

City of Longmont 2021 Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Fiscal Year 2021 Annual Action Plan ("Action Plan") represents the second year of the Boulder County/Broomfield County Regional Consortium ("Consortium") Consolidated Plan ("Con Plan") for the Fiscal years 2020-2024 as approved by HUD. The Action Plan is the Consortium's application for U.S. Department of Housing and Urban Development (HUD) entitlement grants and identifies the proposed programs and projects to be funded during the Fiscal Year (FY 2021).

The City of Boulder serves as the lead agency of the Consortium and works with a steering group made up of representatives from the City of Boulder ("Boulder"), the City of Longmont ("Longmont"), Boulder County ("County") and City and County of Broomfield ("Broomfield"). The Annual Action Plan identifies how the Consortium proposes to use its HOME funds in the upcoming fiscal year to address its community development, housing and public services goals and priorities as described in the Con Plan. Each CDBG entitlement community (Boulder, Broomfield and Longmont) also provides information on how it intends to use its individual CDBG program funding.

The Con Plan sets goals, strategies, and funding priorities to be achieved over the FY 2020-2024 period. The Con Plan goals represent high priority needs for the Consortium and serve as the basis for FY2021 programs and activities identified in the Action Plan. Longmont's goals are listed below: Rental Housing - maintain affordable rental housing, particularly for households earning less than 50% of AMI.

- 1) Rental Housing Programs- Maintain and produce additional affordable rental housing, particularly for households with income below 50 percent AMI.
- 2) Existing Homeownership Preservation- Maintain and increase the inventory of affordable ownership homes by assisting low-income households with rehabilitation and accessibility needs to ensure decent, safe and sanitary housing conditions.
- 3) New Homebuyer Opportunities-Increase the inventory through innovative housing development models as opportunities arise, and by providing first time homebuyer classes.
- 4) Housing Stabilization Programs- Work with community partners to provide housing resources and services to individuals and families at-risk of or experiencing homelessness.

- 5) Community Investments-Work with regional partners to coordinate investment strategies that fund programs and projects designed to impact existing conditions that threaten the health or welfare of the community, particularly for residents with low income and/or special needs.
- 6) Economic Development- Promotes job creation or retention through supports for primarily micro-enterprises or small businesses.

Boulder’s section outlines how the Consortium will spend its HOME Program funding and how Boulder will spend its CDBG funds. Longmont’s sections outline how Longmont will spend its CDBG funding.

2. Summarize the objectives and outcomes identified in the Plan

For details regarding the objectives and outcomes targeted in this Action Plan in relation to each of the 6 goals listed above, please refer to section AP-20 Annual Goals and Objectives below.

3. Evaluation of past performance

Longmont’s CDBG Program is the main resource available to implement most of the projects in the Consolidated Plan. Longmont received \$610,832 of CDBG funds from the Department of Housing and Urban Development (HUD) for the 2020 CDBG program year and \$50,000 in program income. With prior year CDBG funds, a total of \$1,116,214.00 was spent in 2020.

Longmont also uses several other funding sources to address housing and community development needs and to leverage outside resources to achieve Longmont’s goals and objectives. The following activities were undertaken from 2020 through 2021;

- Longmont’s Rehabilitation Programs continued to help 20 income eligible homeowners maintain decent, safe and sanitary housing using below market rate loans and grants.
- The Housing Counseling program prepares adults for homeownership through Boulder County’s trainings such as budget and savings classes, Homeownership Training, and financial counseling programs. 242 Longmont households were assisted in 2020.
- The Aspen Meadows Senior Apartments, 50 unit’s affordable housing apartment building managed by the Longmont Housing Authority for low-income seniors received CDBG funding to acquire the building using Low Income Housing Tax Credits.
- An existing market-valued property with 10 rental apartments was purchased by the Inn Between and converted into affordable housing for clients to transitioning into permanent supportive housing. Funding was also used by the Inn Between for the rehabilitation of an existing 12 unit, affordable housing property.
- The City contracted with an agency to provide rental or other individual assistance to households impacted by COVID-19 using its CDBG-CV funding.
- Local Human Service Agency funding was used to support nonprofit agencies to provide supportive services to families and individuals to break the cycle of poverty. Services included support for early childhood education, legal aid, women’s and children’s health issues, addiction

treatment, mental health, parenting skills, and housing persons experiencing homelessness. In 2020 a total of \$1,604,957 was distributed for these programs.

- Local Affordable Housing funds were used to support new affordable housing developments or preserve existing affordable homes. In 2020 a total of \$313,125 was used to provide 36 new affordable housing units.

4. Summary of Citizen Participation Process and consultation process

Longmont followed its Citizen Participation Plan to ensure residents were provided with notice and opportunities to comment on its Action Plan report. Comments received are summarized in Section 5 below. The 2021 Action Plan was posted on Longmont's website. Notice of the 30-day comment period and date/location of public hearings were published in the local paper. One public hearing was held during a Longmont City Council meeting at which time anyone can speak. Notices contain the TDD phone number, state (in Spanish) that Spanish or other translation is available, information that the meeting location is accessible, and that children can attend with parents.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public meeting was held on July 13, 2021 to hear comments on the 2021 Action Plan.

There were no comments received on this plan during the 30-day comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views that were not accepted during the 30-day comment period.

7. Summary

To obtain views of community, residents had an opportunity to comment on the 2021 Action Plan during a public hearing held at the regular Longmont City Council meeting on July 13, 2021. A notice of the 30-day comment period and the location of the document for citizen review and comment was published in the Longmont Daily Times-Call newspaper on June 23, 2021. The comment period ran from June 23 – July 23, 2021. The Action Plan was made available for examination to interested residents, units of general local government, public agencies and other interested parties, on the city's website (www.longmontcolorado.gov) and at the City of Longmont's Housing and Community Investment Division.

Longmont's Citizen Participation Plan has been updated to ensure compliance with citizen participation requirements. It includes the addition of the State Relay number, Section 504 non-discrimination notice, notification of residents' right to request reasonable accommodations, and the Section 504 Coordinator's contact information.

Longmont is expanding the information it provides to sub-recipients and partners about citizen participation. Longmont's application for CDBG funding asks a question about how a project or program will solicit feedback from the population to be served by CDBG funding. This question helps elicit a conversation between Longmont and partners about engaging the public in the development of projects and programs. Additionally, the updated Citizen Participation Plan has been added to the Subrecipient Handbook that is provided to recipients of CDBG and HOME funding. This Handbook is sent to current subrecipients with the information about the requirement to have citizen participation in their projects. It will also be provided to first-time recipients of CDBG and HOME funding and placed on Longmont's website.

