

Action Plan for Year 2017

Executive Summary

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) grants 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. In order to continue as a recipient of the funds, the City must submit a new Consolidated Plan every five years to identify the needs and goals of the City and then an Annual Action Plan to implement the identified goals.

This Action Plan is for the third year (2017) of the current Consolidated Plan, which is in effect from 2015 through 2019. (The City operates on a January-December fiscal year.) The Plan sets forth the 2017 projects and activities and identifies the expected resources that will further the goals identified in the Consolidated Plan. The Consolidated Plan estimated annual awards of \$850,000 and \$300,000; it is those amounts on which the 2017 Action Plan budget is based.

2. Summarize the objectives and outcomes identified in the Plan

The Consolidated Plan set the objectives (priorities) and outcomes (goals) for the five -year period of the Plan. The following highlights the projected use of 2017 funds and the objectives and outcomes of that year's Action Plan. Greater detail is provided elsewhere in this document.

CDBG

- Administration
 - Provide funds for the City to administer the CDBG grant.
- Housing Rehab Administration
 - Provide funds for the City to administer the housing rehabilitation activities.
- Infrastructure
 - Provide funds for the installation of infrastructure missing from neighborhoods within the Redevelopment District. Infrastructure may include sidewalks, accessibility ramps, street light, bus benches and concrete installation pads, and other infrastructure needs as identified as the activity is being finalized.
 - Provide funds to purchase and plant trees in the parkways of the Redevelopment District neighborhoods.

- Provide funds to support the city's annual clean-up weekend, available to residents city-wide. (This is a Public Service.)
- **Public Services**
 - Provide funds to United Way of Weld County to support a cold weather shelter for the homeless.
 - Provide funds to support in home care provided by the Rehabilitation and Visiting Nurse Association (RVNA).
 - Provide funds to support a housing case manager at the Greeley Transitional House, a homeless shelter serving families.
- **Affordable housing**
 - Housing rehabilitation activities (loans and grants) will continue during 2017. Funding for the activities is available from revolving loan funds (loans) and pre-2017 grant funds (grants). These activities will not need additional funds in 2017.
 - If suitable properties are identified, existing revolving loan funds will purchase, demolish and clear (as needed), and reconstruct housing, which will then be offered for sale to low- moderate-income households through the City's Homes Again Purchase Programs (HAPP).

HOME

- **Administration**
 - Provide funds for administration of the HOME Investment Partnership Program (HOME).
- **Affordable housing**
 - Provide funds to assist the Greeley Area Habitat for Humanity [a Community Development Housing Organization (CHDO)] in the construction of affordable housing.
 - Complete Camfield Corner, a housing development operated by Greeley Transitional House.

The budget recommended to the City Council by the Greeley Urban Renewal Authority (GURA) Board of Commissioners follows:

CDBG Project	2017 Grant Funds	Revolving Loan Funds	Prior Year Funds Available
Administration	\$170,000		
Redevelopment District infrastructure improvements	561,500		
Acquisition, Clearance, Demolition			\$515,543
Single-family housing rehab administration	30,000		
Single-family housing rehab loans	0	\$197,582	
Single-family housing rehab grants	0		11,851
Public service – Clean-up weekend	15,500		
Parkway tree planting	31,000		
Public service – United Way (cold weather shelter)	27,000		
Public service – RVNA	25,000		
Public service – Catholic Charities	15,000	Request shown. Funding not recommended.	
Public service – Greeley Transitional House	10,000		
Easter Seals of Colorado – facility rehab	7,800	Request shown. Funding not recommended.	
Contingency	10,000		
Homes Again Purchase Program	0	1,087,416	
CDBG Total	\$880,000	\$1,284,998	\$527,394

HOME Project	2017 Grant Funds	Program Income (PI)	Prior Year funds?
Administration	\$30,000		Yes
Camfield Corner final phase	\$450,000 from 2017, PI, or prior years		
Habitat for Humanity	\$40,000 from 2017, CHDO, PI, or prior years		

Because of the anticipated late receipt of the grants, the City may expend a portion of its 2016 CDBG funds pre-award. Activities most likely to incur pre-award expenditures are Clean-up Weekend, parkway tree planting, and infrastructure improvements. Total pre-award costs that can be expended are set by CDBG regulation and will not exceed \$300,000. City Council will discuss and approve or deny the request at the public hearing to approve the budget and Action Plan for 2017 (October 4, 2016).

If the CDBG award is greater than the anticipated \$850,000 and/or there are unallocated funds not needed to meet the budget, the infrastructure activity will receive additional funds over that noted in this draft plan. Likewise, if the CDBG award received is less than projected, the infrastructure activity will be reduced to balance the budget.

The table at AP15-Estimated Resources includes projected program income, revolving loan funds, and unallocated, pre-2016 grant funds. The Resources table includes audited end-of-year (2015) program income and revolving loan funds numbers and actual grant amounts.

3. Evaluation of past performance

The City consistently manages the CDBG and HOME applications, budgets, and implementation stages for its projects and activities, with the Annual Action Plan ready for submittal to HUD annually by November 15th, per CDBG regulation. (However, in recent years, HUD has not allowed submittal until the City receives notice of the actual grant amount, generally during the first quarter of the program year.) Likewise, the required Consolidated Annual Performance Evaluation Report (CAPER) is submitted as required, annually by March 30th, to report on the activities funded with CDBG and HOME dollars, the amounts expended, and the beneficiaries assisted. Electronic versions of the City's most recent Consolidated Plan, Annual Action Plan, and CAPER reports can be found on the City's website at www.greeleygov.com.

The City has met the requirement to spend down the CDBG grant to no more than 1.5x the annual grant amount by October 31st every year except in 2009, when economics and the housing market crash caused projects to stall significantly. Procedures were implemented at that time to ensure more timely expenditure of grant funds. It remains a challenge, however, to meet the expenditure requirement when the grant agreements from HUD are not received prior to mid-year giving just a few months to adequately expend funds. (Grant agreements for 2016 were not received until mid-July.)

CDBG and HOME activities from prior years are underway or complete with the exception of funding for property acquisition. The City had been working with the Federal Emergency Management Agency (FEMA) since 2014 on the acquisition and removal of a mobile home park situated in the flood-way of the Cache la Poudre River; however, due to the high costs of relocation, the grant request has been canceled. The City is looking for a different property(ies) to acquire as removal of blight (most probably) to use the acquisition funds.

4. Summary of Citizen Participation Process and consultation process

Section AP-12 discusses citizen participation during the formation of the 2017 Action Plan. The City reached out to the community by holding two neighborhood meetings in locations convenient to its low-income and minority populations for residents to learn about the federal grant programs, historic uses of funds, and current activities. Notice of all meetings, were published in the Greeley Tribune in both English and Spanish a minimum of 10 days prior to the meetings. Information for persons with disabilities on how to access information on the neighborhood meetings was also included.

Other opportunities that provided the means for citizens to participate in the Plan's formation included the following:

- Meeting of the Citizens Community for Community Development.
- Public Hearing by the Greeley Urban Renewal Authority's (GURA) Board of Commissioners. (GURA is the division of the City that administers the grant funds.)
- Public Hearing by the Greeley City Council.
- Thirty-day public comment period was held between the two public hearings.

5. Summary of public comments

The “comments” and “comments not accepted” noted below can also be found at AP-12-Participation.

- Redevelopment District Infrastructure Improvements
 1. Concern was expressed that some of the subcontractors on infrastructure activities may be employing persons who are not citizens or legal residents and asked if they could be required to use E-Verify for all non-citizen employees. The GURA Manager told the Committee what the City does with regard to educating contractors of their responsibilities and how the job site is monitored.

- Public service – clean-up weekend
 2. The Committee was in full support of this application noting they would like to see the event held more than once a year and/or more funds to support clean-ups in neighborhoods.

 3. Committee members expressed their great concern for neighborhood conditions. It was stated that there frequently are TVs, furniture, and other trash disposed of in alleys, the removal of which then property owner’s responsibility. They asked what avenues are available for them to lodge complaints to the City.

- Parkway tree planting
 4. The Committee supported this application as submitted. They voiced concern for the condition of the City’s trees, noting there seems to be many trees with dead branches.

- RVNA
 5. The Committee supported continuing to fund this activity at the requested amount stating this organization does a great job and provides a much needed service. They also noted the cost savings realized when people can stay in their homes vs. being admitted to assisted living facilities or nursing homes.

- Catholic Charities and Greeley Transitional House (public services for shelter support)
 6. The Committee continues to feel that case management could be combined in the community under one umbrella, so that each agency didn’t have the cost of providing it.

