

*CR-05 - GOALS AND OUTCOMES***Progress the jurisdiction has made in carrying out its strategic plan and its action plan.
91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Longmont's Housing and Community Investment (HCI) Division is the lead agency for the administration of Community Development Block Grant (CDBG) funding and the implementation of the Community Development Consolidated Plan (Con Plan). Internally, the Housing and Community Investment (HCI) Division works in collaboration with all City Departments to deliver projects, services, and other benefits to eligible neighborhoods and clients.

The U.S. Department of Housing and Urban Development (HUD) requires, as part of the Con Plan process, the submittal of a Consolidated Annual Performance and Evaluation Report (CAPER) to document the implementation and utilization of HUD funds. HUD uses the CAPER to perform a comprehensive performance review of yearly progress in meeting stated goals and objectives contained in the Con Plan and the annual Action Plan, as required by HUD regulations 24 CFR 91.525.

The 2018 Program Year was the fourth year of the City of Longmont's 5-year Con Plan (2015-2019). We made strides in FY2018 using CDBG funds in the Homeownership programs by providing emergency repairs, and mobile home repairs; remove impediments for households with a disabled/elderly family member; general rehabilitation repairs; and provided housing counseling and consumer debt counseling. We used CDBG-Disaster Recovery (CDBG-DR), General funds, and local Affordable Housing funds to support the construction of affordable for-rent and for-sale homes, and make flood repairs or replace flood damaged properties.

The following FY2018 accomplishment narratives provide details on how available HUD CDBG resources were utilized to address housing and supportive services needs over the reporting period. It is important to note that there may be a disconnect between funding committed and actual expenditures, and they should not be considered mutually exclusive. For example, federal funding may have been committed by the City in the reporting period for a particular program, but only partially expended during that same period. Likewise, funding committed during the previous fiscal year (FY2017) may have been expended during this reporting period.

This CAPER covers the period from January 1, 2018 through December 31, 2018 for the City's CDBG activities. This report also includes information on the use of the CDBG-Disaster Recovery, local Affordable Housing, General Fund, and HOME Consortium activities in some places to give residents a good idea of all the resources used and activities undertaken to address our local housing and community development needs. However, it is important to note that some tables below show accomplishments using CDBG funds only as required by HUD. The City of Longmont states how it will work with private industry, non-profit organizations, and public institutions to carry out its HUD Strategic Plan portion of its Con Plan. References to other federal programs and local funding sources are made to illustrate the coordination of "all" funding sources and the efforts within the City to improve the lives of our low- and moderate-income (LMI) residents.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Not Applicable. This element pertains to ESG programs and Longmont does not receive ESG funding.

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In the 2015-2019 Con Plan, the Consortium selected six priority areas for investment. Each priority intersects in order to further the Consortium's efforts to address poverty as well as service provision in a comprehensive and effective manner. Each participating community develops priorities for the use of their CDBG intitalment funds.

The following Goals Summary highlights Longmont’s CDBG funding goals and progress in carrying out the 2018 Action Plan.

CDBG FUNDING GOALS

GOAL 1: Homebuyer Programs – Educational Opportunities - The City of Longmont has continued to support low-to-moderate income home buyers by supporting educational opportunities to prevent default and foreclosure, guard against predatory lending and help owners learn to make good financial decisions, make basic home repairs and maintain their property. The City has met its yearly goal of 220 and has already met the five year goal of 1,000 persons assisted.

GOAL 2: Existing Homeowner Programs - The City of Longmont has met the 2018 goal to preserve existing owner-occupied housing stock under the City's Rehabilitation Programs by keeping homes safe and habitable and to assist low income homeowners to age in place. The City has met its yearly goal of 27 for Existing Homeowner Programs and has met 86% of the five year goal of 175 housing units assisted.

Goal 3: Community Investment Programs - In 2018 the City of Longmont continued to make gains in impacting low-moderate income neighborhoods. In 2017 the City of Longmont allocated CDBG funds to address a slum and blighted property in a low income neighborhood. The distressed property was demolished in 2018 and the vacant land was then donated to Habitat for Humanity of St. Vrain Valley for the construction of low-income homeownership units. The City of Longmont has met its five-year goal of assisting 2 low-income neighborhoods.

Goal4: Economic Development Programs – There were no CDBG funds allocated towards activities to support Economic Development programs in 2018. However, CDBG funding in previous years resulted in 23 businesses assisted which met the City’s 5 year goals of 10 businesses .

The table below shows the comparison of the 2018 Action Plan goals to outcomes in 2018 using CDBG funds only.

Accomplishments using other funds available to the City of Longmont is discussed later in this document.