R-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the **Consolidated Plan** and those responsible for administration of each grant program and funding source.

Agency Role	Agency	Department
Lead Agency of the Consortium	City of Boulder	Housing and Human Services
CDBG Entitlement Communities	City of Boulder	Housing and Human Services
	City of Broomfield	Housing Authority
	City of Longmont	Housing and Community Investment
HOME Investment Partnership Administrator	City of Boulder	Housing and Human Services

TABLE 1 – RESPONSIBLE AGENCIES

Narrative

For administration of the CDBG grants, each City in the Boulder/Broomfield HOME Consortium administers their own allocation processes. In addition, as the lead agency of the HOME Consortium, Boulder assumes the responsibility of administering the HOME funds with each City overseeing its specific awarded HOME projects in any one year.

Longmont's CDBG program is administered through the Housing and Community Investment (HCI) Division. HCI staff coordinate the management of the projects and programs funded and provide technical assistance to nonprofit organizations and encourage the involvement of the business community. One advisory board, the Housing and Human Services Advisory Board (HHSAB), is comprised of community volunteers and subject matter experts who review CDBG, HOME, and local funding proposals to make funding recommendations to City Council.

Consolidated Plan Public Contact Information

The 2021 Action Plan was available for public review at;

City of Longmont

350 Kimbark Street, Longmont

Contact: Tracy DeFrancesco at 303-774-4445 or tracy.defrancesco@longmontcolorado.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Citizen participation is an integral part of the planning, evaluation, assessment, and implementation processes of the City of Longmont Community Planning and Development Programs (Community Development Block Grant, HOME Investment Partnerships Program, and any other federal grant program) included in the Consolidated Plan submission. The purpose of this Citizen Participation Plan (the Plan) is to provide citizens of Longmont with the opportunity to participate in the Community Planning and Development (CPD) programs. Longmont recognizes the importance of citizen participation and endorses a philosophy that welcomes and maximizes citizen involvement in its housing and community development activities.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Longmont participates in six collaborative partnerships that work to enhance coordination of services and fill service gaps in the Consortium area.

Boulder County Funders Collaborative – The major governments in the County, City of Longmont, City of Boulder and Boulder County Housing and Human Services have joined to provide a common approach to defining, assisting, and funding human service agencies. *This group was particularly effective in analyzing Covid related needs and ensuring the funding agencies were working together to be the most effective and efficient in funding the community needs.*

Homeless Solutions for Boulder County (HSBC) – The governments in the Funders Collaborative moved significant funding to support the new Coordinated Entry Assessment for people experiencing homelessness and how they access services. This includes a countywide data management system with a single entry portal for homeless people/families that allows agencies to share and maintain information on the services provided to each person/family. *This group has been effective in moving persons experiencing homelessness into Permanent Supportive Housing and providing data on needs to support additional PSH communities in Boulder County.*

Longmont Housing Opportunities Team (LHOT) – Longmont and Boulder County agencies and other public/private citizens that serve the homeless come together to enhance the understanding of our homeless needs develop or improve service delivery to overcome gaps, and eliminate duplication of services. In 2020, LHOT restructured and is now focused on advocacy and education and engages City staff and community partners in affordable housing projects and researches and shares potential prospects with the LHOT membership to further collaborations.

Boulder County Homeownership Programs Collaborative – This group is made up of homeownership program providers in the County. It meets to identify common needs and goals, address gaps in service

delivery, and marketing opportunities in an effort to provide seamless homeownership program service delivery throughout the County.

Boulder Broomfield HOME Regional Consortium – The Consortium works to identify and address common housing needs, overcome gaps in affordable housing provision, and increase the amount of HOME funding coming to our local region.

Boulder County Regional Housing Partnership – The BCRHP was formed after the housing flood recovery work where over 1000 new rental homes were constructed throughout Boulder County in about 3 years. In order to further this work, the Partnership was formed, a goal of having 12% of all housing in the County be permanently affordable by 2035 was set, other strategies and goals were determined and the Strategic Plan was adopted by all governments in Boulder County.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Longmont and the Boulder County/Broomfield Consortium members are part of the Metro Denver Homeless Initiative Continuum of Care. Homeless Solutions for Boulder County (HSBC) created two unique services accessible by individuals experiencing homelessness and going through the Coordinated Entry process: Housing Focused Shelter and Navigation services. In Longmont, two organizations: Homeless Outreach Providing Encouragement (HOPE) and the OUR Center offered “Navigation Services”. The City contracted with HOPE for a total of \$391,211 and the OUR Center for a total of \$13,150 out of its Human Service Agency Funds to provide navigation services. Navigation Services provide short-term support for lower need individuals who require limited assistance to get back into permanent housing. Individuals work with a case manager to develop a housing plan and can receive mediation support, financial assistance, legal assistance, assistance reunifying with support networks, and links to county and other community programs as needed. In 2020, 94 persons were assessed for Navigation Services. HOPE also provided year-round overnight shelter seven days a week for navigation clients and emergency sheltering for non-navigation clients on severe weather nights. 136 navigation clients accessed weekly overnight shelter and 292 individuals accessed emergency shelter, when needed, for a total of 428 unique individuals accessing sheltering in Longmont.

Housing-focused Shelter (HFS) is provided to moderate- to high-needs individuals who need more intensive supports to obtain and maintain housing. These individuals can reserve a bed and stay at the Boulder Shelter for the Homeless (BSH) until they are housed. Services are provided by BSH staff, include housing-focused case management, and wrap-around supports aligned with a tailored housing plan. In 2020, 165 individuals were referred to HFS and the City of Longmont contracted with the Boulder Shelter for the Homeless for a total of \$51,874 from its Human Service Agency Fund to provide the service in 2020. Of the 165 individuals, 51 accessed shelter at least once in 2020. The average stay was approximately 37 nights.

Between the Navigation and Housing Focused Shelter programs 53 individuals were permanently housed, 5 were placed in transitional programs, and 42 were reunified to communities and support systems outside of Longmont.

The City also continued its partnership with the Inn Between and provided \$30,000 from its Human Services Fund to assist in providing its supportive housing program to 212 unduplicated individuals in 2020. Furthermore, the city provided \$17,600 to Attention Homes, an organization serving youth experiencing homelessness and they provided emergency/transitional housing to 11 unduplicated young adults in 2020. The City provided \$16,000 to Emergency Family Assistance Association (EFAA) to help provide short-term (12 week) and transitional housing in their Atwood Shelter to families experiencing homelessness. In 2020, 128 individuals received short-term housing through EFAA.

