
2016 Consolidated Annual Performance and Evaluation Report

(CAPER)

2nd Year of the 2015-2019 Consolidated Plan

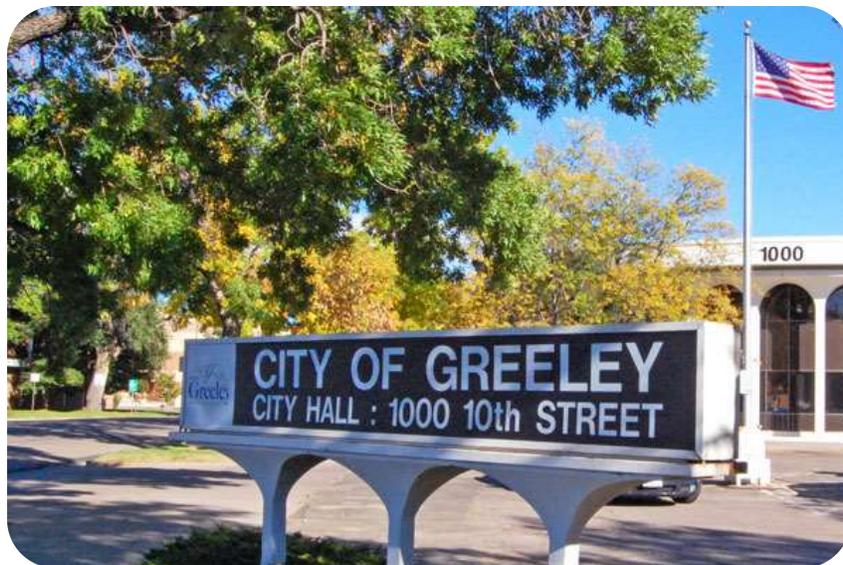


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Introduction

The City of Greeley annually receives two grants from the U. S. Department of Housing and Urban Development (HUD): The Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME) grant.

CDBG grants are awarded to entitlement communities [principal cities of a Metropolitan Statistical Area (MSA) or with a population greater than 50,000] to carry out a wide range of community development activities directed toward revitalization of neighborhoods, economic development, and improved facilities and services within the community. Maximum feasible priority must be given to activities that benefit low- moderate-income persons (including neighborhoods). HOME grants must be used to provide affordable housing for low- moderate-income persons.

The majority of the CDBG funds and all of the HOME funds must have beneficiaries earning 80% or less of the AMI, either as a neighborhood or as individual households. Income levels are set annually by HUD and are a percentage of the area median income (AMI), which in 2016 was \$68,600 for the Greeley MSA for a family of four.

To continue to receive the grants, the City must develop a Consolidated Plan every five years to identify the community's needs and goals to meet the needs and then an Annual Action Plan for each of the five years. The current Consolidated Plan is for the years 2015-2019. At the conclusion of each action year, the City must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that describes for the public and HUD how federal assistance was used during that action year. The CAPER that follows is for the second year (2016) of the current Consolidated Plan.

The City's 2016 grants were as follows:

- CDBG - \$857,459
- HOME - \$315,085

Additionally, the City received income from revolving loan funds. These funds are payments on loans provided with grant funds for one of two activities: Single-Family Housing Rehabilitation or the Homes Again Purchase Program. Other funds received were in the form of program income (for example, lot rent for parking during the Greeley Stampede or sale of a vacant lot acquired with CDBG funds).

