the access road on and off of City property.	\$3,068,109
Longmont Dam	Repair of damage to Longmont Dam caused from the flood. Damage was not structural to the core of the dam but consisted of damage to outlet gates, batter boards the north line outlet to the reservoir and dam appurtenances.	\$127,450
Repair of City Parks and Button Rock facilities	Repairs to City Parks (Willow Farm Park, Rogers Grove (internal trails), Left Hand Park (multi-use field restoration, backstop and volleyball sand), Golden Ponds (spillway and remaining trails), Valley Park (playground sand and sidewalk repair), trail fences, gates and rails, and the recreational amenities at Button Rock Preserve (restrooms, signage, pier, parking lot, trails, trail counter, etc.).	\$1,000,000
Watershed Protection	Remove dead trees in the upper watershed to prevent logs from being transported down to the reservoir and reduce fire hazard. Stabilizing and armoring the creek bed on the St. Vrain below Button Rock to reduce scour and erosion. Acquire remaining vacant properties and return them to a natural state to protect the overall watershed.	\$7,000,000
City of Longmont	This project includes land/right-of-way	\$2,000,000



Project	Project Description	City Unmet Need
Airport Road Flood Protection Project (Western Boundary Flood Protection Project)	acquisition to widen Airport Road along the west side of the road to allow construction of a raised berm and 8 foot wide sidewalk that would deflect flood flows south to the St. Vrain Creek. A raised berm and sidewalk along the west side of Airport Road from Mt. View Avenue south to the St. Vrain Creek, along with a culvert under the BNSF Railway spur line, would redirect flood flows from breeches in the St. Vrain Creek, such as happened in the September, 2013 flood, or overflows from McIntosh Lake, south to St. Vrain Creek rather than overtopping Airport Road and flooding neighborhoods to the east of Airport Road.	
City owned Irrigation Ditch flood repair and flood protection	Part of the cost of irrigation ditch repairs was covered by FEMA, but a significant percentage of the cost was not. This project will be to complete repairs to irrigation ditches.	\$500,000
Ralph Price Reservoir – replacement water supply	This project will allow the City to obtain replacement water supply necessary to supply the City of Longmont with potable water during removal of granular debris deposited in the inlet of the reservoir during the flood. This is a cost related to a FEMA Alternate Procedures Project for aggregate debris removal of Ralph Price Reservoir but FEMA has indicated that they will not fund this portion of the project.	\$540,000
St. Vrain Creek Channel Repair west of City – Hepp Property	During the flood of 2013, the St. Vrain Creek breached the natural channel west of Longmont and flooded a large area of the City. FEMA shared costs for temporary repairs, but it is necessary to master plan and install robust permanent repairs of this area to minimize the risk of future flooding of the Longmont urban area. Additional work beyond that eligible for participation by FEMA will be necessary in this area. Permanent repair at four times temporary repair (750K), repair west side at breach #7A (150K), Hygiene Road emergency channel (250K), Overbank protection north of Hygiene Road (150K), 100-year channel construction (200K).	\$1,500,000
St. Vrain Creek Overflow Channel west of City - Golden Property	This project includes acquisition of easements and construction of a flood overflow channel from Pella Ponds to the St. Vrain River to divert flood flows south to the St. Vrain. A flood overflow channel from Pella Ponds south to St.	\$500,000



Project	Project Description	City Unmet Need
	Vrain Creek would redirect flood flows from breeches in the St. Vrain Creek, such as happened in the September, 2013 flood, south to St. Vrain Creek rather than overtopping Airport Road and flooding neighborhoods to the east of Airport Road.	
Highland Ditch bank hardening to avoid future flooding at Nelson Flanders Water Treatment Plant	Improve the structural integrity of the Highland ditch embankment adjacent to the Nelson Flanders WTP to prevent wash-out. Raise the level of the embankment by 10% in the proximity of the Residual Ponds. This project could be achieved with relatively low material costs using gabion baskets and riprap techniques.	\$700,000
North Pipeline Reconstruction to minimize future flood damage	This project will eliminate several pipe crossings of the creek that were created by the post flood channel. In places, the flood exposed some of the pipeline or reduced the cover over the pipe and this project will eliminate the new crossings or move the line away from the river.	\$3,500,000
Pressurization of the South St. Vrain Pipeline	Line the existing 24-inch South Pipeline and replace existing manholes with pressurized manholes to allow pressurization of pipe flow which will increase capacity of the pipeline. This would increase resiliency of the system so that if damage occurs to the North Line, more water could be delivered to the treatment plant through the South Line.	\$2,403,780
Raw Water INC Improvements	This project would focus primarily on Longmont's operation of the St. Vrain system (North/South) and could leverage existing monitoring stations to provide comprehensive basin flow/level data. It would also collect data at key impoundments such as Ralph Price and Longmont Reservoirs.	\$1,000,000
PB-192, Flood Response Capability Enhancements	This project will enhance emergency mobilization of crews and heavy equipment including full back-up power generation, SCADA monitoring, and equipment storage.	\$500,000
Extending Lyons Wastewater Treatment Plant Outfall Line	This project consists of the installation of an 8-inch sanitary sewer line from the Lyons Wastewater Treatment Plant approximately 2,000 feet along the south bank of the St. Vrain Creek to a point immediately below the Highland Ditch Diversion. The need and purpose of the project is to convey the effluent from the Lyons WWTP to a point below the Highland Ditch which is also a point of diversion for the City to	\$465,000



Project	Project Description	City Unmet Need
	deliver water to the Nelson Flanders treatment plant. The Intergovernmental Agreement between Lyons and Longmont calls for this outfall line extension to be included as an unmet need.	
Design of 100-year floodplain channel	This engineering project consists of an analysis of spring run-off and the conceptual design of the 100-year channel through Longmont.	\$338,321
St. Vrain Creek 100-Year Floodplain Channelization	This project includes land acquisition and widening of the St. Vrain Creek channel to increase storm flow capacity to carry the 100-year flood flows. The extend of this project is from the confluence of Lykins Gulch and St. Vrain Creek west of Hover Street on the upstream end and continuing downstream to the City's wastewater treatment plant on the east end. Master planning of needed re-channelization and improvements began in October, 2013 following the floods and is scheduled to be completed in 2014.	\$51,500,000*
Total Unmet Need		\$25,342,742

*The estimated cost for the entire St. Vrain Creek 100-Year Floodplain Channelization Project is \$90 million. On June 24, 2014, Longmont voters approved the issuance of \$20 million in bonds to rebuild the St. Vrain River through Longmont to safely carry the 100-year flood flows. A portion of this project is also being requested through FEMA's HMGP program. In the section on HMGP above, the City detailed plans to request \$18.5 million in assistance for storm water drainage and channel widening near the wastewater treatment plant. Because these two projects overlap and the City does not want to duplicate need for the same overall infrastructure purpose, the requested HMGP funds are being counting against need on this PWNR project. With the storm water bond and the potential funding from the HMGP storm water drainage and channel widening project, the unmet need for the floodplain channelization project is reduced by \$38.5 million, to approximately \$51.5 million.

Table 30: Breakdown of St. Vrain 100-Year Floodplain Channelization Project and Funding

Title	Description	Type	Funding
Storm Water Drainage and Channel Widening	Portion of larger, city-wide "St. Vrain Creek 100-Year Floodplain Channelization" project being requested under FEMA HMGP Program. This project consists of constructing a storm drainage project from Boston Avenue to Main Street on the St. Vrain River.	HMGP Project	\$18,500,000
City Storm Water Bonds	Source of funding that Longmont voters approved to rebuild the St. Vrain River through Longmont to safely carry the 100-year flood flows.	Funding Source	\$20,000,000



Title	Description	Type	Funding
St. Vrain Creek 100-Year Floodplain Channelization	The remainder of the larger, City-wide “St. Vrain Creek 100-Year Floodplain Channelization” project, from Airport Road to Martin Street, which remains unfunded and is requesting assistance as a critical PWRN unmet need.	PWRN Project	\$51,500,000
Total Estimated Cost			\$90,000,000
Total Unmet Need			\$70,000,000

Repairs to sections of the damaged roadways were carried out by PWRN in order to restore access and prevent further damages to infrastructure and property. The 19 locations that have been repaired include:

- » Pike Road @ Left Hand Creek
- » Airport Road @ BNSF RR
- » 9th Avenue (south side) near Hayden Court
- » 119th Street @ St. Vrain River
- » Price Road @ BNSF RR/1st Avenue
- » Boston Avenue @ Sunset Street
- » Gay Street @ BNSF RR
- » Martin Street @ Spring Gulch
- » 1st Avenue @ Coffman Street
- » 3rd Avenue @ Hover Street
- » Twin Peaks Circle @ Airport Road
- » Twin Peaks Circle – Southeast corner
- » Twin Peaks Circle – Cul-de-sac
- » River Road @ Boston Avenue
- » Main Street (US287) @ Boston Avenue
- » 3rd Avenue Place west of Hover Street
- » 9th Avenue Adjacent to Hayden Court
- » 1st Avenue at Pratt Street Underpass
- » Hayden Court @ Troxell Avenue

It should be noted that the Longmont Dam Road/Spillway Road Permanent Repair project is under development as a project that could be approved for PA funds. Construction on two of the four roadways was started for public safety reasons as well as public water supply and infrastructure protection. It was also started to allow access to the City’s primary water supply in order to insure water for Longmont and avoid any further potential infrastructure damage. Since the PW is not currently written or funds obligated, this is an unmet need for the City.

The project to repair the Longmont Dam from damage caused by the flood has been identified as an opportunity for FEMA PA funding. The PW for the Longmont Dam is under development but has not been completed. Since the PW is not currently written and no funds have been obligated, the entirety of this \$127,450 project is an unmet need for the City.

As a result of the 2013 floods, numerous City parks and facilities were identified that needed repairs. Willow Farm Park, Rogers Grove Trails, Left Hand Park, Golden Ponds spillway and remaining trails, Valley Park playground and sidewalk, miscellaneous trail fences, gates, and rails, and the recreational amenities at Button Rock Preserve were all affected by floodwaters and remain unaddressed. A project to repair these city parks and Button Rock facility was developed with an estimated cost of \$1 million for repairs. This project meets initial criteria to be funded under the PA program so a PW is being written.



Without a completed and approved PW, this park and facility repair project remains an unmet need for the City.

Across the Longmont area, the September flood caused an estimated \$4.5 million in damage to irrigation ditches. The current unmet need for the Longmont is estimated at \$500,000 for City-owned irrigation ditch flood repair and flood protection.

The St. Vrain Creek 100-Year Floodplain Channelization Project is one of the most important infrastructure projects planned for Longmont. Having an improved channel capacity to contain the 100-year flood flows will greatly increase public safety and minimize property damage in future flood events along St. Vrain River. The capacity of the St. Vrain River Channel prior to the 2013 floods was approximately 5,000 cubic feet per second (cfs). Following the 2013 flood, with the debris and material deposited in the creek, the capacity of the channel has been reduced to approximately 2,500 cfs. The 100-year flood flows are over 13,400 cfs, resulting in a large floodplain through Longmont that impacts hundreds of businesses and residences and put public infrastructure at risk during a major flood event. These improvements will significantly reduce the risk to the community from future major flood events. The project will extend from Martin Street on the east to Airport Road on the west and will be one of the largest public works projects ever undertaken by the City.

LONGMONT OFFICE OF EMERGENCY MANAGEMENT

Table 31: Longmont Office of Emergency Management Infrastructure Projects and Unmet Need

Project	Project Description	City Unmet Need
Relocation of Fire Training Center	During the flood, the City’s fire training center was impacted and needed to be restored. The site currently sits next to a drainage site and should be moved to promote resiliency. Planned City residential development will be impacted by smoke from the facility, and a planned City road connection will run right through the current site. Several sites have been identified that would work better.	\$7,200,000
Additional emergency shelter generators	The City uses City-owned facilities as emergency shelters. Only one has a generator backup. Additional sites that need generators include the Senior Center, the Recreation Center and the Utility Center. Costs vary, but based on the current installation at the Memorial Building, the estimates include generators for the Senior Center (\$50,000), Recreation Center (\$75,000), and Utility Center (\$75,000).	\$200,000
Unreimbursed public safety costs from flood response	These include necessary purchases like rubber boots, additional cones, barricades, etc., that were not FEMA eligible expenses.	\$30,000
Total Unmet Need		\$7,430,000

LONGMONT POWER AND COMMUNICATIONS

Table 32: Longmont Power and Communications Infrastructure Projects and Unmet Need



Project	Project Description	City Unmet Need
Municipal Buildings UPS Repair and Replacement	Uninterrupted Power Supply systems or "UPS" provide electrical power for specific equipment, for a predetermined time period, when a building experiences a power outage. This back up power will keep equipment on line until it can be properly shutdown or transferred to another backup system such as an emergency generator. These UPS systems and control equipment will approach their expected service life or will need substantial repair to maintain working order as listed over the next five years. 2014 scope will add small package UPS/generator combination units to various locations to support network loop connectivity from Enterprise Technology Services for the utility operations during a power outage.	\$12,250
3 year etherswitch Power over Ethernet (PoE) replacement program	PoE switch gear provides power to support the City's VoIP based phone system. With the installation of these switches, centralized power supply for all the phones attached to the switch will be possible. In the event of a power outage, support of the switch with a combination of UPS and generator backup to ensure that the phones continue to work will be possible. This improves the ability to communicate with customers in an emergency and creates a safer internal environment for employees.	\$40,000
Total Unmet Need		\$52,250

The municipal buildings UPS repair and replacement project is anticipated to cost \$85,000 over the next five years. The City has already funded \$72,750 through the 2014-2018 Capital Improvement Program so \$12,250 is the amount of unmet need to increase resiliency and prevent significant outages during the next emergency.

The 3-year etherswitch POE replacement program is a multi-year resiliency project that is partially funded. \$19,657.90 of funds exist for the project in 2014 but the City still needs funding for 2015 and 2016 portions of the project. The unmet funding need is \$40,000.

