

PHA Plans
Streamlined Annual
Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan
for Fiscal Year: 2009

PHA Name:

Longmont Housing Authority
1228 Main Street
Longmont, CO 80501

Approved by BOC on: Sept. 23, 2008

Submitted to HUD on: _____

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Longmont Housing Authority PHA Number: CO070

PHA Fiscal Year Beginning: 01/2009

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** Public Housing Only
 Number of S8 units: 509

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

| Participating PHAs | PHA Code | Program(s) Included in the Consortium | Programs Not in the Consortium | # of Units Each Program |
|----------------------|----------|---------------------------------------|--------------------------------|-------------------------|
| Participating PHA 1: | | | | |
| Participating PHA 2: | | | | |
| Participating PHA 3: | | | | |

PHA Plan Contact Information:

Name: **Michael Reis**, Executive Director Phone: (303) 651-8581 ext 25
 TDD: (303) 651-8748 Email : michael@longmontha.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library PHA website Other (list below)
<http://www.longmontha.com>

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

Main business office of the PHA PHA development management offices
 Other (list below) Public Library Main administrative office of the local, PHA website <http://www.longmontha.com> county or State government

Streamlined Annual PHA Plan
Fiscal Year 2009
[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

| | | |
|---------|-------------------------------------|---|
| Page 4 | <input type="checkbox"/> | 1. Site-Based Waiting List Policies 903.7(b)(2) Policies on Eligibility, Selection, and Admissions |
| Page 5 | <input type="checkbox"/> | 2. Capital Improvement Needs 903.7(g) Statement of Capital Improvements Needed |
| Page 6 | <input checked="" type="checkbox"/> | 3. Section 8(y) A. Homeownership - 903.7(k)(1)(i) Statement of Homeownership Prog. B. Section 8 Housing Choice Voucher |
| Page 10 | <input checked="" type="checkbox"/> | 4. Project-Based Voucher Programs |
| Page 11 | <input checked="" type="checkbox"/> | 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan. |
| Page 13 | <input checked="" type="checkbox"/> | 6. List of Supporting Documents Available for Review a. <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan; Public Review & Comments</i> |
| Page 15 | <input checked="" type="checkbox"/> | 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report |
| Page 15 | <input type="checkbox"/> | 8. Capital Fund Program 5-Year Action Plan |
| Page 22 | <input checked="" type="checkbox"/> | 9. VAWA - Domestic Violence, Dating Violence, Sexual Assault, Stalking |
| Page 22 | <input checked="" type="checkbox"/> | 10. LEP – Limited English Proficiency |
| Page 22 | <input checked="" type="checkbox"/> | 11. Executive Summary: |
| Page 23 | <input checked="" type="checkbox"/> | 12. Other documents: Administrative Policy Additions/Revisions: Waiting List Lottery; VAWA; LEP |

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE
(attached beginning page 23)**

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, *Certification for a Drug-Free Workplace;*

Form HUD-50071, *Certification of Payments to Influence Federal Transactions;* and

Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities.*

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **No**

| Site-Based Waiting Lists | | | | |
|--|----------------|--|---|--|
| Development Information: (Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic, or Disability demographics |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

| HOPE VI Revitalization Grant Status | |
|--|---|
| a. Development Name: | |
| b. Development Number: | |
| c. Status of Grant: | |
| <input type="checkbox"/> | Revitalization Plan under development |
| <input type="checkbox"/> | Revitalization Plan submitted, pending approval |
| <input type="checkbox"/> | Revitalization Plan approved |
| <input type="checkbox"/> | Activities pursuant to an approved Revitalization Plan underway |

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance—

A. Section 8(y) Homeownership Program (if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

B. Section 8 Housing Choice Voucher

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program.**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity

Other (describe below) – Tenancy history – previous landlord information, landlord notices and letters.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: LHA Admin. Plan Chapter 8, page 8-10.