Reporting to HUD is done online through the Integrated Disbursal and Information System (IDIS). Specific questions are completed for each step of the process: Consolidated Plan, Action Plan and the CAPER. Each has specific questions to which the City must respond. (Space is limited in IDIS and may be a reduction of what is presented in this hard copy CAPER. Please refer to this document for maximum information.) Terminology may not be familiar to the general public; definitions or further explanation of any information in the CAPER is available from the Greeley Urban Renewal Authority (970-350-9380) during the office hours of 9:00 a.m. to 4:00 p.m. The CAPER in a form other than written English may be provided upon request by contacting GURA.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a) - This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) is the City of Greeley's (the City's) report to the community and to the U. S. Department of Housing and Urban Development on the actions taken in support and furtherance of the City's Five-Year Consolidated Plan (Consolidated Plan) and One-Year Action Plan. The City's current Consolidated Plan is for the years 2015-2019. This CAPER reports on outcomes proposed in the second Action Plan associated with the Consolidated Plan. Discussed in more detail throughout the CAPER and in the table that follows, (which shows the Consolidated Plan goals and outcomes during 2016 that move the City toward meeting its Consolidated Plan goals), the following is an overview of the activities undertaken during the program year of the Report (January 1-December 31, 2016).

2016 Activities approved by City Council and progress made toward completion of the activities:

Infrastructure Improvements

- **8th Avenue Pedestrian Improvements** – The 2016 activity finalized a multi-year project to make improvement to 8th Avenue between 16th and 10th Streets to address issues of public safety and the aesthetics of that corridor. Each year of the activity, sidewalk improvements included replacement and upgrades to remove trip hazards and address Americans with Disabilities Act-non-compliant slopes and cross slopes. New lighting and landscaping were also added along the improved blocks.
 - (Due to a late receipt of the CDBG grant, the 2015 activity did not get underway until mid-year. While draws for the activity's cost occurred in 2016, the area beneficiaries were noted in the 2015 CAPER, since the majority of work was completed during that program year.)
- **Parkway Tree Planting** – This, also, is a multi-year project, which is designed to address the declining urban forest within the Redevelopment District boundaries. The neighborhoods making up the Redevelopment District are the oldest in the City and have the greatest concentration of both low- moderate-income (LMI) and minority households. Although done as an area benefit with 6,695 LMI persons benefiting (81.75% of the targeted area's residents have LMI), 33 properties actually received one or more trees. Forty-eight trees were planted during 2016. Homeowners contract with the City Forestry Program stating they will appropriately care for the trees received.
- **Infrastructure to support a Permanent Supportive Housing Development** – Ninety percent (90%) of the CDBG grant to Archdiocesan Housing, Inc. was drawn for infrastructure completed on the site of a Permanent Supportive Housing Development. (A drainage ditch was moved and buried on the site.) Construction of the housing units started during 2016, with completion and lease up to occur in 2017.

Property Acquisition

- The City was not able to finalize a proposed grant with the Federal Emergency Management Agency (FEMA) to remove a 40-unit mobile home park from the floodway of the Cache la Poudre River due to tenant relocation issues. A large portion of the Acquisition activity funds (from 2015) had been reserved until a decision on the FEMA grant was made. The City continues to operate the Acquisition activity with pre-2015 and 2015 CDBG funds (maintaining properties held for future disposition), while searching for a property(ies) that would meet either a low- mod-income area benefit or provide for the clearance of slum/blight conditions. No acquisitions were made during 2016.

Affordable Housing

The City made adequate progress toward providing additional affordable housing units in 2016, as noted below and discussed in more detail throughout the CAPER.

- Three loans were made under the Single-Family Housing Rehabilitation Loan Program. Loans of up to \$24,999 were available to residents earning less than 80% of AMI with no interest or fees charged.
- Three Single-Family Housing Rehab emergency grants were made to residents with no financial means to repay a loan. A grant of up to \$2,000 is available on a once-in-a-lifetime basis.
- One Homes Again Purchase Program (HAPP) house, reconstructed in 2015, was sold. The HAPP acquires sub-standard single-family housing units and either demolishes and reconstructs or rehabs the units, then resells them at an affordable price to buyers with incomes of 80% AMI or less.
- Seven Habitat for Humanity houses sold, completing the 60-unit subdivision (Habitat North).
- An additional duplex at Camfield Corner (transitional housing for homeless families exiting the Greeley Transitional House) was completed and rented.

