

Action Plan for Year 2019

Executive Summary

There will be updates to Section AP65. Please call GURA for the latest information for that Section-970-350-9380.

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Greeley (the City) is an annual recipient of the Community Development Block Grant (CDBG) and HOME Partnership Investment Program (HOME) grant from the U. S. Department of Housing and Urban Development (HUD). These grants assist the City in matters of community development, affordable housing, and to the benefit of low- moderate-income (LMI) residents and areas of the City.

The Annual Action Plan is the application to HUD for those grants, with the 2019 Action Plan representing the fifth year's work program of the City's 2015-2019 Consolidated Plan. It reemphasizes the goals established in the Consolidated Plan and states how the City will progress in those goals in 2019. The Consolidated Plan estimated annual awards of \$850,000 (CDBG) and \$300,000 (HOME); budgets are based on those estimates.

2. Summarize the objectives and outcomes identified in the Plan

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

See Sections AP-20 and AP-38 for details on the objectives and outcomes and expected resources and budgets.

3. Evaluation of past performance

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

Reporting

The City has consistently met its reporting requirements. The Action Plan is ready for submittal to HUD by November 15th, and the Consolidated Annual Performance and Evaluation Report (CAPER) is submitted by March 30th (both annually). Electronic versions of the City's most recent Consolidated Plan, Annual Action Plan, and CAPER are available to the public on the City's website at www.greeleygov.com/services/greeley-urban-renewal-authority.

Timeliness

After meeting the timeliness requirement to have no more than 1.5x the annual grant undrawn at October 31st since 2009, the City missed the timeliness check in 2017 and was under a workout program with HUD to return to timeliness compliance during 2018. **The City met the workout program goal and expended and was drawn to X.X of the annual grant at the 2018 timeliness check.**

Activity Implementation

Activities were implemented with CPD Representative's authorization once the 2018 Action Plan was approved. Grant agreements for 2018 were received at the City on August 9, 2018. The City had already initiated activities that were approved by Substantial Amendment during a mid-year application process.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Two neighborhood meetings were held (June 15 and June 27, 2018), and the Citizens Committee for Community Development (CCCD) met on August 8, 2018 to discuss the applications and provide the GURA Board with citizen input to the applications.

Two required public meetings were held; the first during the planning process (on August 22, 2018 at the meeting of the GURA Board, where activities/budget recommendations for City Council were formulated), and the second on October 2, 2018 at the City Council meeting to approve the 2019 budget. The GURA Board of Commissioners (via GURA staff) made its activities/ budget recommendations to the City Council at the September 25, 2018 Work Session.

Public notices were placed in the *Greeley Tribune* in both English and Spanish. The draft Action Plan was on the City's website with notifications of its availability sent to the Greeley Housing Authority, Divisions and Departments within the City, and the City's non-profit partners.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The public comment period on the Draft 2019 Action Plan was from August 23, 2018 – September 22, 2018. **Comments received are provided as an attachment.**

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

There were no comments or views that were not accepted.

7. Summary

The City's competitive application process for CDBG funds started June 1, 2018. Each activity chosen for 2019 implementation met a priority of the Consolidated Plan and will help meet or exceed the goals identified as the City completes the final year of the current Consolidated Plan. To support the affordable housing priority and address needs identified during the application process, a Substantial Amendment was approved with the 2019 Action Plan adding a multi-family housing rehabilitation goal.

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

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

The following entities are responsible for the preparation and administration of the Consolidated Plan.

Agency Role	Name	Department/Agency
Lead Agency	City of Greeley	Greeley Urban Renewal Authority
CDBG Administrator	City of Greeley	Greeley Urban Renewal Authority
HOME Administrator	City of Greeley	Greeley Urban Renewal Authority

Table 2 – Responsible Agencies

Narrative (optional)

The Greeley Urban Renewal Authority (GURA), a division of the City Manager’s office, administers both the CDBG and HOME programs for the City under an intergovernmental agreement. The responsibilities include project and activity implementation and compliance with crosscutting requirements. The City’s Finance Department works with GURA to ensure proper expenditure of and draws on the CDBG and HOME funds.

GURA consists of a seven-member Board of Commissioners appointed by the City Council. The Board sets policy, makes budget recommendations to the Council through the annual competitive process (CDBG), and reviews and approves applications for HOME funds. GURA staff includes a Manager, Grant Specialist, and Senior Administrative Specialist, with oversight by the Assistant City Manager.

Additionally, the City has a Citizens Committee for Community Development made up of representatives of the City’s Redevelopment District (target) neighborhoods. The Committee meets three to four times per year to discuss neighborhood concerns and review CDBG applications to provide neighborhood input to the GURA Board.

Consolidated Plan Public Contact Information

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

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Responses under the AP10-Consultation section of this Annual Plan are from the 2015-2019 Consolidated Plan with updated information as needed. All of the listed agencies met with City staff individually during the Consolidated Plan process; those with active activities or interest in the annual funding process were met with during the formation of Action Plans.

“Agency-types-not consulted” are also directly from the Consolidated Plan. The City knows of no additional agencies that should be consulted during planning processes.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City is a member of the regional Northern Region of the Balance of State Continuum of Care. A City staff member is also on the Governing Board. General membership for the Northern Region meets every-other-month; the Governing Board meets on the other months. The Northern Region has a broad membership, drawing from the communities of Greeley, Loveland, and Fort Collins. United Way is the lead agency.

Coordination and efforts to address the needs of homeless persons are detailed in Section AP65-Homeless and Other Special Needs Activities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The City of Greeley does not received ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

The following table lists the agencies, groups, and organizations that participated in the Consolidated Plan process. While not all of the noted agencies met with the City one-on-one as a part of the 2019 Annual Action Plan, the City consulted with a number of them with regard to applying for 2019 funds.

Two technical assistance meetings provided agencies more information/guidance prior to application, and staff was available for either phone calls or one-on-one meetings.

Agency/Group/Organization	Type	Funded 2015-2019	
		Yes	No
A Kid's Place/Life Stories	Services for child victims of abuse	X	
A Woman's Place	Shelter and services for victims of domestic violence	X	
Accessible Space	Housing for persons with disabilities and the elderly	X	
Boys and Girls Club of Weld Co.	Services for children		X
Connections for Independent Living			X
City of Greeley-various departments	Housing and Community Development	X	
Easter Seals of Colorado	Services for persons with disabilities		X
Global Refugee Center*	Services for refugees and immigrants		X
Greeley Center for Independence	Services and housing for persons with disabilities	X	
Greeley Housing Authority	Public housing needs		X
Greeley Transitional House	Homeless services; housing	X	
GreenPath Debt Solutions	Housing services		X
Guadalupe Community Center	Homeless services; housing	X	
Greeley Area Habitat for Humanity	Housing	X	
Weld County Homeless Coalition	Homeless services; housing		X
Loved Ones Against Meth	Services for persons with substance abuse; housing		X
North Colorado Health Alliance	Services for at-risk persons	X	
North Range Behavioral Health	Services for persons with disabilities; housing		X
Realizing Independence through Education (RITE)	Services for children and youth; housing		X
Refuge City Project	Services for homeless		X
Relief. Independence. Stability. Education (RISE)	Services for self-sufficiency		X
Rehabilitation & Visiting Nurse Assoc.	Services in health and home care for elderly	X	
Right to Read*	Education services		X
Sexual Assault Victims Advocacy	Services for victims of sexual abuse	X	
Senior Resource Services	Transportation services for elderly	X	
Turning Point Center for Youth and Family Development	Education services for youth		X

*Agencies merged and are now Immigrant and Refugee Center of Northern Colorado

Table 3 – Agencies, groups, organizations who participated

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

The agencies in the table below were provided with an opportunity for one-on-one consultation during the formation of the 2015-2019 Consolidated Plan and did not respond to meeting requests. The

agencies are considered good community partners and resources for the City and, if/when needed, will be consulted.

