Boulder Broomfield Regional Consortium

a HOME Consortium working to promote regional housing opportunities

2016

Action Plan

Prepared by:
Boulder Broomfield Regional Consortium

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

EQUAL HOUSING OPPORTUNITY

Executive Summary

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

1. Introduction

This is the 2016 Action Plan for the HOME Consortium of Boulder and Broomfield Counties. HOME, also known as the HOME Investment Partnerships Program, is a federal housing grant available to assist communities in addressing residents' housing needs. In addition to satisfying the planning and reporting requirements for the HOME Consortium, components of this Plan detail how the entitlement areas of Boulder, Longmont and Broomfield propose to allocate their Community Development Block Grant (CDBG) funds to housing and community development needs.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The primary objective of the HOME Consortium Consolidated Plan is to maintain and increase housing opportunities in the Consortium area. The outcomes of each Consortium member vary slightly depending on market area needs. Specifically:

The City of Boulder's outcomes focus mostly on preserving and creating affordable rental housing. During the five-year planning cycle, Boulder anticipates it will provide funding to support the construction of 150 rental units; rehabilitate 75 rental units; develop 30 supportive, transitional housing units; and preserve 300 public housing units. The City will also provide funding for homeowner rehabilitation, homeownership opportunities and assist persons who are homeless and other special needs populations with supportive services.

The City of Longmont will focus on homeowner assistance through its housing rehabilitation programs and anticipates assisting 175 low income homeowners in addition to assisting 300 households through its local human services allocation. Homebuyer down payment assistance is available through Boulder County, and they are expecting to serve 15 clients in the first program year. The City of Longmont will also focus on affordable rental housing activities, constructing 100 affordable rentals and rehabilitating 100 affordable rentals.

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Broomfield City and County proposes to use its HOME Funds to continue the Tenant Based Rental Assistance Program (TBRA) administered through the Health and Human Services Department.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Boulder has successfully focused its use of federal funds to meet housing and capital improvement needs of service providers, and public services that target low- and moderate-income residents. The City plans to continue to focus federal resources on meeting the needs of the community.

The City and community partners believe the programs proposed for the 2016 Action Plan year and goals for the five-year planning period continue to be the highest and best use of the HUD funds.

The City of Longmont's HOME and CDBG funds have been used to make long lasting improvements to many low- and moderate-income individuals and families. 2014 accomplishments include: 5 rehab projects; Architectural barrier removal for 16 households; 23 Emergency Grants to households for emergency home repairs as well as the repair of 22 mobile homes; Housing counseling, training and services to 175 homebuyers and homeowners; funding to provide supportive services to the Longmont Housing Development Corporation's residents at the Suites; 49 retail units rehabilitated; and 21 homeless persons moved to permanent housing.

The City and County of Broomfield HOME Funds have been used to continue the Tenant Based Rental Assistance Program (TBRA), administered through the Health and Human Services Department. The City and County will continue to utilize their CDBG funds to continue to maintain the successful single-family home rehabilitation program and mobile home repair program for the community.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Pursuant to the Boulder Broomfield Regional Consortium Citizen Participation Plan, this Action Plan allowed for reasonable notice for accessibility, review, and comment, as well as a comment period prior to submission of 30 days. The public was given thirty (30) days to comment on the Action Plan. As of __4/30/16_____, the Consortium received __0___ Comments.

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.

No comments were received.

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

No comments were received.

7. Summary

No comments were received.

PR-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	Name	Department/Agency
CDBG Administrator	BOULDER	Division of Housing
HOME Administrator	BOULDER	Division of Housing

Table 1 – Responsible Agencies

Narrative

Lead Agency

The City of Boulder is the lead entity for preparing the HOME Consortium Consolidated Plan in conjunction with its members. All cities participated in preparation of the CDBG portions of their Consolidated Plans.

For administration of grants, each of the cities administers their own CDBG allocation and activities. As the lead agency of the HOME Consortium the City of Boulder assumes the responsibility of administering the HOME funds with the cities overseeing administration of the specific HOME projects.

The City of Boulder's CDBG program is administered through the Division of Housing. Staff in the Division oversees the application process as well as the administration and monitoring of funding. Staff works with the two volunteer City Manager-appointed committees to review

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applications. The Technical Review Group (TRG) reviews housing applications while the Community Development Advisory Committee (CDAC) reviews community development proposals and makes funding recommendations to the City Manager for approval.

Local Agencies Involved

The City of Longmont, Housing and Community Investment (HCI) Division has the leadership responsibility for the City of Longmont's CDBG program. HCI staff coordinates the efforts of the entities involved in implementing projects and programs funded as well as providing technical assistance to nonprofit organizations, and encouraging the involvement of the business community. The Technical Review Group and Housing and Human Services Advisory Board review all CDBG, HOME and local funding proposals and make funding recommendations to City Council.

The Broomfield CDBG program is administered through the Community Development Office. Broomfield's CDBG programs are managed through subrecipients who conduct home repair improvements and housing counseling.

Consolidated Plan Public Contact Information

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

1. Introduction

The Consortium consulted with the community on Boulder and Broomfield HOME Consortium and CDBG Action Plans through 3 public meetings, email and website information requests, and a 30-day comment period. The process and the results are detailed below.

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)).

The Consortium members continuously and actively coordinate with public and assisted housing providers, and partners with health, mental health and service agencies in a variety of ways including: 1) Through the annual distribution of funding, Consortium members working closely with housing and service providers to prepare applications, develop eligible activities and projects that meet the needs of the community, provide technical assistance and project management to ensure successful programming; 2) Consortium members are active in local and regional boards, committees and coordination efforts; 3) Consortium members have established strong working relationships with local housing and service providers including meeting regularly to discuss housing and human service needs and to develop strategies to address these needs; 4) Through the Consortium, continuous coordination occurs between the local jurisdictions and housing and service providers.

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.

The Consortium supports and is affiliated with the Metro Denver Homelessness Initiative (MDHI), a coalition working with homeless assistance agencies in the seven-county Denver metropolitan area, to coordinate the delivery of housing and services to homeless families, individuals, youth and persons with disabilities. The goal of the initiative is to provide maximum personal independence opportunities for homeless persons, and persons at-risk of becoming homeless through the design and implementation of a Continuum of Care model for the metropolitan Denver community. The regional representation comes in the form of Board appointments as well as committee participation. The cities of Boulder and Longmont, and Boulder County, also participate in the development, adoption and implementation of the Boulder County Ten-Year Plan to Address Homelessness, which provides a blueprint for how the participating communities coordinate to prevent homelessness, address issues

that keep people in homelessness, and create housing and supportive services needed to end homelessness. In addition, local coordination activities include the Boulder Homeless Planning Group and the Longmont Housing Opportunities Team (LHOT). Broomfield City and County relies primarily on the resources of Boulder County and the City of Denver to meet homeless needs, which are small, in its jurisdiction. In response to the Ten-Year Plan, Broomfield Health and Human Services Department has provided $19,525 in Community Service Block Grant (CSBG) funds for emergency one-time rental, utility and/or mortgage assistance to prevent homelessness and another $20,917 toward homeless prevention. Each of these local efforts include the participation of government entities, housing and service providers working to address needs of homeless persons and persons at risk of homelessness.

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

Boulder County Health and Human Services receives ESG funds for homeless prevention and rapid rehousing. Broomfield receives CSBG funds which are used to provide emergency one-time rental, utility and/or mortgage assistance to prevent homelessness. Under the direction of MDHI Continuum of Care (CoC), local homeless service providers including Boulder County Housing and Human Services, Boulder Shelter for the Homeless, Mental Health Partners, and Attention Homes, utilize HMIS, a computerized data collection tool designed to capture client-level information over a period of time. The implementation of HMIS at the local level subscribes to the policies and procedures set by MDHI, around client confidentiality, data collection, computer entry, and reporting. Through the Boulder County TenYear Plan to Address Homelessness committee and local coordination efforts (Boulder Homeless Planning Group, LHOT), there is continuous discussion regarding the use and administration of HMIS specifically addressing issues of duplication and ease of use.

2. Agencies, groups, organizations and others who participated in the process and consultations

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Boulder County Aging Advisory Council
	Agency/Group/Organization Type	Services-Elderly Persons
	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?	
2	**Agency/Group/Organization**	City of Boulder
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Planning organization Business Leaders Civic Leaders

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs 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?	
3	**Agency/Group/Organization**	COLORADO ENTERPRISE FUND
	Agency/Group/Organization Type	Services-Employment
	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?	
4	**Agency/Group/Organization**	FLATIRONS HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - 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?	
5	**Agency/Group/Organization**	SAFEHOUSE PROGRESSIVE ALLIANCE FOR NONVIOLENCE, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence
	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?	
6	**Agency/Group/Organization**	SAFE SHELTER OF ST. VRAIN VALLEY
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence
	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?	

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7	**Agency/Group/Organization**	Mental Health Partners
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education 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 Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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8	**Agency/Group/Organization**	ATTENTION INC.
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless 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?	
9	**Agency/Group/Organization**	LONGMONT HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
10	**Agency/Group/Organization**	BOULDER HOUSING PARTNERS
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
11	**Agency/Group/Organization**	BOULDER COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
12	**Agency/Group/Organization**	THISTLE COMMUNITY HOUSING
	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?	
13	**Agency/Group/Organization**	Boulder Shelter for the Homeless
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Health Services-Education

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	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
14	**Agency/Group/Organization**	Bridge House
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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15	**Agency/Group/Organization**	EMERGENCY FAMILY ASSISTANCE ASSOCIATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
16	**Agency/Group/Organization**	BOULDER HOUSING COALITION
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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17	**Agency/Group/Organization**	IMAGINE!
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	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?	