Extensions - The PHA will extend the term up to 90-days from the beginning of the initial 60-day term, if the family needs and request an extension as a reasonable accommodation to make the program accessible to and usable by a family member with a disability

A family may submit in writing a request for an extension of the voucher time period. All requests for extensions must be received prior to the expiration date of the voucher.

Extensions are permissible at the discretion of the PHA up to a maximum of an additional 90-days primarily for these reasons:

Extenuating circumstances such as hospitalization or a family emergency for an extended period of time, which has affected the family's ability to find a unit within the initial sixty-day period. Verification is required.

The PHA is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the PHA, throughout the initial sixty-day period. A completed search record is required.

The family was prevented from finding a unit due to disability accessibility requirements. The Search Record is part of the required verification.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence

- Substandard housing
- 1** Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 2** Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas

- other (describe below:) LHA is working with several non-profits to address homelessness in Longmont implementing a "Housing First" Model. By utilizing project-based vouchers, LHA would be able to use the subsidy to provide housing for this high-risk population.
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
- The units will not exceed HUD limitations as outlined by QHWRA. All units will be located within the city limits of Longmont, Colorado.

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: **City of Longmont**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)
LHA received approval for disposition of its six Low Rent Public Housing Units in July, 2007 and all units disposed of through open market sale in July 2008.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. See (3) PHA Statement of Consistency with the Consolidated Plan (a) Activities Listed.
2. Coordination and collaboration in:
 - PHA Plan development
 - Rental Survey to determine housing needs and additional program outlook
 - City of Longmont has and will support borrowing by LHA on behalf of 501(c)3 non-profit under the Tax Equity and Fiscal Responsibility Act.
 - Supporting Individual Development Account (IDA) to promote self-sufficiency.
 - Tenant Base Rental Assistance – Received additional 15 coupons (for a total of 25) from State Division of Housing Home allocation.
 - Member of :
 - ✓ LHOT Housing First – comprised of faith based non-profit public and human services agencies
 - ✓ City of Longmont Multi-Cultural Plan – LHA representation on the Housing & Health Task Force subcommittee developing City of Longmont Housing First Model 10 Year Homeless Housing Plan

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i> | 5 Year and Annual Plans |
| X | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan (HUD50076)</i> | Streamlined Annual Plans |
| | <i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i> | 5 Year and standard Annual Plans |
| | Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans |
| | Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists. | Annual Plan: Housing Needs |
| | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources |
| | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Deconcentration Income Analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| | Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| | Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Rent Determination |
| | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation). | Annual Plan: Operations and Maintenance |
| | Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment). | Annual Plan: Management and Operations |
| | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | | Self-Sufficiency |
| | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| | Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| | Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| | Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Grievance Procedures |
| | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year. | Annual Plan: Capital Needs |
| | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants. | Annual Plan: Capital Needs |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing. | Annual Plan: Capital Needs |
| | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA). | Annual Plan: Capital Needs |
| X | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans). | Annual Plan: Designation of Public Housing |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937. | Annual Plan: Conversion of Public Housing |
| | Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion. | Annual Plan: Voluntary Conversion of Public Housing |
| | Approved or submitted public housing homeownership programs/plans. | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan) | Annual Plan: Homeownership |
| | Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy | Annual Plan: Community Service & Self-Sufficiency |
| | Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. | Annual Plan: Community Service & Self-Sufficiency |
| | FSS Action Plan(s) for public housing and/or Section 8. | Annual Plan: Community Service & Self-Sufficiency |
| | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Pet Policy |
| | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings. | Annual Plan: Annual Audit |
| X | Other supporting documents (optional) Violence Against Womens Act (VAWA) Limited English Proficiency (LEP) HUD 50070 Certification Drug Free Workplace HUD Form 50071 Certification of Payments to Influence Fed. Transactions | Annual Plan |