U.S. Army Corps of Engineers

During the September 2013 flood, the City of Longmont suffered significant flooding. Residential properties such as a trailer park and multi-family housing on the south side of the river and industrial properties on the north side of the river experienced up to five feet of water flows. City infrastructure such as street crossings and greenway trails also suffered significant damage.

Prior to the flood, the City had been preparing an updated floodplain study and has City-wide support for the proposed improvements to reduce the floodplain. The City submitted Notices of Intent (NOIs) to the U.S. Army Corps of Engineers (USACE) in February 2014 to seek assistance with flood recovery projects under three USACE programs. On or after September 30, 2014, the USACE will review NOIs submitted, determine allocations for each program, and possibly open for applications.



Longmont is seeking assistance under Section 205 of the 1948 Flood Control Act, as amended, in reducing flood damages along the St. Vrain River. The project would consist of a feasibility study on the acquisition of property and construction of channel and bridge improvements to pass the 100-year storm through the center of Longmont. This project also includes construction, if recommended as a result of the study. There is a maximum of \$7,000,000 in federal funding available through this Section 205 program.

Longmont submitted a second letter of interest requesting assistance under the Section 14 Emergency Streambank Protection Program to address erosion along the St. Vrain Creek east of Martin Street where stream bank erosion is threatening the City of Longmont Wastewater Treatment Plant. The maximum federal funding under the Section 14 program is \$1,500,000.

Longmont submitted a third letter of interest requesting assistance under the Clearing and Snagging Program, Section 208 of the 1954 Flood Control Act, as amended. The project would consist of channel clearing for flood control. A gravel and snagging debris problem has been identified on the St. Vrain River between Airport Road and Main Street. The 2013 flooding transported gravel and snagged debris from Boulder County and carried it into the City of Longmont. There is a maximum of \$500,000 in federal funding under the Section 208 program.

For each of the three programs, the City is required to pay a minimum of 35% of the total cost of the project, with credit granted toward this amount for providing lands, easements, rights-of-way, relocations and disposal sites. However, there is a minimum 5% total project cost cash requirement. The City is also responsible for 50% of the costs of any feasibility study in excess of \$100,000.

The exact amount of unmet need for these three projects is not currently known but is expected to be determined after the USACE funding status is announced. Due to the nature of the programs and the fact that no money has been allocated to the City of Longmont for any projects, 100% of the estimated costs associated with the USACE recovery projects are considered unmet needs.

Summary

The total unmet need for flood recovery and flood resiliency infrastructure projects in the City of Longmont is \$119,672,711. The table below lists all the different projects that have been proposed within the City, a brief description, and the cost breakdown for different funding sources.

Table 33: Summary of City-Wide Infrastructure Projects and Unmet Need

Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Debris CAT A 0-30 days v.0	Removal of household debris during the first 30 days after the flood.	\$721,277	\$613,085	\$54,096	\$54,096
Police emergency protective measures	Costs associated with Police Department emergency response to the flood. Rescue, evacuations, road closures, etc. These are primarily overtime dollars.	\$294,018	\$220,514	\$36,752	\$36,752



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Fire emergency protective measures	Costs associated with Fire Department emergency response to the flood. Rescue, evacuations, road closures, etc. These are primarily overtime dollars.	\$89,058	\$66,794	\$11,132	\$11,132
LPC emergency protective measures	Overhead and underground power and communication lines were damaged and/or washed out and meters and electric service to residential and commercial locations were washed out or flooded in numerous locations throughout the City. The City utilized Force Account Labor, Equipment, and Material to take necessary Emergency Protective Measures and initiate temporary repairs to restore service. The Power and Communication Department is being reimbursed for conducting the Emergency Protective Measures and installation of temporary repairs to restore service.	\$289,001	\$171,987	\$28,665	\$88,349
PWNR emergency protective measures	Public Works Department cleared roadways of vegetative and other debris; cleared and unclogged culverts, drains, and catch basins; provided emergency repairs to damaged sewer and water infrastructure; provided emergency pumping for public facilities; and placed barricades and flashers at flooded intersections. This project is a reimbursement of those emergency measures.	\$187,184	\$140,388	\$23,398	\$23,398
Remove large debris under bridges (L&M)	Removal of trees, aggregate, and miscellaneous debris, including a large storage locker from under bridges over St. Vrain Creek at Boston Avenue and Main Street and from under	\$152,167	\$112,542	\$18,757	\$20,868



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
	the box culvert at Left Hand Creek and South Pratt Parkway. This debris removal was necessary to allow passage of ongoing flows under these structure, avoid further debris build up, and prepare for spring run-off.				
Road 80 emergency road repair and Longmont Dam Dredging	Joint project with Boulder County for emergency repairs to Boulder County Road 80 and the Longmont Dam Road which provide access from Hwy 36 southwest to Longmont Dam and Reservoir, Button Rock Dam and Ralph Price Reservoir. This work also included emergency repair of the Longmont Reservoir By-Pass Pipeline to allow the City to return raw water flows to the Water Treatment Plant and to allow dredging of Longmont Reservoir for reservoir restoration and to generate material for reconstruction of the Longmont Dam Road. During the flood event granular debris entered Longmont Reservoir and completely filled the reservoir and also collapsed the City's main raw water transmission pipeline. This project was to remove the granular debris from the reservoir.	\$1,227,350	\$947,081	\$157,847	\$122,422
Remove vegetative debris from Inlet of Ralph Price	During the flood event, an enormous amount of woody debris entered the reservoir, primarily being deposited at the inlet. After the flood, the woody debris is being removed to prevent damage to the reservoir and associated facilities, and blockage of the spillway and outlet.	\$850,000	\$577,775	\$96,296	\$175,929



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Kanemoto pump station removal/bank stabilization	Project consists of the emergency demolition of the Kanemoto pool's pump station and stabilization of the creek bank.	\$76,544	\$57,408	\$9,568	\$9,568
EPM - Channel hazard reduction non aggregate (v.0) and aggregate (v.1)	<p>Removal of non-aggregate flood deposited debris from St. Vrain Creek and Left hand Creek. Debris removal included timber and vegetation, washed out sections of concrete trail, and general trash and debris. This work was necessary to allow the channel to pass spring run-off flows without further flooding or infrastructure damage.</p> <p>Removal of flood deposited aggregate from St. Vrain Creek. Debris removal was limited to quantities that would allow passage of the 5-year storm flows and spring run-off. This work was necessary to allow the channel to pass spring run-off flows without further flooding or infrastructure damage. There is still a significant amount of flood deposited gravel debris that needs to be cleared to allow passage of storm flows higher than the 5-year storm.</p>	\$577,425	\$220,785	\$36,798	\$319,842
EPM - Pumping	Emergency by-pass pumping was contracted for Interceptor F and Trunk 3 when it was determined the river crossing had failed. The Interceptor F pumps were removed when the interconnections to Quail Neighborhood Trunk were complete. The pumping for Trunk 3 at Main Street will stay in place until the crossing is complete or a temporary lift	\$933,061	\$699,795	\$116,633	\$116,633



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
	station is installed.				
Sleepy Lion Emergency Road Repair	Repair of existing Button Rock Preserve access roadway which was heavily damaged and destroyed in multiple locations	\$90,344	\$40,475	\$6,746	\$43,123
Left Hand Channel Restoration	Repairs to Left Hand Greenway Trail and Left Hand Channel to restore to 100-year channel that existed prior to flood	\$3,162,227	\$112,429	\$18,738	\$3,031,060
Ralph Price Dredging	Heavy rain and flooding deposited both granular and woody debris into the Ralph Price Reservoir. 353,000 CY of granular debris was deposited in the north St. Vrain Creek Inlet area and an additional 4,837 CY of granular debris was identified at four other inlets of the reservoir. This project will consist of debris removal and dredging, earth work and re-vegetation, and improvements to existing roadways to handle heavy machinery.	\$5,428,766	\$4,071,574	\$678,596	\$678,596
Golden Farm Barn repair	Repair of the Golden Farms Barn at City Open Space/ Park, including repairs to the barn door and electrical system (site is associated with the St. Vrain Greenway).	\$4,289	\$3,217	\$536	\$536
Fire Training Center	Fence damage, removal of flood related debris.	\$22,616	\$16,962	\$2,827	\$2,827
Parks Building	Restoration of the Parks/Sunset Campus administration building and three warehouses including debris removal and the cleaning of the buildings that were flooded, replacement of drywall and painting, replacement of furnishings and building contents, replacement of air conditions and duct cleaning,	\$607,000	\$341,050	\$56,842	\$209,108



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
	and repair of parking area, fencing, and electrical charging stations.				
Equipment (vehicles/fire truck/boat)	During flood response, a fire department pumper, two public safety utility vehicles, and a boat were destroyed.	\$52,083	\$39,063	\$6,510	\$6,510
North and South St. Vrain Pipelines	Excavate pre-flood channel and use material to rebuild south bank of South St. Vrain Creek at diversion structure; replace damaged and/or destroyed portions of South Pipeline near diversion and at two creek crossings / Repair and/or replace seven cathodic test stations on the North Pipeline. Repair damaged sections of North Pipeline.	\$1,641,791	\$1,231,343	\$205,224	\$205,224
Sanitary Sewer Repair (F, Lykins)	Interceptor F Siphon is located west of Martin Street and was washed out during the flood event. Immediately following the flood, temporary pumping was put in place followed by the construction of two interconnections to the Quail Neighborhood Trunk Line. The siphon will be replaced at a greater depth to mitigate potential damage from future flooding. In addition to the siphon, several feet of 30-inch HDPE pipe was washed out. This will be replaced with cast iron pipe to prevent similar damage in the future. The 12-inch sewer line crossing Lykins Gulch at Airport Road was exposed due to erosion of the channel. The pipe is sagging but still operational. The crossing will be replaced in the future to prevent potential leaks.	\$919,170	\$689,378	\$114,896	\$114,896



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Wastewater Treatment Plant	Force Account Labor to bring the WWTP into operation following flood damage to the site and to flooded process buildings and equipment. Repair and/or replacement of process equipment submerged by floodwater in the headworks building, primary and secondary clarifiers, Return and Waste Activated Sludge Control Building, Digesters 1 & 2 Buildings, Ultraviolet Disinfection Basin, Dissolved Air Floatation Building, Nitrifying Trickling Filter Building, Sludge Storage Building, Foam Separator Building, Mechanical Dewatering Building, and four Personnel and Equipment Buildings and the 100-year storm outfall pipe.	\$271,750	\$203,812	\$33,969	\$33,969
Nelson Flanders WTP	Removal silt and restore residual pond access road damaged by flood water. Restore side slope on residual pond embankments. Replace sidewalk at Recycle Pump Station. Remove sediments from residual ponds.	\$193,446	\$145,084	\$24,181	\$24,181
Waterline repairs/insulation/LPC boring/St. Vrain Pump station/manhole	Repairs on the insulation of a 12-inch water line suspended under the Boston Street Bridge and an 8-inch water line suspended under the South Bowen Street Bridge that were damaged by floating debris, exposing the water lines.	\$80,296	\$60,222	\$10,037	\$10,037
Sanitary Sewer Repair (Trunk 3)	Sewer line crossing the St. Vrain at Main Street needs permanent repairs and mitigation work to eliminate active and on-going pumping efforts. This trunk line was damaged during the flood and	\$687,623	\$515,717	\$85,953	\$85,953



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
	discharged raw sewage until emergency operations were able to control the flow.				
Miscellaneous Trails Repairs	Minor trail repairs (concrete, fill and embankment) for Lykins Gulch, Left Hand and St. Vrain Greenway (Golden Ponds to Rogers Grove) trails.	\$490,689	\$317,105	\$52,851	\$120,733
Golden Ponds Park Trail Restoration Project	Repairs to trails at Golden Ponds and Rogers Grove Parks.	\$404,358	\$303,268	\$50,545	\$50,545
Greenway and Trails (St. Vrain Greenway)	Repairs to St. Vrain Greenway trail from Rogers Grove east to confluence of Dry Creek (currently engineering only and will be versioned as designs are developed).	\$5,000,000	\$1,291,193	\$215,199	\$3,493,608
Kanemoto Park / Pool facility	Repairs to Kanemoto Park including, pool, pump station, multi-use field repair, irrigation, lighting.	\$361,517	\$158,637	\$26,440	\$176,440
Twin Peaks Golf Course repair	Repairs to Twin Peaks Golf Course including restrooms' heaters, replacement of irrigation controllers, debris removal and turf re-establishment.	\$258,426	\$193,820	\$32,303	\$32,303
St. Vrain Greenway Repairs to Trail and Ponds at Multiple Areas	This project is being conducted as part of the Public Assistance Alternative Procedures Program. The project consists of repairs to the St. Vrain Greenway Trail and ponds at three locations (Sunset Street east to Boston Avenue, just west of Main Street to Martin Street, and Dry Creek to Sandstone Ranch).	\$29,325,130	\$21,993,848	\$3,665,641	\$3,665,641



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
HMGP Project: Wastewater Treatment Plant Protection	Mitigation measures consist of grading the St. Vrain River near the wastewater treatment plant, from Dickens Farm East Pond to the wastewater treatment plant, to increase river capacity to the 100-year storm level.	\$3,883,440	\$0	\$0	\$3,883,440
HMGP Project: Storm Water Drainage and Channel Widening	Reduce the risk of loss of life and property to areas located within the 100-year floodplain in a central area of the City. It consists of constructing a storm drainage project from Boston Avenue to Main Street on the St. Vrain River.	\$18,500,000	\$0	\$0	\$18,500,000
Repairs to sections of damaged roadways	There were numerous spot locations where sections of the roadway were washed out and damaged. There were 19 damaged roadway segments that have been repaired.	\$164,726	\$0	\$0	\$164,726
Permanent repairs to Hayden Court	Permanent reconstruction on over 400 lineal feet of Hayden Court is necessary due to washout and damage from the flood. This is an estimated cost.	\$115,000	\$0	\$0	\$115,000
Roadway repairs on Boston Avenue	This project consists of repairing damaged roadway on Boston Ave between South Pratt Parkway and runs west to the cul-de-sac. This is an estimated cost.	\$20,356	\$0	\$0	\$20,356
Longmont Dam Road/Spillway Road Permanent Repair	A consolidated project that includes four different phases. The overall Permanent Roadway Repair refers to completion of the City owned portion of the Longmont Dam Road, this includes final grading, installation of major culverts at drainage crossings, and gravel surface of the road. The spillway road consists of two sections of the portion of the	\$2,968,109	\$0	\$0	\$3,068,109