Identify any Agency Types not consulted and provide rationale for not consulting

No agencies were excluded from the consultation.

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	MDHI	

Table 3 – Other local / regional / federal planning efforts

Narrative

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AP-12 Participation - 91.401, 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

A variety of citizen participation efforts outlined below were conducted throughout the 2016 Action Plan planning process to inform goal setting and funding awards.

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 Residents of Public and Assisted Housing				

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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)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

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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	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

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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)
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This section discusses the resources that will be used to meet the goals of the 2015-2019 Consolidated Plan and the 2016 Action Plan. These resources are financial, involve partnership opportunities and include the ability to leverage additional funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	722,528	0	0	722,528	2,167,584	Federal funds prioritized to improve affordable housing and to address capital improvements of service providers serving low to moderate income residents.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	920,997	0	0	920,997	2,762,991	Federal funds used to create and preserve affordable housing.
Other	public - local	Housing	4,500,000	0	0	4,500,000	13,500,000	Local funding used to create and preserve affordable housing.

Table 1 - Expected Resources – Priority Table

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 federal CDBG and HOME funds, the City of Boulder has two funding sources generated locally. The Affordable Housing Fund generates an average of $2.5 million as a result of the City of Boulder Inclusionary Housing ordinance. The Community Housing

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Assistance Program if funded primarily through property tax and a Housing Excise Tax and generates approximately $2 million annually. The City will continue to leverage resources available including the state, local and private dollars. As discussed earlier, the flood of 2013 flood greatly impacted the jurisdictions represented in the Consortium resulting in the receipt of CDBG-DR funds to address immediate and long term flood recovery and rebuilding efforts. Through its competitive fund rounds, the City encourages applicants to seek other funding and in-kind contributions from private and public sources to match City funding. Other things being equal, applications with greater matching sources will receive favorable consideration. Although specific matching requirements are not currently defined, the City may implement them in the future. The City prefers not to be the sole source of funding for a project or program. Eligible match sources include, but are not limited to, non-federal funds, tax credit proceeds, Private Activity Bonds, municipal General Fund monies, lending institutions, foundations, government entities (county or state), earned revenue, volunteer time, and in-kind donations. The Consortium works with Public Housing Authorities and HOME subrecipients to ensure the HOME match requirement is satisfied.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In the Consolidated Plan the following projects were identified; please see below for updates on the following:

Palo Park — Previously owned by the City, has been transferred to Boulder Housing Partners and is posed to be developed in partnership with Habitat for Humanity to create permanently affordable housing opportunities for low and moderate income households offering rental and ownership opportunities.

Project Renovate/Rental Rehabilitation — Approved for the Rental Assistance Demonstration (RAD) Program, Boulder Housing Partners launched this effort in 2015 and will upgrade more than 300 units of public housing to modern standards and convert them to sustainable

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financing.

Thistle Communities/Rental Rehabilitation — The City of Boulder will continue its partnership with Thistle Communities, a nonprofit housing provider, to rehabilitate and stabilize its rental portfolio located within the City of Boulder.

Discussion

Annual Goals and Objectives

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	Goal Outcome Indicator
1	Rental Housing Programs	2015	2019	Affordable Housing	Boulder/Broomfield HOME Consortium Region	Rental Housing Programs		
2	Homeownership Programs	2015	2019	Affordable Housing	Boulder/Broomfield HOME Consortium Region	Existing Owner-Occupied Hsg Assistance Program		
3	Homebuyer Programs	2015	2019	Affordable Housing	Boulder/Broomfield HOME Consortium Region	Home Buyer Programs		
4	Homeless Assistance Programs	2015	2019	Homeless	Boulder/Broomfield HOME Consortium Region	Homeless Assistance Programs		
5	Community Investment Programs	2015	2019	Non-Housing Community Development	Boulder/Broomfield HOME Consortium Region	Community Investment		
6	Economic Development Programs	2015	2019	Economic Development	Boulder/Broomfield HOME Consortium Region	Economic Development		

Table 2 **– Goals Summary**

Goal Descriptions

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1	**Goal Name**	Rental Housing Programs
	Goal Description	Preserve existing and increase the amount and affordability of rental housing for hte Consortium's lowest income renters.
2	**Goal Name**	Homeownership Programs
	Goal Description	Existing Owner- Occupied Housing Assistance Programs- Preserveexisting affordable owner-occupied housing stock by keeping houses safe and habitable, help owners to age in place and provide foreclosure prevention services to all homeowners.
3	**Goal Name**	Homebuyer Programs
	Goal Description	Support low to moderate income home buyers and increase the supply of affordable housing units.
4	**Goal Name**	Homeless Assistance Programs
	Goal Description	Reduce homelessness within the Consortium geographic area.
5	**Goal Name**	Community Investment Programs
	Goal Description	Revitalize and invest in the Consortium's communities to ensure that all neighborhoods, particularly those of low/moderateincome, enjoy a high qulaity of life for their residents.
6	**Goal Name**	Economic Development Programs
	Goal Description	Increase the economic empowerment of residents to secure a stable income and begin to build wealth.

Table 3 – Goal Descriptions

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AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed for the 2015 program year.

Project Name

1 CDBG Administration

2 HOME Administration

3 Rental

4 Owner-Occupied Housing

5 Homebuyer

6 Homeless

7 Community Investment

8 Economic Development

#	Project Name

Table 3 – Project Information

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

The allocation of funds is closely aligned with the top housing and community development needs identified in the needs assessment, housing market analysis, and contributions by stakeholders and citizens who participated in the development of the Consolidated Plan. The primary obstacle to addressing underserved needs is a lack of funds.

AP-38 Project Summary

Project Summary Information

Table 4 – Project Summary

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AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Geographic areas are presented below in the Rationale for Priorities section.

Geographic Distribution

Target Area	Percentage of Funds
Boulder/Broomfield HOME Consortium Region	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

HOME funds received by the HOME Consortium have historically been distributed to the Consortium members based on a set percentage (City of Boulder – 50%, City of Longmont – 23%, Boulder County – 20%, City and County of Broomfield – 7%). The City of Longmont oversees its own distribution of HOME funds. City and County of Broomfield has used its funds to support a Tenant Based Rental Program. The City of Boulder oversees distribution of its HOME funds as well as the funds designated for Boulder County. This historical distribution process is being re-evaluated by the Consortium members who are exploring transitioning to a rotational distribution. If adopted by the Consortium members the funds would rotate throughout the region with each rotation receiving the majority of the funds to pursue a project of magnitude. For example, in year one Longmont would receive all of the project dollars plus a percentage of the administrative dollars. This would be followed by year two with the funds being awarded to Boulder County, year three and four HOME allocations flowing to the City of Boulder (representing approximately 50% of the funds generally received by the City), and year five's allocation going to Bromfield to use for a development opportunity. The purpose of this adjustment is threefold: 1) Concentrate HOME resources to simplify and expedite individual affordable housing projects; 2) Reduce the administrative burden of managing multiple HOME projects across the region; 3) Support the TenYear Plan to Address Homelessness by supporting a regional approach to provide transitional and permanent housing to individuals experiencing homelessness. The feasibility and structure of this form of distribution is still under discussion.

All CDBG funding allocated to the City of Boulder will be allocated to activities within the Boulder city limits. CDBG funds are prioritized to meet affordable needs as well as the capital improvement needs of community based service providers serving low- and moderate-income persons.

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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, review of the applications by staff, provision of technical assistance to ensure eligibility of proposed activities, review by City Manager-appointed housing and community development Advisory Boards, and submission of Advisory Board recommendations to the City Manager for approval.

Discussion

Please see above.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Please see below for information related to the one year affordable housing goals for the Boulder Broomfield HOME Consortium.

One Year Goals for the Number of Households to be Supported	
Homeless	150
Non-Homeless	250
Special-Needs	0
Total	400

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	100
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	160

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Please see above.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

This section addresses the status and needs of public housing authorities in the Boulder Broomfield HOME Consortium.

Actions planned during the next year to address the needs to public housing

The City of Boulder will continue to support preservation and development initiatives pursued by the Boulder Housing Partnership (BHP). Approved for the Rental Assistance Demonstration (RAD) Program, BHP launched Project Renovate in 2015 that will upgrade more than 300 units of public housing to modern standards and convert them to sustainable financing. Longmont Housing Team (LHOT) does not manage any public housing units.

BCHA's only remaining public housing, Hillside in Louisville, CO is currently involved in the RAD program and is anticipated to be out of the public housing program in mid-2016.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

In the City of Boulder resident councils and advisory groups are active throughout the portfolio including resident services available at some sites.

Boulder Housing Partners resident services connects residents to nonprofits specializing in homeownership and self-sufficiency. Efforts in the current action plan will focus on rental units given the very low rental vacancy rates and severe shortage of affordable homeownership housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

There are no troubled public housing authoirty's in the Boulder Broomfield HOME Consortium.