- Easter Seals of Colorado
 7. The Committee recommended no support for the activity. They would rather see one larger application for 2018 CDBG funds for all the building rehab needed at one time (rather than having several small applications submitted annually).

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

(Numbers coincide with the comment numbers above.)

- Redevelopment District Infrastructure Improvements
 1. The GURA Manager told the Committee what the City does with regard to educating contractors of their responsibilities and how the job site is monitored.

- Publicservice –clean-up weekend
 2. A number of years ago, a fall clean-up weekend was also held. It was not used well enough by the community to justify the cost.
 3. Options on how best to register neighborhood condition complaints were provided by staff to the Committee.

- Catholic Charities and Greeley Transitional House
 6. The City is not involved in the decision making of these organizations and how best to provide case management to their clients.

Summary

The City provided a competitive application process for CDBG funds that began the first of June. Each activity chosen for implementation during the 2017 fiscal year meets a Consolidated Plan priority. Overall, the activities will continue toward the five-year goals established. (The highest priorities from the Consolidated Plan were the provision of additional affordable housing, improvements to infrastructure in low- moderate-income neighborhoods within the Redevelopment District, and property acquisition.)

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 1 – 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 cross-cutting requirements. The City’s Finance Department works in conjunction with GURA to ensure proper expenditure of and draws on the CDBG and HOME funds.

GURA consists of a seven-member Board of Commissioners, which is 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, Rehab Specialist, 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 for recommendations to the GURA Board.

Consolidated Plan Public Contact Information

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

1. Introduction

Responses under the AP10-Consultation section of this Annual Plan are taken from the 2015-2019 Consolidated Plan. The cited sections of Federal Code, [24CFR 91.100, 21.200(b), and 91.215(I)], deal with the formation of a Consolidated Plan, not an Annual Plan, thus new consultations with the agencies were not held during the formation of the Annual Plan. The named agencies that participated in the Consolidated Plan process and agency-types-not consulted are also directly from the 2015-2019 Consolidated Plan, with the exception of Easter Seals of Colorado, which was consulted with, submitted an application, and was added as a consulting party in the Action Plan during 2016.

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(I))

Please refer to the Consolidated Plan for 2015-2019. The section of the Code noted [(91.215(I))] does not pertain to the formation of an Annual Action Plan.

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.

From the Consolidated Plan: A City of Greeley staff person participates in meetings of the North Front Range Continuum of Care (NFRCC), which is part of the Balance of State Continuum. (There are only three Continuums in Colorado: Metro Denver, the Colorado Springs area, and the Balance of State. The Balance of State encompasses a large and diverse area, with NFRCC a regional committee comprised of representatives from the communities north of Metro Denver. Even within the NFRCC, the communities have different demographics of homeless and service/housing needs. The Continuum works together on grant applications and meets regularly to discuss regional and local progress, programs, and issues, but due to the distance and demographic differences in communities, Greeley has not partnered on specific issues with regard to homelessness other than its interface with the point in time surveys.)

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

From the Consolidated Plan: The City provides Certification of Consistency with the Consolidated Plan annually for the agencies in Greeley that receive ESG funding. Because the City does not administer ESG

funds, it is not involved in allocation of funds, development of performance standards and outcomes evaluation, development of funding, or policies and procedures for administration of HMIS.

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. A brief description of the consultations with these housing, social service agencies, and other entities is included. While those noted were not consulted one-on-one as a part of the 2017 Annual Action Plan, the City consulted with a number of agencies with regard to applying for 2017 funds. Additionally, the City held two technical assistance meetings for any agency needing more information prior to application, and staff was available for either phone calls or one-on-one meetings. Representatives from several agencies (Greeley Transitional House, RVNA, and Catholic Charities) attended a technical assistance meeting.

An agency which was not a part of the Consolidated Plan process, Easter Seals of Colorado, contacted the City during the application process to discuss a potential activity. Because it was an activity consistent with the Consolidated Plan priorities, the City did accept an application from that agency.

Agency/Group/Organization	A Woman's Place
Agency/Group/Organization Type	Services-Victims of Domestic Violence
What section of the Plan was addressed by Consultation?	Homeless facilities/DV shelter
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.

Agency/Group/Organization	Boys & Girls Club of Weld County
Agency/Group/Organization Type	Services-Children
What section of the Plan was addressed by Consultation?	Non-housing community development
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.
Agency/Group/Organization	Connections for Independent Living
Agency/Group/Organization Type	Services-Persons with Disabilities
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.
Agency/Group/Organization	City of Greeley
Agency/Group/Organization Type	Other government - Local
What section of the Plan was addressed by Consultation?	Non-housing community development
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and subsequently met with Forestry, Neighborhood Resources office, Parks, and Streets one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.

Agency/Group/Organization	Global Refugee Center
Agency/Group/Organization Type	Services-Refugees & Immigrants
What section of the Plan was addressed by Consultation?	Non-housing community development
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.
Agency/Group/Organization	Greeley Center for Independence
Agency/Group/Organization Type	Housing Services-Persons with Disabilities
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.
Agency/Group/Organization	Greeley/Weld County Housing Authority
Agency/Group/Organization Type	PHA
What section of the Plan was addressed by Consultation?	Public Housing Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG or HOME applicant during ConPlan years.

Agency/Group/Organization	Greeley Transitional House
Agency/Group/Organization Type	Housing Services-homeless
What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.
Agency/Group/Organization	GreenPath Debt Solutions
Agency/Group/Organization Type	Services - Housing
What section of the Plan was addressed by Consultation?	Housing Need Assessment
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: At time of consultations, potential CDBG applicant during ConPlan years. With the improvement to the housing market and huge reduction in foreclosure numbers, they are a good consultant for housing needs but may not be an applicant.

Agency/Group/Organization	Guadalupe Community Center
Agency/Group/Organization Type	Services-homeless Homeless shelter
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years. Applications may be submitted by the Center or by the Archdiocesan Housing, Inc., the housing arm of Catholic Charities. (The shelter is operated by Catholic Charities.)
Agency/Group/Organization	Greeley Area Habitat for Humanity
Agency/Group/Organization Type	Housing
What section of the Plan was addressed by Consultation?	Housing Need Assessment
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG or HOME applicant during ConPlan years.

Agency/Group/Organization	Weld County Homeless Coalition
Agency/Group/Organization Type	Housing Services - Housing Services-Homeless
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Homeless Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: primarily for consultation with regard to homeless issues. Potential CDBG or HOME applicant during ConPlan years, or as support to another agency. A Blue Ribbon Committee on Homeless was formed to develop a specific strategy over a one-year period.
Agency/Group/Organization	Loved Ones Against Meth Ministries
Agency/Group/Organization Type	Housing Services-substance abuse
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.

Agency/Group/Organization	North Range Behavioral Health
Agency/Group/Organization Type	Housing Services-Persons with Disabilities
What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.
Agency/Group/Organization	Realizing Independence Through Education (RITE)
Agency/Group/Organization Type	Housing Services-Children Youth
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.
Agency/Group/Organization	Refuge City Project
Agency/Group/Organization Type	Housing
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.

Agency/Group/Organization	Relief. Independence. Stability. Education. (RISE)
Agency/Group/Organization Type	Services for self-sufficiency
What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.
Agency/Group/Organization	Rehabilitation & Visiting Nurse Association (RVNA)
Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-home care
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.
Agency/Group/Organization	Right to Read
Agency/Group/Organization Type	Services-Education
What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.

Agency/Group/Organization	Sexual Assault Victim Advocate Center (SAVA)
Agency/Group/Organization Type	Services - Victims
What section of the Plan was addressed by Consultation?	Services-victims
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.
Agency/Group/Organization	Senior Resource Services
Agency/Group/Organization Type	Services-Elderly Persons
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.
Agency/Group/Organization	Turning Point Center for Youth and Family Development
Agency/Group/Organization Type	Services-Children Services-Education
What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Youth
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During planning for the 2015-2019 Consolidated Plan, agencies were invited to attend a general meeting and were subsequently met with one-on-one. Anticipated outcome: potential CDBG applicant during ConPlan years.

Agency/Group/Organization	Easter Seals of Colorado
What section of the Plan was addressed by Consultation?	Public facilities-persons with disabilities
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency contacted the City during the 2017 CDBG application process and requested an application. Consultation regarding the proposed activity was conducted via phone and an application was subsequently submitted.

Table 2 – 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, however, considered good community partners and resources for the City and, if/when needed, will be consulted. The City is not aware of any other agencies that have not been consulted but may be a good CDBG partner.