Property Conditions

- The annual clean-up weekend activity was completed. One thousand, two-hundred ninety-three vehicles (1,293) and 100 double-axle trailers passed through the gate to the event. While the event is available City-wide, the far northwest census tract was excluded when calculating the area benefit. That Census Tract is comprised of newer, upper-income housing with minimal landscaping, and the City determined that residents of that Census Tract were unlikely to access a property clean-up event. [Total population: 82,070 persons; LMI benefit: 41,960 (51.13%)].

Public Services and Facilities that Address an Essential Need

- Rehabilitation and Visiting Nurse Association (RVNA) – The agency provided in-home care (via 2015 and 2016 CDBG grant awards) to 40 people with no other means to pay for the service.
- The Greeley Transitional House requested its first draw of grant funds to support a staff person who assisted homeless families in finding permanent housing. Twenty persons (homeless families) were assisted.
- Furnaces and air conditioning units were replaced in the Greeley Transitional House. Fifty-one persons (homeless families) were assisted through this public facilities rehab activity.
- A late-year application for assistance with a 2016/2017 cold weather shelter was awarded funds with contingencies. Because of the need and the availability of funds (due to under-budget activities), approval of the activity was given and the shelter opened; however, because all funding had not been identified in support of the activity, it was not set up in HUD's Integrated Disbursal and Information System (IDIS) during 2016. The shelter opened November 1, 2016 and is expected to be in operation until April 2017.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g) - Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Action Plan goals for 2016 were as follows, with notations regarding progress made toward meeting the 2016 goals. Refer, also, to the table in this Section.

- Home Investment Partnership Program (HOME) homeownership – **One Year Goal:** Five; **2016 Actual:** Seven.
- HOME Program rental housing (housing for homeless added) – **One Year Goal:** Two (rental housing, not specific to homeless housing added); **2016 Actual:** Two HOME units.

- Homeownership-Reconstruction of housing-Homes Again Purchase Program – **One Year Goal:** Two; **2016 Actual:** One.
- Non-profit public services – Four activities were undertaken during 2016 under this goal. **One Year Goal:** 15 persons assisted (not specific to shelter for homeless persons); **2016 Actual:** 40 (RVNA, two grant years) and 20 (Greeley Transitional House, shelter for families). (Additionally, 183 persons received cold weather shelter for an activity that will be set up and beneficiaries counted in 2017.)
- Public service-property conditions –**One Year Goal:** 2,100 persons assisted; **2016 Actual:** 1,293 (vehicles accessing the event).
- Acquisition – **One Year Goal:** One-two properties acquired; **2016 Actual:** Zero.
- Public facilities – **Five Year Goal:** Four facilities assisted during the five-year Consolidated Plan period; **2016 Actual:** One.
- Public improvements – **Five-year goal:** 14 activities (7,000 people/year); **2016 Actual:** Three activities (13,325 people).
 - 8th Avenue Pedestrian improvements – 5,135 people (area benefit).
 - Tree Planting in Redevelopment Parkways – 8,190 (area benefit); 33 people received trees.
 - Infrastructure at Permanent Supportive Housing development – No people; to be counted at lease-up in 2017.
- Housing rehabilitation activities – **One Year Goal:** Five loans; Eight grants; **2016 Actual:** Three loans and three grants.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
HOME Program-homeownership	Affordable Housing	HOME: \$525,000 (\$\$ from IDIS)	Homeowner Housing Added	Household Housing Unit	15	11 (4 in 2015; 7 in 2016)	73%	5	7	140%
HOME Program-Rental housing	Affordable Housing	HOME: \$1,236,424 (\$\$ from IDIS)	Rental units constructed	Household Housing Unit	11	0 (did not count Chinook wind as it was a 2014 activity)	0%	2	0	0%
HOME Program-Rental housing	Affordable Housing	HOME: \$	Housing for Homeless added	Household Housing Unit	0	2 Camfield Corner	200%	0	2 Camfield Corner	200%
Homeownership-Reconstruction of housing-HAPP	Affordable Housing	CDBG: \$530,000/ HOME: \$0 (\$\$ from IDIS)	Homeowner Housing Added	Household Housing Unit	2	3	150%	2	1	50%
Non-profit public services		CDBG: \$132,500 (\$\$ from IDIS)	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	75	62 (22 RVNA 2015; 40 RVNA 2016)	83%	15	40 (RVNA 2016, 2015 & part of 2016 grants)	267%
Non-profit public services		CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	Incl in 75	20		0	203	
Property acquisition, demo, clearance, disposition	Non-Housing Community Development	CDBG: \$682,500 (\$\$ from IDIS)	Other	Other	30	0	0.00%	1	0	0.00%