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The City of Boulder's work to address homelessness is led by the Department of Human Services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City of Boulder's work to address homelessness is led by the Department of Human Services. Projects undertaken by the City of Boulder:

High Utilizer Project - City of Boulder departments have worked with community homeless services providers to provide outreach and vulnerability assessments to approximately 50 people experiencing homelessness who also have frequent interaction with Boulder's police department and municipal court system. These people have also been entered into the regional coordinated entry system to be matched with housing resources.

Street Outreach - The City of Boulder Human Service funds support local homeless service agencies to provide street outreach to adults and youth experiencing homelessness and offer them service connections.

Project EDGE – In mid-2014 the Boulder Police Department implemented the EDGE program (Early Diversion, Get Engaged), in partnership with Mental Health Partners(MHP). Mental health clinicians work out of the Police Department and respond to calls to provide direct intervention services to community members in need. Between 3Q 2014 and 2Q 2015 there were 451 EDGE encounters with 210 unique clients with the Boulder Police Department. Ninety-seven percent of clients were diverted from arrest or ticketing based on their interaction with the EDGE program. Forty-two percent of EDGE clients have had at least one face-to-face visit with a behavioral health provider (e.g. therapist, prescriber, peer support specialist or case manager) within 60 days of their most recent EDGE field encounter. EDGE clients engaged with MHP an average of eight times after diversion.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Boulder supported the opening of Ready to Work House, which added 48 transitional beds, and pairing housing with employment training and case management to the community for people experiencing homelessness.

The city also provides support to organizations that provide approximately 360 emergency shelter beds

for adults, families and youth.

Emergency Family Assistance Association (EFAA) has secured the financing needed to begin development of five units of permanently affordable transitional housing located in north Boulder serving homeless families or families at risk of homelessness. The five units will create 25 additional beds serving homeless families. Financial participation includes the City of Boulder, Boulder County Worthy Cause funds, the Colorado Department of Local Affairs and private donations. The project is expected to be complete in 2016.

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

Regional Coordinated Entry System (formerly 25 Cities Initiative Pilot) – In the first year of this pilot project, at least 36 of the most vulnerable homeless people in Boulder County (25 from the City of Boulder) have been matched with housing resources from a centralized Metro Denver Regional housing list, and 384 have been assessed and entered onto the list for upcoming resources.

Boulder County Worthy Cause Funds – In spring 2015, Boulder County released an RFP for Worthy Cause pool funds to expand permanent supportive housing in the county. One million dollars was set aside for a project in Louisville. This project will be comprised of affordable options for seniors, families and individuals, including 20 units of permanent supportive housing for homeless families (15 units) and individuals (5 units).

Permanent Supportive Housing Study - The Boulder County Ten-Year Plan to Address Homelessness Board has partnered with the Boulder County Consortium of Cities to conduct a countywide Permanent Supportive Housing study to assess needs and gaps in housing acquisition and develop recommendations for permanent supportive housing countywide. The study is currently underway.

Boulder County Housing Authority has made significant progress in efforts to reduce and end homelessness. Specific examples include:

BCHA and Boulder County Department of Housing and Human Services facilitated a strategic countywide integrated effort called the Boulder County Housing Resources Continuum, designed to reduce the number of homeless households, evictions and other housing crises by providing a comprehensive range of programs to provide assistance for stable, safe housing as well as helping households gain self-sufficiency. Managed by a Community Housing Resource Panel (CHRP), the BCDHHS Housing Continuum

provides a wide scope of experiences in program design, implementation, and evaluation with integrated evidence-based practices. including:Family Unification Program (FUP) vouchers for households in which access to suitable housing is the main barrier to reunification with their child(ren);Family Self-Sufficiency (FSS) program, providing housing, comprehensive case management and supportive services to households for five years (currently at capacity);Veteran's Affairs Supportive Housing (VASH)

vouchers, providing a Housing Choice Voucher for homeless Veteran's along with case management and clinical services;Tenant Based Rental Assistance Program (TBRA), a two-year program coupled with intensive case management designed specifically for homeless households with school-aged children;Short-Term Housing program (STH), providing up to 12 months of housing in BCHA-owned units and intensive in-home case management for households involved with BCDHHS's Family and Children Services;Housing Stabilization Program (HSP), which offers rental assistance for 4-24 months, coupled with comprehensive case management. The program prevents homelessness and provides rapid rehousing for homeless households.

Provision of 20 units of permanently supportive housing at BCHA's latest development, Kestrel. Of the 20 units of PSH, 5 will target chronically homeless individuals while the remaining 15 will work with homeless families or families who are at significant risk of becoming homeless. The program seeks to partner with households to improve their long-term safety, stability and self-sufficiency and provide early prevention services to avoid costly longer term interventions.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Boulder and Boulder County support and manage many ongoing programs to help low-income individuals and families avoid falling into homelessness. Examples of progress since the Ten-Year Plan was adopted in 2010 include:

- · In 2015 the Boulder County Department of Housing and Human Services (BCDHHS) Housing Counseling Program completed 391 individual and family appointments, of which 106 were foreclosure prevention and another 69 were related to basic budget and credit issues. Over the last year and a half, 1700 individuals have attended group classes focused on financial stability, housing and employment.
- · During 2015, the BCDHHS Housing Stabilization Program provided short-term rental assistance to 396 families (with 592 children) facing evictions or homelessness. Since 2011, the total

number of families served is approaching 2,000.

- · Fifty-eight Boulder County families received Family Unification Program (FUP) housing vouchers in 2015 to keep families together in safe and stable housing.
- · The BCDHHS Short-Term Housing program served 11 families (with 24 children) from July 2014 through June 2015. The average length of assistance was five months.
- · Fifty-three veterans are currently housed in Boulder County as a result of the HUD Veterans Affairs Supportive Housing program for homeless veterans.

· At the end of June 2015, the BCDHHS Tenant-Based Rental Assistance (TBRA) program was providing housing vouchers to 24 formerly homeless households with school-aged children (62 children altogether). Twenty-five families have successfully graduated from the program since its inception in 2012. Annually, over 2,000 people receive assistance with basic needs to prevent homelessness through City of Boulder Human Services Fund (HSF) funded agencies. In 2014 more than 2,800 people at-risk of homelessness received temporary assistance with rent, utilities or other expenses to prevent a costly slide into homelessness.

Discussion

Please see above.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The most prevalent barrier to affordable housing in the Consortium region is extremely low vacancy rates. Lack of availability of housing in general continues to put upward pressure on already high prices to own and to rent in the region.

Actions it planned 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

The 2014 AI found no barriers in the City of Boulder associated with local public policy. Rather, the AI concluded that Boulder's ordinance, namely the Inclusionary Housing ordinance, and policies are some of the most progressive in the country.

The 2014 AI contained recommended actions for the City of Boulder to ameliorate barriers to affordable housing. It was recommended that the City of Boulder update the Comprehensive Housing Strategy. The 2014-15 update to the City's Comprehensive Housing Study is exploring a number of tools that could expand housing choice and affordability, including exploring options to increase housing accessibility, exploring ways to increase the utility of Housing Choice Vouchers, considering revisiting the City's occupancy limit, and exploring the needs and desires of in-commuters, including those with families who wish to live in Boulder.

Discussion

The fair housing action items the City will accomplish during the Five-year Consolidated Plan focus on increasing the inventory of affordable housing.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section reports additional efforts the City of Boulder will undertake during the 2016 program year to address residents housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Despite the City of Boulder's targeted use of federal and local resources to meet the underserved needs of the community, obstacles to meeting these needs will continue and require focus. The goals set forth in this plan position the City to continue its focus on meeting needs in the areas of rental housing, owner-occupied housing, homeownership opportunities, homelessness assistance, community investment needs and economic development. The City will continue to focus federal and local resources to meet these needs and work with partners to devise and support creative solutions.

Actions planned to foster and maintain affordable housing

Similar to the obstacles faced in meeting the underserved needs of the City of Boulder, meeting the affordable housing needs of the community will continue to be a challenge. There are many causes for this in Boulder—the tale of two Boulder housing types: detached single-family homes that are increasingly only affordable to the wealthy; and attached homes, such as condos and apartments, that provide better affordability for middle-income households but are less attractive to families; the challenge of limited land supply and how to redevelop existing areas in ways that respond to the community's evolving housing needs in a manner consistent with other community values and priorities; and a finite amount of financial resources to meet these needs. The City will continue to leverage federal resources with local funds by enforcing its local affordable housing ordinance. In addition, it will explore other tools and opportunities to preserve and create affordable housing options through the development and adoption of the Comprehensive Housing Strategy. The City will continue its close coordination with Boulder Housing Partners and other nonprofit housing providers while nurturing relationships with for-profit developers able to help meet the affordable housing needs of City residents.

Actions planned to reduce lead-based paint hazards

The City of Boulder has complied and continues to comply with lead-based paint regulation since the enactment of Title X of the Housing and Community Development Act of 1992. The Act requires all State and local jurisdictions that receive funding from the Community Development Block Grant Program and HOME Program adherence to all federal lead-based paint regulations. Other organizations which receive federal funds are also required to adhere to these regulations.

Integrating lead paint hazard identification and mitigation into existing programs is the most efficient and effective strategy to mitigate hazards, given budget constraints and limited HUD block grant

funding. In addition, the City is committed to distributing educational materials whenever possible.

The City incorporates Lead Based Paint visual assessments, testing and mitigation for all housing built before 1978. Compliance staff is required to attend LBP training and renew certification on a regular

basis.

