



CITY OF GREELEY, COLORADO

AMENDMENT TO 2016 ANNUAL ACTION PLAN

Public Review Period – May 12, 2017 – June 12, 2017

Prepared by the Greeley Urban Renewal Authority
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Executive Summary

Annually, the City of Greeley submits an Action Plan to the U. S. Department of Housing and Urban Development (HUD), which serves as the application for Community Development Block Grant (CDBG) funds. The Action Plan receives recommendation from the Citizens Committee for Community Development (CCCD) and Greeley Urban Renewal Authority (GURA) Board of Commissioners and approval from the Greeley City Council prior to being submitted to HUD. Eligible activities to be undertaken with the CDBG funds are described, as well as how the proposed activities meet the priorities of the Five-Year Consolidated Plan. Currently, the City is operating under the 2015-2019 Consolidated Plan, which describes the priority housing and community development needs to be addressed during that time period.

CDBG regulations require that the City amend an Action Plan when undertaking activities not previously identified or when expending funds in a manner other than as identified in the Plan. Prior to any substantial changes, citizens must be provided with notice of and opportunity to comment on the proposed changes. This document provides the Substantial Amendment proposed and describes the citizen participation process.

The City's 2016 Action Plan was submitted to Yvonne Pier, Community Planning and Development (CPD) Representative at HUD Denver in March 2016. (The City has not been able to submit the 2017 Action Plan.) Two factors contributed to this proposed Substantial Amendment.

1. Compliance with the timeliness requirement

By regulation, CDBG Grantees may have no more than 1.5 times (1.5x) the annual CDBG grant on hand 60 days prior to the start of a program year; for Greeley the compliance date is October 31st. Historically, the Denver CPD office of HUD only looked at grant funds available on that date and did not include program income (including revolving loan funds) on hand. While Greeley has not received significant program income recently, it has long had two revolving loan funds (RLF) – one for the Single-family Housing Rehabilitation Program and one for the Homes Again Purchase Program (HAPP).

On April 11, 2017, the GURA staff, which oversees the City's CDBG grant, received a CPD Program Update from Aaron Gagne, Director of the Office of Community Planning and Development for Region VIII, a copy of which is attached, stating program income would also be considered beginning immediately. Because of the RLF available through the two aforementioned programs, the City is at risk of exceeding the 1.5x threshold in 2017 and will need to draw approximately \$1,500,000 between April 1, 2017 and October 31, 2017 to meet the timeliness test.

2. Late receipt of 2017 CDBG

The City's Annual Action Plan is due to HUD by regulation on November 15th; however, in recent years, submittal has been delayed by HUD until actual budget amounts are known. With the recent change in administration at the Federal level, grant amounts have not been released as of this date (May 1st), which will make draw down of a substantial amount of grant funds by October 31st very difficult. GURA staff, through conversations with the CPD staff in Denver, estimates the CDBG funds may not be available until August or September this year.

Substantial Amendment -Description of Amended Activities

In order to (1) start reducing available funds and (2) get the 2017 infrastructure underway, the 2016 Annual Action Plan is amended as follows:

1. Reallocate up to \$1,000,000 of the Homes Again Purchase Program (HAPP) revolving loan funds (RLF) to other activities which would support one or more of the 2015-2019 Consolidated Plan priorities.
 - A. Fund the 2017 Public Works activity “Redevelopment District Infrastructure-Phase I” with a maximum of \$561,500.
 - Priority Need (High Priority): Infrastructure improvements including but not limited to improved pedestrian access, installation of curb, gutter, sidewalks, ramps, street lighting, and parkway trees. Goal: One infrastructure activity as a Low- Moderate Area Benefit to approximately 4,500 persons.
 - CDBG grant funds (2017) will supplant the infrastructure activity as soon as they are available; RLF will only be accessed as draw requests are received.
 - B. Increase the funding for the identified 2017 acquisition activity with reallocated RLF in an amount not to exceed \$500,000. (The GURA Board is authorized to review and approve purchases under the City’s CDBG Acquisition Program.)
 - Priority Need (High Priority): Acquisition of properties for blight clearance, safety, neighborhood improvements, or redevelopment needs. Goal: One additional acquisition, either for clearance of slum/blight or to benefit a low- moderate-income area.
 - C. Allow for an activity in support of affordable housing in an amount not to exceed \$500,000. The activity could involve any eligible activity allowable under CDBG that supported an affordable housing activity(ies).
 - Priority Need (High Priority): Create and maintain desirable and affordable housing. Goal: One acquisition for the benefit of a to-be-determined number of households.
 - D. Allow for an activity in support of public facilities in an amount not to exceed \$500,000. (The most likely activity would assist with a cold weather and/or day center for homeless persons.)
 - Priority Need (Medium Priority): Support public facilities and services that address essential needs (food, clothing, shelter, transportation). Goal: One public facility that would assist approximately 100 low- moderate-income persons.
 - E. Reallocate \$30,000 from 2015 Acquisition funds to support the Community Action Lab.
 - Priority Need (Medium Priority): Support public facilities and services that address essential needs (food, clothing, shelter, transportation). Goal: One public service that would assist approximately 250 low- moderate-income persons.

- F. At the discretion of the GURA Board, allocations to activities under items B, C, or D above may increase by 10% without implementing the Citizen Participation Plan or approval other than that of the Board.
- G. Funding for all other approved 2016 activities remain the same.

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Citizen Participation

The City is required to consult the public in the manner described in its Citizen Participation Plan. The Public was consulted in the following manner:

- The Substantial Amendment will be available for review by the general public for a 30-day period beginning 8:00 a.m. May 12, 2017 and ending at 5:00 p.m. on June 12, 2017. Notice of the comment period was provided through legal ads in the Greeley Tribune (published May 12, 2017) and on the City's website – www.greeleygov.com.
- The CCCD met May 16, 2017 to discuss the proposed Amendment and were asked to provide written comments, if they so choose.
- The Amendment was provided to other City CDBG-interested agencies (in general, agencies which have applied for or are interested in CDBG funds). Written comments were requested.
- Written comments to the Plan changes will be accepted during the period noted, or by comment at one of the public hearings described below:

Public Hearings

Two public hearings were held, per the City's Citizen Participation Plan, as noted below. A copy of each public hearing ad will be attached to the Substantial Amendment when available.

- **First Public Hearing** – GURA Board of Commissioners: Published June 1, 2017; public hearing June 14, 2017
- **Second Public Hearing** – Greeley City Council: Published June 15, 2017; public hearing June 27, 2017

Public Comment

Any public comments received will be added here.

Approvals

- Approval to recommend the Substantial Amendment to the Greeley City Council was (*add after Board meeting...given on June 14, 2017*) by the GURA Board of Commissioners.
- Approval to the Substantial Amendment was given by the Greeley City Council on (*add after Council meeting...given on June 27, 2017*).

References

- City of Greeley Consolidated Plan for Years 2015-2019, link: http://greeleygov.com/docs/default-source/community-initiatives/greeley-urban-renewal-authority/reports/2016-consolidated-annual-performance-and-evaluation-report.pdf?sfvrsn=17c9d38a_2
- Annual Action Plan for 2016, link: http://greeleygov.com/docs/default-source/community-initiatives/greeley-urban-renewal-authority/plans/2016-action-plan.pdf?sfvrsn=9651db8a_2
- Draft of Substantial Amendment, link: <http://greeleygov.com/GURA>