Public facilities	Dependent on the type of facility	CDBG: \$108,000 (\$\$ from IDIS)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	60	0	0%	12 (1/5 of 60)	0	0%
Public facilities	Dependent on the type of facility	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	(Incl in 60 above)	51 (2016 GTH HVAC units)	85%	(incl in 12 above)	51	4250%
Public facilities	Dependent on the type of facility	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Public improvements	Non-Housing Community Development	CDBG: \$1,963,500 (\$\$ from IDIS)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	21,000	13,325 (5,135 8 th Ave; 8,190 trees) x 2 years	63.45%	7,000	13,325 (5,135 8 th Ave; 8,190 trees)	190%
Public Service-Property Conditions	Non-Housing Community Development	CDBG: \$112,000 (\$\$ from IDIS)	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,500	2924 (1631 in 2015; 1293 in 2016)	28%	2,100	1,293	62%
SF, owner-occupied housing rehab emergency grants	Affordable Housing	CDBG: \$90,000 (\$\$ from IDIS)	Homeowner Housing Rehabilitated	Household Housing Unit	40	9 (6 in 2015; 3 in 2016)	23%	8	3	38%
Single-family, owner-occupied housing rehab loans	Affordable Housing	CDBG: \$454,132 (\$\$ from IDIS)	Homeowner Housing Rehabilitated	Household Housing Unit	25	8 (5 in 2015; 3 in 2016)	32%	5	3	60%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City continued to implement activities that addressed Consolidated Plan priorities and objectives during 2016, using all CDBG funds to address one of the Plan’s priorities. The majority of funds were utilized for goals in the highest priority category. There is no allowance for a mid-ranking of priorities in the IDIS reporting system; however, the City chose to use a high-medium-low ranking when setting its Consolidated Plan priorities. (The low ranking priorities for the City were needs that were cited during the Consolidated Plan process, but ones which the City does not anticipate funding during the 2015-2019 Consolidated Plan years.) The activities are also described in other sections of the CAPER.

Draws in 2016 included \$333,264 (rounded to nearest dollar) for CDBG expenses and \$107,788 for HOME expenses incurred in 2015. There were no beneficiaries counted in 2016 for those draws. Additionally, there will be small final draws of 2016 expenses in 2017 (less than \$10,000 CDBG; less than \$5 HOME).

The City identified three **high priorities** in its current Consolidated Plan, with progress made on two toward meeting the goals associated with those priorities. The high priorities and funds drawn (rounded to the nearest dollar) in 2016 on that year’s expenses are note below:

1. Public Improvements
 - a. 8th Avenue Pedestrian Improvements (2015 and 2016 grant year): \$387,654.
 - b. Tree planting in the Parkways of the Redevelopment District neighborhoods: \$15,000.
 - c. Move and burial of drainage ditch on site of permanent supporting housing development: \$227,672.

2. Creation and maintenance of affordable housing
 - a. Single-family housing rehabilitation loans (CDBG): \$57,235.
 - b. Single-family housing rehabilitation grants (CDBG): \$3,030.
 - c. Administration of the housing rehabilitation program (CDBG): \$27,394.
 - d. Final draws of HAPP funds for reconstructed houses (CDBG): \$8,147.
 - e. Habitat for Humanity (HOME-homeownership): \$69,413.
 - f. Camfield Corner (HOME-rental): \$214,387.