As part of the Homeless Solutions for Boulder County system, City of Longmont staff along with other governmental and non-profit partners have formed the High Utilizer subcommittee to address the needs of specific populations. The High Utilizer subcommittee made up of members from the criminal justice community and homeless service providers, focuses on addressing the needs of people experiencing homelessness who are also regularly engaging the community justice system. While this subcommittee focuses primarily on high utilizers of the criminal justice system, many of these individuals also touch the health care system via emergency room visits and mental health holds.

Furthermore, in 2020 the City of Longmont continued to invest \$200,000 of its Human Services Funding into a homeless prevention program. In 2020, the Home Steady program served 46 households providing up to \$3,000 per household to prevent homelessness. The City and the nonprofit continue to work together to create stronger evaluation processes and metrics to ensure the program is having positive impacts on households at risk of losing their housing. Through implementing a longitudinal survey, the OUR Center identified that 94% of 2019 clients who responded remained housed in 2020. Furthermore, 38% remained housed in the same location as when they entered the program.

Moving Veterans from homelessness into housing: The City joined the Mayor’s Challenge to End Veterans Homelessness in 2018 and formed a working group of city officials, private citizens and Veterans to tackle issues with Veterans experiencing homelessness. Because of their work, there will be 26 transitional housing units in the form of tiny homes, built in a village setting using all private funding. Ground breaking for the VCP Longmont project took place in mid-2020. Twenty-one of the homes will be for individuals and five for veterans with families. This village approach will include the provision of services on-site operated by the Veterans Community Project (VCP) based out of Kansas City through their first affiliate office in Longmont, CO. VCP's specially trained case managers work to achieve incremental, lasting results in the areas of health and wellness, education, employment, financial literacy, and the development of a personal support network. Once their desired goals are met, VCP assists the Veteran in securing a permanent housing solution. The Veteran is allowed to take the entire contents of the tiny home as they transition to a new life.

As part of the Homeless Solutions for Boulder County system, City of Longmont staff along with other governmental and non-profit partners have formed the High Utilizer subcommittee to address the needs

of specific populations. The High Utilizer subcommittee made up of members from the criminal justice community and homeless service providers, focuses on addressing the needs of people experiencing homelessness who are also regularly engaging the community justice system. While this subcommittee focuses primarily on high utilizers of the criminal justice system, many of these individuals also touch the health care system via emergency room visits and mental health holds.

In addition to this work, Homeless Solutions for Boulder County is a member of the Regional Design work through Community Solutions and Metro Denver Homeless Initiative for the Built for Zero initiative. Through this work, in collaboration with the Veterans Affairs (both Cheyenne and Metro Denver) serving the region, a goal has been set to have no veterans experiencing homelessness by the end of 2022. In order to reach this “zero” goal, HSBC and the partners in this work have made a concerted effort to enhance data collection efforts across the region to identify veterans experiencing homelessness and match them with the appropriate resources needed to end their homeless experience. This work will increase over the course of 2021.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Longmont provides feedback and input to the MDHI Continuum of Care regarding local homeless needs via its assigned Boulder County representative and participates in the Point-in Time Survey conducted each January. There are only two agencies that serve Longmont that receive funding through ESG or MDHI and that participate in HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	LONGMONT HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The HCI Division staff serves as Longmont's liaison to the Longmont Housing Authority Board of Commissioners. Longmont's liaison participates in planning meetings to develop needs assessments and gathers data for relevant sections of the Action Plans.
2	Agency/Group/Organization	OUR CENTER
	Agency/Group/Organization Type	Services - Housing Services- Homeless Services- Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Longmont has a close partnership with the OUR Center in the provision of services to people in need. Information gathered from the OUR Center allows Longmont to develop its Needs Assessment and other plans related to the Action Plan.
3	Agency/Group/Organization	Habitat for Humanity of St. Vrain Valley
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Longmont has a close partnership with Habitat for Humanity of the St. Vrain Valley in the provision of homeownership opportunities for Longmont residents. Information gathered from Habitat allows Longmont to develop its Needs Assessment and other plans related to the Action Plan.
4	Agency/Group/Organization	THE INN BETWEEN OF LONGMONT, INC.
	Agency/Group/Organization Type	Services - Housing Services- Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Longmont has a close partnership with the Inn Between in the provision of transitional housing and Permanent Supportive Housing and services to residents in need. Information gathered from the Inn Between allows Longmont to develop its Needs Assessment and Homeless plan related to the Action Plan.
5	Agency/Group/Organization	Mental Health Partners
	Agency/Group/Organization Type	Services-Persons with Disabilities Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Longmont has a close partnership with Metal Health Partners in the provision of services to residents in need. Information gathered from Mental Health Partners allows Longmont to develop its Needs Assessment and other plans related to the Action Plan.
6	Agency/Group/Organization	BOULDER COUNTY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Longmont has a close partnership with Boulder County in the provision of services to residents in need. Information gathered by and from Boulder County and its agencies allows Longmont to develop its Needs Assessment and other plans related to the Action Plan.
7	Agency/Group/Organization	CITY OF LONGMONT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Longmont has a close partnership with other City departments in the provision of services to residents in need. The HCI division meets with other City departments on an as-needed basis to develop organizational capacity, add new programs, or improve existing programs. Information gathered from other City departments allows Longmont to develop its Needs Assessment and other plans related to the Action Plan.
8	Agency/Group/Organization	SAFE SHELTER OF ST. VRAIN VALLEY
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless needs - Victims of Domestic Violence
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Longmont has a close partnership with the Safe Shelter in the provision of services to residents and others in need. Information gathered from the Safe Shelter allows Longmont to develop its Needs Assessment and other plans related to the Action Plan.
9	Agency/Group/Organization	Longmont Economic Development Partnership (LEDP)
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Longmont has a close partnership with the LEDP in the provision of Economic Development services and support for local entrepreneurs in Longmont. Information gathered from the LEDP and the Chamber of Commerce allows Longmont to develop its Needs Assessment and other plans related to the Action Plan.
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Identify any Agency Types not consulted and provide rationale for not consulting

There were no agency types that were not consulted as part to the 2015-2019 Con Plan process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative	Longmont does not have its own Continuum of Care Program, but participates in the MDHI
Point in Time Survey	Metro Denver Homeless Initiative	Informs homeless action and activities by homeless populations.
Longmont Area Housing Market Analysis	City of Longmont	Informs gaps and needs by income range.
BC Human Services Strategic Plan	Boulder County	Regionally and collaboratively distribute human service agency funding.
BC 10 yr. Plan to address Homelessness	Boulder County Communities	This plan provides information on homelessness including types of housing needed, ranges of income, and service points and resources.
Envision Longmont Comprehensive Plan, 2016 and updates	City of Longmont	Calls for the inclusion of a diversity of housing types and income ranges throughout Longmont. Supports affordable and accessible housing in the community.
BC Permanent Supportive Housing Study	Boulder County	Informs gaps and needs for Permanent Supportive Housing.
Boulder County Regional Housing Strategy	Boulder County, Longmont, City of Boulder	Sets forth a plan for each government in Boulder County to have 12% of its housing be permanently affordable by 2035.

