

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
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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: 2007

PHA Name:

Longmont Housing Authority

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: (mm/yyyy) 01/2007

PHA Programs Administered:

Public Housing and Section 8

Section 8 Only

Public Housing Only

Number of public housing units: 6

Number of S8 units:

Number of public housing units:

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: Judith Morgan, Exe. Dir.

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TDD: (303) 651-8748

Email (if available): info@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)

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

Streamlined Annual PHA Plan
Fiscal Year 2006
[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

4	1. Site-Based Waiting List Policies
	903.7(b)(2) Policies on Eligibility, Selection, and Admissions
5	2. Capital Improvement Needs
	903.7(g) Statement of Capital Improvements Needed
6	3. Section 8(y) Homeownership
	903.7(k)(1)(i) Statement of Homeownership Programs
7	4. Project-Based Voucher Programs
7	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.
9	6. Supporting Documents Available for Review
12	7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
16	8. Capital Fund Program 5-Year Action Plan
20	9. Attachments
	Executive Summary - Statement of Progress In Meeting the Five-Year Plan Mission & Goals

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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-LLL a, *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.

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. x 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 x 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 x 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--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):

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):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

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.

- x The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- x The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- x Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- x Other: (list below)
LHA plans to apply to HUD for approval of disposition of it's six Low Rent Public Housing units.

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. Also, coordination and collaboration in
 - PHA Plan development
 - Rental Survey to determine housing needs and additional program outlook
 - Community Forum Walk to determine fair housing needs or impediments and what positive actions to implement to promote fair housing.
 - City of Longmont has and will support borrowing by LHA to behalf of 501(c)3 non-profit under the Tax Equity and Fiscal Responsibility Act.
 - Supporting Individual Development Account (IDA) to promote self-sufficiency.
 - Regional Affordable Housing Initiative summit and needs assessment
 - Tenant Base Rental Assistance – Application for 10 HCV from State Division of Housing Home allocation
 - Rental Rehab. – acquisition and rehab of existing units using Tax Exempt Financing Reconciliation Act (Tefra)
 - Members 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
 - Latino Housing Task Force -
 - Support of HUD 811 and Housing Choice Voucher Mainstream funding applications

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</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 & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		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
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	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
	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
	Other supporting documents (optional) LHA Organizational Chart (list individually; use as many lines as necessary)	Annual Plan
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Longmont Housing Authority 900 Coffman Street, Suite C Longmont, CO 80501			Grant Type and Number Capital Fund Program Grant No: CO06P07050106 Replacement Housing Factor Grant No:		Federal FY of Grant: Y2007
<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	11596			
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)	11596			
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 Costs				
26	Amount of line 21 Related to Energy Conservation				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Longmont Housing Authority 900 Coffman Street, Suite C Longmont, CO 80501			Grant Type and Number Capital Fund Program Grant No: CO06P07050106 Replacement Housing Factor Grant No:		Federal FY of Grant: Y2007
<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
	Measures				
1406	Admin & operating	11596			

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: CO06P0700106 Replacement Housing Factor Grant No:			Federal FY of Grant: Y2007		
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	

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

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: CO06P0700106 Replacement Housing Factor Grant No:			Federal FY of Grant: Y2007		
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	
1406	Operating	1406		11596			11596	

8. Capital Fund Program Five-Year Action Plan

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	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2008 PHA FY: 12/31/	FFY Grant: 2009 PHA FY: 12/31	FFY Grant: 2010 PHA FY: 12/31	FFY Grant: 2011 PHA FY: 12/31
	Annual Statement				
HA wide		11596	11596	11596	11596
CFP Funds Listed for 5-year planning		11596	11596	11596	11596
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :_2__ FFY Grant: 2008 PHA FY: 12/31			Activities for Year: _3__ 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>	11596	<i>HA Wide</i>	<i>Operations</i>	11596
Annual Statement						
Total CFP Estimated Cost			\$ 11596			\$ 11596

8. Capital Fund Program Five-Year Action Plan

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>	11596	<i>HA Wide</i>	<i>Operations</i>	11596
Total CFP Estimated Cost		\$ 11596			\$ 11596

8. Capital Fund Program Five-Year Action Plan

9. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description	
1a. Development name:	Longmont Housing Authority
1b. Development (project) number:	CO06P0700106
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>02/01/2007</u>
5. Number of units affected:	<u>6 (six)</u>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <u>08/30/2006</u> b. Projected end date of activity: <u>08/07/2007</u>

Executive Summary - Statement of Progress In Meeting the Five-Year Plan Mission & Goals

Part I

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

LHA Goal: Expand the supply of assisted housing

Objectives:

1. Apply for additional rental vouchers
2. Leverage private or other public funds to create additional housing opportunities:
3. Acquire or build units or developments

LHA Progress:

1. **LHA has applied and will continue to apply annually to HUD for additional vouchers to assist low-income families in Longmont. Applied on behalf of Center for People with Disabilities for HCV Mainstream and supported an application for HUD 811 Project.**
2. **LHA applied for CDBG & HOME funds for senior Development**
3. **Aspen Meadows – LHA assisted in the development of 50 elderly/disabled units with Longmont Housing Development Corporation. LHA provided monetary grants of approximately \$720,000 and vouchers funding approximately \$500,000.**
4. **Village Place Apartments – In April 2005 LHA purchased from a Minnesota ownership group 72 elderly/disabled units. 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. In 2006, LHA will re-syndicate 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 will allow 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.**