3. Property Acquisition – maintaining lots for disposal only: \$7,270.

Priorities which the City ranked **medium** (but which are part of the “low” priorities in IDIS) included the following:

1. Property conditions – 2016 Clean-up Weekend: \$15,073

2. Public services and facilities that address an essential need
 - a. One public facility (Greeley Transitional House): \$15,171.
 - b. Four public service activities
 - o RVNA 2015 grant funds: \$25,000.
 - o RVNA 2016 grant funds: \$10,951.
 - o Greeley Transitional House housing coordinator: \$2,500.
 - o United Way cold weather shelter: Approved 2016 activity; draws and beneficiaries in 2017.

There were no **low priorities** (City ranking) undertaken in 2016.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Direct Benefit Activities: The City tracked demographics of the households directly benefiting from the CDBG and HOME grant programs, including race, ethnicity, family size, which had female heads of households, and how many persons had a disability. The direct benefit activities included housing rehab loans, housing rehab grants, Homes Again Purchase Program sales, Rehabilitation and Visiting Nurse Association’s in-home care, the cold weather shelter (United Way application), and two activities at the Greeley Transitional House. Demographic data is also collected during the monitoring of developments with HOME units. This information is used for reporting in IDIS and also (in the case of housing activities) for fair housing statistics.

Direct Benefit Activities	CDBG (without cold weather shelter)	Cold weather shelter (Nov-Dec 2016)	2016 HOME	HOME rental monitoring
White	109	158	8	53
Black or African American	8	9	0	2
Asian	0	1	0	0
American Indian or American Native	1	9	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Other/Multi-race	0	6	1	2
Total	118	183	9	57
Hispanic	65	51	7	21
Not Hispanic	53	132	2	36
Female Head of Household	45	39	6	22
Persons with Disabilities	43	75	0	18

Table 2a – Table of assistance to racial and ethnic populations by source of funds – direct activities

The City also tracked low- moderate-income and minority benefit (Hispanic ethnicity only) for activities that benefited areas rather than individual households. The table below depicts area benefit.

CDBG Indirect Benefit Activities	LM Universe	LM Area	% LMI	% Hispanic
8 th Avenue Pedestrian Improvements – 2016 grant	5,135	4,080	79.45%	33.9%
Clean-up Weekend (Note: Beneficiary data was cars through the gate (1,293). Beneficiary data was not collected by the car.)	82,070	41,960	51.13%	33.4% (city-wide)
Trees in Parkways	8,190	6,695	81.75%	46.4%

Table 2b – Table of assistance to racial and ethnic populations by source of funds – CDBG area benefit activities

Narrative

The City’s Four Factor Analysis identified the Hispanic ethnicity as the only minority group with a large percentage of persons in Greeley. Of the 118 people directly receiving a grant benefit, 65 (55.1%) were Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available **CDBG 2016 grant - \$857,459; HOME \$315,085**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Grant funds available – at 1/1/16 2016 grant	1,167,044	918,965
Program Income		570	474
Rehab RLF	Revolving loan program funds	225,343	60,906
HAPP RLF	Revolving loan program funds	1,032,502	8,147
HOME	Grant funds available	842,736	247,393
Program Income	Fund PI balance	106,716	84,767

Table 3 - Resources Made Available

Narrative

Resources available to the City during 2016 included unallocated grant funds from prior years, 2016 grant funds, minimal CDBG program income, revolving loan fund payments (rehab and Homes Again Purchase Program) and HOME program income.