Table 2 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Pursuant to HUD guidelines, this Action Plan allowed for reasonable notice for review and comment period by the public prior to submission. Comments received are summarized in the Table below.

Longmont followed its own Citizen Participation Plan to ensure residents were provided with notice and opportunities to comment on its 2021 Action Plan report. The 2021 Action Plan was posted on Longmont’s website. Notice of the 30-day comment period and date/location of public hearing(s) were published on the website and in the local paper and one (1) public hearing was held on the Plan. Notices contain the TDD phone number, state (in Spanish) that Spanish or other translation is available, that reasonable accommodations can be made to participate, and state that the meeting location is accessible and children can attend with parents.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-targeted/broad community	None	None	None	
2	Local Newspaper	Non-targeted/broad community	None	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	City of Longmont Website	Non targeted/broad community	None	None	None	https://www.longmontcolorado.gov/departments/departments-e-m/housing-and-community-investment

Table 3 – Citizen Participation Outreach

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

Longmont’s goal in allocating CDBG funding is to enhance its community by addressing the needs identified in the 2020-2024 Consolidated Plan. The CDBG Program is the primary source of Federal Funds that are addressed in this Action Plan; however, Longmont also allocates local funds for eligible affordable housing developments, human services, and related activities. Federal dollars are often used to leverage additional funds for projects that help meet the goals of the 2020-2024 Consolidated Plan. The federal and local funds awarded to a project assist those projects in securing additional funds, while stretching the grant/loan dollars awarded by Longmont.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
			CDBG	Public-General	*Housing Rehab *Rehab Admin *Housing Counseling *Assistance to Homeless *Rehab of Rental Housing ●Land acquisition to support new housing creation *Administration	\$558,679		

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In addition to the receipt of CDBG funds, the City has a couple of local funding sources from the City’s General Fund that help to implement the Consolidated Plan Strategies, Goals and Activities. The local Affordable Housing Fund (AHF) is comprised of \$1 million from the General Fund, transferred annually, and generates about \$125,000- \$150,000 annually in revenues from loan repayments. The City encourages applicants to seek other funding and in-kind contributions from private and public sources to match AH funds and CDBG funding. Longmont

anticipates that approximately \$25.9 million from other private or public funding will be leveraged with the CDBG funding listed above. This will be matching or other project funding from the Boulder County Housing Counseling Program, HSBC program, and the Crisman II new housing development.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan: The City of Longmont may make City-owned property available at below market prices for housing for very low-income populations as opportunities arise. The City has purchased vacant land directly or via financing support to partner agencies and currently has 5-6 acres banked with another 9 AC in process. This is a strategy also captured in the Regional Housing Plan, with the goal to secure land between now and 2026. The City recently inventoried its properties, and found 6 parcels with homes that were purchased for open space or for water retention by the Public Works and Natural Resources (PWNR) Dept. These homes were being rented on the open market by PWNR. City Council approved converting these homes to affordable rentals and as the leases expire for each they will become rental homes affordable to households at or below 50% AMI. The entire process will take a year to convert all of the homes. The City also supports affordable housing through fee waivers and other housing/building incentives.

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	2021 Goal Outcome Indicator
1	New Home Buyer Opportunities	2021	2021	Housing and Financial Counseling Program	City Wide	Affordable Housing	CDBG: \$50,000	Educational programs for first time homeowners: 240
2	Housing Stabilization Programs	2021	2024	Homeless Assistance Programs	City wide	Affordable Housing	CDBG: \$20,000	Homeless households assisted: 13
3	Existing Homeowners hip Preservation	2021	2024	Rehab of Existing Housing	City Wide	Affordable Housing	CDBG: \$108,016	Homeowner Housing Rehabilitated : 8
4	Rental Housing Programs	2021	2021	Rehab of existing Rental Housing	1608 Otis Drive, Longmont, CO	Affordable Housing	CDBG: \$59,000	number of units that benefit from the rehab project: 6
5	Rental Housing Programs	2021	2024	Land acquisition	Hwy 66 and Crisman Drive, Longmont	Affordable Housing	CDBG: \$342,444	Number of units created: 83
6	Rental Housing Programs	2021	2021	Rehab of existing Rental Housing	2000 Sunset Way, Longmont, CO	Affordable Housing	CDBG \$6,984	Number that benefit from the rehab program: 81

Table 4 – Goals Summary

* Funding for the Homeownership Programs Existing Housing is intended to be spent over multiple years. For the first year it is estimated that 3 low-income homeowners will be assisted under this program.

1	Goal Name	Home Buyer Opportunities
	Goal Description	The Housing Counseling Program includes housing and community education programs provided through counseling and educational opportunities to individuals and families to build skills, knowledge, and confidence in areas of money management and attaining and maintaining housing.
2	Goal Name	Housing Stabilization Program
	Goal Description	Homeless households that receive a Housing Voucher from a locally funded housing voucher program would be assisted with the security and utility deposits to help the household in securing permanent housing. Participating landlords will automatically be enrolled in the Landlord Assurance program in case of damages that exceed the collected security deposit.
3	Goal Name	Existing Homeownership Preservation Programs
	Goal Description	Longmont operates 4 rehabilitation programs. The General Rehab Program is available to qualified applicants at a maximum of \$25,000 loan. The Mobile Home Repair Program is a one-time grant of \$10,000. The Emergency Repair Program has a maximum \$3,000 grant to address immediate health and safety issues and the Architectural Barrier Removal Program offers a \$5,000 grant or a \$10,000 forgivable loan.
4 - 6	Goal Name	Rental Housing Programs
	Goal Description	Funding will be used for land acquisition associated with the construction of a new affordable housing project. Funding for rehabilitation of an existing affordable rental home for disabled participants. Funding to improve security measures at an affordable rental development.