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
	roadway that goes to the top of the dam and access the spillway. The first portion was the repair of a section that washed out on the way to the spillway requiring construction of a gabion wall to reconstruct the roadway. The second section of the spillway road is the actual crossing of the spillway that was washed out in the flood. The final portion/phase of this overall project is repair to a section of the roadway that leaves County Road 80/Longmont Dam Road and crosses North St. Vrain Creek to access the North Pipeline Siphon.				
Longmont Dam	Repair of damage to Longmont Dam caused from the flood. Damage was not structural to the core of the dam but consisted of damage to outlet gates, batter boards the north line outlet to the reservoir and dam appurtenances.	\$127,450	\$0	\$0	\$127,450
Repair of City Parks and Button Rock facilities	Repairs to City Parks (Willow Farm Park, Rogers Grove (internal trails), Izaak Walton Park (trails, irrigation, signage), Left Hand Park (multi-use field restoration, backstop and volleyball sand), Golden Ponds (spillway and remaining trails), Valley Park (playground sand and sidewalk repair) and the recreational amenities at Button Rock Preserve (restrooms, signage, pier, parking lot, trails, trail counter, etc.).	\$1,000,000	\$0	\$0	\$1,000,000
Watershed Protection	Remove dead trees in the upper watershed to prevent logs from being transported down to the reservoir and reduce fire	\$7,000,000	\$0	\$0	\$7,000,000



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
	hazard. Stabilizing and armoring the creek bed on the St. Vrain below Button Rock to reduce scour and erosion. Acquire remaining vacant properties and return them to a natural state to protect the overall watershed.				
City of Longmont Airport Road Flood Protection Project (Western Boundary Flood Protection Project)	This project includes land/right-of-way acquisition to widen Airport Road along the west side of the road to allow construction of a raised berm and 8 foot wide sidewalk that would deflect flood flows south to the St. Vrain Creek. A raised berm and sidewalk along the west side of Airport Road from Mt. View Avenue south to the St. Vrain Creek, along with a culvert under the BNSF Railway spur line, would redirect flood flows from breeches in the St. Vrain Creek, such as happened in the September, 2013 flood, or overflows from McIntosh Lake, south to St. Vrain Creek rather than overtopping Airport Road and flooding neighborhoods to the east of Airport Road.	\$2,000,000	\$0	\$0	\$2,000,000
City owned Irrigation Ditch flood repair and flood protection	Part of the cost of irrigation ditch repairs was covered by FEMA, but a significant percentage of the cost was not. This project will be to complete repairs to irrigation ditches.	\$500,000	\$0	\$0	\$500,000
Ralph Price Reservoir - replacement water supply	This project will allow the City to obtain replacement water supply necessary to supply the City of Longmont with potable water during removal of granular debris deposited in the inlet of the reservoir during the flood. This is a cost related to a	\$540,000	\$0	\$0	\$540,000



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
	FEMA Alternate Procedures Project for aggregate debris removal of Ralph Price Reservoir but FEMA has indicated that they will not fund this portion of the project.				
St. Vrain Creek Channel Repair west of City - Hepp Property	During the flood of 2013, the St. Vrain Creek breached the natural channel west of Longmont and flooded a large area of the City. FEMA shared costs for temporary repairs, but it is necessary to master plan and install robust permanent repairs of this area to minimize the risk of future flooding of the Longmont urban area. Additional work beyond that eligible for participation by FEMA will be necessary in this area. Permanent repair at four times temporary repair (750K), repair west side at breach #7A (150K), Hygiene Road emergency channel (250K), Overbank protection north of Hygiene Road (150K), 100-year channel construction (200K).	\$1,500,000	\$0	\$0	\$1,500,000
St. Vrain Creek Overflow Channel west of City - Golden Property	This project includes acquisition of easements and construction of a flood overflow channel from Pella Ponds to the St. Vrain River to divert flood flows south to the St. Vrain. A flood overflow channel from Pella Ponds south to St. Vrain Creek would redirect flood flows from breaches in the St. Vrain Creek, such as happened in the September, 2013 flood, south to St. Vrain Creek rather than overtopping Airport Road and flooding neighborhoods to the east of Airport Road.	\$500,000	\$0	\$0	\$500,000
Highland Ditch	Improve the structural integrity	\$700,000	\$0	\$0	\$700,000



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
bank hardening to avoid future flooding at Nelson Flanders Water Treatment Plant	of the Highland ditch embankment adjacent to the Nelson Flanders WTP to prevent wash-out. Raise the level of the embankment by 10% in the proximity of the Residual Ponds. This project could be achieved with relatively low material costs using gabion baskets and riprap techniques.				
North Pipeline Reconstruction to minimize future flood damage	This project will eliminate several pipe crossings of the creek that were created by the post flood channel. In places, the flood exposed some of the pipeline or reduced the cover over the pipe and this project will eliminate the new crossings or move the line away from the river.	\$3,500,000	\$0	\$0	\$3,500,000
Pressurization of the South St. Vrain Pipeline	Line the existing 24-inch South Pipeline and replace existing manholes with pressurized manholes to allow pressurization of pipe flow which will increase capacity of the pipeline. This would increase resiliency of the system so that if damage occurs to the North Line, more water could be delivered to the treatment plant through the South Line.	\$2,403,780	\$0	\$0	\$2,403,780
Raw Water INC Improvements	This project would focus primarily on Longmont's operation of the St. Vrain system (North/South) and could leverage existing monitoring stations to provide comprehensive basin flow/level data. It would also collect data at key impoundments such as Ralph Price and Longmont Reservoirs.	\$1,000,000	\$0	\$0	\$1,000,000
PB-192, Flood Response	This project will enhance emergency mobilization of	\$500,000	\$0	\$0	\$500,000



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
Capability Enhancements	crews and heavy equipment including full back-up power generation, SCADA monitoring, and equipment storage.				
Extending Lyons Wastewater Treatment Plant Outfall Line	This project consists of the installation of an 8-inch sanitary sewer line from the Lyons Wastewater Treatment Plant approximately 2,000 feet along the south bank of the St. Vrain Creek to a point immediately below the Highland Ditch Diversion. The need and purpose of the project is to convey the effluent from the Lyons WWTP to a point below the Highland Ditch which is also a point of diversion for the City to deliver water to the Nelson Flanders treatment plant. The Intergovernmental Agreement between Lyons and Longmont calls for this outfall line extension to be included as an unmet need.	\$465,000	\$0	\$0	\$465,000
Design of 100-year floodplain channel	This engineering project consists of an analysis of spring run-off and the conceptual design of the 100-year channel through Longmont.	\$338,321	\$0	\$0	\$338,321
St. Vrain Creek 100-Year Floodplain Channelization	This project includes land acquisition and widening of the St. Vrain Creek channel to increase storm flow capacity to carry the 100-year flood flows. The extent of this project is from the confluence of Lykins Gulch and St. Vrain Creek west of Hover Street on the upstream end and continuing downstream to the City's wastewater treatment plant on the east end. Master planning of needed re-channelization and improvements began in	\$90,000,000	\$0	\$0	\$51,500,000



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
	October, 2013 following the floods and is scheduled to be completed in 2014.				
Relocation of Fire Training Center	During the flood, the City's fire training center was impacted and needed to be restored. The site currently sits next to a drainage site and should be moved to promote resiliency. Planned city residential development will be impacted by smoke from the facility, and a planned City road connection will run right through the current site. Several sites have been identified that would work better.	\$7,200,000	\$0	\$0	\$7,200,000
Additional emergency shelter generators	The City uses city owned facilities as emergency shelters. Only one has a generator backup. Additional sites that need generators include the Senior Center, the Recreation Center and the Utility Center. Costs vary, but based on the current installation at the Memorial Building the estimates include generators for the Senior Center (\$50,000), Recreation Center (\$75,000), and Utility Center (\$75,000).	\$200,000	\$0	\$0	\$200,000
Unreimbursed public safety costs from flood response	These include necessary purchases like rubber boots, additional cones, barricades, etc. that were not FEMA eligible expenses.	\$30,000	\$0	\$0	\$30,000
Municipal Buildings UPS Repair and Replacement	Uninterrupted Power Supply systems or "UPS" provide electrical power for specific equipment, for a predetermined time period, when a building experiences a power outage. This back up power will keep equipment on line until it can be properly	\$12,250	\$0	\$0	\$12,250



Project	Project Description	Total Cost	FEMA Share	Colorado Share	City Unmet Need
	shutdown or transferred to another backup system such as an emergency generator. These UPS systems and control equipment will approach their expected service life or will need substantial repair to maintain working order as listed over the next five years. 2014 scope will add small package UPS/generator combination units to various locations to support network loop connectivity from Enterprise Technology Services for the utility operations during a power outage.				
3-year etherswitch Power over Ethernet (PoE) replacement program	PoE switch gear provides power to support the City's VoIP based phone system. With the installation of these switches, centralized power supply for all the phones attached to the switch will be possible. In the event of a power outage, support of the switch with a combination of UPS and generator backup to ensure that the phones continue to work will be possible. This improves the ability to communicate with customers in an emergency and creates a safer internal environment for employees.	\$40,000	\$0	\$0	\$40,000
Total Funding Received				\$79,934,327	
Total Funding Required				\$199,607,038	
Total Unmet Need				\$119,672,711	



Section 4 Business and Economy

Introduction

The September flood in 2013 caused wide-spread disruption to the operations of local businesses with physical damage to buildings, inventory and equipment loss, and revenue loss both during and after the flood. The effect of the flood was not contained solely to businesses within the flood zone, as road closures, power outages, and flood-related duties preventing employees and customers alike from reaching businesses. Many businesses have found that the majority of these losses will not be reimbursed by their insurance company, leaving them to carry most of the financial weight.

In an effort to assess the needs of Longmont businesses, the Boulder County SBDC, Longmont Chamber of Commerce, and City of Longmont partnered to send a small survey out to local businesses. These businesses were asked about direct and indirect damages to their business as well as flood related costs that they incurred.

A comparison of the flood extent and businesses within a 100 foot buffer of the extent indicates that there was a maximum of 327 businesses that could have been damaged by the flood. The types of businesses impacted ranged from major national retailers, to local businesses offering retail goods, manufacturing and other services (auto repair, flooring, fabrication, contractors, etc.). Businesses reopened and began providing goods and services to the community and to external markets as quickly as possible. Information from the Boulder County SBDC indicates that three Longmont businesses have closed permanently as a direct result of the flood and associated damages.

2013 Local Impact and Priority Survey

In the December 2013 Local Impact and Priority Survey, it was noted that approximately 150 parcels that were zoned for commercial or industrial use were impacted by the flood. Prior to the flood, the unemployment rate in Boulder County was marginally decreasing, with the national and regional economic recovery providing more jobs. As most businesses located in the flood-impacted areas were open by December, job losses directly related to the flooding were thought to be minimal. As mentioned in the text above, it is currently known that three businesses in Longmont have closed permanently because of flood-related damage and associated costs. Information from the OUR Center, also located in the section on public service and non-profit organizations below, documented 94 cases of flood-related unemployment or job loss since September 2013. 20 of their clients reported lost income due to the flood and 12 reported people losing jobs because of the flood. While the flood brought construction and home repair jobs into the area, that didn't necessarily provide income or jobs to these 32 households.

Business Impact Assessment, Damages to Inventory, and Loss of Business

LONGMONT BUSINESS RECOVERY GRANT

The City of Longmont developed a Longmont Business Recovery Grant to assist existing City businesses occupying locations within commercial, industrial and mixed use zoning districts with rebuilding and recovery after the recent flooding that affected the City. The maximum grant was 25% of eligible project



costs, up to \$5,000 per business, and did not cover lost inventory or equipment. In order to participate, the business must have been open and active prior to September 12, 2013. Although 20 businesses initially applied and 14 businesses received the local grant, the number of businesses responding should not be considered as an indication of the breadth and depth of impact to the business community resulting from the flood. General feedback from the major businesses interviewed as well as survey responses indicated that while there was a favorable view towards the City's initiative, the maximum possible grant amount was not sufficient to devote the time and resources for the application process when the businesses were facing needs far in excess of the \$5,000 maximum.

BUSINESS IMPACT ASSESSMENT

Under HUD rules, CDBG-DR fund can be used to address the unmet needs of businesses from direct and indirect damage impacts. Direct impact from the flood takes the form of flood waters ruining inventory, equipment, supplies, machines and/or physically damaging structures. Indirect impact has far more latitude but must be directly connected to the September 2013 flooding.

Unmet need from indirect impact can be significant and is at risk of being under counted in Longmont. Sources of indirect impact include businesses inside areas that were cordoned off because of the flooding but did not suffer physical damage. Such situations result in supplies not being delivered as well as customers and employees not having access. Businesses within Longmont also experienced situations where the business was outside of cordoned areas but employees were inside the flood zone and could not come to work, causing businesses to curtail and/or shut down for periods of time. Impacts from flood related power outages are another example of indirect damage. Traditional sources of disaster assistance, such as insurance, are often not able to address indirect impacts and in most cases are unable to meet one of the greatest sources of need for businesses.

To gauge both the direct and indirect impact that the flood had on Longmont businesses, a survey was sent to businesses through various sources including the Boulder County SBDC and the Longmont Chamber of Commerce. The survey focused on capturing trends of indirect impact in the City.

