



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**March 27, 2019
1001 11th Avenue – City Center
Council Chambers
4:30 p.m.**

I. Call to Order

Commissioner Costigan called the meeting to order at 4:30 p.m. Commissioners Reilly, Roberts, and Welsh were present. (Commissioners Cummins, Haas, and Paz were absent.)

II. Approval of minutes from the February 13, 2019 and February 15, 2019

Commissioner Reilly made a motion to approve the minutes for the meetings held on February 13, 2019 and February 15, 2019 as written. Commissioner Welsh seconded the motion; the motion carried 4-0. (Commissioners Cummins, Haas, and Paz were absent.)

III. Items of Business

A. Public Hearing – Consideration of Analysis of Impediments to Fair Housing Choice Study

Carol Larsen, Grant Specialist, gave an overview of the HUD-mandated Analysis of Impediments to Fair Housing Choice (AI), which communities are required to complete every five years. The AI is part of the 2020-2024 Consolidated Planning Process.

In accordance with HUD guidelines, the AI was prepared to address the requirements of the Housing and Community Development Act of 1974 (as amended), which requires communities receiving CDBG and HOME funds to "affirmatively further fair housing" in compliance with the Fair Housing Act. The Fair Housing Act of 1974 (as amended) prohibits housing discrimination of protected classes (race, color, religion, sex, national origin, mental or physical disability, and familial status). The Colorado Civil Rights Act added marital status, creed, ancestry, and sexual orientation (including transgender status) to the federally protected classes.

Following a survey of the community and housing providers, conclusions and recommendations to further the HUD objective of furthering fair housing choices were identified, and an Action Plan setting steps to alleviate the identified impediments was developed.

Commissioner Costigan opened the public hearing at 4:32 p.m. and called for public comment. There were six members of the public in attendance, but no comments were received. Commissioner Costigan closed the public hearing at 4:32 p.m.

Commissioner Roberts made a motion to recommend approval the Analysis of Impediments to Fair Housing Choice Study. Commissioner Welsh seconded the motion; the motion carried 4-0. (Commissioners Cummins, Haas, and Paz were absent.)

B. Public Hearing – Consideration of the Consolidated Annual Performance and Evaluation Report (CAPER)

Ms. Larsen noted that the City of Greeley annually receives two grants from the U. S. Department of Housing and Urban Development (HUD): The Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME) grant. CDBG grants are awarded to entitlement communities (principal cities of a Metropolitan Statistical Area or with a population greater than 50,000) to carry out a wide range of community development activities directed toward revitalization of neighborhoods, economic development, and improved facilities and services within the community. Priority must be given to activities that benefit low- moderate-income persons (including neighborhoods). HOME grants are specifically to provide affordable housing for low- moderate-income persons. HUD sets income levels annually, which are a percentage of the average median income (AMI). In 2018, the AMI for the Greeley MSA was \$89,875, which includes all of Weld County. The majority of CDBG funds and all HOME funds must have beneficiaries earning 80% or less of the AMI, for a neighborhood or for individual households.

To receive the grants, the City must develop a Consolidated Plan every five years to identify the community's needs and set goals to meet those needs through the approval of an Annual Action Plan for each of the five years. The current Consolidated Plan is for the years 2015-2019; work to develop the 2020-2024 Consolidated Plan is considered in the following agenda item. At the conclusion of each action year, the City must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that describes for the public and HUD how federal assistance was used during that action year.

The Commissioners had no comment on the CAPER provided for review.

Commissioner Costigan opened the public hearing at 4:37 p.m. and called for public comment. There were six members of the public in attendance, but no comments were received. Commissioner Costigan closed the public hearing at 4:37 p.m.

Commissioner Roberts made a motion to recommend approval of the 2018 Consolidated Annual Performance and Evaluation Report to City Council. Commissioner Reilly seconded the motion; the motion carried 4-0. (Commissioners Cummins, Haas, and Paz were absent.)

C. Consideration of recommended priorities for 2020-2024 Consolidated Plan for use of CDBG and HOME funds

Ms. Larsen presented an overview of the process that determines the needs and setting the priorities for the 2020-2024 Consolidated Plan. Priorities recommended by staff were developed through a citizen participation process that included a work session by the GURA Board of Commissioners; comments received from a meeting of the Citizens Committee for Community Development; a Needs Assessment Survey and consultations with local non-profit agencies which work with the low- moderate-income residents in Greeley; and a public Needs Assessment Survey conducted both online and with clients of the non-profit agencies that work with a low- moderate-income clientele.