\$ASQCO0702007200610161126-02

- 5. Hover Crossing – In May 2005 LHA’s sister organization Longmont Housing Development Corporation (LHDC) purchased four acres of vacant land using loan funds from the Affordable Housing Fund. LHDC submitted a funding request for 50 units of HUD Supportive Housing for the Elderly to be built on this site. The first application was not funded, however, LHDC will submit another application for funding in 2006 & 2007.**
- 6. Tenant Based Rental Assistance Program (TBRA) – In December 2005 ten families received TBRA with funding from City of Longmont and Colorado Department of Housing. The coupons are part of the Housing First pilot program and will provide 24 months of housing and intensive case management services for the participants.**
- 7. In May 2006, LHA accepted 4 acre land donation, Prairie Village, to be used for 120 elderly units**
- 8. In February 2006 purchased Briarwood Motel complex. Will be converting ½ of the complex to LHA offices and converting 10 remaining units to studio apartments. These apartments will be master leased to community non-profits.**
- 9. In 2006 LHA is negotiating to become the new General Partner of 1200 Kimbark Apartments in a LIHTC partnership.**
- 10. Completing re-syndication of LIHTC for 72 elderly units; acquisition and rehabilitation in October 2006 expanding from 16 to 72 units.**
- 11. In June 2006 submitted to HUD a 202 application for 50 units to be built at Hover Crossing**
- 12. In September 2006 purchased from City Public Works at a discount a house at 1800 Haywood to be used for affordable housing.**

LHA Goal: Improve the quality of assisted housing

Objectives:

1. Increase customer satisfaction:

LHA Progress:

- 1. LHA sends customer evaluations to residents of assisted housing to assess and improve ways LHA may be able to identify problem areas of management and implement changes to LRPB Admission and Occupancy & LHA Administrative Policies.**
 - Sign & Spanish language speaking staff
 - Increasing office hours
 - City of Longmont Inspection services brochure added to briefing and recert. packets to inform landlords and Section 8 participants of acceptable housing standards
 - **Collaborated with City of Longmont in making application to Boulder County Weatherization to replace boilers and weatherize affordable housing building.**
 - **Streamlined recertification and interim changes process**
 - **Reorganized office setting for professional and customer friendly atmosphere.**
 - **August 2006, LHA participated in façade improvements made to Terry Street Apartments**
 - **July 2006, gained approval from city of Longmont to operate rental rehabilitation program, which will be City funded at \$100,000**

LHA Goal: Increase assisted housing choices

Objectives:

1. Provide voucher mobility counseling
2. Conduct outreach efforts to potential voucher landlords
3. Increase voucher payment standards -

LHA Progress:

- 1. LHA continues to provide mobility counseling by providing group briefing twice a month allowing clients greater housing choices.**

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- 2. Annual Landlord Breakfast Orientation – Outreach effort to potential and current landlord, updates them to changing HUD program regulation**
- 3. LHA annually assesses and increases or decreases the voucher payment standards if needed to allow families greater housing choices and to stimulate local economy.**

HUD Strategic Goal: Improve community quality of life and economic vitality

LHA Goal: Provide an improved living environment

Objectives:

1. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
2. Implement public housing security improvements:
3. Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

LHA Progress:

- 1. LHA LRPH resident live in census tracts with mixed income families.**
- 2. In addition to Aspen Meadows 50 units, LHA acquired Village Place Apts. with 72 units, for elderly & disabled persons, both are secured buildings.**
- 3. The Aspen Meadow and Village Place are projects designated for elderly and/or persons with disabilities.**
- 4. Security improvements to LRPH and affordable housing projects (Aspen Meadows and Terry/Grant Street Prop.) included:**
 - **Security locks**
 - **Security lights & flood lamps**
 - **Security - safety exterior doors**

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- 5. Bi-annually map locations of housing choice voucher holders in all affordable housing units. Continually map and monitor the results to ensure de-concentration.**
- 6. LHA is a member of LHOT in 2006, this program was featured in All American City Award**

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

1. Increase the number and percentage of employed persons in assisted families.
2. Provide or attract supportive services to improve assistance recipients' employability.
3. Provide or attract supportive services to increase independence for the elderly or families with disabilities.

LHA Progress:

- 1. LHA has a cooperation agreement with Boulder County H.A. to administer the Project Self-Sufficiency and Family Self-Sufficiency programs.**
- 2. LHA pays FSS escrow as allowed and encourages self sufficiency homeownership**
- 3. LHA provided a Work Over Welfare (W.O.W.) program for all Longmont participants and annually recertifies their income. If a family income increases, LHA ignored the increase until the next recertification. However, due to funding, LHA has discontinued the W.O.W. Program and are now requiring participants to report all changes.**
- 4. LHA employs low-income seniors to work in our offices through Senior Resource program.**

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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1. Undertake affirmative measures to ensure access in assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

LHA Progress:

1. **LHA has adopted a Fair Housing & Reasonable Accommodations Policy, which ensures equal opportunity and affirmatively furthers fair housing.**
2. **Landlord Tenant Symposium – Through LHA contributes to giving ongoing information and updates landlord/tenants of Sec. 8 regulatory program changes.**
3. **Latino Housing Task Force – Through the Task Force, LHA contributed to the Fair Housing Impediments Study.**

The 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.**

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***To ensure that all units meet Uniform Physical Conditions Standards/Housing Qualify 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.**



THE LONGMONT
HOUSING AUTHORITY

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Resident Advisory Board

Method of Selection

Membership of RAB may represent assisted individuals and families from LHA's public housing and/or tenant based Section 8 Program.