The City has worked closely with housing partners to reduce and/or eliminate exposure to lead-based paint in housing units by providing funding to mitigate LBP as part of the overall rehabilitation of rental properties. The City will continue this effort over the consolidated plan years.

The City of Boulder will continue its support efforts that reduce the hazards of lead-based paint utilizing HUD funds in conjunction with other available resources. Activities will include testing and evaluation, community education, and abatement of lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City of Boulder will continue to focus its efforts and resources to reduce the number of povertylevel families though the preservation and creation of safe and affordable housing. The foundational importance of meeting the housing needs of poverty-level families will support them moving toward self-sufficiency. Continued and expanded coordination with the City's Human Service Fund provides the opportunity to support the agencies serving poverty-level families. Expanded coordination with the City's Economic Vitality Program will provide opportunities for poverty-level families to gain the training and skill-building, resources and supports that can lead them to achieving self-sufficiency.

Actions planned to develop institutional structure

Stakeholders believe that the right instituinal structure is in place to provide needed services. The greatest challenge is limited funding. The City of Boulder Division of Housing administers the Community Development Block Grant (CDBG) program. As part of the Community Planning and Sustainability Department, activity selection and funding decisions will continue to be made in close coordination with the City's Human Services division and Economic Vitality program. These decisions will continue to be influenced by the expertise of two Advisory Boards, appointed by the City Manager. The City will also continue its regular coordination meetings with housing and service providers.

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

Boulder is part of several collaboratives that are working 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 are joining to provide a common approach to defining, assisting and funding human service agencies. Its specific purpose is to enhance coordination and work to eliminate gaps in services while avoiding duplication of services.

Boulder County Homeless Plan Initiative – This collaborative served the same purpose as LHOT, but worked on a Ten Year Plan to Eliminate Homelessness in all of Boulder County. An Advisory Board was seated in late 2011 and met monthly during 2014 to help move the County Plan implementation forward.

Boulder County Housing 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 Regional 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.

Already working closely and effectively with Boulder Housing Partners and nonprofit housing providers, the City will continue its close coordination with Boulder Housing Partners and other nonprofit housing providers while nurturing relationships with for profit developers able to help meet the affordable housing needs of City residents. The City will continue to focus block grant dollars on affordable housing opportunities and capital improvement needs of service providers, as well as continue to partner with community-based service providers to devise and support creative solutions to meet their capital improvements needs. Furthermore the City will continue to work closely with the Human Service Fund to ensure service providers' access to the service dollars available through this fund.

Discussion

Please see above.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

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

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. 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	0
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:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
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%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   The Consortium leverages its HOME funds with other forms of investment including Low Income Housing Tax Credits, private interest-bearing debt for rental housing development, grants of State of Colorado HOME funds, Federal Home Loan Bank Board grant funds, other private grant funds, and

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fundraising proceeds. Homeowners assisted by the HOME program use private interest-bearing debt to purchase homes.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   The City of Boulder applies resale provisions in all homeownership programs where HOME funds are used. Home buyers receiving HOME funds for down payment assistance will be subject to the requirements at 24 C.F.R. Part 92.254(a)(4) which include resale provisions for a period of years consistent with the program regulations. The resale provisions will provide owners with fair return on a percentage of their investments, including any improvements. Loans will be secured by a signed mortgage, promissory note, and lien filed against the property. The City of Boulder will place an indexbased resale restriction on each unit assisted. In addition to the HOME affordability requirements, in accordance with the City of Boulder's funding policies, a covenant will be placed on the unit that will maintain its affordability in perpetuity.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   As stated above, the City of Boulder applies resale provisions when HOME funds are used including application of the prescribed affordability period. HOME funds are secured by an executed and recorded promissory note and lien filed against the property. In addition to the HOME affordability requirements, in accordance with the City of Boulder's funding policies, a covenant will be placed on the unit that will maintain its affordability in perpetuity.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   Per the HOME rules, existing debt on a property may be refinanced when HOME funds will be used for rehabilitation to permit or continue affordability. To be considered for HOME funds, the application for rehabilitation and refinance must, at a minimum: Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing; Require a review of management practices to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both; Specify the required period of affordability, whether it is the minimum 15 years or longer; Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a

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specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community; and State that HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.

Discussion

Please see above.

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ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City and County of Broomfield has a demonstrated commitment to the use of CDBG funds to serve its residents with greatest needs. The City dedicates all CDBG funds awarded to serve low and moderate income families in Broomfield.

2. Summary of the objectives and outcomes identified in the Plan

The primary objective of the CDBG Consolidated Plan is to continue to maintain the successful single-family home rehabilitation program and mobile home repair program for the community, and to continue to serve the low and moderate income families in the area.

3. Evaluation of past performance

The City and County of Broomfield does not have any public housing or other federally assisted programs, such as the Housing Choice voucher program. Since becoming an entitlement community in 2009, Broomfield committed the entire allocation of CDBG and HOME funding to successfully initiate and operate various housing programs, serving 678 low-income households.

Broomfield proposes to use CDBG funds to continue a single-family home rehabilitation program and a mobile home repair program, continue an urgent home repair program, support the Boulder County Housing Counseling Program to provide housing counseling for home purchase and foreclosure prevention in Broomfield, and work with partners to support preservation of existing affordable housing units and development of additional affordable housing units.

4. Summary of citizen participation process and consultation process

The City followed its Citizen Participation Plan to ensure residents were provided with notice and opportunities to comment on its Action Plan report. The draft report is posted on the City's website. Notice of the 30 day comment period and date/location of any public hearing were published in the local paper. 1 formal public hearing was held during the City Council meeting at which anyone can speak, and public comment was open at 3 City Council meetings during the publication/comment period. Notices contain the TDD phone number; and state that the meeting location is accessible and that any other special accommodation needs be requested in advance.

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5. Summary of public comments

There were no public comments regarding the proposed 2016 Action Plan received.

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

N/A

7. Summary

Please see above.

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PR-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.

Narrative

Consolidated Plan Public Contact Information

Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency - CDBG	BROOMFIELD CITY AND COUNTY	Community Development

Table 1– Responsible Agencies

Consolidated Plan Public Contact Information

Cheryl St. Clair, Manager
Housing Programs
City & County of Broomfield
1 DesCombes Drive
Broomfield, CO 80020
303-438-6396
cstclair@Broomfield.org

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

1. 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)).

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.

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.

Within the community, Broomfield is working to coordinate activities and funding directed towards households of low- and moderate-income among the departments that serve those populations, primarily the Housing Authority and the Department of Health and Human Services.

The Broomfield Community Services Network (BCSN) is a group that facilitates coordination in meeting a variety of social and housing needs. The group includes the Broomfield Community Foundation; nonprofits providing emergency basic needs assistance; social services agencies, including Mental Health Partners and Habitat for Humanity; churches, schools, and other faith-based organizations. Broomfield government departments, including the Housing Authority, Health and Human Services, and the Police Department, are also represented. BCSN meets monthly to update members on current program information and activities, and to collaborate on meeting needs of specific clients. The organization also serves as a network of emergency services between the monthly meetings.

As part of the Consortium, Broomfield works directly with providers of emergency and transitional housing in the neighboring jurisdictions and refers clients to the service providers who have the expertise and resources to offer assistance that is otherwise unavailable in Broomfield.

Broomfield participates with the Continuum of Care agency, the Metro Denver Homeless Initiative, with a Broomfield developer sitting on the Board of Directors and Broomfield city staff serving on various committees. Broomfield does not receive ESG funding.

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2. Agencies, groups, organizations and others who participated in the process and consultations

See discussion above.

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Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

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?

Table 3 – Other local / regional / federal planning efforts

Narrative

Broomfield is an active participant in the Boulder/Broomfield Regional Consortium, which meet regularly to discuss regional needs, pipeline projects and future vision and direction to benefit the region and support the priority needs.

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AP-12 Participation - 91.401, 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

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)
	Public hearings and notices printed in local paper Notices posted on City website	Broomfield residents	No person attended	No Comments received	N/A	N/A

Table 4 – Citizen Participation Outreach

Pursuant to HUD guidelines, this Action Plan allowed for reasonable notice for review and comment, as well as a comment period prior to submission.

Broomfield followed its Citizen Participation Plan to ensure residents were provided with notice and opportunities to comment on its Action Plan report. The draft report is posted on the Broomfield city website. Notice of the 30 day comment period and date/location of any public hearing were published in the local paper. 1 formal public hearing was held during the City Council meeting at which anyone can speak, and public comment was open at 3 City Council meetings during the publication/comment period. Notices contain the TDD phone number; and state that the meeting location is accessible and that any other special accommodation needs be requested in advance.

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Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This section discusses the City and County of Broomfield's resources that will be used to meet the goals of the 2015 – 2019 Five Year Consolidated Plan. Since becoming an entitlement community in 2009, Broomfield has successfully initiated and operated various housing programs, serving over 500 low-income households.

In 2016, it is proposed to use CDBG funds to continue a single-family home rehabilitation program and a mobile home repair program, continue an urgent home repair program, support the Boulder County Housing Counseling Program to provide housing counseling for home purchase and foreclosure prevention in Broomfield, and work with partners to support preservation of existing affordable housing units and development of additional affordable housing units. A summary of the overall proposed program is below. It is proposed the HOME Funds allocated through the Boulder/Broomfield Consortium be used to continue the Tenant Based Rental Assistance Program (TBRA) administered through the Health and Human Services Department.

Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Admin and Planning Housing Public Services	243,772	0	0	243,772	572,228	

Table 25 - Expected Resources – Priority Table

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

There is no matching for CDBG. The City and County of Broomfield covers 75 percent of the administrative costs of the CDBG program.

Since becoming an entitlement community in 2009, Broomfield has successfully initiated and operated various housing programs, serving over 500 low-income households.

In 2016, it is proposed to use CDBG funds to continue a single-family home rehabilitation program and a mobile home repair program, continue an urgent home repair program, support the Boulder County Housing Counseling Program to provide housing counseling for home purchase and foreclosure prevention in Broomfield, and work with partners to support preservation of existing affordable housing units and development of additional affordable housing units. A summary of the overall proposed program is below.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

At this time, Broomfield does not own land or property that has not already been committed to other priority needs within the City.

Discussion

Please see above.

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Annual Goals and Objectives

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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Programs	2016	2016	Affordable Housing Homeless	City and County Wide		CDBG: $50,000	Rental units constructed/preserved: 10 Housing Units
2	Existing Homeowner Programs	2016	2016	Affordable Housing	City and County Wide		CDBG: $169,394	Homeowner Housing Rehabilitated: 10 Housing Units Mobile Home repair: 6 housing units Urgent Repair Grant Program: 10 Households served
3	New Homebuyer Programs	2016	2016	Affordable Housing Homeless	City and County Wide		CDBG: as needed	Homeownership Training: 35 households served
4	Homeless Assistance Programs	2016	2016	Homeless	City and County Wide		HOME: $76,559	Tenant-based rental assistance 10 Households Assisted
5	Program Administration	2016	2016	Affordable Housing Homeless	City and County Wide		CDBG: $24,378	N/A

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AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name

Table 3 – Project Information

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

Introduction

Broomfield proposes to use CDBG funds to continue a single-family home rehabilitation program and a mobile home repair program, continue an urgent home repair program, support the Boulder County Housing Counseling Program to provide housing counseling for home purchase and foreclosure prevention in Broomfield, and work with partners to support preservation of existing affordable housing units and development of additional affordable housing units.

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

Broomfield has determined that the home rehabilitation programs and emergency repairs grant program are the highest and best use of allocated CDBG funding.

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AP-38 Project Summary

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AP-50 Geographic Distribution - 91.420, 91.220(f)

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

CDBG funds will be utilized county wide.

Geographic Distribution

Target Area	Percentage of Funds
Entire City/County	100%

Table 38 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Broomfield does not have identified areas of low-income or minority concentration, therefore, the programs are not directed geographically. Low-income residents from the entire entitlement area are eligible to participate in the Broomfield programs.

Discussion

Please see above.

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Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless
Special-Needs
Total

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	20
Rehab of Existing Units	26
Acquisition of Existing Units	
Total	56

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

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AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

There are no public housing units in Broomfield, and no active PHA.

OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Discussion

Within the community, Broomfield is working to coordinate activities and funding directed towards households of low- and moderate-income among the departments that serve those populations, primarily the Housing Authority and the Department of Health and Human Services.

The Broomfield Community Services Network (BCSN) is a group that facilitates coordination in meeting a variety of social and housing needs. The group includes the Broomfield Community Foundation; nonprofits providing emergency basic needs assistance; social services agencies; and churches, schools, and faith-based organizations. Broomfield government departments, including the Housing Authority, Health and Human Services, and the Police Department, are also represented. BCSN meets monthly to update members on current program information and activities, and to collaborate on meeting needs of specific clients. The organization also serves as a network of emergency services between the monthly meetings.

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As part of the Consortium, Broomfield works directly with providers of emergency and transitional housing in the neighboring jurisdictions and refers clients to the service providers who have the expertise and resources to offer assistance that is otherwise unavailable in Broomfield.

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AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

Actions it planned 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

Discussion

Broomfield operates under a PUD zoning process, which allows for custom design to fit the community needs. Each project is evaluated individually by the Broomfield Planning and Zoning Board, then by the City Council therefore allowing fewer standard restrictions. Rising construction and land costs everywhere in the city have impacted the ability to keep housing costs down, thus has limited the ability of developers to build units with lower rents. Broomfield has allocated its CDBG funding for home rehabilitation projects, which has been successful in keeping the lower cost housing, such as the mobile home parks viable.

OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

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

Discussion

Introduction

This section reports additional efforts the City and County of Broomfield will undertake during the 2016 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

The goals set forth in this plan position the City and County of Broomfield to continue its focus on meeting needs in the areas of rental housing, owner-occupied housing, homeownership opportunities, homelessness assistance, community investment needs and economic development. The City will continue to focus federal and local resources to meet these needs and work with partners to devise and support creative solutions to meet these needs, as well as search out additional funding resources to aid in developing additional programs to meet local needs.

Actions planned to foster and maintain affordable housing

The City and County of Broomfield plans to continue focusing the majority of its CDBG funding to the Home Rehabilitation and Mobile Home Repair programs, in order to maintain the limited affordable housing stock and maintain neighborhoods. Broomfield also plans to encourage private sector developers and owners of affordable housing to produce and maintain their stock of housing units, by setting aside some CDBG funding to support those efforts.

Actions planned to reduce lead-based paint hazards

The City and County of Broomfield will continue, through the rehabilitation programs, to ensure

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any discovered hazards of lead-based paint are remediated, and to continue education efforts through its family self-sufficiency and other Health and Human Services programs.

Actions planned to reduce the number of poverty-level families

The City and County of Broomfield will continue to focus its efforts and resources to reduce the number of poverty-level families though the preservation and upgrade of safe and affordable housing. Continued and expanded coordination with Broomfield's Health and Human Services programs will provide the opportunity to support the agencies serving poverty-level families. Continued support of the TBRA program will provide poverty-level families opportunities to gain the training and skill-building, resources and supports that can lead them to achieving self-sufficiency.

Actions planned to develop institutional structure

As part of the Community Development department, the City and County of Broomfield's Housing department administers the Community Development Block Grant (CDBG) program. Continued close coordination with Broomfield's Health and Human Services division, will be the basis of activity and program funding recommendations made to the City Council.

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

The City and County of Broomfield will continue coordination with nonprofit housing providers and for profit developers in order to help meet the affordable housing needs of City residents. Broomfield will continue to focus CDBG dollars on affordable housing opportunities, as well as continue to partner with community-based service providers to devise and support creative solutions to meet the unmet housing needs of the low income population. A grassroots community interest group, consisting of faith based organization leaders, non-profit service providers, City staff and elected community officials, has begun to coordinate efforts to focus on affordable housing needs.

Discussion

Please see above.

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

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

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. 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	0
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:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
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%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired

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with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Discussion

Broomfield uses all of the HOME allocation from the Consortium participation to fund the Tenant-Based Rental Assistance Program; there will be no other investment uses.

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Executive Summary

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

1. Introduction

The Fiscal Year 2016 Annual Action Plan (Action Plan) represents the second year of the Boulder County/Broomfield County Regional Consortium ("Consortium") Consolidated Plan for the Fiscal Years 2015-2019 (Con Plan) 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 Fiscal Year (FY 2016). There are two HUD entitlement grants that are covered in the Action Plan:

- Community Development Block Grant (CDBG): the primary objective of the CDBG program is the development of viable communities through the provision of improved living environments, expansion of economic opportunity and decent housing for low- and moderate income households.
- HOME Investment Partnerships Program (HOME): The HOME program is dedicated to increasing the availability as well as the access to affordable housing for low - and moderate income households.

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 utilize these funds in the upcoming fiscal year to address its community development, housing and public services goals and priorities as described in the Con Plan. The Plan also describes other projects and programs that leverage those funded by CDBG and HOME and further support the Consortium's goals and priorities as identified in the Con Plan.

It is important to note that the Con Plan sets goals and strategies to be achieved over the FY 2015-2019 period and identifies a list of funding priorities. The Con Plan goals represent high priority needs for the Consortium and serve as the basis for FY2016 programs and activities identified in the Action Plan. These goals are listed below in no particular order:

1. Rental Housing- maintain and produce additional affordable rental housing, particularly for households earning less than 50% of AMI.
2. Homeownership Programs- Assist low-income households with rehabilitation and accessibility needs to assure decent, safe and sanitary housing conditions.

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3. Homebuyer Program- Assist income-eligible households with down payment assistance, first time homebuyer classes, and budget and financial counseling.
4. Homeless Assistance Program- Work with community partners to provide shelter, housing and services to homeless individuals and families.
5. Community Investment Program- Assist a variety of entities with different types of projects designed to improve existing conditions that threaten the health or welfare of the community.

Boulder's section of this Action Plan outlines how the Consortium will spend its HOME Program funding and outlines how Boulder will spend its CDBG funds. Longmont's and Broomfield's sections outline how they will spend their respective CDBG funding.

2. Summarize the objectives and outcomes identified in the Plan

For details regarding the objectives and outcomes targeted in this Annual Plan in relation to each of the 5 goals listed above, please refer to section **AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)Goals Summary Information Below.**

3. Evaluation of past performance

Longmont CDBG funds have been used to make long lasting improvements to many low- and moderate-income individuals and families. 2015 accomplishments include: 3 homeowner rehab projects; architectural barrier removal for 6 households, 11 grants to households for emergency home repairs as well as the repair of 16 mobile homes; 3 down payment assistance loans made to low/moderate-income households; housing counseling, training and services to 665 homebuyers and homeowners; funding to provide supportive service to the Longmont Housing Authority residents at the Suites.