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

Table 3 – 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	North Front Range Continuum of Care	Affordable housing was a high priority of the City's 2015-2019 Consolidated Plan. It is also recognized by the NFRCC as an area of high concern regionally.
City of Greeley 2060 Comprehensive Plan	City of Greeley-Community Development Department	The 2060 Comprehensive Plan recognizes the need for all persons and neighborhoods, regardless of income, to be successful and vibrant and sets forth goals to achieving that.
Economic Development Strategic Plan	City of Greeley-Community Development Department	The Economic Development Plan sets forth goals and objectives for economic improvements to the community.

Table 4 – Other local / regional / federal planning efforts

Narrative (optional)

Agencies in the table above were notified of the 2017 CDBG application's availability and offered the opportunity to apply for funding. Each agency received the synopsis of the consultation with the City that was compiled during the formation of the Consolidated Plan process in 2014, during which time they had identified potential needs during the years of the Consolidated Plan.

No consultations with other public entities, the State, or adjacent units of local government were held during the Consolidated Plan process.

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

The citizen participation process consisted of two public, neighborhood meetings; a meeting of the Citizens Committee for Community Development; two public hearings (one at the meeting of the GURA Board, which recommended the 2017 budget to City Council, the other at a City Council meeting for budget approval); and a 30-day comment period between the public hearings. Meetings were held in locations accessible to persons with disabilities. All agendas and ads published with meeting/public hearing information included the following statement:

The City/GURA does not discriminate on the basis of disability, race, color, national origin, or gender. Persons with hearing impairments are asked to use the Relay Colorado 711 number for additional information. Other auxiliary aids and assistance related to a disability and needed to effectively review this document may call the GURA office noted above for additional assistance. (Please allow 48 hours for requests to be processed.) For more information, or to file a complaint, please contact the City of Greeley's designated Disability Rights and Title VI coordinator, Joel Hemesath at (970) 350-9795, 1001 9th Avenue, Greeley, CO, 80631 or at Joel.Hemesath@greeleygov.com.

Additional information on the citizen participation outreach follows:

Citizen Participation Outreach

Mode of Outreach	Public Meeting – Ads in English and Spanish
Target of Outreach	Non-targeted/ broad community
Summary of response/attendance	The 1st of two public meetings was held in the Greeley Recreation Center, which is located in a LMI neighborhood in northeast Greeley. No one from the public attended.
Summary of comments received	No comments received.
Summary of comments not accepted and reasons	Not applicable.
Mode of Outreach	Public Meeting – Ads in English and Spanish
Target of Outreach	Non-targeted/ broad community
Summary of response/attendance	The 2nd of two public meetings was held in the Rodarte Community Center, which is located in a LMI neighborhood in northeast Greeley. The Center provides recreation activities, summer camps for children, and after school program, and much more for the neighborhood. No one from the public attended.
Summary of comments received	No comments received.
Summary of comments not accepted and reasons	Not applicable.
Mode of Outreach	Citizens Committee for Community Development
Target of Outreach	Minorities , persons with disabilities, elderly, LMI neighborhoods' representatives
Summary of response/attendance	The City' neighborhood advisory committee (Citizens Committee for Community Development), appointed by the Greeley Board of Commissioners, reviewed CDBG applications and made recommendations to the GURA Board prior to the GURA Board's public hearing. The committee was instituted to provide representation from the low-moderate-income neighborhoods that make up the Redevelopment District, the disabled community, and the elderly population. Target membership is 13; currently there are seven members. Meeting information follows: <ul style="list-style-type: none"> • August 10 – Meeting of the Citizens Committee for Community Development (six members in attendance)
Summary of comments received	See Executive Summary for comments received from the Citizens Committee
Summary of comments not accepted and reasons	See Executive Summary for comments received from the Citizens Committee but not accepted.
Mode of Outreach	First Public Hearing – Ads in English and Spanish

Target of Outreach	Non-targeted/broad community
Summary of response/attendance	The first of two public hearings was held as part of the Greeley Urban Renewal Authority Board meeting on August 24, 2016. Seven Board members were present; no members of public attended.
Summary of comments received	No public comments received.
Summary of comments not accepted and reasons	Not applicable.
Mode of Outreach	30-day comment period – Ads in English and Spanish
Target of Outreach	Non-targeted/broad community
Summary of response/attendance	A 30-day comment period was held between the two public hearings.
Summary of comments received	No public comments received.
Summary of comments not accepted and reasons	Not applicable.
Mode of Outreach	Second Public Hearing – Ads in English and Spanish
Target of Outreach	Non-targeted/broad community
Summary of response/attendance	The second of the public hearings was held during October 4, 2016 City Council meeting, at which time the Draft Action Plan was accepted and the 2017 budget approved. XXXX Council members were present; no members of public.
Summary of comments received	No public comments received.
Summary of comments not accepted and reasons	Not applicable.

Table 5 – Citizen Participation Outreach

Expected Resources

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

Introduction

In addition to the 2017 CDBG award (estimated at \$850,000), the City anticipates the following resources:

- The City, in partnership with FEMA, anticipated expending more than \$350,000 on the acquisition of a mobile home park located in northeast Greeley that is located in the floodway of the Cache la Poudre. Discussions with FEMA began in late 2014, and the acquisition cost was included as part of the City's 2015 Annual Action Plan to HUD. During 2016, it was determined that the cost to relocate the families to other suitable housing was more costly than first thought, and the FEMA application was cancelled. Because of this, the City has a large amount of acquisition funds to expend from the 2015 budget.
- Approximately \$29,000 is available from pre-2017 grants (in addition to that noted above) as a result of activities that came in under budget.
- Program income of approximately \$1,000. CDBG program income is expended as it is received; \$1,000 is anticipated as program income in 2017.

There is no means to enter the amount of revolving loan funds that will be available during the year into the electronic version of the Action Plan; however, the anticipated revolving loan funds to be available to City programs are as follow:

- Single-family Housing Rehab
 - \$50,000 estimated in payments and payoffs during both 2016 and 2017;
 - \$77,771 received in March 2016 for 2015 payments and payoffs that have not yet been allocated to a SF, Owner-Occupied Housing Rehab Loan Program activity in IDIS.
 - Any available funds from Activity 243 (pre-2015 revolving loan funds); the balance at July 31, 2016 was \$19,811.

Although an activity to utilize 2015 and 2016 RLF has not been set up in IDIS, it is probable that the funds will be used to continue the Housing Rehabilitation Loan Program.

- Homes Again Purchase Program (HAPP)
 - \$42,000 estimated in payments and payoffs during 2017;
 - \$787,416 IDIS receipts from pre-2017 loan payments and payoffs.

As of July 31, 2016, an activity to utilize these funds has not been identified. HAPP has historically been used to acquire, move (or demolish and clear) existing single-family houses and then either rehabilitate or reconstruct and make available for sale to a low - moderate-income homebuyer.

Priority Table

Program/ Source of Funds	Uses of Funds	Expected Amount Available Year 3 (2017)				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	\$1,000	\$29,000	\$908,802	\$2,590,600
Narrative Description: Minimal program income may be received from lot rents, but will not impact the budget significantly. Remainder of Con Plan years includes the possible sales of two lots.						
HOME/ Public- Federal	<ul style="list-style-type: none"> • Acquisition • Homebuyer assistance • Homeowner rehab • Multifamily rental new construction • Multifamily rental rehab • New construction for ownership • TBRA 	\$300,000	\$77,234	\$290,337	\$680,967	\$915,000
Narrative Description: Prior year resources include 2015 CHDO, unused administration funds from prior years, and unallocated grant funds.						

Table 6 - 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

Historically, the City as looked most favorably on those applications that don't require 100% CDBG funding. It is expected in 2017 that the following funds will support CDBG activities: City General Funds, other Federal programs (such as Medicaid), non-profit operating budgets and private funds that support the non-profits that received 2017 funding recommendations (foundations, donations, fund raisers, etc.), in-kind donations, etc.

The City's HOME match requirement in recent years has been reduced by HUD from 25% to 12.5%. Match is generally achieved through donations, volunteer labor, or in-kind cash contributions. The City places greatest consideration on those activities that will bring their own match to the activity; however, it does carry a large match bank from prior activities that exceeded their 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, mortgage payments, donated materials, and volunteer labor.

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."

Discussion

None.

Annual Goals and Objectives

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

Goals Summary Information

The Goals and Objectives for the Action Plan year 2017 move the City toward the goals established in the Consolidated Plan. The Consolidated Plan goals in the table below all have start/end years of 2015/2019.

Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1. Public improvements	Non-Housing Community Development	Redevelopment District-Comprehensive	Infrastructure activities I	CDBG: \$1,963,500	Public facility or infrastructure activities other than low/moderate income housing benefit: 14 activities; 21,000 persons assisted
2. Property acquisition, demo, clearance, disposition	Non-Housing Community Development	Redevelopment District-Comprehensive	Acquisition, clearance, disposition	CDBG: \$1,137,500	Other: 7 properties; 10,500 people (area benefit) OR 30 persons
3. Public Service-Property Conditions	Non-Housing Community Development	City-wide	Public Service - Property conditions	CDBG: \$112,000	Public service activities other than low/moderate income housing benefit: 7 events 10,500 persons assisted

Goal Name	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4. Non-profit public services	Non-Housing Community Development	Redevelopment District-Comprehensive; City-wide	Public facilities and services I	CDBG: \$132,500	Public service activities other than low/moderate-income housing benefit: 5 service activities; 75 persons assisted
5. Single-family, owner-occupied housing rehab loans	Affordable Housing	City-wide	Affordable housing	RLF \$454,132	Homeowner housing rehabilitated: 25 household housing units
6. SF, owner-occupied housing rehab emergency grants	Affordable Housing	City-wide	Affordable housing	Prior Years CDBG: \$90,000	Homeowner housing rehabilitated: 40 household housing units
7. Public facilities	Non-Housing Community Development	Redevelopment District	Homeless	\$108,000	Public facilities: 4 facilities; 60 LMI persons
8. HAPP- Homeownership- Reconstruction of housing	Affordable Housing	Redevelopment District	Affordable housing	RLF - \$530,000	Homeowner housing for Sale: 2 households
9. HOME Program-Rental Housing	Affordable Housing	Redevelopment District & TBD	Affordable housing	\$1,236,424	Homeless persons-rental housing: 11 households
10. Homeownership	Affordable Housing	Redevelopment District	Affordable housing	\$525,000	Homeowner housing for sale: 15 LMI persons

Table 7 – Goals Summary

Goal Descriptions

Descriptions of the goals (priorities) set in the 2015-2019 Consolidated Plan follow:

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. Property acquisition, demo, clearance, disposition
Goal Description	The City's goal is to acquire five properties for neighborhood improvements and two properties for slum/blight clearance. The number of persons assisted will depend on the type of property purchased and could be upwards of 10,000 (for an area benefit activity) or near 40 (for a low- moderate-income clientele benefit). Property acquired to address an issue of slum/blight will not need to meet a low- moderate-income benefit at time of purchase. With the disposition of the property, an eligible use will be identified and reported on at that time, or the property will sell for a fair market price.
Goal Name	3. 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	4. 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	5. 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 \$24,999. 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.

Table 8 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City estimates that twenty households will receive housing assistance during its Program Year 2017 through funding identified in the 2017 Action Plan (eight rehab grants, five rehab loans, two HAPP reconstructed houses resold, three Camfield Corner rental units, two Habitat for Humanity new construction). The estimate includes eleven very-low-income households (emergency single-family housing rehab grants, Camfield Corner units) and eight low- moderate-income households (single-family housing rehab, HAPP program reconstructions; Habitat). The final number assisted will depend on applications received and approved, per-unit costs for the households assisted, and the availability of substandard housing suitable for acquisition, demolition, and reconstruction. While the rehab loans and grants activities do not result in additional units of affordable housing, they do assist with maintaining the City's existing affordable housing stock. The Camfield Corner units were also included in the 2016 Action Plan, but the City was not able to construct them during that Action Plan year. There is substantial HAPP revolving loan funds available for use; whether or not activities are actually undertaken depends on the availability of suitable properties for acquisition and rehab or acquisition, demolition and clearance, and reconstruction.

AP-35 Projects – 91.220(d)

Introduction

The following projects were recommended for approval for 2017 funding based on applications received and how well they met a priority need of the 2015-2019 Consolidated Plan. Additionally, revolving loan funds were received for two activities: SF, Owner-occupied Housing Rehab Loans and the Homes Again Purchase Program loans. Budgets for these two activities include RLF received in 2015 and 2016, but not yet allocated to an activity in IDIS and estimated 2017 loan payments and payoffs.

Two applications were received, but not recommended for funding: Guadalupe Community Center for assistance with case managers at the shelter and Easter Seals of Colorado for rehab on its building. If Council approves the budget as recommended, these two activities will be deleted from the 2017 Action Plan. They are included in the projects named below but crossed out until after City Council's October 4th meeting and finalization of the 2017 budget.

#	Project Name
1	CDBG Administration-2017
2	Public Improvements-Infrastructure Improvements-Redevelopment District
3	Acquisition, Demolition, Clearance
4	SF Housing Rehab Administration
5	SF Owner-Occupied Housing Rehab Loans
6	SF Owner-Occupied Housing Rehab Grants
7	Public Service Property Conditions-Clean-up Weekend
8	Public Improvements-Parkway Tree Planting
9	Non-profit Public Service-United Way-Cold Weather Shelter
10	Non-profit Public Service-Rehabilitation & Visiting Nurse Association (RVNA)
	Non-profit Public Service-Guadalupe Community Center Case Managers
11	Non-profit Public Service-Greeley Transitional House Housing Case Manager
	Public Facilities-Easter Seals of Colorado facility rehab
12	Homeownership-Reconstruction of Housing, HAPP
13	HOME Grant Administration
14	HOME Program Homeownership-Habitat for Humanity
15	HOME Program Rental-Camfield Corner-Final Phase

Table 9 – Project Information

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

Priorities were set during the Consolidated Plan process and are then dependent on applications received and funds anticipated. During 2017, it is anticipated that funds will be available to support all applications received with the exception of the Guadalupe Community Center application for assistance

with case managers and the Easter Seals of Colorado application (for less than \$10,000 for facility rehab).

The biggest obstacle to addressing the underserved needs is always available funding. The City looks for and chooses projects and activities that will benefit the largest numbers of LMI residents. Brick-and-mortar and infrastructure type projects have historically taken precedence over public service activities, as the benefits are for a greater number of LMI residents and realized over many years; however, in recent years the need for organizational support for non-profits has increased as their sources for administrative funding has decreased. The GURA Board typically tries to keep public service activities to 6.5% or less; the budget as proposed for 2017 is 8.8% public service activities.

DRAFT

Projects

AP-38 Projects Summary

Project Summary Information

Projects for the 2017 Plan year support the priorities and goals of the 2015-2019 Consolidated Plan. The projects noted were approved for 2017 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	2017 Grant Funds	Revolving Loan Funds	Prior Year Funds Available
Administration	\$170,000		
Redevelopment District infrastructure improvements	561,500		
Acquisition, Clearance, Demolition			\$515,543
Single-family housing rehab administration	30,000		
Single-family housing rehab loans	0	\$197,582	
Single-family housing rehab grants	0		11,851
Public service – Clean-up weekend	15,500		
Parkway tree planting	31,000		
Public service – United Way (cold weather shelter)	27,000		
Public service – RVNA	25,000		
Public service – Catholic Charities	15,000	Request shown. Funding not recommended.	
Public service – Greeley Transitional House	10,000		
Easter Seals of Colorado – facility rehab	7,800	Request shown. Funding not recommended.	
Contingency	10,000		
Homes Again Purchase Program	0	1,087,416	
CDBG Total	\$880,000	\$1,284,998	\$527,394

HOME Project	2017 Grant Funds	Program Income (PI)	Prior Year funds?
Administration	\$30,000		Yes
Camfield Corner final phase	\$450,000 from 2017, PI, or prior years		
Habitat for Humanity	\$40,000 from 2017, CHDO, PI, or prior years		

Table 10 – Projects Summary

Project Summary

1. Project Name: CDBG Administration-2017

Target Area: Not applicable.

Goal Supported: Supports all goals.

Needs Addressed: Infrastructure activities I; Acquisition, clearance, disposition; Affordable housing; Public Service - Property conditions; Public facilities and services I; Economic development; Infrastructure activities II; Public facilities and services II; Rent/utility/deposit assistance

Funding: \$170,000

Description: General administrative costs associated with the CDBG program.

Target Completion Date: 12/31/17

Benefit Estimate: HUD does not require the reporting of beneficiary data for administrative and planning activities.

Location Description: 1000 10th Street, Greeley (City Hall); 1100 10th Street, Suite 201 (Greeley Urban Renewal Authority)

Planned Activities: Coordination, administration, monitoring, and environmental reviews for the CDBG program; preparation of reports and plans as required by HUD, other administrative duties that may be associated with the CDBB grant program.