The responses received to date offer solid insight into the range of indirect impact which disrupted business operations. Impacts and damages include:

- » Internet service down for multiple weeks
- » Loss of customer base
- » Clients suffered losses and no longer can afford services
- » Loss of production time due to power loss
- » Sole proprietor's home was flooded and needed to close business to address home repairs
- » Area cordoned off and had no access

Among businesses, the source of cost impact is primarily identified as working capital. There is a range of flood-related reasons behind the drain on working capital businesses faced, including:

- » Unexpected replacement of product
- » Building damage that needed repair
- » Covering losses from lack of customers



- » Repairing damaged equipment and machines
- » Covering payroll, utilities, etc. with no income

There were 20 responses from businesses that could be identified within the city limits. It should be noted that the response was considered reliable and reasonable based on the short timeline involved in seeking responses and does indicate that there is considerable interest within the business community both in communicating their experiences and in needing additional assistance.

The most significant message from the survey responses is that businesses took whatever actions necessary, primarily within resources available to the business, to overcome the challenges resulting from the flooding and to resume full operations. This means that the foremost need that CDBG-DR funds can address is replenishing businesses' working capital, which was adversely affected by flood impact. Based on HUD rules which allow for reimbursement of repair costs but prohibits reimbursement of funds already spent for other types of costs (i.e., inventory), the only established and accepted means to address business needs in situations where a business has already spent the funds is through a program to inject prospective working capital back into the business.

When taking into account the various private sources of funding used, from lines of credit to bank loans, 68% of those responding identified those private sources as covering most or all of their recovery needs, all of which is covered under unmet need.

The total unmet need from the responses is approximately \$4.5 million. This amount excludes funds previously received and does not duplicate any benefits for the 20 Longmont businesses. Within the survey, there were two businesses that suffered larger-than-average damages and while their stories are addressed in the direct outreach section below, their unmet need is captured in the \$4.5 million unmet need figure. When excluding those two anomalies and looking at the truly small businesses which responded, there was an average unmet need in excess of \$25,000 per business. The needs of most Longmont businesses fall within the \$50,000 maximum award of the existing Recover Colorado Business Grant and \$100,000 Recover Colorado Business Loan Programs.

Within Longmont, there were 327 businesses registered with the City that were located either in or within a 100 foot buffer of the flood extent. These businesses suffered both direct floodwater damage and the indirect impact of the flood through road closures and cordoned off zones. Assuming that the 44 small business receiving SBA disaster loans and the 20 businesses from the survey were part of the 327 business mentioned above, there are at least 263 other businesses that were affected. Based on the conservative calculation of \$25,000 in average impact among the small business survey respondents there is potential unmet need of \$5,750,000.

DIRECT BUSINESS OUTREACH

During the development of the 2013 Local Impact and Priority Survey and the Longmont Business Recovery Grant application period, the City learned about several businesses that sustained higher than average damages. Since both of these businesses have also participated in the impact assessment, the value of their unmet needs is incorporated into the results above.

One business is a property management company that owns two buildings which were heavily damaged by floodwaters. The commercial buildings were rented out and 16 tenants had to be relocated until the



buildings were able to be repaired. With \$948,000 of \$2,700,000 in damage caused by the flood being covered by insurance, the company was left with an uncovered and unmet need for \$1,752,000 in funds for reconstruction and recovery. The amount of assistance required by the 16 tenant businesses is estimated to be \$1 million in working capital alone because of being forced to operate in other locations temporarily or not to operate for several months until the buildings were repaired. This estimate is based on the cost to duplicate basic operating needs when a business is abruptly forced to relocate and ranges from communications to materials and supplies to utilities. It should be noted that the management company was proactive in assisting all of the tenants in finding temporary space which is likely why the businesses operated below the radar screen, in terms of seeking help either from the City or the SBA. However, even with space being provided, there were unanticipated operating costs.

Another local business that was affected by the flood had over \$1 million in economic injury impact, \$350,000 in building damage, \$650,000 in equipment loss, and \$125,000 in inventory loss. After \$300,000 insurance payouts and \$5,000 from the Longmont Business Recovery Grant, they have a remaining total estimate of over \$1,500,000 in damages. The company did not apply for SBA disaster loans because interest rates on the amount of damages received were higher than the rate the business could secure from a private lender. It should be noted that the HUD duplication of benefit rules allow general commercial loans to be counted as unmet need to be addressed through working capital.

This large gap in recovery funds and damage is not covered in the SBA applications, as shown through the experience of these two businesses. It is worth noting that it is not an unusual trend to see more established local businesses pursue a “known quantity” when faced with the choice between accessing known resources like private loans or pursuing disaster assistance such as SBA disaster loans, even though the decision impacts their working capital reserves and overall debt picture.

With a total employment of only 210 employees, the second local business qualified as a small business, however, their annual sales exceed the SBA benchmark to qualify as a small business. The business loss coverage in their commercial insurance policy pays for any kind of interruption except flood interruption. They lost over four months of business and profits while their factory was being rebuilt. These losses cannot be counted directly as unmet need under HUD rules but it does serve as a factor in assessing impact to available working capital. This business’s unmet need is conservatively estimated to be \$1,500,000.

COLORADO SPIRIT

From April to June 2014, teams from Colorado Spirit conducted outreach with Longmont businesses. Their purpose was to spread the word about the SBDC business grant, CDBG – DR agricultural grant, informational meetings, and provide emotional support for businesses throughout the recovery process. Outreach efforts focused on specific geographic areas that were flood impacted, as well as word-of-mouth referrals by the community. Colorado Spirit had difficulty connecting with home-based businesses due to the challenges of locating these businesses. Most small businesses used their own personal savings to clean up and rebuild in order to continue operating. The organization noticed business owners were concerned over the amount of documentation and work required for small grant programs like the State’s Recover Colorado Business Grant program.

Colorado Spirit met many small business owners who suffered great losses and received little or no financial help in their recovery. While most received volunteer help to muck out and clean the physical



locations, loss of revenue and equipment was not covered by FEMA. They found that some businesses simply took the hit, spending anywhere from \$10,000 to \$100,000 to replace equipment. While Colorado Spirit was not able to gather concrete numbers on job loss, they were told by employers that as a consequence of spending money to recover directly, some had to let employees go.

United States Small Business Administration

The SBA provides disaster loans to businesses that were impacted by the September 2013 flood. According to SBA loan information from June 2014, 98 businesses had requested Business Physical Disaster Loans and Economic Injury Disaster Loans (EIDL). Business Physical Disaster Loans are loans given to businesses in order to repair or replace disaster-damaged property owned by the business, including real estate, and EIDLs are treated as working capital for use to replace inventories, supplies, machinery and equipment. Businesses need to meet small business definitions under the NAICS code size standards (either employees or sales) to be eligible for this kind of loan. Private, non-profit organizations such as charities and private non-profit universities are also eligible. As of June 10, 2014, 84 Longmont businesses applied for Business Physical Disaster Loans. Of these, 36 were approved for \$3,149,600 in assistance, for an average of \$87,489 per loan.

Table 34: SBA Business Physical Disaster Loan Applications

Business Loan Applications	Number of Applications	Average Cost of Loan	Total Loan Amounts
Total	84	\$87,489	\$7,349,066
Approved	36	\$87,489	\$3,149,600
Remaining Unmet Need*	48		\$4,199,466

The second kind of SBA business loans address indirect impacts from the disaster that resulted in loss of business. The loans are available to businesses in Longmont are EIDLs. These are working capital loans to help small businesses, small businesses engaged in aquaculture, and most private non-profit organizations and these loans are intended to assist through the disaster recovery period. EIDL assistance is available only to entities and their owners who cannot provide for their own recovery from non-government sources, as determined by the SBA. As of June 10, 2014, 14 Longmont businesses had applied for EIDLs. Of these, eight were approved for \$582,200 in assistance, for an average of \$72,775 per loan. These numbers may change in the future, as the application filing deadline for SBA loans was extended to June 16, 2014.

Table 35: SBA Economic Injury Disaster Loan Applications

Economic Injury Disaster Loan Applications	Number of Applications	Average Cost of Loan	Total Loan Amounts
Total	14	\$72,775	\$1,018,850
Approved	8	\$72,775	\$582,200
Remaining Unmet Need*	6		\$436,650



The above information is another indication of the breadth and depth of the 2013 flood's impact among the business community in Longmont. In order to avoid duplication of benefits, the amount of SBA loans to businesses are deducted from the unmet need. It should be noted that past experience with events in other areas has shown that SBA business loans do not cover 15% to 20% of the actual total need. New York City is currently seeing a general unmet need of 20% with businesses that have received SBA loans. This means that with a conservative estimate of 15%, businesses with approved SBA loans currently totaling \$1,018,850 potentially have an additional \$559,770 in remaining unmet need.

*The remaining unmet need identified in the two charts above reflects action not taken by the SBA on loan applications with the primary reasons being that the Applicant withdrew or the SBA determined Applicant's financial standing did not qualify it for a loan. However, in both cases such unmet need qualifies under the CDBG-DR rules and can be factored as part of overall need. It should be noted that the estimates are based on SBA loan verifiers' judgment even though loans were not issued.

Economic Revitalization Needs

In the March 5, 2013 Federal Register (78 FR 14335), HUD strongly encourages grantees "to envision economic revitalization as a cornerstone of long-term recovery." HUD states that:

"Economic revitalization is not limited to activities that are 'special economic development' activities under the HCA Act, or to activities that create or retain jobs. For CDBG-DR purposes, economic revitalization can include any activity that demonstrably restores and improves the local or regional economy, such as addressing job losses. Examples include providing loans and grants to businesses, funding job training, building education facilities to teach technical skills, making improvements to commercial/retail districts, and financing other efforts that attract/retain workers in devastated communities."

The City of Longmont believes pursuing the planning and implementation of the St. Vrain Blueprint for development is a perfect economic revitalization project that will offer opportunity for creating jobs while also allowing the City to increase resilience to future flooding. For years, the City of Longmont has been transforming the St. Vrain River Corridor (the St. Vrain Greenway) into a signature community asset that could foster continued investment and development along the corridor. Prior to the 2013 flood event in Longmont, the City Council discussed on several occasions the need to reconstruct the St. Vrain corridor to mitigate the flood hazard potential.

Finalizing the plan for the St. Vrain Blueprint became a priority after the September 2013 flood as a result of the severe damage to the community and the need to begin rebuilding and recovering from the flood as quickly as possible. Reconstructing and rebuilding the greenway is seen as a measure of the community's resiliency and ability to recover and rebuild.

Improvements to key segments of the St. Vrain River corridor and adjacent properties will enhance and improve the quality of the natural environment within the corridor as well as have positive economic impacts for the community. The St. Vrain Blueprint goals are to significantly reduce property and life safety hazards due to flooding, create an enhanced, attractive, park-like environment that is Longmont's "crown jewel", and leverage safety improvements and a beautiful greenway park to encourage quality investment and economic development on adjacent properties along the greenway.



SAINT VRAIN BLUEPRINT IMPLEMENTATION

Implementation of the St. Vrain Blueprint will have an important contribution to the recovery and revitalization of the community in a number of ways. The St. Vrain Greenway is a treasured community asset which is an important part of the community's identity. Restoration and investment in community level infrastructure adds value to adjacent properties and enhances their redevelopment potential. Restoring the greenway will also have a great psychological impact on the confidence in the community's ability to recover physically and economically. Implementing the land use redevelopment strategies of the St. Vrain Blueprint will identify opportunities for private sector redevelopment in areas where the redevelopment will yield higher levels of economic use that presently exist in areas which will be removed from flood hazard areas as a result of the re-channelization and greenway reconstruction.

As a prelude to more finely grained engineering design, the City embarked on a community involvement process and planning effort aimed at developing design concepts for an enhanced greenway experience and land use changes along the creek corridor to realize redevelopment opportunities along an improved greenway. Preliminary greenway design concepts for corridor sections between Hover and Martin Streets have been prepared along with recommendations for land use along the greenway to best realize the adjacent property enhancements as a result of greenway improvements (and now in the post flood condition – greenway reconstruction). This planning effort has been named the St. Vrain Blueprint.

A recent engineering study on how to reduce flood hazards along the St. Vrain discovered that several strategic improvements could remove large areas of the city from the flood zone. The goal is to explore and develop a vision for special public places along the Greenway in coordination with the river engineering project that will reduce the floodplain area along the river corridor. The study will also identify the potential for trail linkages between the Greenway and the Downtown, Twin Peaks Mall, Harvest Junction Commercial Center, Boulder County Fairgrounds, proposed Dickens Farm Park, and the overall city-wide trail system.

One of the guiding principles of the redevelopment is that the area is to evolve over time into an area with a variety of land uses that co-exist. The intention is not to remove land uses from the area but allow new uses to be added that address the needs of the community, including its economy. Areas immediately adjacent to the greenway and related park and open space should be developed for uses that bring people to the area as well as activities that complement the recreational aspect of the amenities.

The approximate cost of implementation will be approximately \$12.8 million.

Summary

Businesses in Longmont have a large unmet need for assistance with recovery from the September 2013 flood, even with taking advantage of local resources. A number of local companies have applied for Business Physical Disaster Loans and EIDLs from the SBA, reinforcing the impact on them from the flooding, but the need for additional assistance still exists. Some businesses lack sufficient credit history, an ability to repay all loans, and sufficient collateral to be eligible for loans as demonstrated by the number of loans SBA chose not to approve. Other businesses feel that interest rates on the disaster



loans are too high to be able to pay the loan back and remain in business. A handful of local businesses applied for and received the local Longmont Business Recovery Grant, but with equipment and inventory loss being ineligible and a maximum award of \$5,000, this did little to help. The total estimated unmet need for businesses and economic recovery in Longmont is \$15,445,886.

There are two clear takeaways from the business assessment in relation to the CDBG-DR use of funds:

1. The overwhelming primary need in Longmont is for working capital.
2. The average amount of assistance needed to have a beneficial impact, in support of small businesses, is far higher than the State’s current cap of \$10,000 per applicant.