Table 5 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Longmont expects to assist: 8 low/moderate income homeowners with repairs to make their existing home safe and to age in place, 13 homeless households under the Security Deposit program, 83 new affordable rental homes created, 6 homes for persons with developmental disabilities preserved, 81 persons in supportive housing with repairs to make the property safe, and 240 low income households assisted under the Housing Counseling program.

AP-35 Projects – 91.220(d)

Introduction

This section details the projects proposed for the FY2021 program year. Projects and estimated second year CDBG funding allocations for each Project is outlined in the Description section below.

#	Project Name
1	Administration & Contingencies
2	Housing Counseling and Training Program
3	HSBC- Security/Utility Deposit Program
5	Homeownership rehabilitation Programs
6	Creation of new affordable housing
7	Rehabilitation of existing affordable rental housing

Table 6 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The priorities for Program Year 2021 are based on identification of the greatest needs in Longmont, as described in the Market Analysis (MA) and Needs Assessment (NA) sections of the Consolidated Plan, in addition to needs identified through stakeholder consultation and resident outreach and the current national health crisis.

In Program Year 2021, the City of Longmont will allocate a total of \$708,180.00 in CDBG funds and program income to meet these objectives. The specific allocation of those funds is as follows:

1. Home Buyers Opportunities - Housing Counseling (\$50,000)
2. Housing Stabilization - HSBC deposit assistance (\$20,000).
3. Existing Homeownership Preservation Programs - Homeowner rehab program (\$108,016)
4. Rental Housing - - Crisman II /pre-development (\$342,445), Suites Security rehab project (\$6,984), and Imagine! SmartHome rehabilitation (\$59,000)
5. Grant Administration - \$121,735.00

AP-38 Projects Summary
Project Summary Information

Project Name	Administration & Contingencies
Target Area	
Goals Supported	
Needs Addressed	
Funding	CDBG: \$121,735.80
Description	CDBG - General Administration
Target Date	12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	Not Applicable - Administrative Costs
Location Description	City of Longmont, 350 Kimbark Street, Longmont CO 80501
Planned Activities	Administration of the CDBG program
Project Name	Home Buyer Programs
Target Area	City Wide
Goals Supported	Home Buyers Programs
Needs Addressed	Affordable Housing
Funding	CDBG - \$50,000
Description	The Housing Counseling Program includes housing and community education programs provided through counseling and educational opportunities to individuals and families to build skills, knowledge, and confidence in areas of money management and housing.
Target Date	12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	Approximately 240 families with the City of Longmont could be assisted.
Location Description	City of Longmont
Planned Activities	Educational programs for first time homeowners

Project Name	HSBC- Security/Utility Deposit Program
Target Area	City Wide
Goals Supported	#4 Homeless Assistance
Needs Addressed	Affordable Housing
Funding	CDBG- \$20,000
Description	Homeless households that receive a Housing Voucher from the Longmont Housing Authority could be assisted with security and utility deposits to assist the household in securing permanent housing.
Target Date	12/31/2024
Estimate the number and type of families that will benefit from the proposed activities	13
Location Description	City Wide
Planned Activities	Security and utility deposit assistance
Project Name	Housing Rehabilitation Programs
Target Area	City Wide
Goals Supported	#2 Homeownership Programs
Needs Addressed	Affordable Housing
Funding	CDBG – \$108,016.00
Description	Longmont operates 4 rehabilitation programs. The General Rehab Program is available to qualified applicants at a maximum of \$25,000 loan. The Mobile Home Repair Program is a one-time grant of \$10,000. The Emergency Repair Program has a maximum \$3,000 grant to address immediate health and safety issues and the Architectural Barrier Removal Program has a \$5,000 grant or a \$10,000 forgivable loan to make a home accessible.
Target Date	12/31/2024

Estimate the number and type of families that will benefit from the proposed activities	Approximately 9 households can be assisted with this funding between the four programs outlined above by 12/31/2024. \$15,000 of the \$108,016.00 is allocated towards administration of the program.
Location Description	This is a City Wide program, households within the City Limits can be assisted with these programs.
Planned Activities	Rehabilitation of homeowner housing in the City of Longmont
Project Name	Rehab of Affordable Housing -Imagine! SmartHome
Target Area	1608 Otis Drive, Longmont, CO
Goals Supported	#1 Rental Housing
Needs Addressed	Affordable Housing
Funding	CDBG – \$59,000
Description	Funding will be used to Remodel 2 bathrooms (replace flooring, shoring up floors and replacing tile and cabinets) - \$34,000. Replace carpet in basement apartment- \$600. Refinish floors in common space- \$15,700, replace flooring in laundry room -\$2,200 and tile the kitchen floor - \$6,500
Target Date	12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	6 low/moderate income households
Location Description	1608 Otis Drive, Longmont, co
Planned Activities	Rehabilitation of existing affordable rental housing

Project Name	Suites Security Rehab Project
Target Area	2000 Sunset Way, Longmont, CO
Goals Supported	Rental Housing
Needs Addressed	Affordable Housing
Funding	CDBG \$6,984.00
Description	Repairs directed towards an accumulation of deferred maintenance – tree trimming
Target Date	12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	81 very-low income
Location Description	2000 Sunset Way, Longmont Colorado
Planned Activities	Removal of trees that are dead, dying, diseased, weakly attached, or interfering with the security of the property. Many are up against the building, windows/doors, etc, causing places for people to hide or conduct drug deals, several are blocking security lighting. All 24 trees throughout property were indicated for work by the City's Crime Free Multi-Family Housing Program and a Crime Prevention Through Environmental Design (CPTED) inspection.
Project Name	Crisman II
Target Area	1608 Otis
Goals Supported	Rental Housing
Needs Addressed	Affordable Housing
Funding	CDBG \$342,445.00

Description	Land acquisition and pre/development costs for the Crisman II development located south of Highway 66, west of Highway 287 and just north of Crisman I Apartments. Funds would be used primarily to purchase the land on which the project would be developed.
Target Date	2027
Estimate the number and type of families that will benefit from the proposed activities	The Crisman II Apartments will be an 83-unit rental apartment complex with 10% (9) of the units affordable \leq 30% AMI, 59% (49 units) affordable \leq 50% AMI, 10% (9) units having 3 bedrooms, and 10% (9) units will be fully accessible.
Location Description	development located south of Highway 66, west of Highway 287 and just north of Crisman I Apartments.
Planned Activities	Acquisition of Land

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Longmont does not target funds to specific geographies within the City.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City's housing and economic development and support services programs are offered citywide. As specific housing or community investment projects are funded over the years of the Plan, some may have specific geographic locations however, there are no targeted geographic areas in which federal funds will be invested over the term of this Consolidated Plan.