Identify the geographic distribution and location of investments

Target Area	Planned % of Allocation	Actual % of Allocation	Narrative Description
Redevelopment District-Comprehensive			
<ul style="list-style-type: none"> 8th Avenue Pedestrian Improvements, parkway tree planting, property acquisition, (infrastructure), clean-up weekend, RVNA, and rehab grants. 	75%	60%	Funds budgeted for 2016 were to assist with infrastructure improvements, improvements to property conditions, to provide in-home care, and to address affordable housing issues. Of the \$746,100 allocated to a 2016 activity (non-administrative-CDBG), \$295,500 was available in areas that included not just the Redevelopment District, but city-wide (clean-up weekend, home care) or was outside the Redevelopment District (infrastructure for permanent supportive housing).
<ul style="list-style-type: none"> Housing rehabilitation loans 	80%	33%	Eighty percent of rehab loans (funded by revolving loan funds) are to be made within the Redevelopment District Boundaries; however, only two applications within the District were received. So, while the 80% mark wasn't met, no one within the Redevelopment District was turned away, and all applications that met the program parameters were funded.

Table 4 – Identify the geographic distribution and location of investments

Narrative

There are 38 census tracts included within Greeley boundaries. Eleven of those have low-income percentages over 50% (1, 2, 4.02, 5.01, 5.02, 7.01, 7.03, 8, 10.3, 10.4, 13), thirteen if you count CT 6 and 7.05 (which are in the far NE corner and have very few residents). Additionally, there are block groups that have more than 50% low-income

residents if looked at alone and not as a part of the entire census tract: CT 10.05, BG 3; CT 11, BG 1, 3, and 4; CT 12.01, BG 1. The low income census tracts are east of 35th Avenue and are included in the Redevelopment District. There are no census tracts west of 35th Avenue in Greeley with a LMI percentage greater than 51%.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

When reviewing applications, the most weight is given to applicants that have other than Federal funds proposed for the activity. Those funds may be from their operating budgets, other grants and donations, or from State funds.

HOME match came from the Habitat for Humanity activity primarily in the form of private donations and donated time. The City has a large match bank from which the Camfield Corner match was taken.

No publicly owned land or property was used to address needs in 2016.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$4,137,946
2. Match contributed during current Federal fiscal year	67,904
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$4,205,850
4. Match liability for current Federal fiscal year	-36,033
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$4,173,949

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year				
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Site Preparation, Construction Materials, Donated labor	Total Match
Balance forward				4,137,946
2016 Habitat Lane	2/26/16	-28,827	-556	-29,383
1910 Habitat Lane	4/20/16	-3,640	-4,841	-8,481
1914 Habitat Lane	6/10/16	-27,149	-4,019	-31,168
1918 Habitat Lane	9/30/16	-7,090	159	-6,931
2000 Habitat Lane	11/16/16	81,714	11,866	93,580
100 N. 16th Avenue	11/28/16	35,500	14,787	50,287
Minus required match Habitat				-8,440
Camfield Ph 3				-25,327
Camfield Ph 4				-204
Match balance				4,171,879

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$2,277	\$3,108	\$3,346	\$0	\$2,039

Table 7 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition	
Parcels Acquired	0
Businesses Displaced	0
Nonprofit Organizations Displaced	0
Households Temporarily Relocated, not Displaced	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	2 (Camfield)
Number of non-homeless households to be provided affordable housing units	9	8 (7 Habitat closed in 2016; 1 HAPP)
Number of special-needs households to be provided affordable housing units	0	0
Total	9	10

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	7 (2; 11 was rental goal); plus 5 habitat	9 (2 Camfield; 7 Habitat sales)
Number of households supported through the rehab of existing units	13 (five rehab loans; six grant; 2 HAPP houses)	7 (3 loans; 3 grants; 1 HAPP sale)
Number of households supported through the acquisition of existing units	0	0
Total	20	16

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

As noted in Table 11 above, one household more than the goal received an affordable housing unit in 2016. Habitat for Humanity completed the Habitat North Subdivision with seven sales in 2016, and two more units of transitional housing were completed at Camfield Corner. Additionally, the City sold a Homes Again Purchase Program (HAPP) single-family house (reconstruction) that had a construction completion in 2015.