Other specific impact notes:

- » It is a policy choice by the State whether to employ the definition of small business by employee size or annual sales. Generally, employee size is far more beneficial in reaching as many businesses as possible because there are many small businesses with robust annual sales volume. This is evidenced by Longmont’s business stories, identified in the text above.
- » CDBG-DR funds are viewed not only as last resort funds (when all other forms of assistance such as SBA loans and insurance have been exhausted) but also as means for providing funds to businesses at higher risk (i.e. poor credit scores) which make them ineligible for SBA or conventional loans. The latter point is very important because it is not unusual for small businesses impacted by a disaster to face credit issues. The HUD guidance is to make an assessment whether use of funds is necessary and reasonable but HUD does not set standards for what necessary and reasonable means. The CDBG-DR grant recipients are allowed to set policy on standards for necessary and reasonable, including the ability to provide funds to high risk businesses, unlike other federal entities such as SBA which are required to adhere to defined credit standards that preclude assistance to high risk businesses.

Table 36: Summary of City-Wide Business Projects and Unmet Need

Business Area	Project	Estimated Total Cost	Estimated SBA Funds	Estimated Unmet Need
Business Impact Assessment	Unmet needs of businesses surveyed.	\$4,500,000	\$0	\$4,500,000
Business Impact Assessment	Unmet need of additional impacted business.	\$5,750,000	\$0	\$5,750,000
SBA	Business Physical Disaster Loans.	\$7,349,066	\$3,149,600	\$4,199,466
SBA	Economic Injury Disaster Loans.	\$1,018,850	\$582,200	\$436,650
SBA	Unmet need related to approved disaster loans.	\$559,770	\$0	\$559,770
Economic Revitalization	St. Vrain Blueprint Implementation.	\$12,800,000	\$0	\$12,800,000
Totals		\$31,977,686	\$3,7331,800	\$28,245,886



Section 5 Planning, Public, and Community Services

Introduction

The response of Longmont residents, public service organizations, faith-based communities, and non-profit organizations to the September 2013 flood was and continues to be amazing. Volunteers prove to be dedicated and quite versatile in the services provided, including assistance at emergency shelters (even running a shelter at LifeBridge Christian Church) to helping organize and open the Disaster Assistance Center (DAC). The Longmont DAC used approximately 170 volunteers and 15 City staff per day for three weeks. In addition to assisting at the shelters and DAC, for weeks volunteers helped clean out individual houses, provided child care, meals, temporary shelter, labor for construction projects, and organized donations. Many volunteers continue to help with targeted projects. At the time of the Local Impact and Priority Survey in December 2013, the City had identified the following number of volunteers that assisted Longmont with flood recovery efforts:

Table 37: City of Longmont Flood Recovery Volunteers

Volunteer Organization	Number of Volunteers
LDS Church	1,240
LifeBridge Christian Church	533
Bethlehem Lutheran Church	21
White Fields Church	48
Samaritan's Purse	1,407
Longmont Meals on Wheels	12
Salvation Army	123
Other	44
Total Volunteers	3,428

Despite all the initial community involvement and the on-going support that organizations are continuing to provide, many residents experienced flood-related difficulties associated with securing affordable housing, food supplies, clothing, and other items. Organizations like HFHSV and LifeBridge Christian Church still currently have requests for flood-related assistance. Habitat for Humanity is preparing for an influx of volunteers and groups over the summer of 2014 to assist with the construction of new units for displaced residents and repair of units that were damaged by the flood. The City of Longmont has identified additional staffing positions and comprehensive planning studies that will help ensure the City's resiliency to future disasters and improve the City's long-term recovery.

Boulder County Housing and Human Service

Data from the Boulder County Department of Housing and Human Services (BCHHS) was obtained for January 2012 through April 2014. During 2012, the department provided an average of 15,213 Longmont residents per month with financial assistance, food assistance (Supplemental Nutrition Assistance Program), and medical assistance programs. In 2013, the department helped an average of 15,128 unique clients per month with assistance. Over the course of 2012 and 2013, assistance to clients



in Longmont consisted of 41.6% - 46.4% of the total unique clients receiving assistance in Boulder County. One month prior to the September 2013 flood, Longmont residents comprised 44.4% of the total clients in Boulder County.

In 2014, Boulder HHS has helped an average of 16,940 Longmont clients per month. This increase from the previous year has been a product of need from families affected by the 2013 flood and increased program eligibility. From one month before the flood in August 2013 through April 2014, the number of unique clients in Longmont has increased 18%, from 14,969 to 17,671. From January 2012 to August 2013, the amount of Longmont clients receiving assistance was experiencing a general downward trend. However, the financial and food assistance program caseloads experienced an increase in September and October 2013 due to the flood as affected families sought help.

The medical program in Longmont and across Boulder County has been experiencing increased client numbers since November 2013 due to the Affordable Care Act. These numbers are reflected in Figure 2 below. Boulder HHS experienced increased demand for public assistance in Longmont as a direct result of the September 2013 flood and demand continues to increase as a result of the Affordable Care Act. While the department cannot put a dollar amount of on the estimated remaining needs of residents, they acknowledge that the need for financial, food, and medical assistance is unlikely to be eliminated anytime soon.

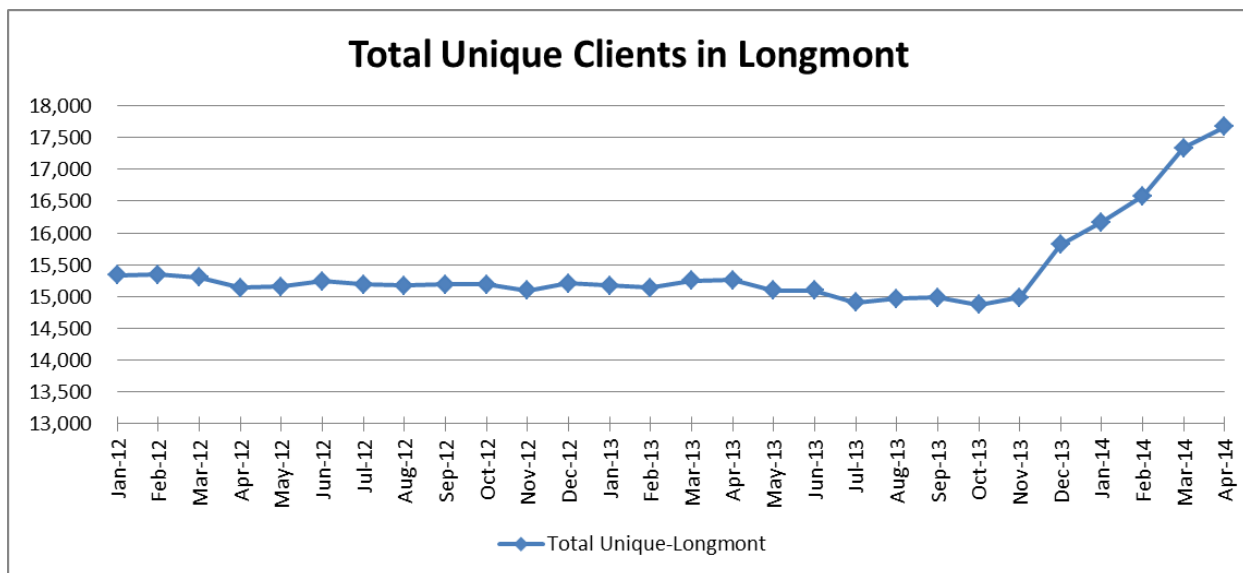


Figure 2: Public Benefit Caseload in Longmont

City of Longmont Disaster Recovery Staffing

The City of Longmont was one of the hardest hit areas during the September flooding event. Staff across the City has been working non-stop since the flood struck and many are still involved with flood recovery on a daily basis. With significant time still needing to be spent on the effort, the City has a need to augment staffing. There are several positions directly related to flood recovery and recovery project management needed within the City. Longmont has already procured Hagerty Consulting, Inc. to assist



with their Disaster Recovery needs. The City’s existing contract vehicle can include the implementation of disaster recovery programs if Longmont believes there is need for additional support beyond their own staff capacity. As disaster recovery programs and Action Plans are developed, staff needs will continue to be evaluated.

PWNR needs an Administrative Assistant, Project Manager, Infrastructure Grant Management Specialist and a Watershed Ranger. The unmet need associated with these positions is estimated to be \$737,980.

The Housing and Community Investment Division within the Department of Community Services is in need of five people to help support CDBG-DR housing programs that the City will manage. Portions of their salaries will be covered under the CDBG-DR grant but since each position will not be dedicating 100% of their time to the programs, there is a need for assistance. The positions include a Temporary Rental Assistance Case Manager, Intake/Loan Specialist, Accountant, Rehabilitation Inspector, and Administrative Assistant. The total need associated with these positions over the two year program life is \$113,403.

Table 38: City Staffing Needs

City Agency	Staffing Position	Description	Estimated Total Cost	Estimated Unmet Need
PWNR	Administrative Assistant	This position is needed to help track and assemble files and submittal information required by FEMA or other grant agencies for flood recovery efforts. Additionally, the position is needed to address the unmet need for administrative help with tracking, managing and summarizing information and records related to the following areas related to impacts on the storm water program related to growth in the community. Duties related to the storm water program include: Development and storm water control design review, issuance/renewal/termination of storm water permits (both construction and post-construction), construction inspection, and post-construction BMP inspections.	\$58,020	\$58,020
PWNR	Project Manager	This position is needed to review new development projects resulting from growth in the City. Without this position, flood	\$96,960	\$96,960



City Agency	Staffing Position	Description	Estimated Total Cost	Estimated Unmet Need
		recovery projects and new park and trail development projects will continue being deferred.		
PWNR	Infrastructure Grant Management Specialist	This position is needed over an estimated five-year timeframe to assist PWNR with managing flood-related disaster recovery grants. This position will include grant writing, tracking, and closeout.	\$500,000	\$500,000
PWNR	Watershed Ranger	This position is needed to assist in managing flood recovery projects at Button Rock Preserve (work at Ralph Price Reservoir and roads), coordinate work with the adjoining neighbors and manage public usage to minimize conflicts.	\$83,000	\$83,000
CDBG	Case Manager - Temporary Rental Assistance (TRA)	This position is needed to assist clients in the TRA program with applications assistance, finding suitable rental housing, accessing additional flood related assistance, and developing an exit strategy for when the temporary assistance ends. Case manager will also provide interpretation services for Spanish speaking clients.	\$105,664	\$52,832
CDBG	Intake/Loan Specialist	This position is needed to process all DR housing applications, including the initial review to determine completeness of the application, communicating with the applicant, and determining initial eligibility for three DR housing programs.	\$124,276	\$12,428
CDBG	Accountant	Perform responsible administrative accounting duties involved in the maintenance of financial and statistical records. Primary duties involve record keeping, data entry, reconciling budgets and expenditures for the City's Housing and Community Investment Division programs and	\$70,250	\$10,537



City Agency	Staffing Position	Description	Estimated Total Cost	Estimated Unmet Need
		grants, prepare reports, monitor the Divisions budgets and research funding information. Reconcile data between PAL, Iseries, and IDIS systems.		
CDBG	Rehabilitation Inspector	This position is needed to assist with processing rehabilitation inspections, develop write-ups, handle bidding and manage home repair jobs.	\$124,000	\$31,000
CDBG	Administrative Assistant	This position is needed to provide administrative support to the three CDBG-DR programs: screening phone calls and walk-in clients, setting up client files, filing and office management.	\$108,160	\$6,606
Total Cost			\$1,270,330	
Total Unmet Need				\$851,383

City of Longmont Comprehensive Planning Needs

Due to the extensive damages to the City and County’s infrastructure, comprehensive planning studies are needed to ensure that the best designs are implemented to provide for long-term recovery and increased resiliency to future disasters. The City has need for the following planning efforts.

AREA STREAM RECOVERY MASTER PLANNING EFFORTS

As part of Longmont’s flood recovery efforts, it became apparent that master planning efforts would be necessary to coordinate long term stream recovery efforts for the St. Vrain, Left Hand, and Boulder Creeks. These stream recovery efforts include but are not limited to rechanneling, stream bank armoring, restoration of stream bed stability, and floodway repair management. To initiate this master planning process, a number of entities jointly formed together, applied for and received a grant from the Colorado Water Conservation Board (CWCB) to complete the master planning effort.

Each of the creeks has their own corresponding master plan and each effort is being led by a separate coalition. The St. Vrain Creek Coalition is heading the effort for the St. Vrain Creek Master Plan and is led by Boulder County. The coalition also includes Longmont, Lyons, CWCB, Colorado Department of Transportation (CDOT), US Forest Service, St. Vrain and Left Hand Water Conservancy District and the USDA Natural Resource Conservation Service. The planning efforts for Left Hand Creek and Boulder Creek are being led by the Left Hand Creek Coalition and the Boulder Creek Coalition, respectively.

The total cost for the St. Vrain Creek master planning effort is \$370,390. CWCB provided a grant for the majority of this cost and Boulder County is contributing additional funding. It is estimated that Boulder County will ask Longmont to contribute approximately \$50,000 for the study effort. The master plan for



Left Hand Creek is estimated to cost \$350,000 with the City being responsible for \$50,000. The Boulder Creek master plan is also estimated to cost \$350,000, with an unmet need for the City of \$5,000.

ST. VRAIN BLUEPRINT ENGINEERING PLAN

The engineering and planning study for the Saint Vrain Blueprint identifies how the City can reduce flood hazards along the St. Vrain and discovered that several strategic improvements could remove large areas of the city from the flood zone. The goal is to explore and develop a vision for special public places along the Greenway in coordination with the river engineering project that will reduce the floodplain area along the river corridor. Preliminary greenway design concepts for corridor sections between Hover and Martin Streets have been prepared along with recommendations for land use along the greenway to best realize the adjacent property enhancements as a result of greenway improvements. The cost of the engineering and planning study for the Saint Vrain Blueprint is \$257,000.

Additional details on the St. Vrain Blueprint and the City’s unmet need for implementation and construction are discussed in the Business and Economy Section above.

CITY OF LONGMONT ASSESSMENT OF UNMET NEEDS AND OTHER PLANNING PROJECTS

The City of Longmont has been proactive in assessing its total unmet needs due to the flood disaster in September 2013. The City has engaged several of their own staff as well as procuring a disaster management firm to ensure that the City has a comprehensive understanding of all unmet needs and sufficient information to make informed determinations for its recovery strategy. Costs to cover these planning needs are unmet at this time and total approximately \$150,000.