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

| 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|---|---|---|---------|-------------------|--------------------------------------|
| PHA Name: Longmont Housing Authority 1228 Main Street Longmont, CO 80501 | | Grant Type and Number Capital Fund Program Grant No: CO06P070501-08 Replacement Housing Factor Grant No: | | | Federal FY of Grant: Y2008 |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 11,964 | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 11,964 | | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard | | | | |

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

| 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|---|---|----------------------|--|-------------------|-------------------------------|
| PHA Name: Longmont Housing Authority 1228 Main Street Longmont, CO 80501 | | | Grant Type and Number Capital Fund Program Grant No: CO06P070501-08 Replacement Housing Factor Grant No: | | Federal FY of Grant: Y2008 |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| | Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |
| 1406 | Admin & operating | 11,964 | | | |

| 7. Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|--|--|---------------|--|----------------------|---------|----------------------------|----------------|----------------|
| PHA Name: Longmont Housing Authority | | | Grant Type and Number Capital Fund Program Grant No: CO06P070501-08 Replacement Housing Factor Grant No: | | | Federal FY of Grant: Y2008 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
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7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

**7. Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

| PHA Name: Longmont Housing Authority | | Grant Type and Number Capital Fund Program Grant No: CO06P070501-08 Replacement Housing Factor Grant No: | | | Federal FY of Grant: Y2008 | | | |
|---|--|--|----------|----------------------|----------------------------|-------------------|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
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| 1406 | Operating | 1406 | | 11,964 | | | 11,964 | |
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8. Capital Fund Program Five-Year Action Plan
Part I: Summary

| PHA Name | | <input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | |
|--------------------------------------|------------------|--|---|---|---|
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant: 2008 PHA FY: 12/31/ | Work Statement for Year 3 FFY Grant: 2009 PHA FY: 12/31 | Work Statement for Year 4 FFY Grant: 2010 PHA FY: 12/31 | Work Statement for Year 5 FFY Grant: 2011 PHA FY: 12/31 |
| | Annual Statement | | | | |
| HA wide | | 11,964 | 11,964 | 11,964 | 11,964 |
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| CFP Funds Listed for 5-year planning | | 11,964 | 11,964 | 11,964 | 11,964 |
| | | | | | |
| Replacement Housing Factor Funds | | | | | |

8. Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : <u>2</u> FFY Grant: 2008 PHA FY: 12/31 | | | Activities for Year: <u>3</u> FFY Grant: 2009 PHA FY: 12/31 | | |
|--------------------------|--|-----------------------|----------------|---|-----------------------|----------------|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | <i>HA Wide</i> | <i>Operations</i> | 11,964 | <i>HA Wide</i> | <i>Operations</i> | 11,964 |
| Annual | | | | | | |
| Statement | | | | | | |
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| Total CFP Estimated Cost | | | \$ 11,964 | | | \$ 11,964 |

8. Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year : <u>4</u> FFY Grant: 2010 PHA FY: 12/31 | | | Activities for Year: <u>5</u> FFY Grant: 2011 PHA FY: 12/31 | | |
|--|------------------------------|-----------------------|---|------------------------------|-----------------------|
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| <i>HA Wide</i> | <i>Operations</i> | 11,964 | <i>HA Wide</i> | <i>Operations</i> | 11,964 |
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| Total CFP Estimated Cost | | \$ 11,964 | | | \$ 11,964 |

9. Violence Against Women Act (VAWA) - Domestic Violence, Dating Violence, Sexual Assault, Stalking

LHA has adopted a policy to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (PUB. L.109-162) (VAWA). LHA strives to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA. VAWA affords certain protections to an applicant or participant who is or has been a victim of domestic violence, dating violence, or stalking. The act goes on to say that one of the previous mentions criteria is not an appropriate basis for denial of program assistance or for denial of admission of an otherwise qualified applicant. Therefore, LHA will not deny program assistance or terminate program assistance to an individual who is or has been a victim of domestic violence, dating violence, or stalking because of charges or information linked to that violence. All applicants are briefed upon entry to the program regarding the protections under VAWA. Additionally, each termination notice informs tenants of their ability to declare protection under VAWA if applicable. LHA will work with each individual victim to identify agencies, activities, services or programs that may be available to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking to enhance victim safety in assisted families and to maintain housing. See Attachment _____ for Admin Plan Policy