Table 1 – Longmont Accomplishments – Program Year & Strategic Plan to Date

Goal	Category	Source	Indicator	Unit of Measure	Expected Annual Goal	Actual 2018 Goal completed	Percent 2018 Goal Complete
Goal 1. Home Buyer Programs-educational opportunities (1,000)	Affordable Housing	CDBG	Home Buyers Assisted	Number of Households	220	246	100%
Goal 2. Homeownership programs-Existing Housing	Affordable Housing	CDBG	Homeowner housing Rehab	Number Homeowners Units Rehab	54**	39	72%
Goal 3 Community Investment Programs -	Public Service	CDBG	Impact low-moderate income neighborhood	Number of neighborhoods impacted	1	1	100%
Goal 4. Rental Security and Utility Deposit Program	Affordable Housing	CDBG	Households assisted	Number of Households	15	0 *	0%

Narrative:

* The City of Longmont allocated 2018 CDBG funds in the amount of \$57,000 for the Rental Security and Utility Deposit Program. Under this program homeless households that received a housing voucher from the Longmont Housing Authority would be assisted with the security and utility deposits. However, this program was cancelled in late 2018 due to the lack of available vouchers from the Longmont Housing Authority for this program.

** The expected goal of 54 spans over 2 years with a one year accomplishment each year of 27 households.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	TOTAL	Pct
White	225		225	78.95%
Black/African American	5		5	1.75%
Asian	9		9	3.16%
American Indian/Alaskan Native	2		2	.70%
Native American/Other Pacific Islander	0		0	0%
American Indian/Alaskan Native & White	0		0	0%
Black/African American & White	3		3	1.05%
Other Multi Racial	41		41	14.39%
Total	285	0	285	100.00%
Hispanic	69		69	24.22%
Not Hispanic	216		216	75.78%
Total White (Hispanic\Non-Hispanic)	285	0	285	100.00%

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Families and individuals across all races were assisted in many ways during FY 2018. The City of Longmont is predominantly white (70% white alone) overall, but 129, or 45%, of those assisted were minorities

Longmont continues to provide its CDBG, HOME, and Affordable Housing funds towards programs that not only serve all racial/ethnic minorities but serve people with disabilities and female heads of household. The City of Longmont in 2018 through its CDBG entitlement funding assisted 95 female heads of household and 23 households with disabilities.

CR-15 - RESOURCES AND INVESTMENTS 91.520(A)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	COL - Federal Funds	\$1,346,006	\$672,542
HOME Consortium	COL - Federal Funds	\$1,475,789	\$1,475,789
HOME State Funds	State – HOME Funds (PI)	\$480,000	\$480,000
HOME – Down Payment Assistance	State Home Funds (PI)	\$133,944	\$0.00
City of Longmont Human Services Funds	Local Funds	\$1,261,674	\$1,261,674
City of Longmont AHF	Local Funds	\$1,577,425	\$1,083,735
CDBG-DR – HAP\Infrastructure	Federal Funds	\$50,612,501	\$10,779,428
CDBG-DR Planning Grants	Federal Funds	\$29,063	\$3,297

Table 3 - Resources Made Available (PI = Program Income)

Narrative

In addition to the HOME State and HOME Consortium funds \$1,955,789, the City of Longmont spent \$120,000 from its Affordable Housing fund (AHF) for the construction of Fall River Apartments, a 60-unit senior affordable housing project through the Longmont Housing Development Corporation. It is estimated that construction and lease up of Fall River Apartments will be completed by August 1, 2019.

The Affordable Housing Fund received \$1,261,674 from the City’s General Fund in 2018. Local funding from the Human Services Agency fund in the amount of \$630,837 (50%) was granted to local non-profits to support basic needs, at-risk children and youth, promote economic well-being, and to build a safer community. The remaining amount of \$630,837 was allocated to a combination of Homelessness and Homelessness prevention work.

Habitat for Humanity of the St. Vrain Valley sold two affordable homes to low income households (\leq 60% AMI) in 2018. The land for these properties was purchased using local Affordable Housing Funds and each home received an average of \$7,436.00 in building fee waivers.

The City of Longmont is also the lead agency for the Boulder County Collaborative (BCC) that received an additional \$28,125,090 in in CDBG-Disaster Recovery funds for both Housing and Infrastructure projects in response to the 2013 flood bringing the total allocation to \$74,541,428. The BCC is comprised of several partnering agencies: Boulder County, City of Boulder, Jamestown, Longmont, Louisville, Lyons, and Nederland. These agencies are working on various repair and resiliency projects within Boulder County. The City expended a total of \$10,779,428 in 2018.

The City of Longmont received several State of Colorado CDBG-DR planning grants to help understand the BCC communities’ disaster recovery needs and to make our own community more resilient. The assistance received includes

- A grant to create a bridge between the Latino population, community resources, and local governments in the City of Longmont and Boulder County. This includes bringing the community together to identify barriers, develop recommendations that will be more inclusive of disenfranchised segments of the community, and create knowledge about community resources and local governments in the Hispanic community. These funds expired on February 28, 2018. The City expended \$3,297 in 2018.

Identify the geographic distribution and location of investments

The City of Longmont does not target its federal funding. Programs are offered city-wide.