Agency	Focus
Catholic Charities	Farm labor and migrant housing
My Brother's Keeper	Homeless services
Salvation Army	Homeless services
Sunrise Health	Low-income health care
Weld County Human Services	Social services
Weld County School District Six	Education

Table 4 – Agencies, groups, organizations who did not participate

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Northern Region of the Balance of State Continuum of Care	Affordable housing was a high priority of the City's 2015-2019 Consolidated Plan. It is also recognized by the Northern Colorado region of the Balance of State Continuum of Care as an area of high concern regionally.
Imagine Greeley Comprehensive Plan	City of Greeley-Community Development Department	Imagine Greeley is the fifth master plan formally adopted by the City Council beyond the original plan for the community in 1869. A stand-alone section of Imagine Greeley was dedicated to housing, with goals and objectives set.
City of Greeley-Analysis of Impediments to Fair Housing	GURA	The impediments identified in the Analysis were reviewed to see if any application(s) would help meet the work program of the Analysis.

Table 5 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Greeley residents and other stakeholders were encouraged to provide input during the 2019 Action Plan preparation process. Notices of neighborhood meetings, public hearings, and the 30-day comment period were published in the *Greeley Tribune* in both English and Spanish. The draft Action Plan was available for review and comment on the City's website (www.greeleygov.com) and available on request from the GURA office. Public hearings were at ADA accessible locations, and the notices provided contact information for anyone needing special accommodations.

The application process opened June 1, 2018 and closed July 20, 2018. Technical assistance meetings for applicants were held June 14 and June 20, 2018, and one-on-one guidance was available to applicants on request. Interested parties received the City's priorities as part of the Funding Availability Notice; all applications received targeted one of those priorities.

GURA staff reviewed the applications to ensure eligibility under CDBG and that a Consolidated Plan priority was addressed. The Citizens Committee for Community Development reviewed the applications August 8, 2018 and made recommendations to the GURA Board. Applicants presented their needs to the Board and a public hearing followed, both on August 22, 2018. After the 30-day comment period ended (August 23, 2018-September 22, 2018), GURA staff presented the Board recommendations to City Council at the September 25, 2018 Work Session. City Council approved the budget at a public hearing on October 2, 2018.

GURA staff has a good working relationship with the non-profit agencies and other city divisions/ departments. The agencies and city employees know to send citizens and other interested parties to GURA for information on CDBG. Additionally, GURA staff attends a number of meetings in the community to keep agencies and citizens apprised of current CDBG activities and opportunities to participate in the planning process.

Citizen Participation Outreach

Mode of Outreach	Outreach Target	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
Neighborhood meetings	Neighborhood residents; general public	None	No comments received.	Not applicable.
Meeting of Citizens Committee for Community Development	Residents of Redevelopment District neighborhoods	Five attended.	See attachment for Citizen Committee comments.	Not applicable
1 st public hearing	Non-targeted/ broad community	None	No comments received.	Not applicable
30-day comment period	Non-targeted/ broad community	None	No comments received.	Not applicable.
Internet outreach/ website availability	Non-targeted/ broad community	None	No comments received.	Not applicable.
2 nd public hearing	Non-targeted/ broad community	None	No comments received.	Not applicable.

Table 1 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated Resources

Program/ Source of Funds	Uses of Funds	Expected Amount Available Year 4 (2018)				Expected Amount Available Remainder of ConPlan \$
		Annual Allocation:	Program Income: \$	Prior Year Resources : \$	Total: \$	
CDBG/ Public- Federal	<ul style="list-style-type: none"> • Acquisition • Admin/ Planning • Economic Development • Housing • Public Improvements • Public Services 	\$850,000 estimated	30,000 est rehab; 35,000 est HAPP; \$250,000 approx. available HAPP \$315,000	\$15,000 estimated	\$1,180,000	0.00
Narrative Description: Minimal program income may be received from lot rents, but will not impact the budget significantly.						

Table 2 - Expected Resources – Priority Table

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

The GURA Board looks most favorably on CDBG applications that do not request 100% CDBG funding. Additional resources come from local funds (City General Funds); private funds from non-profit agencies receiving in-kind donations, donations from foundations, and fundraisers, etc. are also anticipated.

Because the City met the “poverty distress criteria”, it was determined by HUD to be in “fiscal distress” and received a 50% match reduction in 2017 with regard to the HOME match requirement. That reduced the match required from 25% to 12.5%. [HUD used data on the individual poverty rate and per capita incomes from the American Community Survey’s (ACS) 2010-2014 Five-Year Estimate from the Census (the latest data available at the time) to make the “distress” determination. For a jurisdiction to qualify as distressed based on the poverty criterion, its percentage of persons in poverty must have been at least 19.%, which is 125% of the average national rate for persons in poverty of 15.92 percent; Greeley’s percentage was calculated at 20.2%.]

HOME match is generally achieved through donations or in-kind cash contributions. The City places greatest consideration on proposals that bring their own match to the activity; however, it does carry a large match bank from prior activities that exceeded the match requirements and will provide match from that bank rather than lose a good housing project for lack of match.

The Greeley Area Habitat for Humanity has, in recent years, provided the most match to the HOME program. Match to its developer grants have included donations from private funders and foundations, fund raising, and donated materials.

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

This statement from the 2016 Action Plan is still accurate: “Prior to the economic recession the City acquired several properties along North 11th Avenue and in other areas of northeast Greeley to clear blighted conditions and then to make the properties available for commercial redevelopment and/or development of housing. It can reasonably be expected that Requests for Proposals will be issued during the Consolidated Plan years to assist in the rejuvenation of that distressed area. It is a challenging area, as much of it is located in the flood plain of the Cache la Poudre River.”

Issuance of the Requests for Proposals was delayed during 2017 and 2018 as they City concentrated more on reducing available program income.

Discussion

No further discussion.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public improvements	2018	2019	Non-housing Community Development	Redevelopment District-Comprehensive	Infrastructure activities I	CDBG - \$681,500: \$483,000 (Ph III); \$155,000 (alleys); \$78,000 (str lights); \$15,500 (tree planting)	Public facility or infrastructure activities other than low/moderate income housing benefit: 5,500 persons assisted
2	Public Service-Property Conditions	2018	2018	Non-Housing Community Development	Greeley	Public Service - Property conditions	CDBG - \$15,500	Public service activities other than low/moderate income housing benefit: 1 events 2,100 persons assisted
3	Non-profit public services			Non-Housing Community Development	Redevelopment District-Comprehensive; City-wide	Public facilities and services I	CDBG: \$95,000 (\$30,000 NCHA; \$15,000 CC; \$10,000 GTH; \$15,000 Sr Resources; \$25,000 United Way	Public service activities other than LMI housing benefit: 5 service activities; 1,350 persons
4	Single-family, owner-occupied housing rehab loans			Affordable Housing	City-wide; 80% Redevelopment District - Comprehensive	Affordable housing	RLF 2019- \$60,000 for Admin; \$30,000 est for 2019 income;	Homeowner housing rehabilitated: 5 household housing units

5	SF, owner-occupied housing rehab emergency grants			Affordable Housing	City-wide; 80% Redevelopment District - Comprehensive	Affordable housing	CDBG - \$12,000	Homeowner housing rehabilitated: 4 household housing units
6	HAPP-Homeownership-Reconstruction of housing			Affordable Housing	Redevelopment District – Comprehensive	Affordable Housing	RLF 2018-\$35,000 (prior years \$250,000 reallocated)	Homeowner housing for Sale: 1 household
7	HOME Program-Rental Housing			Affordable Housing	Redevelopment District & TBD	Affordable housing	\$604,000 HOME	Rental housing for LMI households: TBD households
8	HOME Homeownership			Affordable Housing	Redevelopment District	Affordable housing	\$220,000 (\$36,699 x 6 houses)	Sale to LMI: 6 LMI households
9	Non-profit public facilities			Non-Housing Community Development	Redevelopment District-Comprehensive; City-wide	Public facilities and services II	0	No 2019 public facility activities
10	Multi-family housing rehab			Affordable Housing	General City	Affordable housing	\$41,000 (twin rivers)	8 LMI persons with disabilities

Table 3 – Goals Summary

Goal Descriptions

Goal Name	1. Public improvements
Goal Description	It is anticipated that during 2015-2019 there will be 14 infrastructure activities funded. The activities may consist of improvements to streets, sidewalks, lighting, accessibility, trees, improvements to parks or playgrounds, or other infrastructure needs to be determined by annual application. The activities will benefit low- moderate-income areas with an estimated 1,500-3,000 households benefiting per activity (as calculated by low- moderate-income households in an area).
Goal Name	2. Public Service-Property Conditions
Goal Description	Citizens are concerned about property conditions in low- moderate-income neighborhoods. The City anticipates addressing their concerns through activities that provide assistance for clean-up events. Census Tract information from the Integrated Disbursement and Information System (IDIS) indicates that the City has more than 51% low- moderate-income residents. City-wide activities, such as Clean-up Weekend, could be implemented and still qualify as a LMA benefit.