HUD Matrix Code: 21A (General Program Administration); CDBG Citation - 570

Objective – Not applicable; **Outcome –** Not applicable

2. Project Name: Public Improvements-Redevelopment District Infrastructure Improvements

Target Area: Redevelopment District.

Goal Supported: Public Improvements.

Needs Addressed: Infrastructure improvements including but not limited to new sidewalks, ramps, street lighting, and bus pads/benches. (Infrastructure I)

Funding: \$561,500 (includes project management).

Description: The City of Greeley's Community Development Department recently completed an inventory of sidewalks in the target neighborhoods of the Redevelopment District, including Billie Martinez, Sunrise, Central Greeley (aka downtown), UNC, and John Evans and documented that there is an estimated 96,000 linear feet of missing sidewalks. This results in a discontinuous and piecemeal pedestrian infrastructure. Funding for this activity is intended to start installing that sidewalk and associated access ramps for the benefit and safety of the public. At the same time, it is proposed to install street lights in those areas that are dark at night and cause unease among some of the neighborhood residents, as well as bus benches and the associated concrete pads. While up to 30 locations have been identified to date, the multi-year activity will first focus on the Central Greeley residential neighborhood (aka downtown).

Target Completion Date: 12/31/17

Benefit Estimate: LMA Benefit to 3,000 households.

Location Description: 23rd Avenue east to 7th Avenue; 13th Street north to 10th Street (subject to change as long as the activity remains in the Redevelopment District neighborhoods).

Planned Activities: Installation of pedestrian improvements, including sidewalks, issues of ADA accessibility, pedestrian lighting, and bus concrete pads/benches.

HUD Matrix Code – 03K (Public Improvements-Street Improvements); CDBG Citation - 570.201(c); Benefit to LMA.

Objective – Suitable Living Environment; **Outcome** – Sustainability

3. Project Name: Property Acquisition, Demolition, Clearance, Disposition

Target Area: Redevelopment District.

Goals Supported: Property acquisition, demolition, clearance, disposition.

Needs Addressed: Acquisition of properties for blight clearance, safety, neighborhood improvements, or redevelopment needs.

Funding: Pre-2017 funds still available for the Acquisition activity, approximately \$527,394.

Description: See “Needs Addressed” above. The City maintains an acquisition budget in the event an “opportunity” property becomes available.

Target Completion Date: This activity is ongoing. Funds will be expended by 12/31/17 or carried forward as an active activity.

Benefit Estimated: TBD. Benefit will be determined when a property is identified for acquisition.

Location Description: TBD, but within the Redevelopment District.

Planned Activities: Acquire property. As needed, demolish, clear, dispose of the property, and relocated households (as needed, depending on the property acquired).

HUD Matrix Code – 01 (Acquisition of Property); CDBG Citation - 570.201(a)&(d); Benefit to LMC or LMA.

Objective – Suitable Living Environment; **Outcome** – Sustainability

4. Project Name: SF Housing Rehab Administration

Target Area: Not applicable.

Goal Supported: Single-family, owner-occupied housing rehab loans.

Needs Addressed: Affordable housing.

Funding: \$30,000.

Description: Administration of the housing rehab loan and grant programs.

Target Completion Date: 12/31/16

Benefit Estimate: Not applicable

Location Description: 1100 10th Street, Suite 201 (Greeley Urban Renewal Authority)

Planned Activities: Administer the housing rehab loan and grant programs.

HUD Matrix Code: 14H (Rehab Administration); CDBG Citation – 570.202(a)

Objective – Not applicable; **Outcome** – Not applicable

5. Project Name: SF Owner-Occupied Housing Rehab Loans

Target Area: Primarily (80%), Redevelopment District.

Goals Supported: Single-family, owner occupied housing rehab loans to support affordable housing.

Needs Addressed: Create and maintain desirable and affordable housing.

Funding: Revolving loan funds, as available—approximately \$197,582.

Description: Funds will be used to provide zero-interest loans to qualified homeowners in need of housing rehab. The maximum allowable loan is \$24,999.

Target Completion Date: This is an ongoing activity that rolls available revolving loan funds forward into a new activity each year.

Benefit Estimated: 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. Rehab may include (but not be limited to) addressing code issues (plumbing, electrical, structural, etc.) and energy efficiency (replacement windows, doors, roofs; installation of insulation). Additional work other than that noted may be completed, if incidental to the overall project.

HUD Matrix Code – 14A (Rehab Single-Family Residential; CDBG Citation - 570.202(a); Benefit to LMC.

Objective – Decent housing; Outcome – Sustainability

6. Project Name: SF Owner-Occupied Rehab Grants

Target Area: Redevelopment District.

Goals Supported: Single-family, owner-occupied housing rehab emergency grants.

Needs Addressed: Create and maintain desirable and affordable housing.

Funding: No 2017 grant funds. The activity will carry forward with pre-2016 grant funding of \$11,851.

Description: Emergency grant program for households needing housing rehab assistance, but with no means to repay a loan.

Target Completion 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 12/31/16.

Benefit Estimated: Eight LMI households.

Location Description: TBD, as applications are received and approved. The activity is available to LMI households city-wide, including (as noted above) the Redevelopment District target area.

Planned Activities: Assist homeowners with emergency rehab needs, generally replacement of furnace, water heater, roof, etc. Limited to one-time per household with a maximum grant of \$2,000 provided.

HUD Matrix Code – 14A (Rehab Single-Family Residential; CDBG Citation - 570.202(a); Benefit to LMC.

Objective – Decent housing; Outcome – Sustainability

7. Project Name: Public Service Property Conditions-Clean-up Weekend

Target Area: Redevelopment District.

Goals Supported: Public service-property conditions.

Needs Addressed: Support to neighborhoods needing assistance with property clean-up.

Funding: \$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 land fill. (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. The percentage of costs provided by the CDBG program does not exceed the City's overall LMI percentage, which is above 50%.)

Target Completion Date: 5/31/17

Benefit Estimated: 1,500 households.

Location Description: City-wide, with intense efforts in north and east Greeley (low - moderate-income areas) in order to reduce code violations and cleanup in this area.

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).

HUD Matrix Code – 05V (Public Service-Neighborhood Clean-ups; CDBG Citation – 570.201(e); Benefit to LMA.

Objective – Suitable living environment; **Outcome** – Sustainability

8. Project Name: Public Improvements-Parkway Tree Planting

Target Area: Redevelopment District.

Goals Supported: Public improvements.

Needs Addressed: Infrastructure improvements including but not limited to improved pedestrian access, installation of curb, gutter, sidewalks, ramps, street lighting, and parkway trees.

Funding: \$31,000

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 50% low-moderate-income residents.

Target Date: 8/31/17

Benefit Estimated: LMA benefit - 1,500 households-actual households to receive trees-approximately 15).

Location Description: TBD as households willing to work within the program parameters are identified.

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.

HUD Matrix Code – 03N (Public Improvements-Tree Planting); CDBG Citation – 570.201(c); Benefit to LMA.

Objective – Suitable living environment; **Outcome** – Sustainability

9. Project Name: United Way for Cold Weather Shelter

Target Area: Redevelopment District.

Goal Supported: Public Service for an Essential Need.

Needs Addressed: Public Services that address and essential need (in this case, homelessness).

Funding: \$27,000 (\$35,000 requested).

Description: Funds will be provided to support the cost of providing a cold weather shelter for the homeless from October 1, 2017-April 1, 2018 (expanded dates, as needed due to weather).

Target Completion Date: 06/30/18

Benefit Estimate: 350 extremely-low- and low-income men

Location Description: TBD.

Planned Activities: Provide funds to support the operation of a cold weather shelter, including staffing and operational costs to be utilized inside the shelter.

HUD Matrix Code – 03T (Public Services-Homeless); CDBG Citation – 570.201(e); Benefit to LMC.

Objective – Suitable living environment; **Outcome** – Sustainability

10. Project Name: Non-Profit Public Service-Rehabilitation and Visiting Nurse Association (RVNA)

Target Area: Redevelopment District, but available City-wide.

Goal Supported: Non-profit public services.

Needs Addressed: Services that relate to housing, homelessness, food and nutrition, health care, clothing and/or transportation.

Funding: \$25,000

Description: Home care scholarships provided to LMI residents of Greeley.

Target Completion Date: 7/31/18

Benefit Estimate: 20 extremely-low, low-, or moderate-income residents (most typically, the men served will be extremely-low-income residents).