There was no goal to provide rental assistance. This is not an activity the City typically undertakes. As noted in Table 12 above, the goal to produce seven new housing units was exceeded with the completion and rental of a duplex at Camfield Corner and, as earlier noted, the sale of seven Habitat for Humanity houses in Habitat North. Additionally, the City estimated that thirteen households would receive assistance through the rehab programs (loans, grants, sale of reconstructed units). Actual completions were three rehab loans, three rehab grants, and one reconstructed house, for a total of seven completions.

The continued lack of applications for housing rehab loans and grants affected the ability to meet the set goals. The City is considering additional ways to advertise the availability of rehab loan/grant funds to attempt to reach more households in need of that type of assistance.

Substantial funds are also available in the HAPP Revolving Loan Fund to acquire and rehab or reconstruct single-family housing units; however, the housing market in 2016 made doing so impractical. Available units were under contract quickly, and the City Council directed that GURA not compete with private market buyers. Additionally, housing units sold high city-wide, and when added to the costs of demolition and clearance and/or rehab/reconstruction of the unit, the subsidy to produce a new or rehabbed unit and then sell to a buyer at or below

80% AMI was higher than staff was comfortable providing. [The average single-family home in Greeley sold for \$232,899 in 2014, \$256,317 in 2015, and \$286,981 in 2016. (Statistics are for 3rd quarters and from The Group, Inc. Real Estate.)

Discuss how these outcomes will impact future annual action plans.

The City made good progress toward its goals for affordable housing during the second year of the current Action Plan (2016), and changes to its affordable housing goals are not anticipated in 2017. Ways to improve the housing rehabilitation program and to use revolving loan funds for the HAPP will be considered, but programs will continue as set forth in current policy.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	2 rehab grants 183 shelter clients (will actually count in 2017) 66 Greeley Transitional House clients 34 RVNA clients	1 (one Camfield)
Low-income	1 rehab grant 6 RVNA clients 5 Greeley Transitional House clients	4 (1 Camfield; 3 Habitat)
Moderate-income	3 rehab loans 1 HAPP homebuyers	4(4 habitat)
Total	118	9

Table 13 – Number of Persons Served

Narrative Information

The City’s activities that were required to serve extremely low-income, low-income, and/or moderate-income persons to meet the eligibility requirements of CDBG and HOME served the intended populations. There were no extremely low-income homebuyers, but all low-income levels were adequately served.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c).

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

- On January 26, 2016, the Homeless Point-in-Time (PIT) Count was held in Weld County. The PIT survey, a demographic count of homeless individuals and families done annually in every county in the United States, is required of cities by the U. S. Department of Housing and Urban Development receiving federal funds for homeless programs. In Greeley (and Weld County), a supplemental questionnaire was also utilized to better build and analyze the homeless population’s needs. Ninety-one households (179 persons) were interviewed during the PIT Count.
- United Way of Weld County partnered with CSH (Corporation for Supportive Housing) to analyze data obtained from homeless assistance providers. A “Systems Map for Weld County” was created, which provided comprehensive, detailed information on how the homeless engage with the “system” and the various housing types. The intent was to better understand the current state of Weld County’s homeless system, review the key takeaways and recommendations, and use those to create a better system.

- Weld Project Connects was held in October for the 6th consecutive year. This is a one-day event that provides free services to persons in need, as well as free system-wide bus service in Greeley and Evans on the day of the event. Some of the services provided in 2016 were: Medical screenings and mammograms, chiropractic and acupuncture treatments, education and career counseling, employment services, flu shots and tuberculosis testing, haircuts, legal services, financial counseling, pet licenses, and veteran's services. More than 70 health and human service agencies, businesses, and community organizations helped with the event, including more than eight agencies geared toward helping veterans. One-thousand thirty (1,030) persons received assistance at the event.
- Shelters in Greeley routinely reach out to the homeless to assess, and when possible, meet their needs. For example, Catholic Charities provided outreach services to individuals through its ongoing collaboration with other non-profits and community partners. This collaboration ensured the community was aware of the services, and in coordination with these agencies, assisted in transitioning some of the hardest to serve homeless to its Temporary Transitional Living Shelter Program.
- United Way of Weld County operates a 2-1-1 system to connect callers to services.
- The North Colorado Health Alliance has a team of Care Managers with two designated specifically to reach out to the homeless relative to their healthcare needs. (It is hoped this outreach will start other conversations, as well.)