Goal Name	3. Non-profit public services
Goal Description	The City has funded agencies that provide public services for the last few years and anticipates continued support to a minimum of one public service activities per year (in addition to the public service neighborhood clean-up events noted above).
Goal Name	4. Single-family, owner-occupied housing rehab loans
Goal Description	The City will continue its housing rehab activity for low- moderate-income households. Loans will be utilized for those able to repay the funds with a maximum loan of \$24,950. Eighty-percent (80%) of the housing rehab funds must be expended within the Redevelopment District boundaries (in low- moderate-income neighborhoods). Assistance under this activity helps owner-occupants decrease the financial burdens associated with home rehab and helps reduce utility costs when work includes improvement for energy efficiency.
Goal Name	5. Single-family, owner-occupied housing rehab grants
Goal Description	An emergency grant program will be available for those without the ability to repay a loan. A maximum of \$15,000 in grants will be allowed annually. Eighty-percent (80%) of the rehab funds must be expended within the Redevelopment District boundaries (in low-moderate-income neighborhoods).
Goal Name	6. Homeownership-Reconstruction of Housing-HAPP
Goal Description	The City anticipates selling three properties during 2015-2019 under the Homes Again Purchase Program (HAPP) using revolving loan funds from this activity. Blighted residences were acquired, demolished, and environmentally cleared. Housing will be reconstructed on three sites (one under construction in 2014) and sold during this Consolidated Plan period. No 2017 funds were allocated to this activity; there is sufficient RLF available to continue this activity. The 2018 goal is for one property; however, existing funds have also been approved for reallocation to other CDBG-eligible activities.
Goal Name	7. HOME Program – Rental Housing
Goal Description	The City will have HOME funds available to developers of rental housing during 2018; however, no project has yet been identified.
Goal Name	8. HOME Program - Homeownership
Goal Description	The City anticipates a partnership with Habitat for Humanity as it begins a new subdivision. HOME funds will reduce the price of the housing unit to help make the unit affordable. In 2018, the goal is for five houses to be completed. Habitat will generally receive the City's CHDO funds.
Goal Name	9. Public facilities
Goal Description	The City's goal in the Consolidated Plan was to assist four public facilities. Highest priority was for those meeting an essential need (food, clothing, transportation, housing). The activities will benefit low- moderate-income clientele.
Goal Name	10. Multi-family housing rehab
Goal Description	One of the priorities of the Consolidated Plan was to support affordable housing. Multi-family housing rehab was added as a goal to the Consolidated Plan for the 2019 Action Plan year. The goal was to assist up to three multi-family housing rehab activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The GURA Board recommended the following projects for approval with 2019 funding based on applications received and how well they met a priority need of the Consolidated Plan. Council approved the recommendations on October 2, 2018. Revolving loan funds from two activities (single-family housing rehab loans and the Homes Again Purchase Program loans) provided additional funding to budget, as did a small amount of pre-2019 grant funds.

Projects

#	Project Name
1	CDBG Administration-2018
2	Single-family Housing Rehab Administration
3	Public Improvements-Infrastructure Improvements-Redevelopment District
4	Public Improvements-Infrastructure Improvements-Alley reconstruction in RD
5	Public Improvements-Infrastructure Improvements-Street light installation
6	Public Service Property Conditions-Clean-up Weekend
7	Public Improvements-Parkway Tree Planting
8	SF Owner-Occupied Housing Rehab Loans
9	SF Owner-Occupied Housing Rehab Emergency Grants
10	Multi-family housing rehab-Accessible Space, Inc.-Twin Rivers
11	Non-profit Public Service-Northern Colorado Health Alliance-Community Action Collaborative
12	Non-profit Public Service-United Way of Weld County-Cold Weather Shelter
13	Non-profit Public Service-Guadalupe Community Center-Case Managers
14	Non-profit Public Service-Senior Resource Services-Transportation Assistance
15	Non-profit Public Service-Greeley Transitional House-Housing Case Manager
16	Homeownership-Reconstruction of Housing, HAPP
17	HOME Grant Administration
18	HOME Program Homeownership-Habitat for Humanity
19	HOME Program Rental-TBD Project

Table 4 - Project Information

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

Priorities were set during the Consolidated Plan process, and Annual Action Plans are dependent on applications received and funds anticipated. Because applications for 2019 grant funds exceeded expected resources, approval was for activities that would benefit the most residents, provide a direct service to residents, or address a safety concern. Two multi-family housing rehab applications were not funded; the one approved for funding (Accessible Space) corrected safety concerns at the development.

The biggest obstacle to addressing the underserved needs is always available funding. While brick-and-mortar and infrastructure-type projects have historically taken precedence over public service activities, area non-profits' need for organizational support has resulted in increased funding for service-type activities.

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AP-38 Project Summary

Project Summary Information

Projects for the 2019 Plan year support the priorities and goals of the 2015-2019 Consolidated Plan. The projects noted were approved for 2019 funding based on applications received, program income and revolving loan funds available, and how well proposed activity met a 2015-2019 Consolidated Plan priority.

An overview of the recommended CDBG and HOME budget is below, followed by table with summaries of the projects for both CDBG and HOME:

CDBG Project	2019 Grant Funds	PI & Revolving Loan Funds	Prior Year Funds Available, Not Allocated
CDBG Administration	\$170,000	\$	\$
Single-family housing rehab administration	60,000		
Redevelopment District infrastructure improvements	208,000	250,000	15,000
Redevelopment District alley reconstruction	155,000		
Redevelopment District street lights	78,000		
Public service – Clean-up weekend	15,500		
Parkway tree planting	15,500		
Single-family housing rehab loans (2019 RLF est)	0	30,000	
Single-family housing emergency rehab grants	12,000		
Multi-family housing rehab – Accessible Space	41,000		
Public service – North Colorado Health Alliance	30,000		
Public service – United Way cold weather shelter	25,000		
Public service – Catholic Charities/Guadalupe	15,000		
Public service – Senior Resource Services	15,000		
Public service – Greeley Transitional House	10,000		
Homes Again Purchase Program (2019 est RLF)	0	35,000	
CDBG Total	\$850,000	\$315,000	\$15,000
HOME Project	2019 Grant Funds	Program Income (PI)	Prior Year Funds Available, Not Allocated
Administration	\$ 30,000		
Habitat for Humanity Homeownership	45,000	92,000	83,000
TBD Rental project	225,000		461,571
HOME Total	\$300,000	\$92,000	\$544,571

Table 11 – Projects Summary

1.	Project Name	CDBG Administration
	Target Area	NA
	Goals Supported	All
	Needs Addressed	NA
	Funding	CDBG: \$170,000
	Description	General administrative costs associated with CDBG program.
	Target Date	NA
	Number of Families to benefit from activity	NA
	Location Description	1100 10 th Street, Suite 201, Greeley, CO
	Planned Activities	NA
2.	Project Name	SF Housing Rehab Administration
	Target Area	NA
	Goals Supported	Affordable housing
	Needs Addressed	NA
	Funding	CDBG: \$60,000
	Description	Administrative costs associated with the SF Housing Rehab Loan and Emergency Grants programs
	Target Date	NA
	Number of families to benefit from activity	NA (Reported at loans and grants projects)
	Location Description	1100 10 th Street, Suite 201, Greeley, CO
	Planned Activities	NA
3.	Project Name	Public Improvements-Infrastructure Improvements-Redevelopment District (RD)
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements
	Needs Addressed	Improvements to infrastructure
	Funding	CDBG: \$473,000
	Description	Funding will help complete missing infrastructure in the Redevelopment District neighborhoods, particularly sidewalks and ramps for accessibility, for improved public safety. This is the 3 rd Phase of a multi-year undertaking.
	Target Date	12/31/19
	Number of families to benefit from activity	LMA Benefit to 3,000 households estimated
	Location Description	TBD in Redevelopment District
	Planned Activities	Install missing infrastructure per description above.