All CDBG funding will be allocated to activities within the Longmont city limits. CDBG funds are prioritized to meet affordable housing as well as the capital improvement needs of community based service providers serving low and moderate-income persons. As indicated above, the geographic location of the programs is dependent upon the request for funds, as the City's program is driven by an annual competitive application process. The annual allocation process includes: release of the Notice of Funding Availability, submission of applications from housing partners and service providers, provision of technical assistance to ensure eligibility of proposed activities, review of the applications by staff, review by the Longmont Housing and Human Services Advisory Board, and submission of recommendations to and final approval of activities by City Council

Discussion

Please see above

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

There were no public policy barriers to affordable housing identified in the Analysis of Impediments to Fair Housing (AI) completed in January, 2015. Longmont completed an update of its Comprehensive Plan with City Council adoption in 2016. This new Comprehensive Plan, called Envision Longmont, has a chapter (Goal 3) that focuses on affordable and accessible housing, services, amenities, and opportunities for all. The Plan promotes a mix of housing types and a diversity in the housing stock to meet the needs of a variety of socio-economic groups and lifestyles, and supports higher density housing. The Plan sets a goal to have 12% of the City's housing stock be permanently affordable and strives to expand the supply of homes accessible to seniors and people with disabilities. The next steps are to align current policies and programs with the Plan including:

- Aligning zoning with the Land Use Plan to ensure desired development patterns and densities can be readily achieved. **Completed mid-2018.**
- Reviewing and modifying, as needed the City's regulations, policies, and processes that hinder the creation or development of affordable housing or otherwise limit housing options. **Scheduled completion – end of 2019.**
- - Passed Inclusionary Housing requirement in late 2018 requiring 12% of all newly constructed housing to be affordable or provide a payment-in-lieu of the affordable housing
 - Updated Code in early 2019 to align incentives for affordable housing with new Inclusionary Zoning Program
- Identifying a permanent dedicated funding source for the City's Affordable Housing Fund. **Completed in 2018 with approval of an annual General Fund contribution of \$1 million to the local Affordable Housing Fund.**
- Monitoring housing trends to identify gaps in types of housing, affordable housing, and housing for targeted demographic groups to align development and incentive programs to meet changing needs. **Market survey was completed in 2020 for the 5 year Consolidated Plan.**
- Continuing to work on the Boulder County 10 Year Plan to Address Homelessness and include permanent supportive housing opportunities. **Ongoing.**
- Working with the private sector on public/private partnerships to provide affordable housing options. **Ongoing**

The most recent AI (2015 -2019) identified five impediments to Fair Housing Choice in the Boulder/Broomfield HOME Consortium area:

- 1) Inadequate supply of accessible housing
- 2) Housing supply does not meet the needs of families

- 3) Housing Choice Voucher holders struggle to use their vouchers on the private market
- 4) High loan denial rates among racial minorities and those of Hispanic origin
- 5) Market-rate rental discrimination by Race, Familial Status and National Origin

As a result of the AI, Longmont has chosen to concentrate on three areas to reduce the community's impediments to Fair Housing during its current five-year (2020-2024) Consolidated Plan.

- A. Prioritize financial assistance to 40% AMI and below restricted rental housing, homeless housing, and special needs housing including accessible housing.
- B. Fund and strengthen programs that support low-income homeowners.
- C. Update Comprehensive Plan.

The following activities show what Longmont has done, and continues to do, to address fair housing impediments and provide education and outreach to residents.

- **Longmont Fair Housing Office.** The City's Community and Neighborhood Resources Division continues to operate the City's Fair Housing Office. The Division educates the community on Fair Housing Rights through the following activities:
 - Mediation program that addresses Tenant/Landlord conflicts before they escalate, providing education or facilitating conversation.
 - Eviction court mediation that provide 1-2 volunteer mediators for weekly hearings in Longmont and monthly in Boulder County District Court.
 - Monthly Longmont Landlord Alliance educational presentations for landlords. Topics include fair housing issues and evictions. Monthly attendance averages between 40 and 50 people.
 - Home Owners Association training session on topics such as fair housing and financial responsibility. Attendance averages 15 HOA representatives.
 - Community Legal clinics that provide pro-bono consultation on topics such as disability, employment, housing, and fair housing. Clinics are held four times a year with an average attendance 60 people per session. There are about 20 attorneys who volunteer their service and between 5 and 7 volunteer Spanish interpreters.
 - Annual Fair Housing proclamation in April.
- **Services in English and Spanish.** Longmont's Housing Rehabilitation and Down Payment Assistance Programs' materials are available in English and Spanish. Additionally, households are able to work with Spanish speaking Longmont staff throughout the whole process of the program to which they apply. This includes translations and other assistance during the application process, inspection phase, and construction for applicants to the Home Rehabilitation Programs. Longmont provided interpretation Longmont has instituted a tracking system to better capture the translation and interpretation services provided and the number of Spanish speaking clients who call or come to the office for information on housing. This tracking will include the number of residents assisted and the type of assistance provided.
- **Assist Low to Very Low Income Homeowners Assisted to Stay in their Homes (Addresses Goals A and B above).** Longmont's CDBG funded Homeowner Rehabilitation Programs have