Low Rent Public Housing Program - At the time of admission, every participant is informed in writing that they are automatically assigned as voluntary members of LHA's Resident Advisory Board. They are informed that at any time during their tenure as residents under this program they may advise LHA executive director of any and all meaningful suggestions, comments or questions they may have regarding LHA's dwelling units, programs, policies and/or management of LHA. Each participant is also invited to make recommendations in the annual PHA Plan process.

Tenant Based Section 8 Program - The City Clerk of the City of Longmont oversees the recruitment process for appointment to LHA Board of Commissioners. The Mayor and City of Longmont Council then interviews, selects and appoints board members to a 5 year term.

Low Rent Public Housing Advisory Board Roster

Cheyenne Moondancer
1539 Pratt Street
Longmont, CO 80501

Eve Rios
7 Pratt Place
Longmont, CO 80501

Janelle Kennedy
1636 Kimbark Street
Longmont, CO 80501

Annabel Delgado
273 Caywood Court
Longmont, CO 80501

Cherry Dominguez
271 Caywood Court
Longmont, CO 80501

Lynn Friese
1418 Twin Sisters
Longmont, CO 80501



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**Longmont Housing Authority Section 8 Resident Board Member
Information**

Vacant

Comments of Residents Advisory Board

The following comments from the Resident Advisory Board for the year of FY2007 are attached. See co070c08.





THE LONGMONT
HOUSING AUTHORITY

— Pizza will be served! —

August 14, 2006

Dear Longmont Housing Authority Resident,

The Longmont Housing Authority (LHA) is beginning the process of requesting approval from the U.S. Department of Housing and Urban Development (HUD) to sell the house you currently rent from us. We first must get approval from HUD, a process that will take at least eight months to complete. We are requesting your participation in the first of a series of public meetings to discuss these plans. *Please note that this is NOT a notice to leave your home.*

Public Housing Resident Meeting:

**Where: Longmont Senior Services Center, Room A
910 Longs Peak Avenue**

When: Wednesday, August 30, 2006 at 6:00 p.m. to 7:30 p.m.

Topics to be discussed:

- Discussion of plans for sale of the houses
- Proposed timeline
- Replacement Housing and Housing Choice Vouchers
- Resident Relocation
- Resident opportunities to purchase home
- The Appraisal process
- Amendments to the Longmont Housing Authority Administrative Plan, the five-year Consolidated Plan, and the 2007 Annual Plan

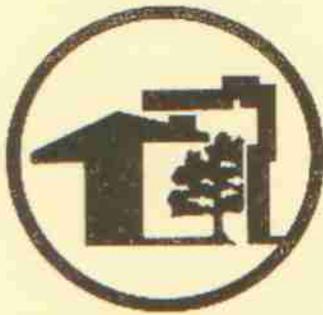
Please note that this is NOT a notice to leave your home. Please stay in good standing with your rental agreement, continue to pay your monthly rent to the Longmont Housing Authority, and complete your recertification when scheduled to do so by the case manager.

We look forward to seeing you at the meeting!

Sincerely,

Judith Morgan
Executive Director





THE LONGMONT
HOUSING AUTHORITY

— Pizza will be served! —

SECOND NOTICE – Please call Jeanette Sullivan to RSVP at 303-651-8581 x27

August 24, 2006

Dear Longmont Housing Authority Resident,

The Longmont Housing Authority (LHA) is beginning the process of requesting approval from the U.S. Department of Housing and Urban Development (HUD) to sell the house you currently rent from us. We first must get approval from HUD, a process that will take at least eight months to complete. We are requesting your participation in the first of a series of public meetings to discuss these plans. Please note that this is NOT a notice to leave your home.

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Please note that this is NOT a notice to leave your home. Please stay in good standing with your rental agreement, continue to pay your monthly rent to the Longmont Housing Authority, and complete your recertification when scheduled to do so by the case manager.

We look forward to seeing you at the meeting!

Sincerely,

Judith Morgan
Executive Director





THE LONGMONT
HOUSING AUTHORITY

MEETING AGENDA

Public Housing Resident Meeting

Where: Longmont Senior Services Center, Room A
910 Longs Peak Avenue

When: Wednesday, August 30, 2006 at 6:00 p.m. to 7:30 p.m.

1. Introductions and Sign-in Sheet

2. Topics to be discussed:

- Discussion of plans for sale of the houses
- Proposed timeline
- Replacement Housing and Housing Choice Vouchers
- Resident Relocation
- Resident opportunities to purchase home
- The Appraisal process
- Amendments to the Longmont Housing Authority Administrative Plan, the five-year Consolidated Plan, and the 2007 Annual Plan

3. Questions, Answers, Items to follow-up on.

4. Schedule next meeting

REMINDER - Please stay in good standing with your rental agreement, continue to pay your monthly rent to the Longmont Housing Authority, and complete your recertification when scheduled to do so by the case manager.