4. Summary of Citizen Participation Process and consultation process

Pursuant to HUD guidelines, this Action Plan allowed for reasonable notice for review and comment, as well as a comment period prior to submission and comments received are summarized in Section 5 below.

The City followed its Citizen Participation Plan to ensure residents were provided with notice and opportunities to comment on its Action Plan report. The draft report is posted on the City's website. Notice of the 30 day comment period and date/location of any public hearing were published in the local paper and 3 public hearings were held during the City Council meeting at which anyone can speak. Notices contain the TDD phone number, state (in Spanish) that Spanish or other translation is available, state that the meeting location is accessible and that children can attend with parents. We also provide notification to our partners (the Senior

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Center, the Housing Authority and El Comité) when the draft report is available for review.

5. Summary of public comments

During the February 9, 2016 public hearing outlining the recommended CDBG, HOME and Affordable Housing project funding for the 2016 Action Plan, two residents spoke at the hearing. One resident expressed her thanks for Council's support and commitment to funding supportive services at The Suites which serves a very vulnerable population in our community. The second person was the Director of the Longmont Housing Authority who thanked Council for considering staff's recommendation to provide an additional $150,000 from the local Affordable Housing Fund to leverage additional funding for the proposed Fall River Affordable Senior Apartment development.

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

N/A

7. Summary

PR-05 Lead & Responsible Agencies - 91.200(b)

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

The City of Boulder is the lead entity for preparing the HOME Consortium Action Plan in conjunction with its members. All cities participated in the preparation of the CDBG portions of their Action Plans.

For administration of the CDBG grants, each city administers their own allocation processes. As the lead agency of the HOME Consortium, the City of 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 City of Longmont Division of Housing and Community Investment (HCI). HCI staff coordinates the management of the projects and programs funded. . The HCI division also provides technical assistance to nonprofit organizations and encourages the involvement of the business community. The Technical Review Group and the Housing and Human Services Advisory Board, comprised of community volunteers, review CDBG, HOME and local funding proposals and make funding recommendations to City Council.

Agency Role	Name	Department/Agency
CDBG-Longmont Administration	Longmont	Housing and Community Investment
HOME Administration	Boulder	Division of Housing
CDBG-City of Boulder Administration	Boulder	Division of Housing
CDBG- Broomfield Administration	Broomfield	Housing Authority

Table 1 – Responsible Agencies

See the City of Boulder's and Broomfield's section in the Plan for information on how they oversee and administer their CDBG program.

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Consolidated Plan Public Contact Information

The Action Plan was available for public review at the following locations;

City of Boulder, Division of Housing
1300 Canyon Bld, Boulder
Contact: Kate Masingale at 303-441-3167 or masingalek@bouldercolorado.gov

City of Longmont
350 Kimbark Street, Longmont
Contact: Kathy Fedler at 303-651-8736 or Kathy.fedler@longmontcolorado.gov

City and County of Broomfield, Housing Programs and Housing Authority
One Des Combes Drive, Broomfield
Contact: Cheryl St. Clair at 303-438-6396 or cstclair@broomfield.org

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

1. Introduction

This section of the Annual Action Plan addresses the City's efforts to consult with other public and private agencies.

The City's Citizen Participation Plan serves as the first step in the qualification process for the CDBG program. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program. As required, the City consulted with residents and agencies through public hearings, community meetings, and newspaper advertisements.

2. Agencies, groups, organizations and others who participated in the process and consultations

Longmont uses its Housing and Human Services Advisory Board (HHSAB) that is made up of community representatives to provide oversight, guidance and input into the city's funding process. This group reviews the housing, economic and community development needs and trends in the community and makes recommendations to City Council on how to address those needs. They receive information from over 30 human service agencies on what needs their clients have and how best to address those needs. They make recommendations on budgets and budget funding categories, review all applications and hear presentations from applicants, and make funding recommendations to Council based on the projects that best meet the goals stated in the Consolidated Plan. The Affordable Housing Technical Review Group (TRG) also reviews the affordable housing applications and projects for capacity, financial feasibility, technical ability. recommends funding amounts, funding sources, and loan or grant terms to the HHSAB. This group has representative from the real estate industry, the lending community, minority and low income populations, persons with disabilities, seniors, and housing developers.

The Longmont Housing Opportunities Team (LHOT) made up of homeless service providers, the faith community and interested residents along with, the OUR Center and HOPE. This group provides information and supporting documentation on the needs of the homeless population as the HHSAB assesses the housing, community and economic development needs of the community

This year, because of the compelling data showing evidence of the affordable housing crisis the city is facing and based on direct input from the human services agencies and other advocates for affordable housing in the community, the HHSAB recommended and Council approved soliciting applications only for rental housing projects that would create or preserve affordable

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homes. The data showed a 3000 unit deficit in affordable rental housing, escalating rents and extremely low vacancy rates, and heard that the agencies cannot move their clients forward, out of homelessness or into self-sufficiency, because of the lack of affordable housing in the community.

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Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

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?
10 Year Plan to Address Homelessness	Boulder County	1. Providing permanent supportive housing 2. Fund services for homeless
Longmont Area comprehensive Plan	Longmont	1. To provide affordable and/or accessible housing opportunities for all

Table 3 – Other local / regional / federal planning efforts

Narrative

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AP-12 Participation - 91.401, 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
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)
	Public hearings and notices printed in local paper City of Longmont Website: www.longmontcolorado.gov/consolidated-plan	Residents of Boulder County	None	None	N/A	N/A

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction:

The City of Longmont's goal in allocating funding is to enhance its community by addressing the needs identified in the 2015-2019 Consolidated Plan. The Community Development Block Grant (CDBG) Program the primary source of Federal Funds that are addressed in this Action Plan. However, the City of 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 2015-2019 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 the city.

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public federal	• Admin and Planning • Housing • Public Services	$603,958	$20,000	0	$623,958	$1,696,042	The expected CDBG funds available in 2016 and estimated program income.

Table 1 - Expected Resources – Priority Table

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

The City anticipates that approximately $10,741,623 in other private or public funding will be leveraged with the CDBG funding listed above. This will come in the form of matching or other project funding from Boulder County Housing Authority Housing Counseling Program estimated match of $692,623 and the Longmont Housing Authorities, The Suites Renovation and Refinancing, estimated match of $10,049,00.

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. The City also supports affordable housing development through fee waivers and other housing/building incentives.

In 2008 the City demolished a condemned property located at 8 Marshall Place due to the advanced state of neglect and structural

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damage to the building. The City purchased the property in 2014 under a Sheriff's sale for back taxes. CDBG funds have been awarded to Habitat for Humanity of the St. Vrain Valley to purchase this lot from the City at below appraised value for the future construction of a for-dale home that will be provided to a low/moderate income Habitat family.

Discussion

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Annual Goals and Objectives

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	Goal Outcome Indicator
1	Rental Housing Programs	2016	2016	Affordable housing		New or preserved Rental Housing	CDBG $20,000 HOME $874,658	Renovate an existing property and add new units. **Benefit: 11** Construction of New Affordable Housing Units **Benefit: 82**
2	Homeownership Programs	2016	2016	Affordable Housing		Homeownership Programs-Existing Housing	CDBG $373,166	Low/moderate income homeowners will have their homes repaired/rehabilitated **Benefit: 54** households under the City's rehab programs

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3	Home Buyer Programs	2016	2016	Affordable Housing		Homebuyer Programs	CDBG $50,000 HOME 21,878	Housing counseling for new homebuyers Benefit; **25** Households assisted Direct financial assistance to homebuyers Benefit: **3** Households
4	Homeless Assistance	2016	2016	Homeless			CDBG $40,000	Public Service activity other than low/moderate income housing – support services at The Suites providing permanent supportive housing Benefit: **71** households
5	Community Investment	2016	2016	Non-Housing Community Development		Community Investment		
6	Economic Development Programs	2016	2016	Economic Development		Economic Development		

Table 2 – Goals Summary

Goal Descriptions

1	**Goal Name**	Rental Housing Programs
	Goal Description	In 2016 the City of Longmont will provide the Longmont Housing Authority (LHA) with CDBG and Affordable Housing Funds for the renovation at The Suites Campus. The City will provide the Longmont Housing Development Corporation with HOME funds for the new construction of 60 affordable housing units' for seniors. The City will provide Cinnamon Park Independent living HOME funds for the new

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		construction 22 new independent senior living units.
2	**Goal Name**	Homeownership Programs Existing Housing
	Goal Description	The City of Longmont will continue to support affordable homeownership for existing by funding the homeowner rehabilitation, emergency repairs, accessibility modifications, and the mobile home repair programs.
3	**Goal Name**	Home Buyer Programs
	Goal Description	The City of Longmont will continue to provide affordable homeownership opportunities through the down payment assistance program and by providing first time homebuyer counseling and education. Prior years' HOME program income continues to be available for the Down Payment Assistance Program.
4	**Goal Name**	Homeless Assistance Programs
	Goal Description	Human Service Agency and CDBG funding has been allocated to provide services to the growing population of homeless persons in Longmont. Funding will also be provided for Supportive Services to assist once homeless persons retain their stable housing at the Suites
5	**Goal Name**	Community Investment Programs
	Goal Description	Human Service Agency funding will be allocated to various agencies throughout the City to provide services n the following areas: Basic Needs, Preparing Low Income and At-Risk Children and Youth for Success, Increasing Economic Well-being, Independence and Self-Reliance for Adults, and Building a Safer Community.
6	**Goal Name**	Economic Development Programs
		No Economic Development Programs have been funded in 2016, but the City continues to invest its own resources to support the Longmont Economic Development Partnership and its small business program.