4.	Project Name	Public Improvements-Infrastructure Improvements-Alley reconstruction in RD
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements
	Needs Addressed	Improvements to infrastructure
	Funding	CDBG: \$155,000
	Description	To help deal with dust and drainage issues, provide a smoother driving surface, and encourage residents to keep their property cleaner, alleys will be reconstructed. Due to limited funding the Street Division is only able to reconstruct 4-5 alleys annually; this funding will increase the number reconstructed.
	Target Date	12/31/19
	Number of families to benefit from activity	LMA Benefit to 500 households estimated
	Location Description	TBD alleys in the Redevelopment District
	Planned Activities	Reconstruct 10-12 alleys
5.	Project Name	Public Improvements-Infrastructure Improvements-Street light installation
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements
	Needs Addressed	Improvements to infrastructure
	Funding	CDBG: \$78,000
	Description	Older neighborhoods within the Redevelopment District are missing streetlights. The activity would improve public safety in these neighborhoods with street light installation.
	Target Date	12/31/19
	Number of families to benefit from activity	LMA Area benefit – approximately 500
	Location Description	TBD locations in Redevelopment District
	Planned Activities	Install approximately 10 missing streetlights.

6.	Project Name	Public Service Property Conditions-Clean-up Weekend
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public service-property conditions
	Needs Addressed	Neighborhood clean-up
	Funding	CDBG: \$15,500
	Description	This annual event provides residents of Greeley with a place to bring trash for a cost that is less than using the landfill. (This project is available to the entire community; the percentage of LMI residents compared to the percent of CDBG funds in the activity is calculated.)
	Target Date	5/31/19
	Number of families to benefit from activity	1,500 households.
	Location Description	Citywide, with intense efforts in north and east Greeley (low-moderate-income areas) in order to reduce code violations and cleanup in this area. The event drop off spot is in Census Tract 1, which has a LMI percentage of 79% and is surrounded by LMI tracts. However, because the activity is available city-wide, when calculating the LMI percentage for IDIS, the following census tracts are included: 1, 2, 3, 4.01, 4.02, 5.01, 5.02, 6, 7.01, 7.03, 8, 9, 10.03, 11, 12.01, 12.02, 13 (block groups 2, 3, and 4) 14.08, 14.09, 14.10, 14.11, 14.13, 14.14, 14.15, and 14.17. The only Census Tracts in the city that are not included are those on the far west side of Greeley. The housing and landscaping is new and it is clear across town to access the event. These census tracts are not appropriate due to that reasoning. With the Census Tracts noted, the LMI percentage for the 2017 Clean-up activity was 55.64%.
Planned Activities	Hold the annual clean-up weekend. The event is staged in northeast Greeley, an area most convenient to the LMI neighborhoods in the City. Flyers will be distributed in low-income neighborhoods and help provided to the residents, if needed and requested. (City trucks will be available to haul debris to the site if needed).	

7.	Project Name	Public Improvements-Parkway Tree Planting
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements
	Needs Addressed	Improvements to infrastructure
	Funding	CDBG: \$15,500
	Description	Funds provided to this program will continue infrastructure improvements by planting trees in the parkway area of neighborhoods in the Redevelopment District. These neighborhoods are some of the oldest in the City and most also have a high minority population. All have more than 51% low- moderate-income residents. Homeowners contract with the City Forestry Program and care for the trees post-planting.
	Target Date	8/31/19
	Number of families to benefit from activity	This is a LMA benefit with an estimated 1,500 households benefiting. All addresses receiving a tree(s) are within the boundaries of the Redevelopment District (map attached) in a Census Tract with a LMI percentage of more than 51%. Actual Census Tracts to be included in the LMA calculations in IDIS will be determined once the homeowners are identified. [For informational purposes only, it is expected that approximately 15 households will receive a tree(s).]
	Location Description	TBD as households willing to work within the program parameters are identified; all will be within the boundaries of the Redevelopment District.
Planned Activities	Identify parkway areas where trees are needed. Contact owner and contract with those who agree to commit to appropriate care of the tree(s) planted. Purchase and plant trees.	

8.	Project Name	SF Owner-Occupied Housing Rehab Loans
	Target Area	Redevelopment District-Comprehensive, Primarily (80%).
	Goals Supported	Create and maintain desirable and affordable housing.
	Needs Addressed	Affordable housing.
	Funding	\$30,000
	Description	Funds will be used to provide zero-interest loans to qualified homeowners in need of housing rehab. The maximum allowable loan is 24,500.
	Target Date	This is an ongoing activity that rolls available revolving loan funds forward into a new activity each year.
	Number of families to benefit from activity	Five LMI households.
	Location Description	TBD, as applications are received and approved. A minimum of 80% of the work done must be within the Redevelopment District boundaries, as noted above.
Planned Activities	Assist homeowners with housing rehab needs. Because of the difficulty in finding contractors who want to register on sam.gov and the retirement of the main contractor who has bid this work consistently, only roof replacement and HVAC rehab jobs will be bid.	
9.	Project Name	SF Owner-Occupied Housing Rehab Emergency Grants
	Target Area	Redevelopment District-Comprehensive primarily.
	Goals Supported	Create and maintain desirable and affordable housing.
	Needs Addressed	Affordable housing.
	Funding	CDBG: \$12,000
	Description	Emergency grant program for households needing housing rehab assistance, but with no means to repay a loan.
	Target Date	This is an ongoing activity that rolls available grant funds forward into a new activity each year. The goal is for available funds to be expended by 6/30/2020.
	Number of families to benefit from activity	Four LMI households.
	Location Description	TBD as applications are received and approved.
Planned Activities	Assist homeowners with emergency rehab needs, generally replacement of furnace, water heater, etc. Limited to one-time per household.	

10.	Project Name	Accessible Space, Inc.-Multi-family housing rehab
	Target Area	NA
	Goals Supported	Create and maintain desirable and affordable housing.
	Needs Addressed	Affordable housing.
	Funding	CDBG: \$41,000
	Description	Replacement of failed flooring on the second floor of a development of housing for persons with disabilities for safety purposes.
	Target Date	TBD
	Number of families to benefit from activity	Eight low-income households with disabilities
	Location Description	6616 10 th Street, Greeley, CO
	Planned Activities	Replacement of flooring on 2 nd floor of multi-family development.
11.	Project Name	Non-profit Public Service-Northern Colorado Health Alliance-Community Action Collaborative
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Public Services
	Needs Addressed	Public Services for essential needs
	Funding	CDBG: \$30,000
	Description	The Collaborative provides non-emergency services when a 911 call is non-emergent. A collaboration of first responders, law enforcement, healthcare, behavioral health, and community agencies work with other agencies to establish activities to enhance prevention and diversion strategies. Typically, persons assisted are homeless or on Medicaid. The Collaborative worked with the cold weather shelter staff to identify health issues (physical, mental) and engage in conversations about housing. The activity enables practitioners to meet with this low-income clientele and determine what services they need.
	Target Date	8/1/2020
	Number of families to benefit from activity	100
	Location Description	Mobile van meets people at their point of need.
	Planned Activities	Funds will support the coordinator position responsible for implementing and managing the Community Action Collaborative.