THE LONGMONT
HOUSING AUTHORITY

Resident
Sign-In Sheet
Resident Meeting
Disposition of Low Rent Public Housing Units

August 30, 2006

annabel.delgado@gbankonline.com

Name	Signature
PAUL DOMINGUEZ	
CHERRY DOMINGUEZ	Cherry Dominguez
Ranada Rios (Kid)	Ranada Rios
EVE M. RIOS	Eve M. Rios
Lauren Metcalf Lauren Metcalf	Lauren Metcalf Lauren Metcalf
Chelsea Freitas	Chelsea Freitas
Lynn Swint	Lynn Swint
PATRICK KENNEDY	Patrick J. Kennedy
Annabel Delgado	A. Delgado
Jose Barata	
Cheyenne Moondancer	C. Moondancer

toverios@MSN.COM

(720)-352-8130

(720) 987-7144

~~Kiana Jama~~

cheyennemondancer@hotmail.com





THE LONGMONT
HOUSING AUTHORITY

September 26, 2006

SECOND MEETING NOTICE

Dear Housing Resident:

The purpose of the letter is to invite you to a **second meeting** to update you on the status of the Low-rent Public Housing Disposition Application that the Longmont Housing Authority (LHA) intends to submit to the Department of Housing and Urban Development and to provide follow-up information requested at the first meeting held on August 30, 2006.

The schedule for the submission of the Disposition Application remains the same. LHA intends to submit in February 2007 and receive notice from HUD by May, 2007. The houses would be available for sale during the summer months of 2007. **Do not move from your house until you are given notice by Longmont Housing Authority. You will receive at least a 90 days notice prior to the sale of your house and will be kept informed throughout the process with meetings and letters.**

We have scheduled a **second meeting** with the housing residents for **Thursday, October 12, 2006 at 5:00 pm at the Longmont Senior Services Center, 910 Longs Peak Avenue**

1. Introductions and Sign-in Sheet
2. Topics to be discussed:
 - Update on the Disposition Application and the sale of the houses
 - Housing Choice Voucher Program Information
 - Proposed timeline
 - Resident Relocation
 - The Appraisal process
 - Follow-up information from the August 30th Meeting
3. Questions, Answers, Items to follow-up on.
4. Schedule next meeting

NOTE: Enclosed with this meeting notice please find a schedule of homeownership classes offered by the Boulder County Housing Authority Counseling Program

REMINDER - Please stay in good standing with your rental agreement, continue to pay your monthly rent to the Longmont Housing Authority, and complete your recertification when scheduled to do so by the case manager.





THE LONGMONT
HOUSING AUTHORITY

**Sign-In Sheet
Resident Meeting
Disposition of Low Rent Public Housing Units**

October 12, 2006

Name	Signature	e-mail
Annabel Delgado	<i>A. Delgado</i>	annabel.delgado@gbankonline.com
Henry Sr. Dominguez	<i>Henry Sr. Dominguez</i>	N/A
PATRICK KENNEDY	<i>Patrick Kennedy</i>	N/A.
Kenaida Delgado	<i>Kenaida Delgado</i>	LHA staff
Jeanette Sullivan	<i>Jeanette Sullivan</i>	longmont HA
Nita Lynch	<i>Nita Lynch</i>	Longmont HA
Evel M. Rios	<i>Evel M. Rios</i>	toverios@msn.com
Michael Reis	<i>Michael Reis</i>	LHA Deputy Director





THE LONGMONT
HOUSING AUTHORITY

**Meeting notes regarding the LRP (Low Rent Public Housing) Disposition process.
(August 30, 2006)**

October 3, 2006

Thank you to those Longmont Housing Authority residents who were able to make it to the meeting on Wednesday August 30th at 6:00 p.m. There were approximately 18 in attendance to learn about the plans for their homes.

The following is a summary of the meeting:

- Michael Reis explained in how the Longmont Housing Authority owns the 6-units (4 of the units are Single Family Homes and the other unit is a duplex.) These units make up what is called, LHRP Portfolio. This is a single program within our agency. Michael briefed the tenants on optional programs such as, the HCV Program (Housing Choice Voucher), which is under our Section 8 Program.
- Michael discussed what some of the purchase options are for the residents. The current residents will be offered to purchase the home if they qualify. Some of these purchase options include:
 - 1) Down payment assistance
 - 2) Homeowner Counseling
 - 3) Discounted price
- The residents in the LRP (Low Rent Public Housing) units will not be displaced and that housing will be available to them. HUD will not let Longmont Housing Authority dispose of the units until the residents have been placed in another unit.
- A briefing of the process of fixing up the units for sale, the relocation process, the sale of the homes and to make sure the residents have suitable housing at the end of this process.

- Another letter will be sent to the residents next month with a schedule of the next meeting. An updated version of the process will be discussed at that meeting.
- Disposing of the units will provide the Longmont Housing Authority to re-invest into other affordable housing in our community, to utilize the dollars to purchase other units that wouldn't cost as much to maintain.
- Estimated timeline to sell units: Summer of 2007.
- Michael introduced the current time-line report for the LRPH units. Showing a schedule and explanation of Administrative, Resident and Disposition Application process schedules.
- We've hired a consultant to create the application.
- The Board has been notified that we will preliminarily start the process possibly at the end of September to sell the units. Once that starts, we will provide more precise dates.
- The target date for submitting the application to HUD is February 2007.
- We have to implement a relocation plan for the residents.
- Research environmental issues in respect to the units. As well as appraisals of the units. The appraisal process will start in the next 3-4 months. Someone will come out to the unit to perform the appraisal... possibly in November or December.
- Residents will automatically receive a HCV (Housing Choice Voucher) from the Longmont Housing Authority, regardless if it's after we apply next summer or not.
- The residents will receive one of our existing vouchers. The resident can utilize the voucher here in the rental community of Longmont.
- A short introduction to the Amendments to the Longmont Housing Authority Administrative Plan.
- Next scheduled meeting: early October. Mailing to residents to follow with scheduled meeting date/time.
- Longmont Housing Authority has to annually submit the PHAAP (Public Housing Authority Annual Plan). The residents are called the RAB (Resident Advisory Board). This gives the residents the option of providing input into the Longmont Housing Authority's plan.