Table 39: City Planning Projects and Unmet Need

Project	Estimated Total Cost	Estimated Funds Received	Estimated Unmet Need
St. Vrain Creek Master Plan	\$370,390	\$320,390	\$50,000
Left Hand Creek Master Plan	\$350,000	\$300,000	\$50,000
Boulder Creek Master Plan	\$350,000	\$345,000	\$5,000
St. Vrain Blueprint Engineering Plan	\$257,000	\$0	\$257,000
City of Longmont Assessment of Unmet Needs and Other Planning Projects	\$150,000	\$0	\$150,000
Totals	\$1,477,390	\$965,390	\$512,000

Community and Non-Profit Groups

LIFEBRIDGE CHRISTIAN CHURCH

On September 12, 2013 LifeBridge Christian Church opened as an Emergency Shelter at the request of County emergency officials. The church served as an evacuation center and emergency shelter for the next 10 days for local residents from across the area. They provided shelter for over 1300 evacuees and 500 first responders. Additionally, LifeBridge served 16,000 meals during this time and distributed over 40,000 pounds of emergency relief supplies. Beyond sheltering, the church also served as an evacuation



resource center for the duration of the emergency. This included "Safe & Well" registration for more than 2,700 people, offering general flood related information and immediate financial assistance, distributing temporary access permits, providing services for families to apply for federal emergency aid, assisting in housing searches, and coordinating medical and mental health services. The church also provided non-critical flood information phone coverage for Boulder County. During this time they focused their entire staff and coordinated hundreds of volunteers to provide these services. LifeBridge staff worked 3,590 hours and volunteers provided 4,264 hours of service.

LifeBridge Christian Church has continued to be active in Longmont's recovery efforts after the initial emergency period. During the recovery phase, LifeBridge organized 533 volunteers who provided 2,313 hours of work and completed over 73 home cleanups specifically in the Longmont area.

The church remains involved through on-going flood benevolence efforts. Throughout the last 10 months, LifeBridge has continued to provide benevolence assistance to those directly impacted by the flood. The church immediately provided over \$5,000 for emergency food, gas, and prescription needs. Also, they assisted three local businesses with \$7,000 in relief funds to cover immediate cleanup costs and to pay employees. Since the 2013 flood, they have received more than 300 requests for flood related assistance and have distributed or committed nearly \$100,000 in flood relief.

OUR CENTER

The OUR Center in Longmont is a community-based, basic-needs agency that has played a large role in the community recovery effort since the September 2013 flood. The local impact survey conducted in December 2013 identified an increased need for case management, counseling, and direct food, clothing, rent/mortgage, utility, child care and preschool aid for those adversely affected by the flooding of the St. Vrain Valley.

Beginning September 16, 2013, case managers and other staff were working 10 hours a day, seven days a week at the Longmont DAC, seeing between 70 and 100 people daily. Services were provided at the hospitality center with hot meals; the food pantry for free groceries and personal care items; the clothing bank to replace clothing lost in the flood; and at their main office for case management services to help flood victims with rent, mortgage and utility assistance and short term housing referrals. They also assisted flood victims with replacement identification cards. There was concern for the long-term displacement of residents from Lyons, especially, considering the status of their water treatment and sewage facilities, as well as those living in rural areas where roads and bridges had been destroyed during this disaster. The OUR Center also provided additional services in Firestone, which was flooded as well. They gave the Carbon Valley community 50% of their stock of formula and diapers after Carbon Valley residents requested such assistance.

In the last quarter before the flood, the OUR Center had 1,650 intakes from May to July 2013. From October to December 2013 in the first quarter after the flood, intakes rose by 363 to 2,013. This increase of 22% was due to the flood and the need that flood victims had for basic care services. The OUR Center distributed clothing, food, and other items to 766 households. The disaster had an enormous impact on the Latino community, with 296 of the 766, households or 38.6% being Latino. The OUR Center also recorded 94 documented cases of flood-related unemployment or job loss. 20 people lost income due to the flood and 12 reported people losing jobs because of the flood. 27 of the 94 cases were Latino.



HABITAT FOR HUMANITY OF THE ST. VRAIN VALLEY

HFHSVV is heavily engaged in flood repair and rebuilding projects throughout its service area. Their service area is equivalent to the St. Vrain Valley School District and stretches from Lyons through Longmont to the Carbon Valley in Weld County. Their program is called ReBuild the St. Vrain Valley.

Habitat is currently building a new home for a Longmont family who lived in the Royal Mobile Home Park. This home is located in the Poplar Grove Development. They have also started a second home in Poplar Grove for a family from Lyons whose home was also destroyed. The organization is in the process of demolition of a third home that was destroyed in Lyons and will be building a new home with that family on the property. The new home will be raised above the flood level to provide for proper flood mitigation.

On the repair side of the ReBuild program, there are a number of projects completed or underway. They have completed seven projects in Longmont and currently have three underway. In addition, Habitat has another 12 projects in some stage of review ranging from significant repair to new home construction.

HFHSVV is closely linked with the LTRFG of Boulder County, with an employee heading the construction committee. The HFHSVV Volunteer Services Manager sits on the Volunteer group of the LTRFG. To that end, the HFHSVV has partnered with the OUR Center to develop a “Habitat Hospitality Center” to house out-of-area volunteers. This utilizes the OUR Center’s “new” building at 220 Collyer Street. Habitat currently has four members of Habitat International’s DisasterCorps program staying at this facility and have partnered with All Hands (another national non-profit in the disaster recovery business) for another five people. These groups provide additional capacity to the flood recovery effort by providing crew leaders and supervisors for other volunteers. Habitat anticipates housing several larger groups during the summer 2014, in addition to the long-term volunteers.

Additional costs to “secure” these facilities are not in any budget and constitute an unmet need. In order for volunteers to be housed overnight at the Habitat Hospitality Center, fire code requires the presence of a dedicated fire watch during the day and night because of the absence of a sufficient sprinkler system. During the day volunteers serve as the fire watch but during the night, Habitat must pay for a fire watch service. HFHSVV expects their flood relief efforts to extend at least through the end of 2015 and potentially into 2016, depending on the need. With the fire watch service costing \$4,000 per month and the Habitat Hospitality Center being open from at least June to September 2014, in March 2015 for spring break trips, and again during the summer of 2015, there is an unmet need of \$36,000.

Summary

Table 40: Summary of City-Wide Planning, Public, and Community Service Projects and Unmet Need

Planning, Public, and Community Service Area	Project	Estimated Total Cost	Estimated Funds Received	Estimated Unmet Need
City of Longmont Disaster Recovery Staffing	PWNR - Administrative Assistant	\$58,020	\$0	\$58,020
City of Longmont Disaster Recovery	PWNR - Project Manager	\$96,960	\$0	\$96,960



Planning, Public, and Community Service Area	Project	Estimated Total Cost	Estimated Funds Received	Estimated Unmet Need
Staffing				
City of Longmont Disaster Recovery Staffing	PWNR - Infrastructure Grant Management Specialist	\$500,000	\$0	\$500,000
City of Longmont Disaster Recovery Staffing	PWNR - Watershed Ranger	\$83,000	\$0	\$83,000
City of Longmont Disaster Recovery Staffing	CDBG - Case Manager for Temporary Rental Assistance	\$105,664	\$52,832	\$52,832
City of Longmont Disaster Recovery Staffing	CDBG - Intake/Loan Specialist	\$124,276	\$111,848	\$12,428
City of Longmont Disaster Recovery Staffing	CDBG - Accountant	\$70,250	\$59,713	\$10,537
City of Longmont Disaster Recovery Staffing	CDBG-Rehabilitation Inspector	\$124,000	\$93,000	\$31,000
City of Longmont Disaster Recovery Staffing	CDBG - Administrative Assistant	\$108,160	\$101,554	\$6,606
City of Longmont Comprehensive Planning Needs	St. Vrain Creek Master Plan	\$370,390	\$320,390	\$50,000
City of Longmont Comprehensive Planning Needs	Left Hand Creek Master Plan	\$350,000	\$300,000	\$50,000
City of Longmont Comprehensive Planning Needs	Boulder Creek Master Plan	\$350,000	\$345,000	\$5,000
City of Longmont Comprehensive Planning Needs	St. Vrain Blueprint Engineering Plan	\$257,000	\$0	\$257,000
City of Longmont Comprehensive Planning Needs	City of Longmont Assessment of Unmet Needs and Other Planning Projects	\$150,000	\$0	\$150,000
Habitat for Humanity of the St. Vrain Valley	Habitat hospitality center fire watch	\$36,000	\$0	\$36,000
Totals		\$2,783,720	\$1,384,337	\$1,399,383

The City of Longmont has been extremely fortunate to have an active, involved, and supportive network of planning, public, and community partners that have provided assistance during and after the



September 2013 flood. Even with assistance from governmental sources, many residents have on-going housing, home repair, and financial needs. Organizations like the OUR Center and HFHSVV have partnered to provide housing for volunteers from all over that are willing to provide the manpower to assist with repairing flood damaged homes and building new homes for displaced families. While it is difficult to associate a cost with these volunteer efforts, there is one instance of defined need that the City is aware of. There is an unmet need of \$36,000 for a dedicated fire watch at the Habitat Hospitality Center which houses those volunteers. The recovery positions needed by the City will cost \$1,270,330 and the unmet need for those positions is approximately \$851,383. The unmet need for comprehensive planning studies to provide for long-term recovery and increased resiliency to future disasters in Longmont is \$512,000. The total unmet need in Longmont for planning, public, and community services is \$1,399,383.



The City of Longmont is still struggling with recovering from the floods 10 months after the floods of September 2013. The City had made an initial estimation in December 2013 of more than \$280 million in unmet needs for housing, infrastructure, and economic recovery. In preparation for the CDBG-DR funds that the City knew would be awarded to the State and eventually flow into the community, the City initiated an extensive Unmet Needs Assessment to accomplish the following goals:

- » Determine remaining unmet needs 6 months after the initial assessment.
- » Determine any additional unmet needs not accounted for in the initial assessment.
- » Evaluate the determined need against the federal, state, and local resources that are currently available for recovery purposes.
- » Identify potential programs that will assist the City with comprehensive disaster recovery.

Based on the updated Unmet Needs Assessment, the City has determined that the following unmet needs exist:

- » \$71,770,069 in housing
- » \$119,672,711 in infrastructure
- » \$28,245,886 in business and economy
- » \$1,399,383 in planning, public, and community services

Table 41: Total Unmet Need for Recovery Projects

Total Estimated Cost of Recovery Projects	\$343,662,541
Total Funds Received	\$122,534,492
Total Unmet Need	\$221,088,049

The State of Colorado has already received a total of \$320,346,000 in CDBG-DR funds from HUD's first three direct allocations to the State. The State published its revised Action Plan for allocation of the first \$62,800,000 of CDBG-DR funds on May 7, 2014. In the Action Plan, the State identified a total of more than \$2.1 billion in unmet needs State-wide, with the majority of damages occurring in the Counties of Boulder, Larimer, and Weld. The State chose to follow a competitive application approach for communities seeking to access the funds due to the exceptionally small amount of CDBG-DR funds awarded the State.

The City of Longmont submitted an application for three housing programs, one infrastructure program application, and one planning grant request offered by the State in its first round of funding. Below is a summary of the funds awarded by the State to Longmont to date.



Table 42: Current State Allocated CDBG-DR for Longmont Housing Programs

Program Activity	Requested Funds	Awarded Funds
Home Repair Program	\$4 million/2 years	\$2 million/year, 2 year commitment (full request met)
Down Payment Assistance (Administered county-wide)	\$500,000/1 year	\$250,000/1 year (reduced funds)
Temporary Rental Assistance	\$1 million/2 years	\$500,000/year, 2 year commitment (full request met)
Total	\$5.5 million (over 2 years)	\$5.25 million (over 2 years)

The State did give the maximum allowed under the Housing programs except for the DPA Program. The reduced assistance will have an impact on the City and Boulder County’s ability to address unmet need in this area since the City operates the DPA Program county-wide. As is allowed, the City intends to reimburse itself for the Royal Optional Relocation Program. Once the eligible expenses are paid from the DPA allocation, there will be less than \$100,000 to make available countywide for other potential homebuyers. No funds were allocated for Longmont’s infrastructure project. The City requested and received \$100,000 for a Planning Grant.

The City of Longmont had expectations of receiving a direct allocation from HUD for CDBG-DR funds. When the funding allocation was announced, the City was disappointed to see that all disaster recovery funds would be managed through the State. Subsequently, there have been conversations between HUD, the State, and the City of Longmont, regarding a direct State allocation of funds to the City. HUD recommended approximately \$130 million in direct allocation to the City of Longmont. The City of Longmont is requesting that the State of Colorado consider directly allocating \$130 million of CDBG-DR funds to the City. This is a method that has been applied in other States and will allow the City to design and implement additional programs that will address the community’s disaster recovery needs.

The State’s Action Plan describes the programs to be funded with CDBG-DR and establishes funding caps. All programs are competitive and require local governments to complete applications for funding approval, taking time and staff effort away from flood recovery work. Current programs include:

- » Housing repairs
- » Temporary rental assistance
- » DPA
- » Clearance and Demolition
- » New Construction – rental and single family
- » Economic recovery grants and loans
- » Infrastructure
- » Resiliency planning

By receiving a direct allocation from the State, the City can have the flexibility to design and implement additional flood recovery programs. These programs may or may not be good fits for other communities and therefore may not make sense to create at a state-wide level. Some of these programs include:



- » **Infrastructure Projects** – this program would expand on the State’s infrastructure program and allow the City to prioritize infrastructure projects according to the greatest needs of the community.
- » **Rental Rehabilitation Housing Program** - this program would allow the City to assist with repairs to privately owned rental properties and place long-term affordable rental requirements on the units (affordable housing is a priority for the City).
- » **Home Health Hazard Remediation Program** – this program would allow the City to evaluate and remediate mold and other health hazards as a result of the flood.
- » **Interim Mortgage Assistance** – this program would allow the City to assist impacted homeowners with interim mortgage assistance to avert losing their homes while they are recovering from the disaster.
- » **Additional Case Management** – this program would allow the City to assist the community with faster more efficient case management services as qualifying for disaster assistance can be very complex and intimidating to families struggling to recover from disasters.
- » **Pre-Development and Development Assistance** - this program would allow the City to assist with replacing the lost affordable housing units in their community.
- » **Direct Assistance to Small Businesses** – this program would allow the City to provide additional assistance beyond current offerings by the State and will allow technical assistance to businesses that are starting over after the flood. Local small businesses can be intimidated by a State application process and could be more comfortable applying at the local level.