- a maximum income limit of 80% of Area Median Income (AMI). Two of the programs target households at or below 50% AMI and another often serves lower income households. \$107,833.00 of CDBG funds were allocated to the Rehab Program in 2021. A total of 20 unduplicated households were assisted with prior year funding sources. Many of these households participated in more than one program. This is below our normal output due to limiting the program to emergency response only during the COVID shutdown. No General Rehabilitation or Architectural Barrier Removal projects were undertaken from March 2020 through April 2021 due to COVID protocols.
- Accessibility Rehabilitation Program. Longmont assisted twenty (14) households that were elderly and/or disabled through grants and forgivable loans with repairs and modifications to their home to make it more accessible. Repairs included installation of ADA toilets, removing tripping hazards from stairs and flooring, and tub-to-walk-in-shower conversions. The average amount of assistance provided to each household was \$4,528. The 14 households were income qualified and all households were under 40% AMI.
 - Mobile Home Rehabilitation Program. Fourteen (16) households were assisted with repairs to their mobile homes. Repairs included addressing immediate health and safety issues such as replacing furnaces or leaking roofs and weatherization improvements (e.g., storm windows, improving insulation in the attic and walls). The average amount of assistance provided to each household was \$6,320.0. The 16 were income qualified with 6 at or below 40% and 7 at or below 50% AMI and 1 at or below 80% AMI.
 - Emergency Grant Program. Six (3) owner occupied homes were assisted with repairing immediate health and safety issues such as replacing nonworking furnaces and water heaters. The average amount of assistance to each household was \$1,933. The 3 households were income qualified with 3 at or below 30% AMI.
 - General Rehabilitation Program. This program offers loans to homeowners to make home improvements including correcting code violations and weatherization improvements. One household was assisted with repairs to their homes. The amount of assistance provided to the household was \$26,305. The one household was income qualified at or below 80% AMI.
 - **Security and Utility Deposit Program** (Addresses Goal A above). Longmont Housing Authority will provide low/moderate income homeless households that received a Homeless Housing Choice Voucher, assistance with the security and/or utility deposits to assist the household in securing permanent housing. Landlords/owners that participate in this program will automatically be enrolled in the Landlord Assurance Program. The city is finding that rental property owners and landlords are not willing to accept households with a rental assistance voucher without additional assurances that they will not be left with significant costs. The Landlord Assurance Fund is intended to provide peace of mind to landlords in Longmont who rent to someone with a rental assistance voucher. The LAF can compensate the landlord in the event that damage occurs to their rental unit leased to a rent-assisted household above normal wear and tear, and above what can be covered by the security deposit.

- **Rehabilitation of existing affordable rental housing units** (Addresses Goal A above). Longmont will fund the rehabilitation in Imagine! Longmont SmartHome, an existing affordable housing property, to provide a safe environment for the disabled housing tenants. Longmont will also fund the rehabilitation activities at the Suites, an existing supportive housing project.
- **Addition of New Affordable Housing** (Address Goal A Above). Longmont will fund the purchase of land for the construction of affordable housing rental units. The Crisman II Apartments will be an 83-unit rental apartment complex with 9 of the units affordable $\leq 30\%$ AMI, 12 units affordable $\leq 40\%$ AMI, 28 units affordable $\leq 50\%$ AMI, 10% (9) units having 3 bedrooms, and 10% (9) units will be fully accessible.
- **Alignment of housing programs and policies with the City's Comprehensive Plan** (Addresses Goal C above). The 2016 approved Comprehensive Plan (Envision Longmont) promotes a mix of housing types and stock to meet the needs of a variety of socio-economic groups and lifestyles. Envision Longmont sets a goal of having 12% of the Longmont's housing stock as permanently affordable and to expand the supply of homes accessible for seniors and people with disabilities. In 2018, Longmont continued to work to align its code, programs, and policies with Envision Longmont to increase the availability of affordable housing options:
 - Update of the land development and zoning codes to achieve the development patterns and densities identified. The final Code updates are scheduled to be approved by City Council was completed in 2018.
 - In December of 2018, the Longmont City Council approved an Inclusionary Housing Ordinance as one way to address the shortage of affordable housing. This Program will require that the developer of residential units must provide affordable housing or make a payment-in-lieu of to assist with the provision of affordable housing. Developers may build affordable housing, donate land to a nonprofit or the city for the future construction of housing, or make a payment to Longmont's affordable housing fund in lieu of providing housing,. This program defines affordable for-sale housing as homes that are affordable to households at or below 80% AMI and rental housing that is affordable for households at or below 60% AMI.
 - Monitor housing trends to identify gaps in types of housing, affordable housing, and housing for targeted demographic groups to align development and incentive programs to meet changing needs.
 - Continue work on the Boulder County 10-Year Plan to Address Homelessness and to develop permanent supportive housing opportunities.
 - Work with the private sector on public/private partnerships to provide affordable housing options.

Discussion

Longmont continues to provide financial support to affordable housing developments with a combination of CDBG, HOME, and local Affordable Housing funds as well as providing development fee waivers. With the city's still very low rental vacancy rate, the need for rental units affordable for households at or below 40% AMI is around 2,100 units (2020-2024 Consolidated Plan Housing Needs Analysis). Due to a continued lack of funding for the Housing Choice Voucher Program, the Longmont Housing Authority (LHA) had to reduce the number of vouchers from its approved limit of 509 per month to the new base of 475 vouchers, which was achieved through attrition, although only 402 vouchers are issued at this time due to budget constraints.

Affordable homeownership continues to be another underserved need. In 2020, Longmont saw another increase in homes prices in the market for both attached and detached homes. Single-family detached median home prices increased 6.75% over 2019, a significant increase from the year over year increase of 1.3% in 2019 over 2018 prices. Attached median home prices increased about 5.8%. Median home prices were very high at \$478,950 for detached homes and \$347,766 for attached homes with detached home prices hitting the \$500,000 mark a couple of times. Homeownership is beyond the means of many families in our community, as incomes have not increased at the same as rate as home prices. It now takes an income of over \$111,000 to afford the median sales price of a single-family home in Longmont and \$85,800 for the median townhome/condo. A household of three at 80% of the Area Median Income saw their 2020 income increase by 6% over 2019 to a total of \$72,100, which is insufficient to keep up with the continual increases in median home prices.

In December of 2018, the Longmont City Council approved an Inclusionary Housing Ordinance as one way to address the shortage of affordable housing. This Program will require that the developer of residential units must provide affordable housing or make a payment-in-lieu to assist with the provision of affordable housing. Developers may build affordable housing, donate land to a nonprofit or the city for the future construction of housing, or make a payment to the City's affordable housing fund in lieu of providing housing. This program defines affordable for-sale housing as homes that are affordable to households at or below 80% AMI and rental housing that is affordable for households at or below 60% AMI.

Longmont has continued to explore changes to its Down Payment Program to better assist low/moderate-income homebuyers in addition to maintaining its outreach and education to homebuyers and industry professionals. In late 2018, the Program removed the first-time homebuyer requirement to try to help more low/moderate-income household purchase a home and changed the maximum amount that can be borrowed to 8.5% of the purchase price of the home, removing the cap of \$15,000 that can be borrowed.