Questions/Comments:

Question/Comment from Eve Rios:

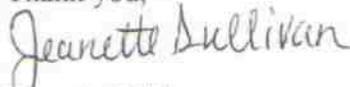
Pleased that the program will provide a voucher, but is concerned with the schooling location for the kids in respect to High School. She doesn't want to pull the kids from the kids. Eve is in the Niwot area.

A: We will research the moving area of the resident by getting the school catchment areas from the school district.

Your contact person for other questions: Sandra Orona (303-651-8581 ext. 23).

Please watch your mail for future meetings and information on this project. The Longmont Housing Authority plans to continue having resident meetings to keep residents informed of the process.

Thank you,



Jeanette Sullivan
Recording Secretary



THE LONGMONT
HOUSING AUTHORITY

RESOLUTION 2006 - 08

**A RESOLUTION AUTHORIZING THE DISPOSITION OF SIX LOW RENT
PUBLIC HOUSING UNITS; THE SUBMISSION OF A DISPOSITION
APPLICATION TO HUD'S SPECIAL APPLICATIONS CENTER; AND THE
ACCEPTANCE OF THE PRELIMINARY RELOCATION PLAN FOR THE
RESIDENTS OF THE PUBLIC HOUSING UNITS**

WHEREAS the Longmont Housing Authority desires to dispose of the six Low Rent Public Housing units by sale of the properties managed for HUD under Project Number CO99-P070-001.

BE IT RESOLVED, by the Longmont Housing Authority Board that the Longmont Housing Authority Board expresses its support to dispose of the Low Rent Public Housing units by sale of the properties, to submit a disposition application the HUD, and to accept the preliminary relocation plan; and

BE IT FURTHER RESOLVED, by the Longmont Housing Authority Board that the Executive Director is authorized to execute documents and provide certifications and submit to HUD for approval a request to dispose of the six Low-Rent Public Housing units identified in the Project Number.

PASSED, ADOPTED, AND APPROVED THIS SEPTEMBER 26, 2006.



Marty Quigley, Chairperson

(SEAL)

Attest:



Michael Reis, Deputy Director



THE LONGMONT
HOUSING AUTHORITY

Preliminary Relocation Plan

Presented to Longmont Housing Authority Board of Directors for Attachment to
Disposition Resolution Number 2006-08
September 26, 2006

The relocation plan for Longmont Housing Authority's scattered-site development, (HUD project number CO99-P070-001), involves the sale and disposition of six units of Low-Rent Public Housing; four single-family houses and one duplex located at the following addresses in the City of Longmont; 271/273 Caywood, a duplex, 1636 Kimbark, 1539 Pratt Street, 7 Pratt Place, 1418 Twin Sisters Drive.

The proposed plan is to completely vacate the units that are scheduled for Disposition. The assistance available to residents who must move is found in Section 18 of the United States Housing Act of 1937. This Act, is amended by Section 531 of the Public Housing Reform Act of 1998, and refers to the public housing provisions of the Quality Housing and Work Responsibility Act (QHWRA) of 1998.

Offer of Sale to Resident Advisory Board

The Longmont Housing Authority (LHA) Resident Advisory Board (RAB), does not qualify as a duly elected resident council, and therefore does not qualify to purchase the properties named above. Previous attempts to organize such a council are documented and will be submitted with the Disposition Application to SAC (Special Applications Center).

Offer of Sale to Residents

LHA does not have a Home Ownership program which is a HUD requirement for families to be offered to purchase the units on a first right of refusal basis and at below Fair Market Value (FMV). Therefore, residents of the above units will not be offered to purchase these units on a first right of refusal basis.

Families will be offered free home ownership classes and financial counseling through Boulder County Home Ownership Program and City of Longmont's Down Payment Assistance Program. The families will have the opportunity to purchase any of the units, along with the general public, when the units are placed for sale at FMV.

Housing Choice Voucher (HCV) for Families Displaced

All families who are displaced through the disposition process will be provided a Housing Choice Voucher in a bedroom size as is needed to accommodate the family size as guided by HUD Regulations and the LHA Housing Choice Voucher Administrative Plan.

LHA will apply to HUD for additional Section 8 Housing Choice Vouchers (HCV) for any the six families who might be displaced, immediately following approval of the Disposition Application. If this application is denied, LHA will provide HCV's for these families from its allotted Annual Contributions Contract (ACC). Adhering to Section 18 of the *Quality Housing and Work Responsibility Act of 1998* Guidelines, LHA will notify each family residing in the proposed disposition unit as least 90 days prior to the displacement date.

The LHA staff will provide on-going mobility counseling and assistance in locating a unit that meets Housing Quality Standards and is located in an area that is generally not less desirable than the location of the displaced family's housing. Deconcentration, low poverty areas, low crime areas, access to schools, transportation, health care, shopping, and other amenities will all be addressed in relocation counseling. LHA will pay for actual and reasonable moving costs.