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Longmont does not Target Federal Funding			

Table 4 – Identify the geographic distribution and location of investments

Narrative

Not applicable. The City does not target Federal funding.

Leveraging

Match Contributions for Federal Funds Expended in 2018								
Project	Funding	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation Construction Materials, Donated labor	Bond Financing	Total Match
Boulder County Housing Authority- Housing Counseling	CDBG	\$357,904						\$357,904
Total		\$357,904						\$357904

CR-20 - AFFORDABLE HOUSING 91.520(B)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

The actual one year goal reflected in tables 5 and 6 reflect units supported only with CDBG funds.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	15	0 *
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0

Number of households supported through Rehab of Existing Units	27	39
Number of households supported through Acquisition of Existing Units	0	0
Total	27	39

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

*The City of Longmont allocated 2018 CDBG funds in the amount of \$57,000 for the Rental Security and Utility Deposit Program. Under this program homeless households that received a Housing Voucher from the Longmont Housing Authority would be assisted with the Security and Utility Deposits.. However, this program was cancelled in late 2018 due to the lack of available Vouchers from the Longmont Housing Authority for this program.

Discuss how these outcomes will impact future annual action plans.

While there are sufficient numbers of households with unmet housing needs, the City did not utilize any 2018 CDBG funds for rehab of existing rentals or for new housing projects. Though annual CDBG funding is limited to support such projects, the City continues to encourage, and assist where possible. For instance the City's rehabilitation programs strives to enhance accessibility, and improve the preserve existing decent, safe and sanitary housing stock for low and moderate income persons. These property's, after rehabilitation, do not exceed 95 percent of the median purchase price in the area and is the principal residence of the owner whose family qualifies as low income at the times the funds were committed. Due to the lack of Affordable Housing and homelessness in Boulder County, the City will continue to support the local rehabilitation programs and housing counseling with CDBG funds.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	133	0
Low-income	83	0
Moderate-income	33	0
Total	249	0

Table 7 – Number of Persons Served

Narrative

Out of the 285 total persons served using CDBG funds, 249 persons were served under programs that require income eligibility as part of receiving assistance.

Program details below:

- Longmont's Housing Rehabilitation Programs: Unduplicated households income - 18 extremely low income, 18 low income, and 3 moderate income.
- Housing Counseling Program: 121 extremely low income, 59 low income, and 30 moderate income.

CR-25 - HOMELESS AND OTHER SPECIAL NEEDS 91.220(D, E); 91.320(D, E); 91.520(C)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In 2018, the City along with other regional governments (Boulder County and the City of Boulder) and in partnership with several nonprofit formed the new Homeless Solutions for Boulder County (HSBC). HSBC seeks to create a regional, integrated service system that combines a coordinated entry process with the provision of timely and appropriate supportive and housing services to assist people in moving out of homelessness and into housing in the most efficient ways possible. The Coordinated Entry (CE) process provides single entry access into the homeless services system through use of a comprehensive screening tool. In Longmont 521 individuals experiencing homelessness were screened through the CE process. County wide, 1,974 people were screened through CE.

Addressing the emergency shelter and transitional housing needs of homeless persons

The HSBC created two unique services accessible by individuals going through the CE 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 the Homeless Outreach Providing Encouragement (HOPE) organization for a total of \$220,891 and the OUR Center for total of \$78,416 out of its General Fund 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 2018, 412 persons were assessed for Navigation Services. During winter months, HOPE provided overnight shelter seven days a week for navigation clients and emergency sheltering for non-navigation clients on severe weather nights. 128 navigation clients accessed weekly overnight shelter and 230 individuals accessed emergency shelter when needed.

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 and include housing-focused case management and wrap-around supports aligned with a tailored housing plan. In 2018, 109 individuals were referred to HFS and the City of Longmont contracted with the Boulder Shelter for the Homeless for a total of \$52,355 from its General Fund to provide the service. Of the 109 individuals, 25 used the HFS at least once in 2018.

The City also continued its partnership with the Inn Between and provided \$33,600 from its General Fund to assist in providing transitional housing to 233 unduplicated individuals in 2018. Furthermore, the city provided \$9,600 to Attention Homes, an organization serving youth experiencing homelessness and they provided emergency/transitional housing to 14 unduplicated young adults in 2018. The City provided \$11,250 to Emergency Family Assistance Association to help provide short-term (12 week) and transitional housing to families

experiencing homelessness. In 2018, 139 individuals received short-term housing and seven individuals accessed transitional housing.