12.	Project Name	Non-profit Public Service-United Way of Weld County-Cold Weather Shelter
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Public services
	Needs Addressed	Public Services for essential needs
	Funding	CDBG: \$25,000
	Description	Funds will help staff and provide services to homeless persons during the cold weather months, most likely from November 1, 2019, through April 15, 2020.
	Target Date	7/1/2020
	Number of families to benefit from activity	370
	Location Description	2930 11 th Avenue, Evans
	Planned Activities	Staff the shelter and for provide for other directly related expenses
13.	Project Name	Non-profit Public Service-Guadalupe Community Center-Case Managers
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Public Services
	Needs Addressed	Public Services for essential needs
	Funding	CDBG: \$15,000
	Description	Funds will support the case management services provided at the homeless shelter.
	Target Date	8/1/2020
	Number of families to benefit from activity	335
	Location Description	1442 N. 11 th Avenue, Greeley
	Planned Activities	Provide shelter residents in extended-stay with a case manager to develop goals pertaining to employment, establishing income, building a savings, and permanent housing. Classes on computer skills, money management, parenting, life skills, etc. are provided. GCC also provides supportive services including Emergency Assistance with rent/utility, Emergency Assistance to victims of crime and Services to Seniors and Kinship Families. Those receiving this service are not necessarily homeless.

14.	Project Name	Non-profit Public Service-Senior Resource Services-Transportation Assistance
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Public Services
	Needs Addressed	Public Services for essential needs
	Funding	CDBG: \$15,000
	Description	Funds will support the provision of transportation services for persons over the age of 60. Senior Resource Services (SRS) transports seniors to medical appointments, grocery stores, financial and government institutions, social events, houses of worship, and personal grooming appointments. The services directly increase seniors' ability to maintain their health and independence through consistent availability of medical care, and reduce re-hospitalization, offer a way to increase nutrition quality through fresh food, and decrease social isolation and the resulting depression.
	Target Date	8/1/2020
	Number of families to benefit from activity	250
	Location Description	800 8 th Avenue, Greeley
	Planned Activities	This funding will assist with of providing the transportation service to seniors (+60).
15.	Project Name	Non-profit Public Service-Greeley Transitional House-Housing Case Manager
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Public Services
	Needs Addressed	Public Services for essential needs
	Funding	CDBG: \$10,000
	Description	Funds will support the cost of a continuing a part-time staff position.
	Target Date	8/1/2020
	Number of families to benefit from activity	300 family members
	Location Description	1206 10 th Street, Greeley
	Planned Activities	A part time housing caseworker and associated costs of the Landlord Recruitment Program will continue to be supported with CDBG. The case manager works with families to help repair housing/credit histories and make them more marketable to landlords. The case manager also explore potential grant funding for landlord risk mitigation funding (second security deposit, clean-up fund, etc.).

16.	Project Name	Homeownership-Reconstruction of Housing, HAPP
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Create and maintain desirable and affordable housing.
	Needs Addressed	Affordable housing.
	Funding	\$35,000
	Description	A substantial portion of these funds was reallocated to ensure the City met its timeliness check. Available funds will be available to support the Homes Again Purchase Program.
	Target Date	12/31/19
	Number of families to benefit from activity	1
	Location Description	TBD
	Planned Activities	See description above.
17.	Project Name	HOME Grant Administration
	Target Area	NA
	Goals Supported	All
	Needs Addressed	NA
	Funding	HOME: \$30,000
	Description	General administrative costs associated with CDBG program.
	Target Date	NA
	Number of families to benefit from activity	NA
	Location Description	1100 10 th Street, Suite 201, Greeley, CO
	Planned Activities	NA
18.	Project Name	HOME Program Homeownership-Habitat for Humanity
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Create and maintain desirable and affordable housing.
	Needs Addressed	Affordable housing.
	Funding	HOME: \$220,000 TBD as applications are received. CHDO funds will be awarded first. Estimated at \$150,000; will probably increase.
	Description	As available, HOME funds may be allocated to six (or more) units of housing for Habitat for Humanity families. Assistance will reduce the sales price of the house and establish the period of affordability. (See AP90-Program Specific Requirements-HOME for description of the assistance provided under this project.)
	Target Date	9/30/2020
	Number of families to benefit from activity	Five
	Location Description	TBD
Planned Activities	See description.	

19.	Project Name	HOME Program Rental-TBD Project
	Target Area	
	Goals Supported	Create and maintain desirable and affordable housing.
	Needs Addressed	Affordable housing.
	Funding	\$461,571
	Description	A project has not yet been identified. It is expected that a mid-year 2018 application will be released to identify a project. New construction of a multi-family development will be prioritized, but two-four units for rental will also be considered.
	Target Date	TBD
	Number of families to benefit from activity	TBD
	Location Description	No approved activities for these funds as of 12/31/17.
	Planned Activities	TBD

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AP-50 Geographic Distribution – 91.220(f)

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

The CDBG funds will continue to benefit primarily the low- moderate-income neighborhoods of the Redevelopment District. Roughly, that encompasses most of the census tracts in the area east of 35th Avenue and north of 16th Street, plus a few south of that, as well. A map of the Redevelopment District is attached.

Census Tracts with predominantly low- moderate-income (LMI) households and those with a minority population of greater than 46% (from CPD Maps) are named below. (The Hispanic ethnicity is the only minority population with significant numbers in Greeley.) A map of Greeley Census Tracts with LMI percentages is attached.

Census Tracts with LMI percentage higher than 51%: 1, 2, 5.01, 5.02, 6, 7.01, 7.03, 8, 10.3, 10.4, and 13 (Also, one Block Group in Census Tract 8 and one in 13 are also greater than 51%).

Census Tracts with a minority (Hispanic ethnicity) concentration include: 1 (Block Group 1 only), 5.01 and 5.02, 6, 7.01 7.03, 10.03 (Block Group 2 only), 10.04 and 13 (Block Group 1 only). Of these, the lowest percentage is in Census Tract 1, Block Group 1 (57.24%), the highest in Census Tract 5.01 (both Block Groups have a percentage higher than 83%).

Geographic Distribution

Target Area	Percentage of Funds
Redevelopment District-Comprehensive	72%
<ul style="list-style-type: none">• Infrastructure - \$731,500• Rehab - \$81,600 (80% of admin, loans, grants)• HAPP - \$35,000	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Greeley targets CDBG funds to the greatest extent feasible to the neighborhoods of the Redevelopment District. The District is comprised of the low- moderate-income census tracts, areas of greatest minority concentration (see map attached), and have the oldest housing in the City. Studies conducted in the mid-late 2000s and updated in 2017 supported the need for continued work in the District neighborhoods and identified areas of need, particularly with regard to aging/missing infrastructure and

property condition. The original studies also resulted in the formation of four Tax Increment Financing Districts, which help with commercial redevelopment within Financing Districts.

New development in Greeley, both commercial and residential, is typically in the western part of the community; however, in recent years, the City and private developers have initiated a surge of redevelopment in the older neighborhoods closer to downtown. CDBG supports the redevelopment efforts through infrastructure activities, parkway tree planting, and housing rehabilitation.

Two activities are available to residents City-wide: Housing rehab programs (although the intent of the program is to maintain an 80%/20% split, with the higher percentage of work being done within the Redevelopment District), and clean-up weekend. Assistance to non-profit agencies providing public services target income levels rather than an area and meet a priority of the Consolidated Plan.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless (6 HFH, 5 loans, 4 grants, 1 HAPP)	16
Special-Needs	0
Total	

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units (6 Habitat)	6
Rehab of Existing Units (5 loans, 4 grants; 1 HAPP)	10
Acquisition of Existing Units	0
Total	

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

Discussion

(The discussions with regard to these affordable housing goals and with City housing plans in general are available in other areas of the Action Plan.)