The State will benefit by providing the City with a direct allocation that allows the City of Longmont to manage the day-to-day operations of the various programs. The City of Longmont has been administering HUD programs since 1984 and has an excellent administrative record with HUD. The City would be accountable for meeting eligibility and compliance requirements as defined by the Disaster Allocation Federal Register notices, CDBG regulations, and other cross-cutting federal requirements such as environmental, labor, and fair housing. By placing this additional responsibility with the City, the State will be able to devote more staff capacity to assisting other communities that do not have such a well-established Community Development Department.

As stated before, the City of Longmont continues to work as a community to recover from the disaster. It has not been easy and the process will continue for many years ahead. Providing the City the flexibility to address critical needs now, including the shortage of safe and affordable housing, rechanneling the St. Vrain River, and ensuring businesses have the resources to survive will help with the City of Longmont’s resiliency and recovery efforts.



- *Allocation of 2011 CDBG Disaster Recovery Funds, U.S. Department of Housing and Urban Development, January 19, 2012 (updated March 16, 2012)* – The data HUD staff have identified as being available to calculate unmet needs for the targeted disasters (major disasters with President declaration issued and for which FEMA individual assistance was available) come from the following data sources:
 - FEMA Individual Assistance program data on housing unit damage (updated June 30, 2014)
 - SBA for management of its disaster assistance loan program for housing repair and replacement (updated June 10, 2014)
 - SBA for management of its disaster assistance loan program for business real estate repair and replacement as well as content loss (updated June 10, 2014)
 - FEMA estimated and obligated amounts under its Public Assistance program for permanent work, federal and state cost share (updated July 24, 2014)
- *Longmont Area Comprehensive Plan, adopted August 26, 2003, amended June 11, 2013* – The plan presents a comprehensive view of the community, defining the visions of the City's future, and establishing general methods by which to realize those visions. It offers direction for planning activities in housing, economic development, public improvements, parks, greenways, and Open Space, and among other categories.
- *HUD Extract of FEMA and SBA Data, January, 2014.*
- *FEMA IA Data, Department of Emergency Management, December, 2013* – Initial data on the amount of Individual Assistance received by residents of the City of Longmont.
- *FEMA IA Data, Department of Emergency Management, June, 2014* – Data on the amount of Individual Assistance received by residents of the City of Longmont.
- *FEMA PA Data, Department of Emergency Management, July, 2014* – Data on the amount of FEMA Public Assistance received by the City of Longmont.
- *SBA Loans, Small Business Administration, June 10, 2014* – Data on the amount of loan assistance awarded to individuals and businesses in the City of Longmont, as of June 10, 2014.
- *Local Impact and Priority Survey, Longmont, December 11, 2013* – Data provided to the Colorado Department of Local Affairs on the overall impact the September 2013 flood had on the City of Longmont.
- *Longmont Point in Time Homeless Data, Metro Denver Homeless Initiative, 2012, 2013, 2014 (draft)* – Annual data report on the homeless population in Longmont. Data from 2014 is from a draft report.
- *Annual Report to City Council, Longmont Housing Authority, 2012, 2013* – Data on Longmont Housing Authority activities in 2011, 2012, and 2013.
- *The Suites Summary Memo, Longmont Housing Authority, December, 2013* – Memo to the Colorado Housing and Finance Authority describing an affordable housing project in Longmont and demographics of the low income, disabled, elderly and homeless populations it serves.



- *Low Income Housing Tax Credit Application, Longmont Housing Development Corporation, July, 2014* – Narrative on affordable housing project and data on affordable housing shortage in Longmont.
- *Longmont Rental Market Analysis Update, Community Strategies Institute, November 21, 2013* – Updated data on the rental market in Longmont and an analysis of the effects the September 2013 flooding is having on the rental housing market.
- *Longmont Housing Market Analysis Update, Community Strategies Institute, July 25, 2013* – Update to the Longmont Housing Market Analysis that was conducted in 2012.
- *Longmont Area Housing Market Analysis, Community Strategies Institute, July 2012* – Data and analysis of Longmont Area housing market in May 2012.
- *Report to City Council, Longmont Workforce Housing Task Force, May 21, 2013* - Report identifying housing gaps and resulting community needs for affordable housing in Longmont also listing recommendations for addressing these needs for Longmont’s workforce.
- *City of Longmont Annual Budget – Year 2012, 2013, and 2014.*
- *Longmont Local Business Impact Survey* – Direct outreach survey sent to local businesses through various sources including the Boulder County SBDC and the Longmont Chamber of Commerce to determine damage impacts and recovery status among Longmont businesses.
- *Longmont Service Data, Boulder County Health and Human Services, 2012, 2013, 2014* – Data on caseload and client counts on programs serving families in Longmont and Boulder County.
- *Boulder County Qualitative Report, Colorado Spirit, June 30, 2014* – Outreach information on businesses in Longmont.

Note: Data gathered and provided by each of the individual sources reflects the best available data at the time of writing. Figures may vary due to differing definitions of storm impacts and their degrees (i.e., major, severe, etc.), gathering data at different times subsequent to the disaster event, and the objectives of each distinct data gathering activities. However, taken together, a clear range of the impacts can be determined and unmet needs have been identified.



Comprehensive Unmet Needs Summary Table

Section	Area	Project	Estimated Total Costs	Estimated FEMA Funds	Estimated SBA Funds	Estimated State Funds	Estimated Other Funds	Estimated Unmet Need
Housing	FEMA and SBA	Housing Repair and Rehabilitation Assistance	\$31,916,490	\$5,480,563	\$7,210,187	\$0	\$4,996,599	\$14,229,141
Housing	City of Longmont	Lost Building Inspection Fee Revenue from Flood Waiver	\$287,886	\$0	\$0	\$0	\$0	\$287,886
Housing	Longmont Housing Authority	Spring Creek at Prairie Village	\$13,554,334	\$0	\$0	\$0	\$10,554,334	\$3,000,000
Housing	Longmont Housing Authority	Spring Creek at Prairie Village – Phase II	\$13,500,000	\$0	\$0	\$0	\$0	\$13,500,000
Housing	Longmont Housing Authority	The Suites Refinancing and Rehabilitation	\$10,342,619	\$0	\$0	\$0	\$5,326,179	\$5,016,440
Housing	Longmont Housing Authority	The Suites Campus Expansion	\$22,000,000	\$0	\$0	\$0	\$0	\$22,000,000
Housing	Longmont Housing Authority	Affordable Housing to Replace Units Lost at RMHP Site	\$13,500,000	\$0	\$0	\$0	\$0	\$13,500,000
Housing	Longmont Housing Authority	Housing Choice Voucher Program	\$4,152,768	\$0	\$0	\$0	\$3,916,166	\$236,602
Infrastructure	Infrastructure	Debris CAT A 0-30	\$721,277	\$613,085	\$0	\$54,096	\$0	\$54,096



Section	Area	Project	Estimated Total Costs	Estimated FEMA Funds	Estimated SBA Funds	Estimated State Funds	Estimated Other Funds	Estimated Unmet Need
		Days v.0						
Infrastructure	Infrastructure	Police Emergency Protective Measures	\$294,018	\$220,514	\$0	\$36,752	\$0	\$36,752
Infrastructure	Infrastructure	Fire Emergency Protective Measures	\$89,058	\$66,794	\$0	\$11,132	\$0	\$11,132
Infrastructure	Infrastructure	LPC Emergency Protective Measures	\$289,001	\$171,987	\$0	\$28,665	\$0	\$88,349
Infrastructure	Infrastructure	PWNR Emergency Protective Measures	\$187,184	\$140,388	\$0	\$23,398	\$0	\$23,398
Infrastructure	Infrastructure	Remove Large Debris Under Bridges (L&M)	\$152,167	\$112,542	\$0	\$18,757	\$0	\$20,868
Infrastructure	Infrastructure	Road 80 Emergency Road Repair and Longmont Dam Dredging	\$1,227,350	\$947,081	\$0	\$157,847	\$0	\$122,422
Infrastructure	Infrastructure	Remove Vegetative Debris from Inlet of Ralph Price	\$850,000	\$577,775	\$0	\$96,296	\$0	\$175,929
Infrastructure	Infrastructure	Kanemoto Pump Station Removal/Bank Stabilization	\$76,544	\$57,408	\$0	\$9,568	\$0	\$9,568
Infrastructure	Infrastructure	EPM - Channel Hazard Reduction Non-Aggregate (v.0) and Aggregate (v.1)	\$577,425	\$220,785	\$0	\$36,798	\$0	\$319,842
Infrastructure	Infrastructure	EPM - Pumping	\$933,061	\$699,795	\$0	\$116,633	\$0	\$116,633
Infrastructure	Infrastructure	Sleepy Lion Emergency Road Repair	\$90,344	\$40,475	\$0	\$6,746	\$0	\$43,123
Infrastructure	Infrastructure	Left Hand Channel Restoration	\$3,162,227	\$112,429	\$0	\$18,738	\$0	\$3,031,060



Section	Area	Project	Estimated Total Costs	Estimated FEMA Funds	Estimated SBA Funds	Estimated State Funds	Estimated Other Funds	Estimated Unmet Need
Infrastructure	Infrastructure	Ralph Price Dredging	\$5,428,766	\$4,071,574	\$0	\$678,596	\$0	\$678,596
Infrastructure	Infrastructure	Golden Farm Barn Repair	\$4,289	\$3,217	\$0	\$536	\$0	\$536
Infrastructure	Infrastructure	Fire Training Center	\$22,616	\$16,962	\$0	\$2,827	\$0	\$2,827
Infrastructure	Infrastructure	Parks Building	\$607,000	\$341,050.00	\$0	\$56,842.00	\$0	\$209,108
Infrastructure	Infrastructure	Equipment (vehicles/fire truck/boat)	\$52,083	\$39,063	\$0	\$6,510	\$0	\$6,510
Infrastructure	Infrastructure	North and South St. Vrain Pipelines	\$1,641,791	\$1,231,343	\$0	\$205,224	\$0	\$205,224
Infrastructure	Infrastructure	Sanitary Sewer Repair (F, Lykins)	\$919,170	\$689,378	\$0	\$114,896	\$0	\$114,896
Infrastructure	Infrastructure	Wastewater Treatment Plant	\$271,750	\$203,812	\$0	\$33,969	\$0	\$33,969
Infrastructure	Infrastructure	Nelson Flanders WTP	\$193,446	\$145,084	\$0	\$24,181	\$0	\$24,181
Infrastructure	Infrastructure	Waterline Repairs/Insulation/LPC boring/St. Vrain Pump Station/Manhole	\$80,296	\$60,222	\$0	\$10,037	\$0	\$10,037
Infrastructure	Infrastructure	Sanitary Sewer Repair (Trunk 3)	\$687,623	\$515,717	\$0	\$85,953	\$0	\$85,953
Infrastructure	Infrastructure	Miscellaneous Trails Repairs	\$490,689	\$317,105	\$0	\$52,851	\$0	\$120,733
Infrastructure	Infrastructure	Golden Ponds Park Trail Restoration Project	\$404,358	\$303,268	\$0	\$50,545	\$0	\$50,545
Infrastructure	Infrastructure	Greenway and Trails (St. Vrain Greenway)	\$5,000,000	\$1,291,193	\$0	\$215,199	\$0	\$3,493,608
Infrastructure	Infrastructure	Kanemoto Park / Pool	\$361,517	\$158,637	\$0	\$26,440	\$0	\$176,440



Section	Area	Project	Estimated Total Costs	Estimated FEMA Funds	Estimated SBA Funds	Estimated State Funds	Estimated Other Funds	Estimated Unmet Need
		Facility						
Infrastructure	Infrastructure	Twin Peaks Golf Course Repair	\$258,426	\$193,820	\$0	\$32,303	\$0	\$32,303
Infrastructure	Infrastructure	St. Vrain Greenway Repairs to Trail and Ponds at Multiple Areas	\$29,325,130	\$21,993,848	\$0	\$3,665,641	\$0	\$3,665,641
Infrastructure	Infrastructure	HMGP Project: Wastewater Treatment Plant Protection	\$3,883,440	\$0	\$0	\$0	\$0	\$3,883,440
Infrastructure	Infrastructure	HMGP Project: Storm Water Drainage and Channel Widening	\$18,500,000	\$0	\$0	\$0	\$0	\$18,500,000
Infrastructure	Infrastructure	Repairs to Sections of Damaged Roadways	\$164,726	\$0	\$0	\$0	\$0	\$164,726
Infrastructure	Infrastructure	Permanent Repairs to Hayden Court	\$115,000	\$0	\$0	\$0	\$0	\$115,000
Infrastructure	Infrastructure	Roadway Repairs on Boston Avenue	\$20,356	\$0	\$0	\$0	\$0	\$20,356
Infrastructure	Infrastructure	Longmont Dam Road/Spillway Road Permanent Repair	\$3,068,109	\$0	\$0	\$0	\$0	\$3,068,109
Infrastructure	Infrastructure	Longmont Dam	\$127,450	\$0	\$0	\$0	\$0	\$127,450
Infrastructure	Infrastructure	Repair of City Parks and Button Rock Facilities	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
Infrastructure	Infrastructure	Watershed Protection	\$7,000,000	\$0	\$0	\$0	\$0	\$7,000,000
Infrastructure	Infrastructure	City of Longmont Airport Road Flood Protection Project	\$2,000,000	\$0	\$0	\$0	\$0	\$2,000,000