AP-85 Other Actions – 91.220(k)

Introduction

This section reports additional efforts Longmont will undertake during the 2021 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

The Regional Housing Strategy determined that 18,000 additional affordable homes are needed throughout Boulder County to meet the 12% affordable housing goal by 2035. This translates to a total of 3064 new affordable homes needed in Longmont. In following the Regional Housing Strategy, the following are ways Longmont is looking to achieve this goal:

1. Create 2,000 new affordable homes through new construction or Inclusionary Housing. This translates to an average of 180 new affordable homes per year.
2. Create 1,064 new affordable homes by purchasing existing market rate homes and converting them to affordable. This would require 60 homes per year.
To achieve these goals, it will require an increased investment of local resources. Longmont has addressed the goals by:

- a) Contributing additional local funding through the transfer of \$1M from the General Fund to the existing local Affordable Housing fund.
 - b) Implementation of the Inclusionary Housing Program.
 - c) Funding private and public housing developers to help create affordable housing.
 - d) Searching for city-owned properties that can built on or converted from market rate to affordable housing.
 - e) Providing fee waivers and other incentives to encourage the development of affordable housing.
3. Preserve 2,336 existing affordable homes already in our housing stock, but that are not permanently affordable.

To achieve the goals of the Regional Housing Strategy, Longmont will:

- a) Continue to support homeownership rehabilitation programs.
- b) Continue to support rental rehabilitation programs.
- c) Consider long-term sustainable housing programs that regard economic, community, market, and environmental trends.
- d) Support the preservation of affordable housing through rehabilitation and/or debt

reduction for affordable rental housing.

Longmont will also continue to:

- Develop and enhance programs that assist low and moderate-income households by helping them to rent or buy affordable, safe, and decent housing.
- Work to develop affordable housing solutions in the region.
- Identify and implement recommendations by City Council to address the housing gap.
- Provide post-purchase budgeting, financial fitness, and counseling classes to give low-income homeowners the opportunity to successfully maintain their housing.
- Develop and maintain suitable living environments.
- Create economic opportunities for low and moderate-income households.
- Assist homeless households obtain permanent housing.

Actions planned to foster and maintain affordable housing

City of Longmont undertook a comprehensive analysis regarding the need for affordable housing which showed an unmet need for 2,300 affordable rental units at or below 50 percent AMI. Since the last Consolidated Plan, the City participated in a Regional Housing Plan with all County jurisdictions, and every jurisdiction in the County, including the City of Longmont, approved that Plan which included:

- Having 12% of its housing stock be permanently affordable by 2035
- Securing land and development/redevelopment opportunities to create diverse housing options
- Bolstering financial resources to create the fiscal supports necessary to leverage other sources of funds to achieve the goals of the Strategy.
- Preserving affordability through purchasing and deed-restricting currently affordable housing.
- Considering regulatory processes across all jurisdictions to help facilitate the creation and preservation of diverse housing options.

Actions planned to reduce lead-based paint hazards

The City of Longmont has established the following policy to reduce lead-based paint hazards for all construction projects: Occupants of units constructed prior to 1978 will receive proper notification of Lead-Based Paint (LBP) hazards as follows:

- Proper notification to all owners will consist of the Lead Hazard Information Pamphlet published by the EPA/HUD/Consumer Product Safety Commission and will be given regardless of the cost of rehabilitation or paint test finding. If lead-based paint is found through testing or if presumption is used, a Notice of Lead Hazard Evaluation or Presumption will also be supplied. When lead hazards are present, a Notice of Lead Hazards Reduction Activity and a Lead Hazard Evaluation Report will also be provided.

Units constructed prior to 1978 will also be inspected according to the following HUD regulations subject to implementation of the Federal Lead Based Paint regulations by HUD;

a) If the total amount of Federal assistance or the total amount of rehabilitation hard cost is up to and including \$5,000.00 the following is required:

- Paint testing or presume LBP;
- Clearance of Lead-Based Paint from disturbed work areas; and
- Distribution of notifications listed above.

b) If the amount of Federal assistance or the total amount of rehabilitation hard cost is more than \$5,000.00 up to and including \$25,000.00 the following is required:

- Paint testing or presume LBP;
- Risk assessment; and
- Clearance of Lead-Based Paint from unit or work areas.
- Distribution of notifications listed above

c) If the amount of Federal assistance or the total amount of rehabilitation hard cost is more than \$25,000.00 the following is required:

- Paint testing or presume LBP
- Clearance of Lead-Based Paint from disturbed work areas;
- Distribution of notifications listed above;
- Abatement of all LBP hazards identified or produced;
- Use of interim controls on exterior surfaces not disrupted by rehab. Costs for administration of the rehab project and any lead based paint mitigation costs will not be included in the loan amount.

Actions planned to reduce the number of poverty-level families

To reduce the number of families living at or below the poverty level, Longmont provided Human Service funds totaling \$630,837 in 2018 and will provide funds again in 2019. This funding is distributed to nonprofit agencies for services and programs to families and individuals to break the cycle of poverty. These services include early childhood education, legal aid, women's and children's health issues, addiction treatment, mental health, parenting skills, and recreation choices. By continuing the dialogue between Longmont and public and private sectors, especially through the Human Services Master Plan Collaborative, Longmont will enhance coordination between public and private housing and human service agencies.

Actions planned to develop institutional structure

Longmont will continue to provide technical assistance and financial resources to ensure that community organizations have the capacity to effectively execute their mission. Longmont also continues to collaborate in the community wide efforts to form plans to address both ongoing and emerging challenges that the low-income community faces. Longmont, through its monitoring and

risk assessment process, gathered data and information on expenditures, outcomes, and numbers served to perform an ongoing assessment on the investments it makes with both federal and City funds.

Longmont will continue to work collaboratively with its partners to address housing and community development needs. Several organizations and non-profits partners with Longmont, addressed the affordable housing needs in 2020. The coordination of resources and efforts was accomplished through on-going discussions with service providers and special meetings to solicit feedback on housing programs and policies.

Actions planned to enhance coordination between public and private housing and social service agencies

Longmont's Housing and Community Investment (HCI) Division is the lead agency for the administration of CDBG funding and the implementation of the Consolidated Plan. Internally, the HCI works in collaboration with all City departments to deliver projects, services, and other benefits to eligible neighborhoods and residents. Also, see under *AP 10 - Introduction- Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))* for list of agencies.

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Longmont receives CDBG funding each year. These funds are sometimes used as loans to be repaid each month/year. This results in program income.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	\$50,000

Other CDBG Requirements

1. The amount of urgent need activities	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%