10. Limited English Proficiency (LEP) –

The LHA will take affirmative steps to communicate with people who need services or information in a language other than English. These persons will be referred to as Persons with Limited English Proficiency (LEP). LEP is defined as persons who do not speak English as their primary language and who have a limited ability to read, write, speak or understand English. For the purposes of this administrative plan, LEP persons are HCV applicants and participants, and parents and family members of applicants and participants.

In order to determine the level of access needed by LEP persons, the LHA will balance the following four factors: (1) the number or proportion of LEP persons eligible to be served or likely to be encountered by the Housing Choice Voucher program; (2) the frequency with which LEP persons come into contact with the program; (3) the nature and importance of the program, activity, or service provided by the program to people’s lives; and (4) the resources available to the LHA and costs. Balancing these four factors will ensure meaningful access by LEP persons to critical services while not imposing undue burdens on the LHA. See Attachment _____ for Admin Plan Policy..

11. Executive Summary - Michael Reis, Executive Director

Our Vision: To be a leader in the provision of affordable housing in our service areas

Our Mission: To provide housing and related services to low and moderate income families, elderly and disabled households; To relieve the community of substandard housing.

Our Objectives Longmont Housing Authority (LHA) has four main objectives in its commitment to the citizens and families of the City of Longmont to fulfill our mission:

- Protect and enhance the property and programs operated by Longmont Housing Authority and Longmont Housing Development Corporation (LHDC).
- Development organization infrastructure to efficiently manage our operations, growing inventory, enhance service delivery, and to respond to the complexities of the mission.
- Create affordable housing opportunities for the community.
- Develop, enhance, and strengthen external relationships with key partners, other groups, agencies, and the community.

To this end, LHA has accomplished the following projects and successes in the year 2008:

Renovation of 1228 Main Street and Relocation of Offices- Conversion of half of the complex to LHA offices and converting 10 remaining units to studio apartments. These apartments, Briarwood Apartments, are master leased to community non-profits. LHA accepted NAHRO’s Award of Excellence for Outstanding Affordable Housing Project in May in behalf of Briarwood. Additional funding from Colorado Division of Housing will be

used to replace heat/AC units. Staff reorganized LHA office setting for professional and customer friendly atmosphere, with ramp entrance and security system.

Complete Renovations at Village Place- This building was coming to the end of its Low Income Housing Tax Credit period. LHA used its tax-exempt borrowing authority to attract interim financing from First Main Street Bank and Mile High Housing fund. LHA re-syndicated the property using tax credits and bonding authority in combination with pending grant funds from the City of Longmont, the Federal Home Loan Bank and the State Division of Housing. This allowed LHA to keep Village Place Apts. an affordable housing choice for our elderly citizens. With this purchase LHA became the largest provider of affordable housing in Longmont. An application was submitted to Boulder County Aging Services Division (SCASD) Create Our Future Capacity Building Funds (\$5,000) to fund development and continuing support of Resident Advisory Council at LHDC's senior developments: Aspen Meadows, The Lodge and Village Place. Also, CHFA selected Village Place Apts. to be included in their annual report.

LHDC - Hover Crossing and the HUD 202 – The Lodge - LHDC – LHA manages all activities for LHDC. Building broke ground July 17, 2008, using HUD Early Start Program. Camera link will be available to observe construction via website www.longmontha.com . July 2009 occupancy is being planned.

Housing Market Downturn Opportunities- Investigate, reviewed foreclosure lists, monitor Federal Legislation

Prairie Village- Program land – 4 acres at Prairie Village. Gain CHDO funding for LHA planner

Land Bank - Saint Vrain Valley School district locations. Met with Mayor of Frederick and invited to Carbon Valley Mayor's Meeting in August 2008.