The City's entire investment in providing emergency shelter, transitional housing and services intended to move people into permanent housing totaled \$406,112.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Longmont recently completed an extensive assessment of single adult homelessness in Longmont, and what subsequent services and systems should be in place to address homelessness. As a result, the City has joined a collaborative of Boulder County funders and providers to address homelessness via a new integrated, evidence-based continuum of care model (Boulder County Regional Homeless Collaborative (BCRHC). As mentioned above, In September 2017 BCRHC launched a new county wide Coordinated Entry System (CES), where people seeking services are assessed and matched with the right program according to their needs. Anyone seeking homelessness services in Boulder County comes through one method of screening so agencies can work together to figure out a way to keep them off the streets

As part of the Homeless Solution for Boulder County system, City of Longmont staff along with other governmental and non-profit partners have formed sub-committees to address the needs of specific populations. One sub-committee named the "Top 5," consistently works on housing the five most vulnerable adults within the HSBC system. The "Vulnerable Adults" sub-committee is specifically working to create a systematic approach to address the issue of older adults who are at risk of being discharged into homelessness from medical care facilities, assisted living centers, Boulder County Jail, and other institutions. There is also a sub-committee that is working on family homelessness and looking to create a system similar to the HSBC system (which is focused on single adults).

Furthermore, in 2018 the City of Longmont invested \$200,000 of its Human Services Funding into a homeless prevention program. The City went through an RFP process and chose a local nonprofit to offer the prevention program which was then called Home Steady. In 2018, the Home Steady program served 44 households providing up to \$3,000 per household to prevent homelessness. At the end of 2018, only one of the assisted households ultimately lost their home. The City and the nonprofit continue to work together to create stronger evaluation processes and metrics to ensure the program is having positive affects for households at risk of losing their housing.

The Briarwood Studio apartments (10 units) are operated by the Longmont Housing Authority (LHA) and help homeless people making the transition from jail or other institutions by providing case management and other support services to assist them in moving from homelessness to permanent housing. The Briarwood is operated in collaboration with the Integrated Drug Treatment Court and the Boulder County Probation Department, which provides case management and oversight

Helping homeless persons (especially chronically homeless individuals and families, families

with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Permanent Supportive Housing located at The Suites (81 total units) in Longmont is aligned with local and regional strategic community plans and assists residents with challenges in daily living by helping them stabilize their lives and bring about a greater degree of independence and self-sufficiency. Programming includes a wide range of services, such as assistance with activities of daily living, crisis intervention, group sessions, and classes. Specific services include

- Food and medical benefits eligibility paperwork assistance
- Assistance addressing medical, dental, mental health, and financial management
- Referrals to home health care services, parenting classes, child care, educational programs, and recovery programs
- Transportation, job searches, and resume development
- Social networking, relationships, and communication skill building

The Inn Between (68 total units) provides transitional housing for homeless individuals, seniors, and families. These families are usually ready to make the transition to permanent housing within 24 months, but we are now in a situation that with high housing costs, there is no affordable permanent housing for them to move into without leaving our community. This has slowed down the move out rate and the ability for the Inn Between to accept new clients.

CR-30 - PUBLIC HOUSING 91.220(H); 91.320(J)

Actions taken to address the needs of public housing

There are no public housing units in Longmont

*CR-35 - OTHER ACTIONS 91.220(J)-(K); 91.320(I)-(J)***Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

There were no public policy barriers to affordable housing identified in the Analysis of Impediments to Fair Housing completed in January, 2015. The City 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 to take place from 2018 – 2019.**
- 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. **Ongoing.**
- Continuing to work on the Boulder County 10 Year Plan to Address Homelessness and include permanent supportive housing opportunities. **Ongoing.**
- City Council approved an Inclusionary Housing Program requiring 12% of all new housing built be affordable or provide funding into the city's local Affordable Housing Fund. **Program was adopted in 2018 and was effective as of 12/24/18.**
- Revising the affordable housing incentive program to provide density or height bonuses, waive development fees, and provide other code variances, when affordable housing is included in a development and allowing staff to administratively approve these incentives. **Update to align with Inclusionary Housing Program – scheduled early 2019..**
- Working with the private sector on public/private partnerships to provide affordable housing options. **Ongoing**

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

With people displaced by the September 2013 flood and the still very low rental vacancy rate, the need for rental units affordable for households at or below 30% AMI is around 2,500 units (Nov. 2015 Housing Needs Analysis Update). Due to 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. No additional Housing Choice Voucher leasing occurred in 2018, nor is new leasing planned for 2019. Waitlists are not being opened as there are no opportunities for new vouchers. Many deed restricted affordable rental properties have waitlists from 100-300 people.

The City, in partnership with the State of Colorado Division of Housing and the Colorado Housing Finance Authority (CHFA), prioritized one new rental housing construction project in 2018 using HOME funding to match private activity bonds and Low Income Housing Tax Credits. This development, Fall River Senior Housing, began construction in June 6, 2018 and will be completed and begin leasing in summer 2019.

The City continues to provide financial support to affordable housing developments with a combination of HOME, local Affordable Housing funds, and development fee waivers. Habitat for Humanity of the St. Vrain Valley sold 2 homes in 2018 and received \$14,871 in fee waivers. Crisman Apartments, built with CDBG-Disaster Recovery Funds, had 114 affordable housing units come online in 2018 and received a total of \$287,018 in fee waivers.