Section	Area	Project	Estimated Total Costs	Estimated FEMA Funds	Estimated SBA Funds	Estimated State Funds	Estimated Other Funds	Estimated Unmet Need
		(Western Boundary Flood Protection Project)						
Infrastructure	Infrastructure	City-Owned Irrigation Ditch Flood Repair and Flood Protection	\$500,000	\$0	\$0	\$0	\$0	\$500,000
Infrastructure	Infrastructure	Ralph Price Reservoir - Replacement Water Supply	\$540,000	\$0	\$0	\$0	\$0	\$540,000
Infrastructure	Infrastructure	St. Vrain Creek Channel Repair West of City - Hepp Property	\$1,500,000	\$0	\$0	\$0	\$0	\$1,500,000
Infrastructure	Infrastructure	St. Vrain Creek Overflow Channel West of City - Golden Property	\$500,000	\$0	\$0	\$0	\$0	\$500,000
Infrastructure	Infrastructure	Highland Ditch Bank Hardening to Avoid Future Flooding at Nelson Flanders Water Treatment Plant	\$700,000	\$0	\$0	\$0	\$0	\$700,000
Infrastructure	Infrastructure	North Pipeline Reconstruction to Minimize Future Flood Damage	\$3,500,000	\$0	\$0	\$0	\$0	\$3,500,000
Infrastructure	Infrastructure	Pressurization of the South St. Vrain Pipeline	\$2,403,780	\$0	\$0	\$0	\$0	\$2,403,780
Infrastructure	Infrastructure	Raw Water INC Improvements	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000



Section	Area	Project	Estimated Total Costs	Estimated FEMA Funds	Estimated SBA Funds	Estimated State Funds	Estimated Other Funds	Estimated Unmet Need
Infrastructure	Infrastructure	PB-192, Flood Response Capability Enhancements	\$500,000	\$0	\$0	\$0	\$0	\$500,000
Infrastructure	Infrastructure	Extending Lyons Wastewater Treatment Plant Outfall Line	\$465,000	\$0	\$0	\$0	\$0	\$465,000
Infrastructure	Infrastructure	Design of 100-Year floodplain channel	\$338,321	\$0	\$0	\$0	\$0	\$338,321
Infrastructure	Infrastructure	St. Vrain Creek 100-Year Floodplain Channelization	\$90,000,000	\$0	\$0	\$0	\$38,500,000	\$51,500,000
Infrastructure	Infrastructure	Relocation of Fire Training Center	\$7,200,000	\$0	\$0	\$0	\$0	\$7,200,000
Infrastructure	Infrastructure	Additional Emergency Shelter Generators	\$200,000	\$0	\$0	\$0	\$0	\$200,000
Infrastructure	Infrastructure	Unreimbursed Public Safety Costs from Flood Response	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Infrastructure	Infrastructure	Municipal Buildings UPS Repair and Replacement	\$12,250	\$0	\$0	\$0	\$0	\$12,250
Infrastructure	Infrastructure	3 year Etherswitch Power over Ethernet (PoE) Replacement Program	\$40,000	\$0	\$0	\$0	\$0	\$40,000
Business	Business Impact Assessment	Unmet Needs of Businesses Surveyed	\$4,500,000	\$0	\$0	\$0	\$0	\$4,500,000
Business	Business Impact Assessment	Unmet Need of Additional Impacted Business	\$5,750,000	\$0	\$0	\$0	\$0	\$5,750,000



Section	Area	Project	Estimated Total Costs	Estimated FEMA Funds	Estimated SBA Funds	Estimated State Funds	Estimated Other Funds	Estimated Unmet Need
Business	SBA	Business Physical Disaster Loans	\$7,349,066	\$0	\$3,149,600	\$0	\$0	\$4,199,466
Business	SBA	Economic Injury Disaster Loans	\$1,018,850	\$0	582,200	\$0	\$0	\$436,650
Business	SBA	Unmet Needs Related to Approved Disaster Loans	\$559,770	\$0	\$0	\$0	\$0	\$559,770
Business	Economic Revitalization	St. Vrain Blueprint Implementation	\$12,800,000	\$0	\$0	\$0	\$0	\$12,800,000
Planning, Public & Community Service	PWNR	Administrative Assistant	\$58,020	\$0	\$0	\$0	\$0	\$58,020
Planning, Public & Community Service	PWNR	Project Manager	\$96,960	\$0	\$0	\$0	\$0	\$96,960
Planning, Public & Community Service	PWNR	Infrastructure Grant Management Specialist	\$500,000	\$0	\$0	\$0	\$0	\$500,000
Planning, Public & Community Service	PWNR	Watershed Ranger	\$83,000	\$0	\$0	\$0	\$0	\$83,000
Planning, Public & Community Service	CDBG	Case Manager - Temporary Rental Assistance	\$105,664	\$0	\$0	\$0	\$52,832	\$52,832
Planning, Public & Community	CDBG	Intake/Loan Specialist	\$124,276	\$0	\$0	\$0	\$111,848	\$12,428



Section	Area	Project	Estimated Total Costs	Estimated FEMA Funds	Estimated SBA Funds	Estimated State Funds	Estimated Other Funds	Estimated Unmet Need
Service								
Planning, Public & Community Service	CDBG	Accountant	\$70,250	\$0	\$0	\$0	\$59,713	\$10,537
Planning, Public & Community Service	CDBG	Rehabilitation Inspector	\$124,000	\$0	\$0	\$0	\$93,000	\$31,000
Planning, Public & Community Service	CDBG	Administrative Assistant	\$108,160	\$0	\$0	\$0	\$101,554	\$6,606
Planning, Public & Community Service	City of Longmont Comprehensive Planning Needs	St. Vrain Creek Master Plan	\$370,390	\$0	\$0	\$0	\$320,390	\$50,000
Planning, Public & Community Service	City of Longmont Comprehensive Planning Needs	Left Hand Creek Master Plan	\$350,000	\$0	\$0	\$0	\$300,000	\$50,000
Planning, Public & Community Service	City of Longmont Comprehensive Planning Needs	Boulder Creek Master Plan	\$350,000	\$0	\$0	\$0	\$345,000	\$5,000
Planning, Public & Community Service	City of Longmont Comprehensive Planning	St. Vrain Blueprint Engineering Plan	\$257,000	\$0	\$0	\$0	\$0	\$257,000



Section	Area	Project	Estimated Total Costs	Estimated FEMA Funds	Estimated SBA Funds	Estimated State Funds	Estimated Other Funds	Estimated Unmet Need
	Needs							
Planning, Public & Community Service	City of Longmont Comprehensive Planning Needs	City of Longmont Assessment of Unmet Needs and Other Planning Projects	\$150,000	\$0	\$0	\$0	\$0	\$150,000
Planning, Public & Community Service	Habitat for Humanity of the St. Vrain Valley	Habitat Hospitality Center Fire Watch	\$36,000	\$0	\$0	\$0	\$0	\$36,000
Total Estimated Cost			\$343,622,541					
Total Funds Received			\$122,534,492					
Total Unmet Need			\$221,088,049					



Acronyms

Acronym	Term
AMI	Area Median Income
BCA	Benefit-Cost Analysis
BCHHS	Boulder County Department of Housing and Human Services
CDBG-DR	Community Development Block Grant-Disaster Disaster Recovery
CDOT	Colorado Department of Transportation
CFS	Cubic Feet Per Second
CHIF	Colorado Housing Investment Fund
CSI	Community Strategies Institute
CWCB	Colorado Water Conservation Board
DAC	Disaster Assistance Center
DEA	Drug Enforcement Agency
DHSEM	Division of Homeland Security and Emergency Management
DOD	Department of Defense
DOLA	Department of Labor Affairs
DPA	Down Payment Assistance
EDA	Economic Development Agency
EIDL	Economic Injury Disaster Loans
EPA	Environmental Protection Agency
EPM	Emergency Protective Measures
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FVL	FEMA Verified Loss
GIS	Geographic Information Systems
GOCO	Greater Outdoors Colorado
HFHSVV	Habitat for Humanity of the St. Vrain Valley
HMGP	Hazard Mitigation Grant Program
HUD	United States Department of Housing and Urban Development
IA	Individual Assistance
LHA	Longmont Housing Authority
LHDC	Longmont Housing Development Corporation
LIHTC	Low Income Housing Tax Credit
LMI	Low-Moderate Income
LPC	Longmont Power and Communication
LTFRG	Long Term Flood Recovery Group
NOI	Notice of Intent
OUR Center	Outreach United Resource Center
PA	Public Assistance
PIT	Point-In-Time



PoE	Power over Ethernet
PP	Personal Property
PW	Project Worksheet
PWNR	Department of Public Works and Natural Resources
RP	Real Property
SBA	Small Business Administration
SBDC	Small Business Development Center
UPS	Uninterrupted Power Supply
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
WWTP	Wastewater Treatment Plant



City of Longmont River Maps

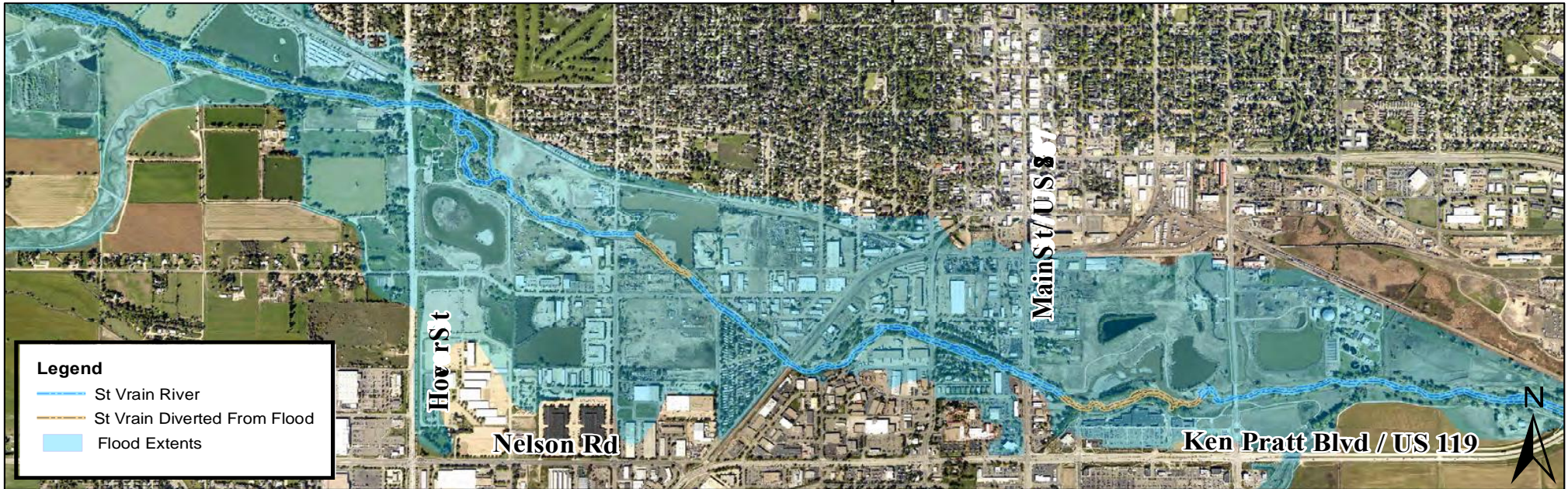
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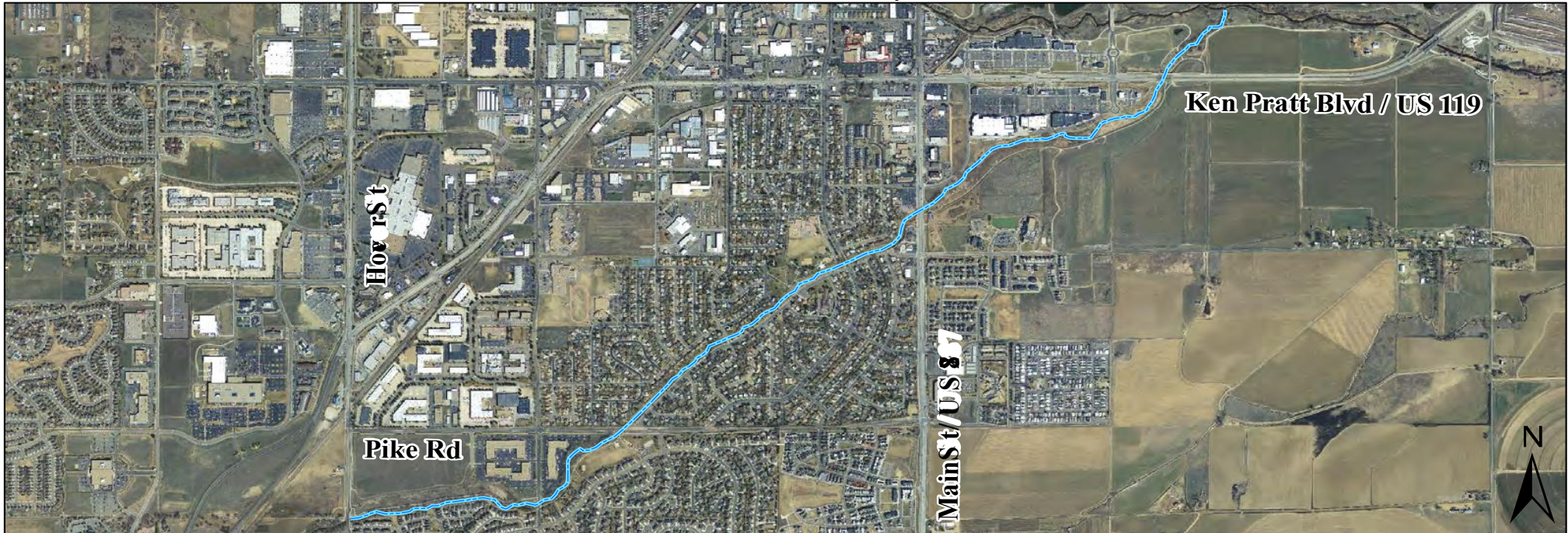
St Vrain River Before September 2013



St Vrain Flood Extents September 2013



Left Hand Creek Before September 2013



Left Hand Creek Flood Extents September 2013