- A scaled-back City’s Housing Rehab programs will continue in 2019, with loans of up to \$24,950 available to households whose income can support a payment (one-half becomes a grant if conditions are met) and one-time grants available for households who have an emergency and do not have an income substantial enough to support a loan payment. Goals include five loans and four grants.
- The City expects to continue HOME assistance to housing developed by Habitat for Humanity. The Crestview subdivision will be completed in 2019, by which time Habitat will have identified the location of their next development. It is anticipated that funds will assist with six single-family houses.
- Specific properties have not been identified for the Homes Again Purchase Program, and the majority of these funds were reallocated to other CDBG activities; however, the City has kept a goal of one additional HAPP properties for 2019 in the event a property can be found and there are sufficient funds to support a HAPP activity.

AP-60 Public Housing – 91.220(h)

Introduction

The Greeley Housing Authority's (GHA) Mission Statement is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. It owns and manages 86 units of Federal Public Housing consisting of 80 apartments (at three location) and six single-family houses. GHA manages both the City's public housing and Section 8 housing programs. Two Low-Income Housing Tax Credit developments that have City HOME funds invested are also managed by the GHA. GHA and the Weld County Housing Authorities share staff and office space.

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

The Housing Authority plans to undertake the following during 2019:

- Replace roofs on six scattered site houses; renovate one scattered site single family building

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

As stated in prior years (there have been no changes to these statements), the Housing Authority will continue to do the following:

- The current Housing Authority Board has one public housing resident on the Housing Authority's seven member Board of Commissioners.
- The Housing Authority plans outreach meeting and works with the residents on meeting their ongoing concerns. They have also worked with Global Refugee Center to assist the recent immigrants from Africa and Asia.

Homeownership continues to be a challenge for the public housing and Section 8 residents. The average family household income for residents is \$14,000 per year. Homeownership is out of reach at that income level, even under the Habitat for Humanity program, and particularly in Greeley's current housing market, which is experiencing record high sale prices and very low inventory.

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

Not applicable. The PHA is not troubled.

Discussion

No further discussion.

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

Introduction

Weld's Way Home, under the leadership of United Way of Weld County, is the initiative to address and prevent homelessness in Weld County. Beginning in the fall of 2016, this initiative set forth priorities identified by a Blue Ribbon Committee that represent gaps in Weld County's current continuum of services for individuals experiencing housing instability, including homelessness. This initiative also works to change the systematic response of homelessness from managing challenges of homelessness to a Housing First and prevention system. The entire report can be found at www.weldswayhome.org.

United Way also continues to lead the Emergency Food and Shelter Program (EFSP). EFSP brings together providers of, as the name implies, emergency food and shelter services to share resources, discuss trends, etc. The City is represented on the EFSP, as well as on the affordable housing and permanent facility working groups of Weld's Way Home.

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

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

The Section on Homeless and Other Special Needs will be updated after 8/22/18. Please call GURA for the latest on this Section.

The Weld's Way Home initiative hopes to improve how outreach is conducted. Outreach remains limited; however, some of the ways it is accomplished are noted below:

- Street outreach to the homeless is not specifically and routinely conducted; rather there is emergency assessment by the agencies serving the homeless in Greeley and Weld County. On an agency level, it is determined whether the individual or family would "fit" into its program. Local agencies work together on referrals, so that the best "fit" for the individual or family is found. Shelters have remained at capacity for some time.

Street outreach is a focus area identified by Weld's Way Home, which has begun collaborating with community partners to expand the capacity for countywide street outreach and identification of individuals experiencing homelessness, especially persons sleeping out of doors. Currently, Weld's Way Home is working with the Community Action Collaborative in Greeley, which aims at identifying and redirecting the 100 highest utilizers of non-emergent 9-1-1 calls. The majority of these users are homeless or unstably housed. Individuals sleeping out of doors often call 9-1-1 when they have no other connection to resources in the community and, rather than duplicate services

unnecessarily, Welds Way Home is working together with the Community Action Collaborative to use the Collaborative as the system as street outreach for those individuals. The Collaborative has received CDBG support since 2017.

- Because many local faith congregations provide assistance in the form of meals, clothing, and other supplies for unsheltered persons, Weld's Way Home works with the faith community to coordinate and create partnerships that allow faith congregations to connect individuals experiencing homelessness to a system of services aimed at ending their homelessness.
- Point-in-Time Counts have been held annually since 2013 to help determine not only the number of homeless in the County, but also what assistance is needed. United Way hired staff to establish and manage a Coordinated Assessment and Housing Placement System (CAHPS) for the Greeley area. The CAHPS system will connect people to countywide services and housing opportunities via the same assessment for everyone. The most vulnerable will be housed first, following an evidence-based practice that shows longer housing retention, increased personal stability, and increased positive outcomes including gaining stable income and decreased drug use.

2. Addressing the emergency shelter and transitional housing needs of homeless persons

The shelters identified in prior Action Plans remain in operation. Those include:

- Guadalupe Community Center – 60 beds of emergency shelter
- Greeley Transitional House – 34 beds, families only; can house up to 12 families
- A Woman's Place – 29 beds for victims of domestic violence

Other ways the community addresses emergency shelter and transitional housing needs of homeless persons:

- The Camfield Corner Apartments provides families exiting the Greeley Transitional House with housing and leases for up to two years.
- Northern Front Range Rapid Rehousing Program through Greeley Transitional House provides funding for 10 families at a time who are exiting homelessness. The sites are scattered.
- North Side Apartments, Carriage House, Kinnick House, Stanek House, and a duplex (37 beds) are offered by North Range Behavioral Health (NRBH) and are reserved for mental health and substance abuse patients engaged in services at NRBH.
- The Emergency Solutions Grant (ESG) – Rapid Rehousing Program, administered by the Greeley Transitional House, provides short-term rental assistance, security deposits, and utility assistance for families experiencing homelessness. There were nine families assisted by the program in 2016.
- Homeless Prevention Activities Program (HPAP), also administered by the Greeley Transitional House, provides rent and utility assistance to prevent families facing

eviction from becoming homeless. Up to two months of assistance can be provided. To date in 2017 the program has served eight families.

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

- Welds Way Home continues to work toward implementation of Diversion and Housing First strategies through the care coordination group so that permanent and stable housing to avoid entering a homeless condition is realized.
- Greeley Transitional House provides emergency shelter and supportive services designed to move families from instability to stability (affordable housing) as rapidly as possible. Through case management, transitional housing, and housing assistance programs, GTH is able to greatly reduce the amount of time families experience homelessness as well as increase their access to affordable housing units. The extensive follow-up case management the organization provides has proven very effective in preventing families who were recently homeless from becoming homeless again.

The one-year goal of the shelter is to assist 90+ homeless families in moving from emergency shelter to affordable housing as quickly as possible. Comprehensive actions will facilitate this goal, including usage of the following: GTH's case management program, ESG homeless prevention/rapid rehousing funds (up to three months of rent/security deposit assistance), Landlord Recruitment Program (partially funded with CDBG), the Rural Rapid Re-housing Program, the Homeless Prevention Activities Program, and the City of Greeley-owned Camfield Corner Apartments.

- The City partnered with the Greeley Transitional House on a HOME development (Camfield Corner Apartments) for families exiting the Transitional House. The support and education offered to the families by the Transitional House staff helps families transition from homelessness to independent living.
- The Transitional House staff includes a case manager that assist its families in finding permanent housing, in part by working directly with landlords willing to work the Transitional House "graduates". Nine families successfully completed the first training session. The Transitional House is now utilizing this tenant education training in all of its programs.

- Forty-seven units of permanent, supporting housing opened in the fall of 2017. They are owned and managed by Catholic Charities of Weld County and are located next to the Guadalupe Community Center (homeless shelter).
- The City provides Certifications of Consistency with the Consolidated Plan to agencies who work with the homeless population and those transitioning to permanent housing and independent living so that they can access federal grant assistance.