Affordable homeownership continues to be another underserved need. In 2018 Longmont saw a 2% decrease in the number of homes sales over 2017 for both attached and detached homes. While there were fewer homes for sale, the median sales prices continued to increase. There was a 9% increase in detached home prices (up to \$440,770) and an 10% increase for attached homes (\$330,000).

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 \$115,000 to afford the average sales price of a single family home in Longmont and \$86,600 for the average townhome/condo. A household of four at 80% of the Area Median Income saw their 2018 income increase by 5.7% over 2017 to a total of \$71,900, 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 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 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. We removed the cap of \$15,000 that can be borrowed.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City has a policy to reduce lead-based paint hazards on a case-by-case basis as projects are funded with CDBG assistance. Thirty-nine (39) rehab projects completed in 2018. Of the 39 completed 30 were built prior to 1978 in which 13 did not trigger LBP testing because no painted surfaces were disturbed during the rehab. Seventeen homes were tested for lead based paint and asbestos and 15 did not trigger LBP requirements, leaving two that tested positive for lead. Contractors working on these properties were required to be certified as EPA Certified Renovators

and perform all work under the EPA and HUD requirements for lead-safe work practices at an additional rehab cost of \$3,800.00

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

To reduce the number of families living at or below the poverty level, the City of Longmont provided Human Service funds totaling \$630,837 in 2018. This funding was 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 the City and public and private sectors, especially through the Human Services Master Plan Collaborative, the City has enhanced coordination between public and private housing and human service agencies.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City continued in 2018 to provide technical assistance and financial resources to ensure that community organizations have the capacity to effectively execute their mission. The City also continued to partner in the community wide efforts to form plans to address both ongoing and emerging challenges that the low-income community faces. The City, 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.

In 2018, the City continued to work collaboratively with its partners to address housing and community development needs. Several organizations and non-profits partners with the City, addressed the affordable housing needs in 2018. 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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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

Boulder County Human Services Master Plan – All governments in the County and the Foothills United Way have joined to provide a common approach to defining, assisting, and funding human service agencies. The plan's specific purpose is to enhance coordination and eliminate gaps in services while avoiding duplication of services. In addition, Longmont completed its five-year assessment of human service needs and in 2017 changed in the way it partners with the agencies it funds to better address and meet the needs of Longmont residents.

In 2018, the Boulder County Funders Collaborative continued its work to try and align funding priorities for nonprofit human services agencies. The collaborative revamped their joint application to better address the needs identified in each of the collaborators' human service needs assessments. Furthermore, the collaborative reached out to other regional funders like the Boulder County and Longmont Community Foundation to continue finding common ground around funding human service needs in the County and municipalities.

New Regional Approach to Homeless Services - One of the changes moved significant funding to support the new

Coordinated Entry Assessment for people who are homeless and how they access services. This includes a county-wide 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 will help the agencies avoid duplication of services and help the individual by making every agency an access point. It also changes the services offered for those who have lower needs and can move back into housing with short-term case management and/or support services (including rapid re-housing) and those with higher needs who will move to housing-focused shelter and exits to appropriate housing options. Housing stabilization services are also offered for those who are still housed, but in danger of losing their housing.

In 2018, the Homeless Solutions for Boulder County continued to move the region towards a more systematic approach in dealing with homelessness. By the end of 2018, all providers working in the system were on-boarded to using the Boulder County Connect database (BCC). BCC, which is housed and hosted by Boulder County Housing and Human Services, uses a Salesforce platform to track client's entry and use of the system. It helps coordinate care and services between homelessness providers and it provides valuable data for funders and governments to assess progress. The system is in the midst of a one year review to assess how the system provided services and areas where the system can improve.

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. The group works to implement the Boulder County 10 Year Plan to Address Homelessness.

Boulder County Homeless Plan Initiative – This collaborative served the same purpose as LHOT, but worked on a Ten Year Plan to Address Homelessness throughout Boulder County. An Advisory Board was seated in late 2011 and meets monthly to help move the County Plan implementation forward.

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.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The most recent AI (2015 -2019) identified five impediments to Fair Housing Choice in the Boulder/Broomfield 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 for its current five-year (2015 – 2019) Consolidated Plan.

- A. Prioritize financial assistance to 40% AMI and below deed 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 to include more housing options and opportunities in Longmont.

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

A. Prioritize financial assistance to 40% AMI and below deed restricted rental housing, homeless housing and special needs housing including accessible housing:

- Projects funded in 2018 using local and federal funds included the following:
 - \$1,475,000 in HOME funding and \$120,000 in local Affordable Housing Funds for the Fall River Senior Apartment project (60 units senior housing \leq 50% AMI)
 - \$38,000 from the Affordable Housing Fund to Habitat for Humanity to acquire a lot to build a new affordable for-sale home (\leq 50% AMI).
 - Donated a city-owned lot to Habitat for Humanity to build 3-4 new for-sale homes (\leq 50% AMI)
 - \$700,000 in Affordable Housing Funds to purchase vacant parcel at 2000 Sunset (The Suites) for future affordable residential development opportunities
 - \$287,300 in Affordable Housing Funds to the Inn Between to construct 6 Permanently Supportive rental homes (\leq 40% AMI)