It was noted that the recommended priorities include potential changes to the way the City allocates its CDBG funding, specifically, addressing the issue of affordable housing more intentionally, and possibly reducing the amount available to public facilities and/or public services. Because these changes could impact agencies either currently funded with CDBG or that might request funding during 2020-2024, local non-profit agencies were invited to attend this meeting of the GURA Board and provide comments on the proposed priorities directly to the Commissioners.

The following agencies were present and provided comments on the proposed priorities for the 2020-2024 Consolidated Plan for use of CDBG and HOME funds:

Enita Kearns Hout, Regional Director for Weld County Catholic Charities, urged the Board to adopt guidelines with flexibility to respond to the most urgent needs presented yearly up to the maximum percentage allowed. She expressed the need to support valuable services that are critical to the safety and wellbeing of the community, such as the service that provides a cold weather shelter to homeless persons.

Meredith Munoz, North Colorado Health Alliance gave an overview of the Community Action Collaborative, which provides a more comprehensive and streamlined process to help 9-1-1 callers who have non-emergency issues. She expressed concern for agencies needing public service assistance not being recommended as a high priority for the 2020-2024 Consolidated Plan.

Lindsey Galindo, Greeley-Weld Habitat for Humanity (GWHFH), supported that affordable housing was a high priority in the 2020-2024 Consolidated Plan and noted the long-standing partnership between the City and GWHFH to build affordable housing. (Celia Morse and Chris McDermott, GWHFH, were also present.)

Lyle SmithGraybeal, Vice President Community Impact, United Way of Weld County, supported the priorities submitted. He expressed support for the recommendation of funding projects that provide a collective impact by agencies working together in not duplicating services.

Following the comments, the Commissioners discussed the proposed priorities and the comments heard. The priorities recommended were as follows:

HIGH PRIORITY

Support efforts to preserve, maintain, and provide access to affordable housing for homeless, low- moderate-income, underserved, and/or special needs residents. For example:

- Extend the useful life of existing affordable housing through rehabilitation loans, emergency repair grants, and weatherization programs (single-family, multi-family owned by non-profit agencies or the Greeley Housing Authority)
- Acquisition of property for new multi- or single-family development or for rehabilitation of existing structure to housing
- Infrastructure support of new multi- or single-family development
- Support for Habitat for Humanity
- Support organizations providing a public service that is directly related to housing (new or substantial increase to the number of persons benefiting from the service; service provides a collective impact)
- Support efforts to Affirmatively Further Fair Housing

Support efforts to revitalize neighborhoods of the Redevelopment District. For example:

- Install new or replace unsafe infrastructure, including curb and gutter, ramps, sidewalks, and street lights
- Reconstruct gravel alleys
- Plant trees in parkways
- Support the annual clean-up weekend and/or other activities that promote good property conditions

LOW PRIORITY

Support public facilities that serve the homeless, low- moderate-income, underserved, and/or special needs residents OR low- moderate-income neighborhoods.

Stipulations

- No funding for maintenance/cosmetic improvements; facility improvements **will increase the number of LMI persons served; CDBG provides no more than 25% of project cost;** or the facility is located in LMI neighborhood and utilized by the residents of the neighborhood (generally City facilities)

Support public services that assist homeless, low- moderate-income, underserved, and special needs residents.

Stipulations

- The service is new and addresses a clearly demonstrated need or gap in available service; **has 75% financial support other than CDBG; needs funding for a maximum of three years of CDBG support**; is not substantially similar to another service in the community or is provided by a collaborative effort
- Reduced amount available to public services; HUD allows 15% of grant annually, target a lesser percentage

Commissioner Roberts made a motion to approve the priorities as presented above for the 2020-2024 Consolidated Plan Priorities. Commissioner Welch seconded the motion; the motion carried 4-0. (Commissioners Cummins, Haas, and Paz were absent.)

IV. Board Member Comments/Reports

None

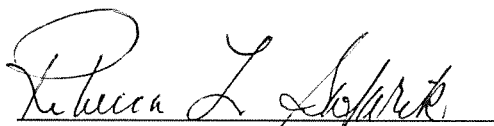
V. Staff Report

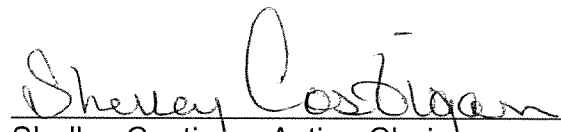
J.R. Salas, GURA Manager, noted that the buyer had rescinded the offer to purchase for 917 A Street due to possible floodplain issues.

(Commissioner Roberts exits the meeting.)

VI. Adjournment

There being no more business, the meeting was adjourned at 5:44 p.m.


Rebecca L. Safarik, Secretary


Shelley Costigan, Acting Chair