The residents will be periodically updated via mailings and special meetings to provide them with accurate information about the disposition process, the housing choice voucher program, and the relocation process.

The residents will receive notification of the general relocation plan as soon as HUD has approved the disposition application for the development. The notice will describe the assistance to be provided and the procedures for obtaining the assistance.

HOMEOWNERSHIP

“Make Your Dream a Reality”

3 Level Training Course offered by The Boulder County Housing Counseling Program

Be an Educated Buyer!

By taking this course, you may become eligible to apply for
down payment assistance and affordable home purchase programs*
*(Must meet other eligibility requirements for DPA and Affordable Housing Programs)

Level 1	Level 2	Level 3
<ul style="list-style-type: none"> • Introduction to Home Buying • How to Qualify for a Mortgage • What Can You Afford? • Understanding your Credit Reports 	<ul style="list-style-type: none"> • Working with a Realtor • Finding & Selecting a Home • Making an Offer & Contracts • Mortgage Financing Options • Closing 	<ul style="list-style-type: none"> • Affordable Housing Opportunities • Budgeting • Post-purchase Success • Lender, Realtor & Inspector Panel

LEVEL	DATE 2006	TIME	LOCATION	ADDRESS
1 2&3	Oct 3 7	6:00pm - 8:30pm 10:30am - 4:30pm	Longmont Senior Center	910 Longs Peak Ave in Longmont
1 2&3	Nov 13 18	6:00pm - 8:30pm 10:30am - 4:30pm	Lafayette Public Library	775 W Baseline Rd in Lafayette
1 2&3	Dec 11 16	6:00pm - 8:30pm 10:30am - 4:30pm	Boulder County Recycling Center	1901 63 rd St in Boulder

- No pre-registration - seats available on 1st come-1st served basis
- No fee
- Spanish interpretation available upon request
- All 3 class levels must be taken in sequence
- Classes begin on time - please arrive just prior to start time
- Late arrivals may be asked to return for another class
- Sorry, no child care provided

Call 720/564-2279 for more information

TO STAY UPDATED WITH THE NEWEST SCHEDULE, GO TO:
http://www.co.boulder.co.us/cs/ho/homebuyer_schedule.htm

SPONSORED IN PART BY:
Boulder County Homeownership Consortium, 1STBANK of Longmont, CARHOF, Commercial Federal Bank, and the
Colorado Housing and Finance Authority (CHFA)

Section 8 Housing Choice Voucher Program

The Housing Choice Voucher Program under section 8 of the 1937 Act as amended by the Quality Housing and Work Responsibility Act (QHWRA), commonly referred to as Section 8, is the largest U.S. housing subsidy program funded by the Department of Housing and Urban Development (HUD). The program serves approximately 1.53 million households nationwide.



The Section 8 program is administered by local housing agencies (LHAs). These agencies have annual contracts with HUD to operate the program. The program's primary purpose is to provide rental assistance to low-income families for affordable, decent, safe, and sanitary housing. Recipients of this assistance receive a voucher and use it to rent homes in the private market. Eligibility for the voucher is based on a family's household income. The Housing Agency may also establish local preferences or priorities for families receiving vouchers. For example an agency may give preference to a family living in the Longmont community.

Seventy-five percent of new vouchers issued must be made available to families earning less than 30 percent of the area median income (AMI). The voucher covers a portion of the rent and the tenant is expected to pay the balance. The tenant's share of the rent is an affordable percentage of their income, which is generally between 30 to 40 percent of their monthly adjusted gross income for rent and utilities.



The recipient searches for an apartment in the private market. When the recipient finds an apartment from a landlord willing to accept the voucher, the housing agency will then inspect the rental unit to

insure it meets the housing quality standards (HQ5) of the program. If it

does meet HQ5 and the rent is deemed appropriate for comparable rents for that size unit, the family and the landlord sign a lease. At the same time, the landlord and the housing agency enter into a housing assistance payments (HAP) contract that lasts the length of the lease. The subsidy is paid to the landlord directly by the housing agency on behalf of the

participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Landlords must comply with the lease signed with the tenant and the contract signed with the LHA. Should the landlord fail to meet his or her obligations, the LHA may terminate the payments. The family is required to comply with the lease and program requirements, pay its share of rent on time, maintain the unit in good conditions and notify the LHA of any changes of income or family composition. A family can move without jeopardizing its participation in the program as long as it notifies the LHA ahead of time, terminates it existing lease with the lease provisions and finds acceptable alternate housing.



A family the Section 8 program may choose to exercise a "portability" right that allows it to use its voucher outside the boundaries of a particular LHA jurisdiction. This in essence means that a family can move anywhere in the United States where there is an LHA that administers the Section 8 Program.

Section 8 Housing Roles and Responsibilities

Landlord

Landlords participating in the program operate in the same way as a landlord in the private rental market. The owner must sign a lease with the Section 8 recipient. The landlord agrees to provide decent, safe and sanitary housing as confirmed by regular LHA inspections. The principle benefit to the landlord for participating in the program is that the federal government guarantees a portion of the rent.