Location Description: Various private residences TBD by need, available city-wide.

Planned Activities: The intent of the program is to keep low- moderate-income residents in their homes by providing a scholarship to pay for home care (medical and non-medical), hopefully avoiding a much costlier stay in nursing home, assisted living facility, or hospital. The activity will involve payment of the cost of care for the LMI person.

HUD Matrix Code – 05M (Public Service-Health Care); CDBG Citation – 570.201(e); Benefit to LMC.

Objective – Suitable living environment; **Outcome** – Sustainability

NA. Project Name: Non-profit Public Service-Catholic Charities for Guadalupe Community Center

Target Area: Redevelopment District.

Goal Supported: Public Service for an Essential Need.

Needs Addressed: Public Services that address and essential need (in this case, homelessness).

Funding: \$0.00 (\$15,000 requested. Project will be removed if Council approves recommended budget.)

Description: Funds will be provided to support the cost of shelter operations.

Target Completion Date: 06/30/18

Benefit Estimate: 257 extremely-low, low- or moderate-income families (most typically, they will be extremely-low-income households)

Location Description: Greeley Transitional House-1206 10th Street, Greeley.

Planned Activities: Funding for case management services at Guadalupe Community Center Shelter, which is a year-round general population shelter providing short-term emergency overnight shelter for women and their children and extended-stay shelter (up to 14 weeks) for men, women and families. Residents in extended-stay shelter take part in Catholic Charities' Levels program, through which they work with a case manager to meet goals pertaining to establishing an income, searching for housing and establishing savings. Residents attend in-shelter classes or classes through a community partner on computer skills, budgeting, parenting and more as case managers help empower them to be proactive and make positive changes in their lives. The women and their children who utilize overnight shelter have a safe place to sleep and receive meals and other necessities including clothes or diaper for their infants. A case manager counsels these women on housing and shelter options.

HUD Matrix Code – 03T (Public Services-Homeless); CDBG Citation – 570.201(e); Benefit to LMC.

Objective – Suitable living environment; **Outcome** – Sustainability

11. Project Name: Non-profit Public Service-Greeley Transitional House Housing Case Manager

Target Area: Redevelopment District.

Goal Supported: Public Service for an Essential Need.

Needs Addressed: Public Services that address and essential need (in this case, homelessness).

Funding: \$10,000

Description: Funds will be provided to support the cost of a continuing a part-time staff position.

Target Completion Date: 06/30/17

Benefit Estimate: 100 low- income families

Location Description: Greeley Transitional House-1206 10th Street, Greeley.

Planned Activities: A part time case worker to work with families as they look for suitable places to live and associated costs of the Landlord Recruitment Program will continue to be supported with CDBG. The case manager will work with families to help repair housing/credit histories and make them more marketable to landlords, develop active relationships with landlords to develop trust and referrals, and develop a tenant education program that will help families become successful, stable renters using best practices models for tenant education. The case manager will also explore potential grant funding for landlord risk mitigation funding (second security deposit, clean-up fund, etc.).

HUD Matrix Code – 03T (Public Services-Homeless); CDBG Citation – 570.201(e); Benefit to LMC.

Objective – Suitable living environment; **Outcome** – Sustainability

NA. Easter Seals of Colorado

This project will be deleted if Council approves recommended budget. Request is for facility rehab of \$7,800, which would install doors for accessibility and replace the entryway roof.

12. Homes Again Purchase Program

Target Area: Primarily Redevelopment District.

Goals Supported: HAPP-Homeownership-Reconstruction of housing.

Needs Addressed: Create and maintain desirable and affordable housing.

Funding: Revolving loan funds, as available—approximately \$1,087,416.

Description: Funds will be used to acquire, rehab, and resell OR acquire, demolish and clear, and reconstruct single-family housing units that will then be sold to low- moderate-income households.

Target Completion Date: This is an ongoing activity that rolls available revolving loan funds forward into a new activity as properties become available and for as long as RLF are available.

Benefit Estimated: Two LMI households.

Location Description: TBD, as suitable properties are identified.

Planned Activities: See description above.

HUD Matrix Code – 14A (Rehab Single-Family Residential; CDBG Citation - 570.202(a); Benefit to LMC.

Objective – Decent housing; **Outcome –** Affordability

13. Project Name: HOME Grant Administration

Target Area: Not applicable.

Goal Supported: HOME Homeownership and Rental programs.

Needs Addressed: Affordable Housing.

Funding: \$30,000 (plus other years, as available)

Description: General administrative costs associated with the HOME program.

Target Completion Date: 12/13/17

Benefit Estimate: Not applicable.

Location Description: 1100 10th Street, Suite 201 (Greeley Urban Renewal Authority).

Planned Activities: Administration of HOME program.

HUD Matrix Code – Not applicable.

Objective – Not applicable; **Outcome –** Not applicable

14. Project Name – HOME – Habitat for Humanity

Target Area: Redevelopment District.

Goals Supported: HOME program for homeownership.

Needs Addressed: Create and maintain desirable and affordable housing.

Funding: TBD as applications are received. CHDO funds will be awarded first. Estimated at \$40,000.

Description: As available, HOME funds may be allocated to two (or more) units of housing for a Habitat for Humanity family. Assistance will establish the period of affordability, and as needed, provide a developer subsidy.

Target Completion Date: 12/31/18

Benefit Estimated: Two low-income household.

Location Description: TBD in Crestview Subdivision.

Planned Activities: See Description.

HUD Matrix Code – Not applicable to HOME program.

Objective – Decent housing; **Outcome** – Affordability

15. Project Name – HOME Program Rental-Camfield Corner-Final Phase

Target Area: Redevelopment District.

Goals Supported: HOME program rental housing.

Needs Addressed: Create and maintain desirable and affordable housing.

Funding: \$450,000 (funds will include available 2016 and 2017 HOME funds, any program income available, and pre-2016 HOME grant funds available).

Description: Final construction phase at Camfield Corner, housing managed by the Greeley Transitional House for families exiting the transitional housing shelter but needing additional housing support while working toward self-sufficiency.

Target Completion Date: 12/31/18

Benefit Estimated: Three low-income households.

Location Description: 312, 314, and 316 11th Avenue, Greeley.

Planned Activities: Construct the final triplex in the Camfield Corner development, including any remaining landscaping.

HUD Matrix Code – Not applicable to HOME program.

Objective – Decent housing; **Outcome** – Affordability

Table 11– Project Summary

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 be predominantly used within the boundaries of the Redevelopment District again in 2017. Roughly, that encompasses most of the census tracts in the area east of 35th Avenue and north of 16th Street. A map of the Redevelopment District is included as an attachment.

The information from CPD maps that follows identifies the census tracts that where Census Tracts have predominantly LMI households and those with a minority population of greater than 46%. (The Hispanic ethnicity is the only minority population with significant numbers in Greeley.)

Census Tracts 1, 2, 4.02, 5.01, 5.02, 6, 7.01, 7.03, 8, 10.3, 10.4, and 13 all have a percentage of LMI households higher than 51%. (The lowest percentage is 59.78% in Census Tract 13; the highest percentage is 93.83% in Census Tract 2.)

Census Tracts with a minority concentration include: 1, 4.02, 5.01 and 5.02, 7.01 and 7.03, 10.03, and 13. Of these, the lowest percentage is found in Census Tract 1 (46.39%), the highest in Census Tract 5.01 (81.97%).

Geographic Distribution

Target Area	Percentage of Funds
Redevelopment District-Comprehensive	80%

Table 12 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

Greeley has targeted the neighborhoods within the Redevelopment District (which includes several smaller areas where studies have been conducted) since it first received entitlement status. Five Tax Increment Financing Districts are within the Redevelopment District boundaries, as well. The neighborhoods have the highest low- moderate-income percentages in the City. The infrastructure is older in these neighborhoods, and the City will continue to install missing pieces (sidewalks, ramps, lighting, trees, etc.).

Several activities, however, are available to residents City-wide: Housing rehab programs, clean-up weekend, and services provided by RVNA.

CDBG funds provide an important resource to maintain and improve the historic and cultural qualities, the uniqueness, and the place many call home.

Discussion

A map of Greeley Census Tracts and Census Tracts with LMI and Minority concentrations is included as an attachment.

DRAFT

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Revolving loan funds from the Housing Rehabilitation Loan Program and the Homes Again Purchase Program will continue to support affordable housing goals. There are sufficient prior year funds to continue the Housing Rehabilitation Grant Program. HOME funds (it is expected) will support homeownership at a new Habitat for Humanity subdivision and affordable rental housing at Camfield Corner, which had projected for completion in 2016, but had to be carried forward to 2017.