B. Fund and strengthen programs that support low-income homeowners.

- ***Assist Low to Very Low Income Homeowners Assisted to Stay in their Homes.*** The City'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. 94% of direct assistance in the form of grants, forgivable loans, and repayable loans were provided to homeowners at or below 50% AMI in 2018. There were 39 households assisted however, 13 households qualified for more than one of the following programs.
 - Accessibility Rehabilitation Program (Addresses A – special needs housing - above as well). The City assisted twenty (20) 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 and ramps, removing tripping hazards from stairs and flooring, and tub-to-walk-in-shower conversions. The average amount of assistance provided to each household was \$5,299. The 20 households were income qualified and 19 were at or below 50% AMI and 1 household was between 51%-80% AMI.

Mobile Home Rehabilitation Program. Forteen (14) 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 \$5,000. The 14 were income qualified with 14 at or below 50% AMI.

- Emergency Grant Program. Six (6) 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 \$2,426.00 The 6 households were income qualified with 4 at or below 50% AMI and 2 at or between 31%-80% AMI.

- General Rehabilitation Program. This program offers loans to homeowners to make home improvements including correcting code violations and weatherization improvements. Twelve households were assisted with repairs to their homes. The Average amount of assistance provided to each household was \$18,606. Thetwelve households were income qualified with 12 at or below 50% AMI.

C. Update Comprehensive Plan to include more housing options and opportunities in Longmont.

- **Alignment of housing programs and policies with the City's Comprehensive Plan.** 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 City's housing stock as permanently affordable and to expand the supply of homes accessible for seniors and people with disabilities. In 2018, the City had a total of 6% of its housing affordable which is a total of 2,336 homes. It increased its affordable housing stock by 115 total units in 2018 while losing 1 home for a net gain of 114 affordable homes.
 - The final updates of the land development and zoning codes to achieve the development patterns and densities identified in Envision Longmont were approved by City Council in 2018.
 - An Inclusionary Housing Program was approved by City Council in late 2018 requiring 12% of all new residential development be affordable. This will provide a greater variety of housing options both in size and type of housing, but also housing affordable to the city's lower wage workforce.
 - Updating the Affordable Housing Incentives to align with the new Inclusionary Housing Program began in late 2018 and will be completed in 1st Quarter, 2019.

Other Actions to Support Fair Housing in Longmont:

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. The City's Housing Rehabilitation and Down Payment Assistance Programs' materials are available in English and Spanish. Additionally, households are able to work with Spanish speaking City staff throughout the entire 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. The City provided interpretation and translation services to four applicants who were primarily Spanish speaking. For 2018, the City 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. Translation services in 2018 provided to the Housing and Community Investment Division included 29 email translations, 99 client walk-in or phone call translations and 22 written translations.

Regional Collaboration. The City serves on the Steering Committee for the Boulder County Regional Housing Partnership, a regional collaboration of towns and cities in Boulder County that developed and are implementing a regional affordable housing plan. The Plan has been adopted by all local governments in Boulder County and sets a goal of creating 12% of all housing in the County as affordable. The Steering Committee is establishing subcommittees and looking at the possibility of a ballot measure to raise \$10 million annually through a sales and/or property tax.

CR-40 - MONITORING 91.220 AND 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

City of Longmont staff has a Monitoring Plan and conducted monitoring on one project under contract using CDBG funds. Eleven (11) completed HOME and CDBG projects were monitored for ongoing compliance. Twelve properties that received Fee Waivers were monitored for ongoing compliance. Monitoring included but was not limited to:

- Documenting Subrecipient compliance with CDBG and HOME regulations.
- Assuring that funded projects comply with established regulations and that project activities continue to serve the target population identified in the initial application.
- Assuring the CDBG and HOME recipients are complying with applicable federal regulations.
- Assuring compliance with the Federal Office of Management and Budget (OMB) Circulars and City of Longmont regulations relating to financial management systems, procurement and contracting, labor standards, record keeping, and reporting requirements.

The CDBG and HOME programs are on-time with respect to monitoring sub-recipients and projects are moving ahead in a timely manner. The monitoring reports reflect the dates of the monitoring visits, areas monitored, the findings and concerns noted and when they are resolved, and areas still to be monitored. All reports are located in the appropriate files.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City followed its Citizen Participation Plan to ensure residents were provided with notice and opportunities to comment on its performance report. The draft report was posted on the city’s website. Notice of the 30-day comment period and the date/location of the public hearing was published in the local paper on March 1, 2019 and a public hearing was held on March 19, 2019 during the 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, and state that the meeting location is accessible..