Dawson Place House- This \$170,000 3 bedroom house was donated to LHA at a bargain price of \$62,000. LHA presented the donating family with an award at a Longmont City Council meeting.

LHA – LHDC Habitat and Neighborhood at 21st Ave. site- City and DOH fund for pre-development are available, and preliminary site plans for the grant have been completed. A second site plan that incorporated BCHA and remaining Powell land has been prepared.

Application and Approval to SAC for Disposition of Six Low Rent Public Housing Units- LHA applied for Disposition of its six scattered-sties, Low Rent Public Housing Units in March 2007, and received approval in July, 2007. All units were successfully sold as of July 2008. Sales proceeds from the disposition portfolio will be used to leverage other federal, state and local monies, such as Low Income Housing Tax Credits and local CDBG and Home Funds, to assist a greater number of its city residents.

Home owner and Rental Rehabilitation Program- July 2006, LHA gained approval from City of Longmont to operate rental rehabilitation, beginning in late 2007 and on into 2008, which is City funded at \$100,000. In addition, LHA staff coordinates and administers the City of Longmont Homeowner Rehab Program beginning 2008.

Hired Family Resource Coordinator- provides resource information and referrals for HCV and TBRA families in order to help them access services in the community.

Received Additional Funding for HCV Program- LHA has consistently had a high utilization rate in its HCV program for a number of years. HUD awarded LHA additional funding in order to serve more families in the community. LHA is in the process of purging and updating its wait list, in order to utilize these funds.

SEMAP High Performer- LHA Housing Choice Voucher Program received a score of 100% on its HUD SEMAP certification. Staff provides, bi-annually, map locations of housing choice voucher holders in all affordable housing units and continually maps and monitors the results to ensure de-concentration. Such monitoring and strategies resulted in LHA receiving bonus points for de-concentration of families in high poverty areas.

LHA meets with other nonprofit agencies- Discussions include gaps and overlapping missions alliances have been formed that are mutually beneficial to the agencies and to the citizens of Longmont. These non-profits include: Thistle Community Housing, Habitat for Humanity and Total Long-Term Care LHA Staff have been asked to join related community boards and/or committees beginning 2008. These community agencies are CHFA Subcommittee-LIHTC Green Committee, Federal Home Loan Bank of Topeka, St. Vrain Community Council, Personal Investment Enterprise, Non-Profit Partner Meetings, Mediation Advisory Committee, Longmont Housing Opportunities Team, City Multi-cultural Housing Committee, Longmont Chamber of Commerce, St.Vrain Valley Habitat for Humanity, City Substandard Housing Committee, and the Latino Chamber of Commerce. LHA also holds a Community Partners Quarterly Meeting with community service partners.

LHA continues to provide the following:

- *To assist the local economy by increasing the occupancy rate and the amount of money flowing into the community.
- *To encourage self-sufficiency of participant families and assist in the expansion of family opportunities, which address educational, socio-economic, recreational and other human services needs.
- *To provide positive public awareness and expand the level of family, owner, and community support in accomplishing LHA's mission.
- *To attain and maintain a high level of standards and professionalism in our day-to-day management of all program components.
- *To administer an efficient, high-performing agency through continuous improvement of LHA's support systems and commitment to our employees and their development.
- *To provide decent, safe, and sanitary housing for very low income families while maintaining their rent payments at an affordable level.
- *To ensure that all units meet Uniform Physical Conditions Standards/Housing Quality Standards and families pay fair and reasonable rents.
- *To promote fair housing and the opportunity for very low-income families of all ethnic backgrounds to experience freedom of housing choice.
- *To promote a housing program which maintains quality service and integrity while providing an incentive to private property owners to rent to very low-income families.
- *To promote a market-driven housing program that will help qualified low-income families be successful in obtaining affordable housing and increase the supply of housing choices for such families.