Table 3 – Goal Descriptions

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AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed for the 2016 program year. Projects and estimated second year CDBG funding allocations for each Project is outlined in the description section below.

Funding	Project Name
CDBG and HOME	Administration
CDBG	City of Longmont Homeowners Rehabilitation Program
CDBG	City of Longmont Accessibility Program
CDBG	City of Longmont Emergency Grant Program
CDBG	City of Longmont Mobile Home Repair Program
CDBG	Rehab Program Project Delivery
CDBG	BCHA Housing Counseling
HOME	Down Payment Assistance
CDBG and AHF	Longmont Housing Authority Suites Renovations
HOME	Longmont Housing Development Corporation – Fall River Senior Apartments
HOME	Cinnamon Park Individual Senior Living Apartments
CDBG	Longmont Housing Authority Suites Supportive Services

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

The City of Longmont's 2015-2019 annual allocations are based on the Housing Needs and Market Analysis sections of the Five Year Consolidated Plan and the analysis of funding applications submitted as part of the 2016 funding process. Funding applications were reviewed to determine how well they met the Consolidated Plan goals and priority needs, thoroughness in addressing a specific community need, and the organization's ability to meet proposed outcomes and timeliness. The most significant obstacle to addressing underserved needs in Longmont is the lack of resources to fund all requested financial assistance.

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AP-50 Geographic Distribution - 91.420, 91.220(f)

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

The City of Longmont does not target funds to specific geographies within the City; specific housing or community investment projects are funded over the years of the Plan. Some projects will have specific targeted locations; however, there are no targeted geographic areas in which federal funds will be invested over the term of the Consolidated Plan.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG funds are prioritized to meet affordable housing and the capital improvement needs of community based service providers serving low and moderate income persons. As indicated above, the geographic locations of the programs are based on the projects put forth by the organizations who apply through the City's annual competitive application process. The annual allocation process is a six-step process: 1) the release of the Notice of Funding Availability, 2) submission of applications from housing partners and service providers, 3) provision of technical assistance to ensure eligibility of proposed activities, 4) staff's review of the applications, 5) review of proposals by the Technical Review Group and/or the Longmont Housing and Human Services Advisory Board, and 6) submission of recommendations to and final approval of activities by City Council.

Discussion

See above

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Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

In accordance with the Five Year Consolidated Plan, the assignment of housing priorities is based on the Consortium's needs assessment and market analysis. These priorities include increasing the supply of affordable housing, expanding rental and homeownership opportunities, rehabilitating existing housing stock, and homeless prevention.

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	80
Special-Needs	0
Total	82

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	23
The Production of New Units	20
Rehab of Existing Units	35
Acquisition of Existing Units	4
Total	82

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

It is anticipated that a total of 150 affordable housing units (57 owners units and 93 rental units) will be assisted during FY 2016. Funding invested from CDBG, HOME and local funds will allow the City to implement the following housing programs for eligible low/moderate income households:

- Renovation of The Suites to add 11 new units for previously homeless low-income individuals and households at the end of project.
- Construction of Fall River Senior Apartments – Will be completed by the end of 2018 and will construct 60 new (45 net) affordable units for low-income elderly households.
- Construction of Cinnamon Park Independent Living Apartments – This project is expected to be finished in 2017 and will provide 22 new affordable rental units for low-income senior households.
- Homeowner Rehab Programs – 54 homes rehabbed
- Down Payment Assistance Program – This program will assist 3 low-income households to purchase their first home.

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AP-60 Public Housing - 91.420, 91.220(h)

Introduction

There are no Public Housing units in Longmont

Actions planned during the next year to address the needs to public housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The City of Longmont is dedicated to improving housing opportunities of all its residents including the homeless population and those who could become homeless. Governments and non-profit agencies will continue to provide the facilities and services to meet the immediate needs of homeless individuals and families and help prevent them from becoming homeless. Funds that are expected to be available to the City of Longmont for homeless programs will be utilized to assist homeless persons to obtain appropriate housing support services and to help keep persons at risk from becoming homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Longmont, along with its partners, will utilize many avenues to provide outreach and education to the homeless population, including those persons who are classified as unsheltered. The outreach efforts include assessing the homeless individuals/family's needs in order to provide the appropriate housing and resource referrals. HOPE (The Homeless Outreach Providing Encouragement) is a non-profit organization that provides year-round outreach. Nightly outreach occurs from September 30 through May 30. HOPE offers after-hour basic needs emergency supplies, which includes meals, coats, sleeping bags/blankest, gloves, hats and socks. The City of Longmont Human Services Agency funding provides finical assistance to HOPE to help it reach the local homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Longmont will continue to provide funding (both federal and non-federal) for the operation of local emergency shelters and transitional housing facilities and for the implementation of supportive services provided by these facilities. These facilities provide shelter and supportive services to homeless households, single men including those recently released from jail, single women, victims of domestic violence, homeless veterans, and the chronically homeless.

Two homeless shelters in Longmont, the Atwood Shelter (a family shelter) and the Safe Shelter of St. Vrain Valley (a domestic violence shelter) provide a total of 33 beds. The Inn Between and the Briarwood apartments provide 78 transitional housing units for individuals and families that are moving out of homelessness, up to 10 of which house persons on parole or part of the integrated drug treatment court.

Longmont's adult homeless population also has access to the Boulder Shelter for the Homeless for which the City provides operational funding making a minimum of 10 beds each night available for Longmont's homeless. In addition, the City funds a local warming center that opens in the winter when the weather is severe. The warming center can shelter about 40

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persons per night

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 Boulder Shelter operates a transitional program that all homeless persons who are working can access with a referral from an agency. Longmont homeless can access this program making their way out of homelessness and back into permanent housing. The Inn Between provided transitional housing to 109 formerly homeless persons/households in 2015. The Suites, serving as a permanent supportive housing facility allowed 35 formerly homeless persons to move into permanent housing and with the supportive services, helped them to maintain their housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Discussion

The prevention of low-income individuals and families with children (especially those below 30% of AMI) from becoming homeless is addressed through the City of Longmont's nonprofit organizations, primarily the OUR Center. The OUR Center's preventive measures include a range of services such as rent and utility payments, emergency shelter, counseling, and referrals to the job bank center. The OUR Center assisted 14,266 unduplicated persons in 2015.

Longmont's Housing First Program operates at The Suites and at Briarwood Studio apartments and is operated by the Longmont Housing Authority. The Program helps both homeless persons, and those making the transition from jail or other institutions into housing while providing case management and other support services to assist their move from homelessness to permanent housing. The Briarwood is operated in collaboration with the Integrated Drug Treatment Court and the Boulder County Probation Department, which provide case management and oversight. There is also a partnership with the Mental Health Center, which had an office and a mental health therapist onsite at The Suites in 2015. The Housing First Program housed 114 households. Of those households, 12 residents were diagnosed with intellectual disabilities, 45 were diagnosed with mental illness, 14 were over the age of 62, 5 were veterans, 3 were students and 35 previously were homeless.

The Supportive Housing Model located at the Suites in Longmont is aligned with local and regional strategic community plans and offers residents with challenges of daily living, helping them to stabilize their lives and bring about a greater degree of independence and self-sufficiency. Programming includes a wide range of services, including assistance with activities of daily living, crisis intervention, group and classes. Services offered include the following;

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

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One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The City of Longmont will continue to implement strategies to remove barriers to affordable housing, whether such barriers are posed by public policies, the economic climate, or conditions in the local housing market. The City's strategies are designed to close the affordability gap, increase the supply of affordable housing and ensure opportunity for access to affordable housing.

Actions it planned 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

There were no public policy barriers to affordable housing identified in the Analysis of Impediments to Fair Housing completed in January, 2015. The City began an update of its Comprehensive Plan in 2015 and should have policy changes and recommendations to City Council by mid - 2016. This update has a chapter that focuses on affordable and accessible housing, services, amenities and opportunities for all. The City has also been working through recommendations from the City's Workforce Housing Task Force analysis and will be strengthening how it incentivizes the construction and inclusion of affordable housing units in developments, corridors and centers in Longmont. A major success in addressing the affordable housing issue is that City Council has approved the ongoing contribution of $425,000 annually from the General Fund to the City's local Affordable Housing Fund to help finance the construction of new affordable housing and the maintenance and preservation of existing affordable housing in Longmont.

With persons displaced as a result of the September 2013 flood and the decreasing rental vacancy rate, the need for rental units affordable at or below 30% AMI is around 2,500 units (Nov. 2013 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 2015, nor is new leasing planned for 2016. Wait lists are not being opened as there are no opportunities for new vouchers.

The City has used in the past some of its HOME funding to support a Tenant Based Rental Assistance Program (TBRA) to serve households at or below 30% AMI. However, because of the change in the rental housing market (increasing rents, decreasing vacancy rate), it is harder and harder for voucher holders to find/place their vouchers; therefore, the Program was ended in 2014.