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

- Persons discharged from a publicly funded institution are most frequently sent to the Guadalupe Community Center, where there is a case management system to provide assistance to those who are willing to work within Guadalupe's system. Weld's Way Home is working to create a system of coordination between entities that are discharging people so that no one is discharged into homelessness. The Community Action Collaborative also works to make sure that, particularly, the subpopulation of homeless/low-income households that are frequent utilizers of emergency services are not discharged into homelessness.
- **Approved by Sherry 8/8/18.** North Range Behavioral Health (NRBH) coordinates Family Unification Program (FUP) housing vouchers for Weld County in conjunction with the Office of Homeless Youth Services of the State of Colorado. These vouchers are promoted through NRBH, the Weld County Department of Human Services (WCDHS), United Way of Weld County, and area shelters in Weld County. FUP vouchers are a 36-month Section 8 Housing Choice Voucher specifically designed for young adults over the age of 18 who have spent at least one day in foster care or other paid placement through the state, after their 16th birthday. Incentives for youth to find and maintain employment while on the FUP voucher are also available through the Family Self Sufficiency (FSS) program. Once youth start earning an income, a matched dollar amount is set aside in an escrow account, which the youth are given once they complete the program. A one-time security deposit assistance incentive is also available to youth receiving the FUP voucher, though it cannot exceed two months' rent.
- Jobs of Hope provides opportunities and support for young men (targeted ages 16-24) who want to break their ties with gangs and become productive, responsible citizens.

The men are trained in life skills and job readiness before being placed in a job upon completion of the program. More than 100 Jobs of Hope graduates have been placed in their first jobs.

Discussion

The City of Greeley endorses the efforts of Weld's Way Home and provides funding in support of its programs whenever feasible. City staff participates in meetings of the Northern Region of the Balance of State Continuum of Care meetings to discuss the issues surrounding homelessness on a regional basis.

Concurrent with working on homelessness within just the Greeley community, the core group of service providers also continues to work as a region through the Northern Region of the Balance of State Continuum of Care. As a group, the agencies are working toward a Housing First model and coordinated entry point for persons with housing needs.

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The for-sale, single-family housing market faces challenges on several levels:

- Escalating prices (average sales price has increased double digits in all years since 2014, from a high 14% increase in 2014 to a low 10% increase in 2017. The average sales price for an existing home topped \$300,000 for the first time during the first quarter of 2018 at \$336,338.)
- Stagnant inventory (*The Group Insider*, in its February 2018 edition, stated there was less than six-months of for-sale housing inventory in all Northern Colorado markets)
- Reduction in permits for new construction (111 single-family building permits issued in 2017 compared to 244 in 2016.)

These challenges caused City staff in 2018 to start conversations, meet with knowledgeable partners, and do research to identify areas within market, including public policy, that could be causing the issues noted. The intent is to improve and increase the availability of attainable housing for all income levels.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Based on research, public input, and preliminary policy discussion in conjunction to an update to the Greeley Comprehensive Plan adopted early in the year, the City is developing a comprehensive Housing Plan for Greeley in 2018. This Plan will identify new specific public policy and programs that will begin to be implemented in 2019. Also planned for 2019 is the development of a new Economic Health and Housing Department, headed by an executive-level director and supported by existing and new additional staff.

Even while additional policy and programs are being developed, other preliminary steps are underway or took place in 2018. Metropolitan districts (i.e., special districts) have traditionally been discouraged for use in Greeley; City Council reviewed their potential use and has indicated possible support. These defer up-front costs of development and make initial construction possible. Another significant policy change that will lower the initial cost of development is a policy of allowing cash-in-lieu fees for raw water, as opposed to former requirements to provide actual shares. Related to this, developers will be able to pay in-lieu fees at building permit, versus at plat, which again defers costs and can lower the initial price of construction.

The need for additional housing at all income levels has been made clear over the last two years. Research indicates that there were significant increases in rental and for-sale prices in the last

three years; compounding that market phenomenon is a growing lack of development-ready and market-priced land.

Having noted the planned changes and enhancements, affordable housing is already encouraged and supported through the City's Comprehensive Plan and the 2015-2019 Consolidated Plan. Greeley fees and charges continue to be consistent and on parity with other Northern Colorado cities and are necessary to provide for parks, open space, and other infrastructure needs within a growing City. The City's building codes do not inhibit the provision and/or maintenance of affordable housing, but are necessary to providing housing standards for safety and habitability (which HUD also expects). Greeley now has a three-year trend of 20% more housing starts being multi-family, which does help with affordability. City officials expect the trend of 50% multi-family and 50% single-family new construction starts to persist into the foreseeable future. It should be noted that several of the new multi-family projects in the city have an affordability or income-qualified element.

There are no growth limitations in Greeley. Lots available for new construction are, for the most part, within established subdivisions that were not developed during the housing crash of 2009-2012, and houses at completion will most likely sell in the \$350,000-\$450,000 range – well out of site for an affordable buyer.

There are not land use controls, tax policies affecting land, zoning ordinances, or policies affecting return on residential investments that would affect the production or maintenance of affordable housing. Most analysis suggests that raw land costs, raw water costs (required to develop), and the costs of materials and labor are the main inputs to higher housing costs.

Discussion:

While it is well known and understood that there is a need for all levels of housing within the community, the problem is not one that will be easily resolved. Barriers include the following: incomes that have not kept pace with rising housing costs; a lack of available/development-ready lots; rising costs of construction and development fees (including costs of raw water); and limited funding sources for affordable units. The promising news is that the discussions are being held (including regionally; Greeley is active in a regional coalition called "NoCo Housing Now!"), and creative solutions are being sought. Greeley continues to have the most affordable housing of the Northern Colorado communities. The City is fortunate to have a very active Habitat for Humanity affiliate. It is the only developer of new housing for sale that is truly affordable to low- income buyers (due to donations, volunteers, sweat equity, HOME assistance, and zero percent (0%) mortgages). They are in the final stages of building out a 14 single-family house subdivision, but the lack of available lots/land and the high costs of development continue to be issues for them.

AP-85 Other Actions – 91.220(k)

Introduction:

The following are other actions that will be taken by the City to meet local needs.

Actions planned to address obstacles to meeting underserved needs

These actions have also been discussed under other section of the Action Plan:

- Welds Way Home opened a Navigation Center for persons with housing needs. In the winter, it will serve as the cold weather shelter for homeless persons.
- CDBG funds will continue to support housing case manager at the Greeley Transitional House and case managers at the Guadalupe Community Center.
- Support from CDBG will continue the efforts of the Community Action Collaborative.
- GURA will continue to collaborate with local housing and human service providers to identify obstacles that may be assisted with CDBG or HOME funding.

Actions planned to foster and maintain affordable housing

Led by the Community Development Department, City staff developed a Housing Strategy during 2018 to provide direction to support and develop attainable housing for a diverse work group. The City reorganized departments to add an Economic Health and Housing Department, which will implement and oversee the Housing Strategy. Oversight of GURA will be moved to the Economic Health and Housing Department. Affordable housing action items are noted below:

- Assist with the implementation of affordable housing components of the Housing Strategy.
- Continue to provide the single-family owner-occupied housing rehab revolving loan and emergency grant programs.
- Monitor existing HOME projects for affordability and property standards. The City has twelve HOME projects that serve a variety of households, including agricultural workers, elderly, and disabled.
- Continue to assist in the construction of affordable housing for ownership (such as Habitat for Humanity) and rental units to the extent HOME funds will allow.
- Look for opportunities to acquire infill lots that would support development of affordable multi-family units.
- Continue work with the Homeless Coalition as this group works with United Way to implement the priorities in Weld's Way Home.