Tenant

The tenants must provide the LHA income and family information necessary for determining their eligibility to the program and the portion of the rent they can pay. The tenant must find his/her housing much like any unassisted family. A tenant must pay his/her portion of the rent, adhere to the lease and HUD's lease addendum requirements, and cooperate with the LHA in its annual inspections and recertification exams. The tenant-based rental assistance programs ensure that families are not forced to spend an unreasonable portion of their monthly income on shelter. The family does not have to stop paying rent in order to meet unavoidable or emergency expenses and can live without constant fear of eviction.

HUD

Congress allocates funding and passes laws for all housing programs. HUD's role in the Section 8 program is to allocate money to the housing agencies and to develop policy, regulations, and other guidance that interprets housing legislation.



Local Housing Agency (LHA)

The LHA must determine the family's program eligibility; conduct annual reexaminations of family income and annual inspection of the unit; determine the amount of HAP



and the family portion of rent to owner; approve rental units and tenancies; make HAP's to Section 8 owners; and monitor program performance and compliance according to HUD rules and regulation.

LHA,

Section 8 Housing Choice Voucher Program Brochure



Longmont Housing Authority

900 Coffman Street
Suite C

Longmont, CO 80501

Phone: 303-651-8581

Fax: 303-682-5421

TTD: 303-651-8748

"The Housing Authority of the City of Longmont, Colorado does not discriminate on the basis of color, sex, religion, disability, familial status or national origin."

	A	B	C	D	E	F	G	H
1	LONGMONT HOUSING AUTHORITY							
2	CONSOLIDATED BUDGET 2006 -				co070d08			
3		Agency	Section	Public	Mod	TBRA	Village	GF/
4		Total	8 Vouchers	Housing	Rehab		Place	Devel
5								
6	INCOME:							
7								
8	Rental Income	780,966.00	0.00	38,870.00	0.00	0.00	742,096.00	0.00
9	Housing Assistance Payments	3,927,204.50	3,720,000.00	0.00	49,440.00	138,280.50	19,484.00	0.00
10	Housing Assistance Payments-Ports	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	Mgmt & Admin Fees Earned	394,980.00	329,604.00	1,000.00	5,606.00	8,370.00	0.00	50,400.00
12	Supportive Services	12,500.00	0.00	0.00	0.00	12,500.00	0.00	0.00
13	Port Admin Reimb.	14,067.00	14,067.00	0.00	0.00	0.00	0.00	0.00
14	HTH Fees	2,500.00	2,500.00	0.00	0.00	0.00	0.00	0.00
15	Prelim/Special/Audit Fees	17,210.00	8,710.00	0.00	500.00	8,000.00	0.00	0.00
16	Vacancy Loss	(61,375.00)	0.00	0.00	0.00	0.00	(61,375.00)	0.00
17	Laundry Income	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
18	Late & Repair Charges	2,050.00	0.00	450.00	0.00	0.00	1,600.00	0.00
19	Fraud Recovery	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	Interest Income	8,655.00	3,300.00	775.00	0.00	0.00	280.00	4,300.00
21	Grants CDBG,CFP	12,400.00	0.00	12,400.00	0.00	0.00	0.00	0.00
22	LHA Reserves	10,000.00	10,000.00	0.00	0.00	0.00	0.00	0.00
23	Other Income-Storage	7,631.00	0.00	0.00	0.00	3,650.00	3,981.00	0.00
24								
25	TOTAL INCOME:	5,133,788.50	4,088,181.00	53,495.00	55,546.00	170,800.50	711,066.00	54,700.00
26								
27	EXPENSES:							
28								
29	Rental Expenses:							
30	Advertising	5,286.30	0.00	286.30	0.00	0.00	5,000.00	0.00
31	Rent Free Unit	13,980.00	0.00	0.00	0.00	0.00	13,980.00	0.00
32	Village Place Subsidy (REM)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33	Housing Assistance Payments	3,907,720.50	3,720,000.00	0.00	49,440.00	138,280.50	0.00	0.00
34	Housing Assistance Payments-Ports	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35	Ports out & FSS Escrow	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36	Total Rental Expenses	3,926,986.80	3,720,000.00	286.30	49,440.00	138,280.50	18,980.00	0.00
37								
38	Administrative Expenses:							
39	Staff Salaries	367,549.61	166,564.66	12,495.95	4,964.00	12,433.00	36,400.00	134,692.00
40								