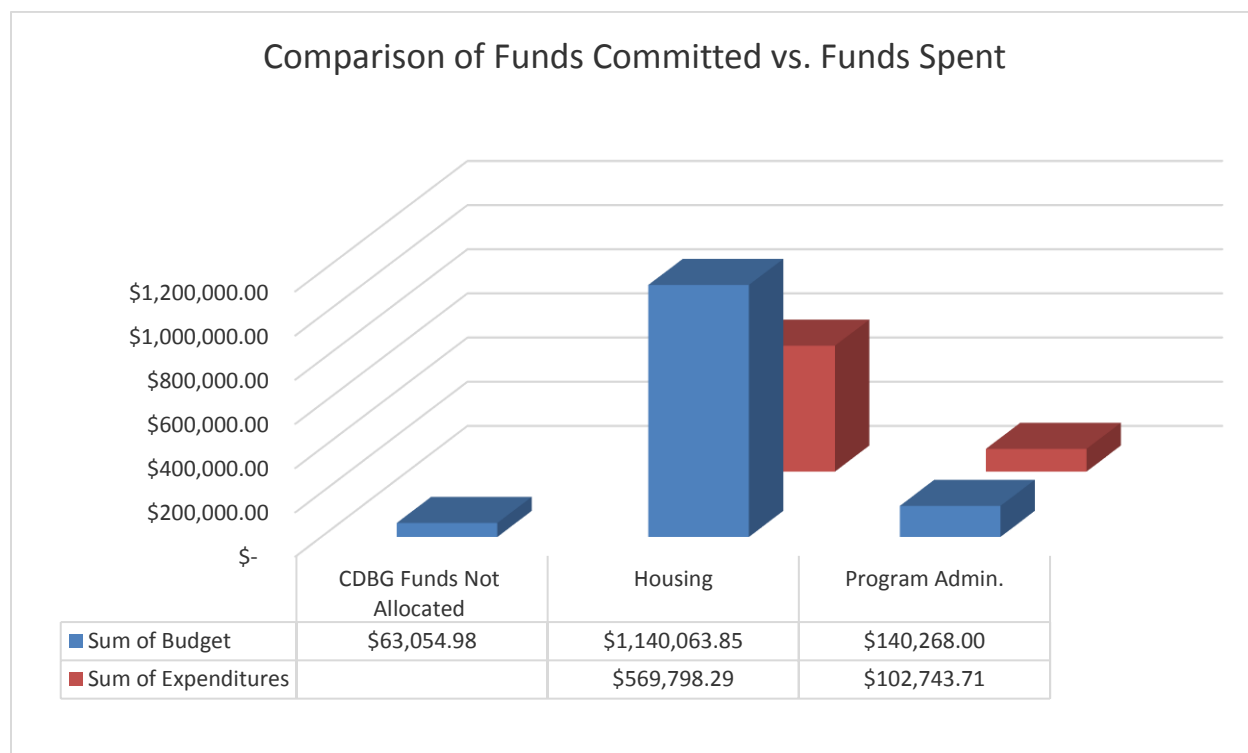
Pursuant to HUD guidelines, this CAPER allowed for reasonable notice for review and comment, as well as a 30-day comment period prior to submission. As of March 30, 2019, the City of Longmont has not received any written comments on the proposed 2018 CAPER.

CR-45 - CDBG 91.520(C)

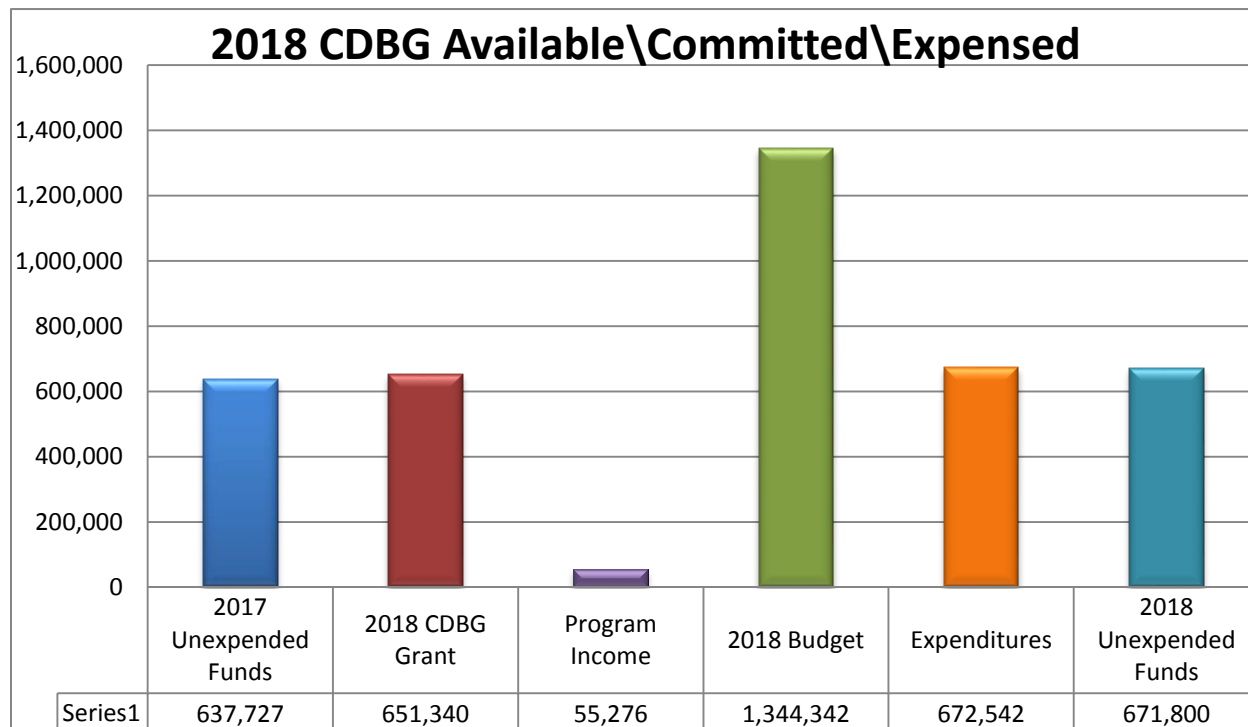
Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Experiences.