One Year Goals for the Number of Households to be Supported	
Homeless	3
Non-Homeless	17
Special-Needs	0
Total	20

Table 13- 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 (3 Camfield)	3
Rehab of Existing Units (5 loans, 8 grants, 2 HAPP, 2 Habitat)	17
Acquisition of Existing Units	0
Total	20

Table 14 - One Year Goals for Affordable Housing by Support Type

Discussion

The discussions with regard to these affordable housing goals are also available in other areas of the Action Plan:

- The City’s Housing Rehab programs will continue in 2017, with loans of up to \$24,999 available to households whose income can support a payment and one-time grants available for households who have an emergency situation and don’t have an income substantial enough to support a loan payment. Goals include five loans and eight grants.
- With the completion of the Habitat North subdivision in 2016, the City expects to provide HOME assistance to housing in their new subdivision, Crestview. Because the first priority for HOME funds is the completion of the Camfield Corner subdivision, it is not expected that there will be

HOME funds other than the Community Development Housing Organization (CHDO) set aside. It is anticipated that CHDO funds will assist with two single-family houses in Crestview.

- The City intended to complete the Camfield Corner development of housing for families exiting the Greeley Transitional House in 2016. However, there wasn't adequate funding to fully complete the project due to the high costs of construction. The goal for the Number of Households to be Supported-Homeless is three for 2017, but not three in addition to the goal of three in 2016. (They are the same projected units.)
- While specific properties have not been identified for the Homes Again Purchase Program, sufficient funds (revolving loan funds) are available, and the City has set a goal of two additional HAPP properties for 2017.

DRAFT

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Greeley's Mission Statement is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. The Housing Authority' manages the City's public housing and Section 8 housing programs, and its staff also manages two Low-Income Housing Tax Credit developments that have City HOME funds also invested. Greeley and 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 2017:

- Replacement of one 30-year old furnace with 90% efficient model.
- Repair five parking lots.

They will also continue to participate in the City's Operation Safe Stay Program with the Greeley Police Department.

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

As stated in 2016, 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 that 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

DRAFT

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

Introduction

In 2015, the United Way of Weld County merged two community groups into one, combining the longstanding Housing and Emergency Services Network with 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. A City staff member participates in the EFSP.

The City of Greeley also participates in the Weld Homeless Coalition and the Assistant City Manager co-chaired the Blue Ribbon Committee, which analyzed the homeless situation in Weld County and subsequently produced the report “Weld’s Way Home. The issue of homelessness in the County has been discussed significantly during the past year.

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

In the fall of 2012, the Weld Homeless Coalition formed to address the challenge of homelessness in the County. As good progress was being made, parts of the County were devastated by flooding in the fall of 2013, and the focus shifted to helping households that were affected. In 2015, the City of Greeley and United Way of Weld County formed a Blue Ribbon Committee on Homelessness, an offshoot of the Homeless Coalition comprised of community leaders and service providers, to construct a Strategic Plan. The resulting document, “Weld’s Way Home”, was made available for public comment in August, 2016.

Within that document are the first-year’s (July 1, 2016-June 30, 2017) prioritized areas of focus, each of which has a number of specific key activities corresponding to the focus area, as noted below:

- Find a sustainable solution for a cold weather overflow shelter.
- Drop-in day center.
- Coordinated information sharing, including a shared intake process and database.
- Community education.
- Street outreach for persons not sheltered.
- New affordable housing units tied to long-term case management.
- Expanded case management services.
- Discharge planning.

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

Emergency assessment is currently being done by the agencies serving the homeless in Weld County. On an agency level, it is determined whether the individual or family would “fit” into the agency’s program.

If space is available, they are admitted; if not, they are placed on a waiting list. Referral to another agency is made for those who are not deemed a “fit” for the program of the assessing agency. One of the focus areas cited in the Welds Way Home document is to establish a coordinated assessment tool. The first task, to hire a Coordinated Assessment and Housing Placement Coordinator, is underway. A meeting was held in July 2016 at a local café to also get input on what is needed /wanted from individuals actually experiencing homelessness.

Street outreach was another of the focus areas identified by the Blue Ribbon Committee. The Weld’s Way Home document’s work plan for street outreach was projected to begin in June 2016 and be ready for implementation in May 2017. In the meantime, many faith communities do street outreach and provide meals, clothing, and other supplies for unsheltered persons. Point-in-Time Counts have been held annually since 2013 to help determine not only the number of homeless in the County, but also help determine what is needed.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are a number of options for emergency shelter and transitional housing. Within the City are the following emergency shelter options:

- Guadalupe Community Center –60 beds of emergency shelter
 - During the winters of 2014-2015 and 2015-2016, also had 20+ beds of designated as cold-weather overflow, which meant people in the chapel, hallways, community room, etc. They will not continue to offer a cold weather overflow shelter during the winter of 2016-2017, and thus United Way took over locating a different facility and finding funding for the 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

Transitional housing is offered in the following manner:

- Northern Front Range Transitional Housing through Greeley Transitional House –Funding is available for 10 families at a time who are exiting homelessness; scattered sites.
- Greeley Transitional House –Camfield Corner –Housing for 13 families exiting the Greeley Transitional House with leases for up to two years. The City hopes to complete the Camfield Corner development in 2017-2018 with a final tri-plex.
- 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.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

- The Weld Homeless Coalition’s Blue Ribbon Committee developed a Strategic Plan to address the issues noted. The Work Plan for implementing the Plan’s areas of focus has start dates of summer 2016.
- 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 and 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. While not a goal of the City’s 2017 Action Plan, the one year goal of the shelter will be to assist 90+ homeless families in moving from emergency shelter to affordable housing as quickly as possible. The actions that will facilitate this goal will be to utilize the organizations 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 Transitional Housing program, and the City of Greeley-owned Camfield Corner Apartments, which were built with HOME funds and are used to provide transitional housing support to GTH families.
- As a public service activity, the Transitional House will add a part-time staff person to assist its families in finding permanent housing. The activity was approved as part of the 2016 CDBG budget; however, the City didn’t receive its grant until July, so the position has not yet been hired. The activity received a second year of funding for 2017.
- The City continues to partner with the Greeley Transitional House on a HOME development (Camfield Corner) for families exiting the Transitional House who need additional housing support as they work toward self-sufficiency. The support and education offered to the families by the Transitional House staff help as the families transition from homelessness to independent living.
- Catholic Charities of Weld County partnered with the Colorado Division of Housing to develop 47 permanent, supportive housing units that will provide permanent housing for all homeless populations (chronically homeless individuals and families, families with children, and veterans and their families). Priority will be placed on housing chronically homeless individuals and families and veterans. The one year goal was to complete the financing, secure a developer, and break ground on construction, with an anticipated opening date in April 2017. CDBG provided infrastructure support to the project in the form of moving a ditch on the project site.

- 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.

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.

There have been no changes to what was noted in the 2016 Action Plan as to what is available in Greeley; Jobs of Hope was added.

- The Guadalupe Community Center has become the location to which persons discharged from a publicly funded institution are sent. Guadalupe has a case management system to provide assistance to those who are willing to work within the system.
- The RITE (Realizing Independence Through Education) program of United Way of Weld County provides support to youth and young adults ages 13-22 who are aging out of the foster care system, have been asked by a parent or guardian to leave home, are involved in the juvenile justice system, are in kinship care, and/or are without stable housing. RITE provides guidance, resources, and life skills training. The programs offered through RITE are available at no charge, with education including topics such as getting a job, cooking on a budget, and renting an apartment. One-on-one meetings are also scheduled with youth that are interested in additional case management.
- The RITE program locally manages the Family Unification Program (FUP) housing vouchers. These vouchers are offered locally through the United Way of Weld County and North Range Behavioral Health. FUP vouchers are 24-month Section 8 Housing Choice Vouchers specifically designed for young adults who have been in foster care past their 16th birthday.
- Jobs of Hope provide opportunities and support for young men who want to break their ties with gangs and become productive, responsible citizens. The young men are trained in life skills and job readiness before being placed in a job upon completion of the program. The mission of Jobs of Hope is geared toward young men; ages 16 – 24, but they also have an open door to others when they feel it is the right thing to do. Eighty-eight Jobs of Hope graduates have been placed in their first jobs.