	A	B	C	D	E	F	G	H
1	LONGMONT HOUSING AUTHORITY							
2	CONSOLIDATED BUDGET 2006 -				co070d08			
3		Agency	Section	Public	Mod	TBRA	Village	GF/
4		Total	8 Vouchers	Housing	Rehab		Place	Devel
41	Employee Benefit Contributions	122,983.38	52,875.92	3,966.84	1,575.82	3,946.85	17,860.00	42,757.95
42	Contract Labor & Tech Consultant	50,202.15	37,702.15	0.00	0.00	12,500.00	0.00	0.00
43	Office Expense	7,000.00	0.00	0.00	0.00	0.00	7,000.00	0.00
44	Office Supplies	8,250.09	7,115.56	1,134.53	0.00	0.00	0.00	0.00
45	Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
46	Travel & Training: Staff	6,312.22	1,026.13	2,096.59	0.00	0.00	2,200.00	989.50
47	Travel & Training: Commissioners	6,715.67	1,593.56	2,048.85	0.00	0.00	0.00	3,073.27
48	Office Rent	13,662.86	9,960.00	1,417.13	0.00	0.00	0.00	2,285.73
49	Office Utilities	4,651.34	2,313.31	322.32	0.00	0.00	0.00	2,015.71
50	Office Equipment	1,967.70	969.99	374.14	0.00	0.00	0.00	623.57
51	Copier Supplies & Maint	1,504.73	1,124.88	108.53	54.26	0.00	0.00	217.06
52	Printing	2,445.28	1,770.51	337.39	0.00	0.00	0.00	337.39
53	Telephone	6,673.32	732.84	120.24	0.00	0.00	5,700.00	120.24
54	Admin Mileage	449.71	393.48	28.11	0.00	0.00	0.00	28.11
55	Admin Public Relations	427.97	158.23	0.00	0.00	0.00	0.00	269.74
56	Legal Expense	9,194.45	4,944.44	0.00	0.00	0.00	1,500.00	2,750.01
57	Audit	12,758.43	9,645.48	1,655.02	1,237.03	0.00	0.00	220.90
58	Accounting Fees	26,059.32	19,102.09	1,898.86	0.00	0.00	480.00	4,578.36
59	Publications/Dues/Subscriptions	3,588.03	1,914.36	492.26	0.00	0.00	0.00	1,181.42
60	Computer Equip/Support	34,632.04	23,120.61	355.85	0.00	0.00	480.00	10,675.58
61	Postal Meter	10,304.69	6,500.33	0.00	0.00	0.00	0.00	3,804.36
62	Paychex	1,611.76	1,285.71	0.00	0.00	0.00	0.00	326.06
63	Petty Cash	850.75	850.75	0.00	0.00	0.00	0.00	0.00
64	Management Fees	39,398.50	1,678.40	1,737.34	0.00	0.00	35,553.00	429.75
65	Property & Fidelity Insurance (LHA)	17,152.67	2,902.67	3,000.00	0.00	0.00	11,250.00	0.00
66	Port Admin Fee Expenses	13,584.47	6,084.47	0.00	0.00	0.00	7,500.00	0.00
67	File Storage	462.00	462.00	0.00	0.00	0.00	0.00	0.00
68	Total Administrative Expenses	770,393.14	362,792.51	33,589.96	7,831.11	28,879.85	125,923.00	211,376.71
69								
70	Project Maint/Direct Expense:							
71	Water	21,945.38	0.00	945.38	0.00	0.00	21,000.00	0.00
72	Gas	18,301.65	0.00	301.65	0.00	0.00	18,000.00	0.00
73	Electricity	17,000.00	0.00	0.00	0.00	0.00	17,000.00	0.00
74	Project Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75	Maintenance Payroll	31,000.00	0.00	0.00	0.00	0.00	31,000.00	0.00
76	Background Check	5,840.81	5,333.33	7.47	0.00	0.00	500.00	0.00

	A	B	C	D	E	F	G	H
1	LONGMONT HOUSING AUTHORITY							
2	CONSOLIDATED BUDGET 2006 -				co070d08			
3		Agency	Section	Public	Mod	TBRA	Village	GF/
4		Total	8 Vouchers	Housing	Rehab		Place	Devel
77	Contract Labor	26,625.92	0.00	14,990.55	0.00	0.00	11,600.00	35.37
78	Tech Consultant Development & Rehab	0.00	0.00	0.00	0.00	0.00	0.00	0.00
79	Village Place-LIHTC Process Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80	Repairs & Supplies	17,110.87	0.00	10,260.87	0.00	0.00	6,850.00	0.00
81	Contract Costs	31,528.79	0.00	1,278.79	0.00	0.00	30,250.00	0.00
82	Acquisition/Rehab CDBG & CIAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
83	Grounds Maintenance	9,598.57	0.00	3,848.57	0.00	0.00	5,750.00	0.00
84	Appliances	0.00	0.00	0.00	0.00	0.00	0.00	0.00
85	Project Improvements	12,800.00	0.00	0.00	0.00	0.00	12,800.00	0.00
86	Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
87	Property Tax / Pilot Pmt	4,500.00	0.00	4,500.00	0.00	0.00	0.00	0.00
88	Property Insurance LRPH & LHDC	0.00	0.00	0.00	0.00	0.00	0.00	0.00
89	Total Project Maint/Direct Exp	196,251.98	5,333.33	36,133.29	0.00	0.00	154,750.00	35.37
90								
91	Financial Expenditures:							
92	Mortgage interest & Loan Pmts	155,990.58	0.00	0.00	0.00	0.00	141,698.00	14,292.58
93	Operating Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00
94	Prior Years Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
95	Replacement Reserves	22,200.00	0.00	0.00	0.00	0.00	22,200.00	0.00
96	Total Financial Expenses	178,190.58	0.00	0.00	0.00	0.00	163,898.00	14,292.58
97								
98	Operating Transfers In	218,263.00	0.00	12,000.00	0.00	0.00	0.00	206,263.00
99	Operating Transfers Out	218,263.00	0.00	0.00	0.00	0.00	206,263.00	12,000.00
100								
101	Total Transfers	436,526.00	0.00	12,000.00	0.00	0.00	206,263.00	218,263.00
102								
103	TOTAL EXPENSES	5,071,822.51	4,088,125.85	58,009.55	57,271.11	167,160.35	669,814.00	31,441.66
104								
105	NET OPERATING INCOME	61,965.99	55.15	(4,514.55)	(1,725.11)	3,640.15	41,252.00	23,258.34
106								