Actions planned to reduce lead-based paint hazards

As in 2017, there are no specific actions designed to reduce lead-based paint hazards; however, lead-paint regulations will be adhered to during reconstructions and/or single-family housing rehab activities. Specific actions with regard to lead-based paint hazards and the two noted activities follow:

- The Greeley Urban Renewal Authority, as administrator of the City's federal grants, has policies that requires testing for lead-based paint by a certified lead-based paint inspector on any house constructed pre-1978 on which rehab is to be done that involves work that would disturb an existing painted surface (such as replacement of windows or doors or exterior painting) regardless of the housing activity involved (rehab, reconstruction, single-family, multi-family, etc.).
- When administering the City's federal grants, GURA policies also requires that all rehab work disturbing a painted surface be performed by an Environmental Protection Agency (EPA) certified Renovation, Repair, and Painting (RRP) Program contractor who has been properly trained in setup and disposal of lead containing materials. A third party provides clearance of work in the affected areas. The rehab contract addresses safe work with lead-based paint.
- The GURA Manager holds two lead-based paint certifications from the Colorado Department of Public Health and Environment, Air Pollution Control Division. The certifications are: Lead-Based Paint Inspector and Lead-Based Paint Risk Assessor. GURA's Manager attends lead-based paint abatement training when available and holds individual Environmental Protection Agency certification in RRP to oversee contractors.
- Applicants for all housing rehab, Homes Again Purchase Program (homeownership), and Habitat housing development to the extent that they deal with houses constructed prior to 1978 activities are provided information packets about the dangers of lead-based paint when applying for assistance. Both English and Spanish versions of the information are available.

Actions planned to reduce the number of poverty-level families

The actions noted below are also discussed in other sections of the Action Plan.

- The Greeley Transitional House will provide life skills group meetings (credit counseling, employment tips, nutrition counseling, tenant education, etc.), parenting classes, and one-on-one meetings with a case manager for the shelter residents with follow-up case management program for residents who successfully complete the initial in-house stay at the shelter. CDBG currently supports the tenant education program to help the families become more successful in maintaining a long-term rental history. Education on their Fair Housing rights is also a part of the instruction.
- The Guadalupe Community Center offers an extended-stay shelter where residents take part in Catholic Charities' Levels program that helps residents identify goals pertaining to establishing an

income, searching for housing, and establishing savings. Classes on computer skills, budgeting, and parenting are also offered. CDBG currently supports the case management program.

- Forty-seven units of Permanent Supportive Housing are available with studio, one, and two-bedroom apartments with rents not to exceed 30% of the household income. Case management/services will be provided permanently to those who need them.
- CDBG will support the Community Action Collaborative that is under the direction of the North Colorado Health Alliance and works to improve responses to non-emergent 911 calls that result in unnecessary emergency department visits or arrests. To the extent possible, the Collaborative will connect the 911-system users to appropriate resources.

Key areas to address when looking for ways to reduce poverty include additional affordable housing, increases in incomes/economic opportunities/job creation, and improvements to education and literacy. Additionally, it is important to support the providers of facilities and services who strive to meet the needs of low-income residents. Several ways in which the City provides support and/or assistance are noted below.

- The City will support **economic opportunities/job creation and increases to income** through infrastructure improvements and acquisition of blighted properties or those needed for neighborhood improvements. It will continue to work under its Section 3 Policies and Procedures to encourage the hiring of low-income wage earners and Section-3 qualified businesses for businesses working on activities with federal funding. The City will continue to focus federal resources on populations and neighborhoods with the greatest need, generally those within the Redevelopment District boundaries.
- Support of **affordable housing** will continue with low-interest loans (or grants for the lowest income households) for housing rehabilitation.
- In support of **education**, the Greeley-Evans Transit offers free bus passes to any elementary, middle, or high school student with show of a state issued or current school year student ID.
- The City will continue to support **partnerships** that work with the low- moderate-income residents of the City, including (for example) the following:
 - Emergency Food and Shelter Program and United Way 2-1-1
 - By providing Certifications of Consistency with the Consolidated Plan documentation to non-profit agencies applying for other federal funds
 - As funding is available and approved, through financial support for non-profit agency providers for increases to services or improvements to facilities that provides additional support to poverty level families.

- Through support of events such as the annual Weld Project Connects, which provides a one-day, one-stop service event for homeless persons and other persons in need.

Actions planned to develop institutional structure

The City accepts applications from agencies that have not formerly applied for CDBG and will fund new requests when they meet a Consolidated Plan priority and National Objective, are relevant to what the City is trying to accomplish, and funding is available. To increase the number and knowledge base of the local non-profits interested in CDBG, staff provides technical assistance meetings during the annual CDBG competitive process to cover federal requirements and the City's use and expectations for use of the CDBG funds. As in previous years, the City will provide staff for networks such as the Northern Region of the Balance of State Continuum of Care, the local Homeless Coalition and Blue Ribbon Committee, and the Emergency Food and Shelter Program. These networks are the three largest groups of non-profit agencies, governments, and others interested in the plight of low- moderate-income residents, both in the community and regionally.

A staff member is also on the Governing Board for the Northern Region of the Balance of State Continuum of Care. The Governing Board and general membership believe the best way to benefit and promote the Northern Region for funding opportunities that come through the Continuum of Care is through the Northern Region become its own Continuum and are pursuing that.

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

Enhanced Coordination:

- The Emergency Food and Shelter Program (with oversight by the Weld County United Way) provides one means of coordination between public and private housing and social service agencies. The Weld County Human Services Department consistently has a staff member present. The City does not have a specific department that deals with social services.
- Secondly, the Community Action Collaborative is able to identify persons who may have housing problems and refer them to the Navigation Center. The Collaborative is discussed in more detail elsewhere in the Annual Action Plan

Faith-based Organizations:

- The City discusses the limitations placed on faith-based agencies with Catholic Charities and Habitat for Humanity. Information is provided in the application materials and the limitations are discussed during CDBG or HOME agreement review. A certification with regard to the faith-based organization limitations is also utilized.

Fair Housing:

In advance of the update to the City's next Consolidated Plan, the Impediments to Fair Housing report will be updated. The City made good strides in addressing the steps of the 2013 Impediments Action Plan and has provided data on beneficiaries of the CDBG and HOME programs consistently in the CAPER.

Discussion:

The City recognizes the need for partnerships with regard to the Other Actions noted above and will continue to develop new partnerships and maintain good relations with the partnerships already formed.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City has no Section 108 loan guarantees, surplus funds from urban renewal settlements, or float funded activities. Program income received during 2018 was allocated to an activity and expended; minimal program income is anticipated in 2019. Revolving loan funds are available for two loan programs: Housing Rehabilitation and the Homes Again Purchase Program and are allocated to those programs as needed.

The \$35,000 noted below is anticipated program income (RLF) to the HAPP during 2019. The consecutive period of 2019-2021 will be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

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

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$35,000.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0.00
3. The amount of surplus funds from urban renewal settlements	0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0.00
5. The amount of income from float-funded activities	0.00
Total Program Income:	\$35,000.00

Table 17 – Project Information

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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Table 18 – Urgent Needs Activities

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

1. Provide a description of other forms of investment being used beyond those identified in Section 92.205:

The City does not utilize a form of investment that is not identified under the noted section.

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

- The City's Recapture Policies and Procedures are attached. Habitat for Humanity is the only developer of for-sale housing using the HOME Program. A developer subsidy is provided to Habitat that cannot exceed the cost of water/sewer tap fees and building permit costs (approximately \$35,000). Habitat then provides that as a direct subsidy to the buyer by buying down the mortgage by that amount. The buyer must demonstrate the need for the subsidy through the underwriting process. Habitat carries a second mortgage that is the difference between the appraised value of the house and the first mortgage to remove a buyer's ability to "turn" the house for a large profit.
- To ensure affordability for 10 years, the City records a Use Covenant that details the use of federal funds, the Recapture provisions, and the requirement that the home remain the buyer's primary residence for the period of affordability.
- GURA staff meets with buyers to review the affordability period, recapture provisions, and primary residency requirements prior to the closing and again, briefly, at closing. Buyers receive a post-closing letter as a reminder of the federal funds that helped make the house affordable. Habitat mails letters annually and requires the owners to certify as to primary residency.

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

- The City does not currently acquire units with HOME funds.

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

- The City has no plans to use HOME funds in this manner.

Discussion

No further discussion.