A review of the CDBG funds planned for projects and the expenditures to implement projects show that during the reporting period, 53% (\$672,542) of the funds committed (\$1,280,337.85) were spent. An evaluation of expenditures by type of project shows that the City spent 50% of planned housing projects and 73% of planned administration funds. . Of the \$63k of funds not allocated \$57k was set aside for a Rent Deposit program that was cancelled, and the remaining \$6k was released from the E. Rogers Road Demo Project.



The City of Longmont Community Development Block Grant program is the main resource available to implement most of the projects in the Consolidated Plan. The City received \$651,340 from the Department of Housing and Urban Development (HUD) for the 2018 CDBG program year and \$55,276 in program income. In combination with prior year CDBG funds, a total of \$672,542 was spent in 2018.



The City has achieved 100% of its 5-year goal under Community Investment Programs category. The activities and projects to help reach this goal include preventing homelessness and providing supportive services.

Even though the City doesn't always allocate or spend CDBG funds for all of the Consolidated and Action Plan goals, it does allocate other resources (i.e., HOME, AH Funds, Human Service Agency funds, and General Funds) to address these goals and is on track to meet its five year plan goals.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CDBG Program Income;

In 2018 the City applied its CDBG program income to the following four household assistance programs along with a portion towards housing rehabilitation administration.

Program	Total Program Income	# of Additional Households This Can Assist
50 E Rogers Road Demo Project	1,653.77	
General Rehab Program	41,881.31	2-3
Mobile Home Repair Program	11,740.50	2-3
	<hr/>	
	55,275.58	4-6
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Attachments

CDBG and HOME Loans

Row Labels	Type	Rate	Term	# of Loans	Original Principal	Principal Balance
CDBG				65	1,840,613.35	1,399,908.26
Accessible Spaces Inc	Deferred	0.00%	43	1	85,304.00	85,304.00
Arch. Barrier Removal Program	Forgivable	0.00%	5	10	92,463.00	77,579.00
BC Down Payment Assistance	Deferred	4.00%	10	6	48,637.00	48,637.00
	Repayment	3.00%	10	1	8,890.00	5,020.39
General Rehab Program	Deferred	0.00%	0	30	600,869.96	600,869.96
			20	1	25,000.00	25,000.00
	Forgivable	0.00%	10	3	45,170.82	19,255.82
	Repayment	0.00%	7	1	16,439.75	13,451.75
		3.00%	10	3	32,152.00	26,847.56
St. Vrain Manor - Split thermo	Forgivable	0.00%	10	2	133,017.82	13,301.79
Thistle - Parkville Apartments	Deferred	0.00%	0	1	150,000.00	150,000.00
	Forgivable	0.00%	10	1	40,000.00	4,000.00
Thistle - Terry Street	Repayment	4.00%	30	1	165,000.00	165,000.00
St. Vrain Manor - Elevator	Forgivable	0.00%	20	1	106,905.00	69,488.25
Thistle - English Village	Forgivable	0.00%	30	1	140,000.00	55,999.94
	Repayment	0.00%	10	1	50,000.00	20,000.00
LHA - Aspen Meadows Sr Hsg	Forgivable	0.00%	20	1	100,764.00	20,152.80
HOME Consortium Fund				9	223,779.04	183,656.61
BC Down Payment Assistance	Deferred	4.00%	4	1	2,741.04	2,741.04
			10	5	53,283.00	52,996.00
	Repayment	3.00%	10	1	7,455.00	3,799.57
LHA - Aspen Meadow	Deferred	0.00%	0	1	100,000.00	100,000.00
St. Vrain Manor	Repayment	0.00%	10	1	60,300.00	24,120.00
Grand Total				74	2,064,392.39	1,583,564.87

Attachments – will need to be attached separately

PR26

FHEO Report

Summary of CES

2018 accomplishments

CDBG Performance Report