The City, in partnership with the State of Colorado Division of Housing, prioritized several new rental housing construction projects using CDBG-DR funding. Four developments have been funded to date and will provide 40 units affordable housing at or below 30% of the AMI, 121 units affordable between 31% - 40% AMI, and 90 units affordable between 41% and 50% AMI. These units will start construction in 2016 and be ready for lease up in early 2017. The City continues to provide financial support to affordable housing developments with a combination of CDBG, HOME and its local Affordable Housing Funds as well as providing development fee waivers. In 2015, 5 new affordable housing units were created and 36 were retained/preserved.

Affordable homeownership continues to be another underserved need. Home sales in Longmont increased in 2015, with an 11% increase in single family homes sold and a 13% increase for condominiums and townhomes. The number of days that homes stayed on the market decreased in 2015 by 10% for all housing types. The median home price increased 14% for single family homes and by 21% for condos and townhomes. The 2015 average price for single family homes increased by 10% from $342,236 to $375,975. The average price for condominiums and townhomes increased 15% to $242,025 from the 2014 median price of $211,111.

In recent years the annual number of households able to purchase using the Down Payment Assistance Program has been low, with 3 DPA loans closed in 2015. Homeownership is still beyond the means of many families in our community as incomes for Longmont families are increasing at a slower rate than homes are appreciating. A household of four at 80% of the Area Median Income saw a 3% increase in income in 2015 to an income of $65,800 from $63,900 in 2014 (as compared to the double-digit increases in both average and median home prices).

Longmont continues to market its Down Payment Program through outreach and education. However, the amount of funding available (8.5% of the purchase price, maximum $15,000) is quickly becoming insufficient to fill the gap between what low/moderate-income households can afford and the rapidly increasing home prices in Longmont and surrounding areas. The City also supports the local Habitat for Humanity through land purchase assistance and development fee waivers. In 2015, Habitat sold 5 newly constructed homes to low and very low-income households.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section reports additional efforts the City will undertake during the 2016 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

City of Longmont undertook a comprehensive analysis regarding the need for affordable housing which showed an unmet need for 1,500 rental units affordable at or below 40% AMI. A council-appointed task force proposed the following recommendations to meet the need:

- Contribute additional funding to the existing Affordable Housing fund.
- Plan to create an average of 50-100 affordable rental units per year.
- Develop a plan for the preservation of current rental housing stock.
- Continue to support homeownership programs.
- Consider long-term sustainable housing programs that regard economic, community, market, and environmental trends.
- Fund private and public housing developers to maintain the supply of affordable housing.

City of Longmont will 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.
- Provide free waivers and other incentives to encourage for the development of affordable housing.
- Staff will work with City Council to identify and address the recommendations they wish to implement to address the housing gap.
-

Actions planned to foster and maintain affordable housing

- Develop and maintain safe, decent, affordable housing.
- Support the preservation of affordable housing through rehabilitation and/or debt reduction for affordable rental housing
- 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.

Actions planned to reduce lead-based paint hazards

The City of Longmont has established the following policies 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

City of Longmont has committed $1,124,992 from the General Revenue Fund in 2016 to support Longmont households living in poverty through the following agencies/programs:

- Community Food Share: Food provided to agencies in Longmont for distribution to families and individuals during times of need, benefiting approximately 1,587 families.
- Boulder County Legal Services: 395 persons in Longmont use this free or low-cost legal assistance.
- Dental Aid: low cost dental services for up to 2,423 low-income Longmont residents
- Ed and Ruth Lehman YMCA: a scholarship support for a full day preschool program for 190 low-income families.
- El Comité: free/low cost information/referral services as well as healthy lifestyle and disease prevention services for 1,705 low-income Latino residents.
- I Have A Dream Foundation: works to keep 351 low income children in school so they graduate from high school and have the opportunity to attend college.
- Immigrant Legal Center: free/low cost legal services for immigration issues to 275 low-income families.
- Longmont Meals on Wheels: free/low cost meals to 950 low income elderly households
- OUR Center - Aspen Center for Child Development: Provides affordable childcare, child development and school readiness services for children age 6 weeks to 6 years; 35% of clientele have household income under 30% AMI; 33% of clientele have household income under 50% AMI
- St. Vrain Community Adult Education: Provides education services for under-educated and under-served adults.
- Wild Plum Center: Longmont's Head Start program providing 263 very low income children with access to early learning/pre-school programs.
- Longmont Childcare Certificate Program: assists up to 165 children with quality childcare by bridging the gap between what the Colorado Childcare Assistance Program (CCAP) will pay and what the childcare providers charge.
- Longmont's Poverty Reduction Initiative (the RISE Program): this pilot program will use about $75,000 from the City's General Fund to support up to 15 families living in poverty to move to self-sufficiency through a combination of case management, mentoring, support services, linkages to jobs/businesses, and housing.

Actions planned to develop institutional structure

The City of Longmont is the lead agency for its CDBG program. The City is also part of the Boulder County/Broomfield HOME Consortium and will be responsible for administering its portion of the HOME funds. Several other organizations and non-profits will partner with the City to address the affordable housing needs. The coordination of resources and efforts is accomplished through on-going discussions with service providers and special meetings to solicit feedback on housing programs and policies. In 2016, the City will continue to work collaboratively with its partners to address housing and community development needs.

The City will continue to provide technical assistance and financial resources to ensure that community organizations have the capacity and the necessary human and physical assets to execute their mission in the most effective way. The City will continue to partner in 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, will gather data and information on expenditures, outcomes and numbers served so that it can perform an ongoing assessment on the investments it makes with both federal and City funds.

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

The City of 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.

Externally, the HCI works with organizations (primarily those listed below) that document their ability to address a community need eligible under HUD regulations. Funding for the HCI department comes from CDBG and HOME and the Affordable Housing fund, a locally generated fund that supports new affordable housing opportunities.

In exchange for the funding, agencies and organizations work closely with the City in the provision of services to citizens in need. The close partnership the City has with each agency grows with each year of collaboration. The City meets with all of its partners on an as-needed basis to develop organizational capacity, add new programs, or improve existing programs. HCI division staff also provides technical, referral and capacity building assistance for funding recipients to ensure compliance with federal, state, and local regulations. The listed below are some of the City's principle partners, and recipients of CDBG, HOME, and Affordable Housing funds:

- Center for People with Disabilities
- Dental Aid
- Habitat for Humanity
- The Inn Between
- Longmont Christian Housing
- Longmont Housing Authority
- Longmont Housing Development Corporation
- Mental Health Partners
- The OUR Center

The City meets with all of its partners on an as-needed basis to develop organizational capacity, add new programs or improve existing programming. Staff also regularly provides technical assistance and professional expertise to further develop institutional structure for all agencies

and organizations serving the low-to-moderate income citizens of Longmont.

Discussion

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

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

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. 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	0
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	0

Other CDBG Requirements

1. The amount of urgent need activities	0

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows: The Consortium leverages its HOME funds with other forms of investment including Low Income Housing Tax Credits, private interest-bearing debt for rental housing development, grants from the State of Colorado HOME funds, Federal HOME Loan Bank grant funds, other private grant funds, and fundraising proceeds. Homeowners assisted by the HOME program use private interest-bearing debt to purchase homes.

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows: The City of Longmont applies the recapture provisions at 92.524(5)(B)(ii) for its administration of the Boulder County Down Payment Assistance Program when HOME funds are used for homebuyer assistance. Homebuyers are subject to the provisions under 92.524 (4), which include an affordability

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period consistent with the program regulations. Loans are secured by a promissory note and a deed of trust secured against the property.

If a property purchased with HOME assistance is sold or transferred (including foreclosure), prior to the end of the HOME period of affordability, the borrower repays the City the entire balance due from the borrower's net proceeds. Net proceeds are defined as the sales price minus the remaining first mortgage balance and seller paid closing costs. If the net proceeds are insufficient to pay the City the entire balance due at the time of sale and return to the borrower their down payment on the property and the cost of any capital improvements, then the borrower and the City will share the net proceeds according to the following formula:

$$\frac{\text{Loan Amount}}{\text{Loan Amount + Borrower' Investment}} \times \text{Net Proceeds} = \text{Amount to Lender}$$

$$\frac{\text{Borrower's Investment}}{\text{Loan Amount + Borrower's Investment}} \times \text{Net Proceeds} = \text{Amount to Borrower}$$

2. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows: In addition to the promissory note and deed of trust secured against a property purchased with HOME funds, the City and the homebuyer execute a HOME Written Agreement prior to any funds being provided. The written agreement ensures compliance with HOME regulations as stated in 92.504.

   Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows: Per HOME regulations, existing debt on a multifamily property may be refinanced when HOME funds will be used for rehabilitation to permit or continue affordability. Guidelines for providing HOME funds for rehabilitation with refinancing include: rehabilitation is the primary eligible activity which will be met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing; a review of management practices to show that disinvestment in the property has not occurred, the long-term needs of the project can be met, and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; state whether the new investment will maintain the current affordable units and/or create additional affordable units; specify whether the HOME investment may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.2215(3)(2) or a federally designated Empowerment Zone or Enterprise Community; and state that HOME funds cannot be used to refinance multifamily loans that are made or insured by any Federal program, including CDBG.