Discussion

Weld’s Way Home is the City’s (draft) plan to attack the problem of homelessness in Greeley and the rest of Weld County. While still a work-in-progress, the document sets forth what the Blue Ribbon Committee determined were the eight biggest priorities, with a work plan to move toward meeting each priority. City staff participates in meetings of the North Front Range Continuum of Care meetings to discuss the issues surrounding homelessness on a regional basis.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	The City of Greeley does not receive HOPWA funds.
Tenant-based rental assistance	
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	
Total	0

Table 15 – One Year HOPWA Goals

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

Introduction

While Greeley has historically had (and continues to have) the most affordable single-family housing of the northern Colorado communities, it has seen substantial increases in house prices during the past several years. Cited by local real estate professionals as two of the causes of the increase in prices are the lack of inventory of developed lots and the rising cost of water for new developments. They state that only a handful of lots are ready for development, as subdivisions that saw no construction during the housing crisis now near completion. Real estate professionals are seeing lot costs in the \$65,000-\$70,000 range that (during the housing crisis) were closer to \$20,000-\$25,000. (Greeley Tribune, 8/7/2016), noting that developing affordable homes is reliant on being able to develop lots at an affordable price.

The high costs of construction have made new development of affordable rental housing nearly impossible without deep subsidies. There are a number of new affordable housing developments either underway or in the planning process due to the availability of CDBG-Disaster Relief (CDBG-DR) funding and successful application for Low-Income Housing Tax Credits, which will significantly increase the number of affordable units available in the community.

Data provided by the local Sears Real Estate company, provides the following look at median existing single-family sales prices during the period of January 1-June 30, 2016 and the percentage change from that same period of 2015:

- Greeley Area - \$248,000 (+17.59%)
- Loveland Area - \$325,000 (+16.49%)
- Fort Collins Area - \$370,000 (+8.82%)
- Windsor Area - \$377,000 (+.002%)

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

As noted in the 2015-2019 Consolidated Plan: “The City has no plans to make public policy changes. Affordable housing is encouraged and supported through the City’s 2060 Comprehensive Plan and the 2015-2019 Consolidated Plan. Fees and charges are not out of line with other Northern Colorado cities and are necessary to provide for parks, open space, and other infrastructure needs within a growing City. 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).” There are no changes to this statement for the 2017 Action Plan.

There are no growth limitations in Greeley. Lots available for new construction are, for the most part, within established upper-income 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. Only one of the current subdivisions with new construction (Riverview Farm) doesn't have architectural control with size minimums, but there are no lots available (as of July 31, 2015). Size minimums in most new developments contribute to making the construction of affordable housing prohibitive.

There are not land use controls, tax policies affecting land, zoning ordinances, or policies affecting return on residential investment (other than those required by HUD regulations) that would affect the production or maintenance of affordable housing.

Discussion

The Greeley/Evans sales area has seen a low inventory of existing homes for the past five years, starting in part because of the influx of oil and gas workers to the area. While that business has had significant down turns in the number of employment opportunities in the County, the housing market stays very competitive as far as the number of homes that are listed for sale.

The only developer of new affordable housing for sale is Habitat for Humanity, which, due to donations, volunteers, and sweat equity, is the most able to provide truly affordable units. They are also facing the lack of developable lots/land.

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

If a permanent location and solution can be found to the need for a seasonal cold weather shelter, 2017 funds have been reserved to help with the activity. Additionally, funds have been allocated to assist with a housing case manager at the Greeley Transitional House and to provide services to persons needing medical or house-keeping assistance with no means by which to provide it themselves. This includes elderly persons and the frail elderly.

Actions planned to foster and maintain affordable housing

- Continue to provide the single-family owner-occupied housing rehab revolving loan and emergency grant programs.
- Monitor HOME projects for affordability. 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 (such as Camfield Corner) to the extent HOME funds will allow.
- Provide staff to inspect public housing units for the Greeley Housing Authority.
- Work with the Homeless Coalition and Blue Ribbon Committee as they implement the priorities in Weld's Way Home.
- (From 2016 Action Plan, development not yet underway): Provide a non-federal, low-interest loan to assist with a LMI-housing development (Meadowview Apartments).

Actions planned to reduce lead-based paint hazards

As in 2016, 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, which are the same as in 2016, follow:

- City policy requires that testing for lead-based paint be done by a certified lead-based paint inspector on any house construction pre-1978 on which rehab is to be done that involves work that would disturb any 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.).

- City policy also requires that all rehab work that disturbs 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, disposal, and clearance of affected areas. Safe removal of all lead-based paint is part of the rehab contract.
- 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 and Rehab Specialist attend lead-based paint abatement training when available and both hold 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 Greeley Transitional House serves only homeless families. The services they will receive (in part) through CDBG funding included temporary residential shelter, case management, life skills training, tenant education, information and referrals, and post-shelter transitional housing opportunities for families experiencing homelessness. Through the Landlord Recruitment Program, Greeley Transitional House intends to help families move from the shelter more quickly while working to help repair housing/credit histories and make the families more marketable to landlords. The case manager will develop active relationships with landlords to develop trust and referrals. Finally, the case manager will develop a tenant education program that will help families become successful, stable renters using best practices models for tenant education, which should help them be more successful in maintaining a long-term rental history. Education on their Fair Housing rights will also be part of the instruction.

(The following will be deleted if City Council approves the budget recommendation of the GURA Board . At Guadalupe Community Center, residents in the extended stay shelter take part in Catholic Charities' Levels program, which helps them identify goals pertaining to establishing an income, searching for housing and establishing savings. Residents attend classes on computer skills, budgeting, parenting, and more as case managers help empower them to be proactive and make positive changes in their lives. Guadalupe Center staff believes the key to moving people away from homelessness and toward self-sufficiency is the case management that they receive.)

The other activities in the 2017 Action Plan (and also stated in the 2016 Action Plan) do not directly reduce the number of poverty-level families, however, the City has chosen activities to benefit larger areas of low- moderate-income residents, with the intent to improve the economics of low- moderate-income areas, which should in turn provide for more/better employment opportunities in neighborhoods of need.

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. The City's 2015 Action Plan cited ways in which the City provides support and/or assistance to those key areas; they are still applicable for the 2017 Action Plan and are listed 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. Additionally, the City will provide financial support with CDBG funds for permanent supportive housing units and through a low-interest loan (non-federal funding) for a LMI housing development. The City will continue to provide support to agencies that work to keep families and individuals in their own homes and avoid high costs of nursing home, assisted living, or hospital care.
- **Education** was cited as a key community component in the City's 2060 Comprehensive Plan, and the City will continue to support School District Six, Aims Community College, and the University of Northern Colorado in their efforts to improve the educational quality and opportunities for students of all ages.
- The City will continue to support **partnerships** that work with the low- moderate-income residents of the City, including the (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.
- The Youth Assistance program through the Culture Parks and Recreation Department of the City is available for families that have a financial hardship but would still like to have the opportunity for their children to participate in City of Greeley Recreation Programs. The Greeley Culture, Parks, and Recreation Department raises money through a variety of sponsorships and donations for the Youth Assistance program. As long as there are funds available, they try to accommodate all requests.
- The Greeley-Evans Transit offers free bus passes to any elementary, middle, or high school student by just a show of a state issued or current school year student ID.

Actions planned to develop institutional structure

The City will accept applications from agencies that have not formerly applied for CDBG and will fund requests when they meet a Plan priority and National Objective, are relevant to what the City is trying to accomplish, and funding is available. It will continue to provide technical assistance during the annual CDBG competitive process, in an attempt to increase the knowledge base of the local non-profits with regard to the City's use and expectations for use of the CDBG funds. As in 2016, the City will provide staff for networks such as the North Front Range 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.

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

Consistent with 2016 and as noted elsewhere in the Action Plan, the Emergency Food and Shelter Program (with oversight by the Weld County United Way) provides the greatest 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.

Discussion

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. The use of all grant funds has been identified in an Annual Action Plan. Program income received during 2016 was allocated to an activity and expended; very minimal program income is anticipated in 2017. 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.

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.

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	Under \$1,000, if any
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:	<\$1,000, if any

Table 16 – Project Information

Other CDBG Requirements

1. The amount of urgent need activities

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. - Consecutive period: 2016, 2017, and 2018	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

Section 92.205(b)(1) defines forms of investment in the following manner: *“A participating jurisdiction may invest HOME funds as equity investments, interest-bearing loans or advances, non-interest-bearing loans or advances, interest subsidies consistent with the purposes of this part, deferred payment loans, grants, or other forms of assistance that HUD determines to be consistent with the purposes of this part and specifically approves in writing. Each participating jurisdiction has the right to establish the terms of assistance, subject to the requirements of this part.”*

- 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.
 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 to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds.

Discussion

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