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter is provided to the general homeless population at the Guadalupe Community Center; supportive services are also available at the Center. Clients are primarily single adults, with some room available for families. The Guadalupe Community Center provided 17,253 individual nights of emergency shelter in 2016 (up from 17,069 in 2015). The Greeley Transitional House provided emergency shelter, supportive services, and transitional housing programs for families exclusively. Greeley Transitional House provided 15,945 individual nights of shelter in 2016, up from the 2015 number of 13,500, and also provided case management for its clients. Shelter for female victims of domestic violence is provided at A Woman's Place. A Woman's Place provided 6,663 nights of shelter in 2016, up from 5,035 in 2015.

CDBG funds supported a late-in-the-year application from the United Way of Weld County for a temporary overnight cold weather shelter (formerly at the Guadalupe Community Center). Many community partners came together to make this shelter possible, and will look at various permanent solutions for 2017.

The Greeley Transitional House provided three post-shelter housing programs for families. These programs include the Rural Rapid Re-housing program funded by the HUD Continuum of Care, the Camfield Corner Apartments (13 units of transitional housing) funded with the City's HOME funding, and a case-management based program at scattered sites funded by Greeley Transitional House. A total of 42 families were served through these programs in 2016.

Catholic Charities continued to see a significant number of unsheltered individuals through the end of the 2016 season (January -April 2016). In 2015, a high number of 15 guests were served overnight; in 2016 the numbers varied from a low of 17 to a high of 27 men each night. This translated to a total of 148 unduplicated men and 1,458 nights of shelter. Based on these numbers, the need for a larger offsite Cold Weather Shelter was apparent. During the summer of 2016, funding to operate an offsite shelter was obtained, and Catholic Charities was contracted to provide the operations of the shelter. On November 1, 2016, an emergency shelter for individual men and woman opened. During November and December, the shelter served 183 unduplicated individuals (144 men/39 women) for

total of 1,924 nights of stay. The ever increasing number showed that the need for a regular nightly shelter for both men and women is extremely high.

In addition, there was a consistent need for emergency overnight shelter for single women and families. Prior to the opening of the offsite Cold Weather Shelter, Catholic Charities opened its meeting room for emergency shelter to women and families. Needs were assessed and a hot dinner and breakfast were provided. Additionally, clients were provided with some cold weather gear, as well as simple things like lip balm and cough drops. They were also able to access to medical care through the Sunrise Community Health's mobile van. From January thru October of 2016, 109 women were provided emergency shelter, and since the Cold Weather shelter did not serve families, for the entire 2016 season Catholic Charities served 61 families/129 children. This was emergency shelter only and not a part of the regular temporary transitional living shelter program.

The Guadalupe shelter staff identifies the most outstanding need and outcry for assistance as showers and laundry facilities, which the shelter has not been able to provide to date.

The Executive Director of the Guadalupe Community Center noted that the long list of needs could best be handled by a day/resource center but further noted the lack of available funding.

The Guadalupe Community Center operates a Transitional Living Extended Stay Shelter program to focus on moving the residents as quickly as possible to sustainability through income and affordable housing. The greatest barriers to these goals are the lack of affordable housing, livable wages, and the difficulty for someone with a felony record to find housing. Residents can continue to receive services as needed and requested to deal with challenges that come up once they transition from the shelter to housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The provider community in Greeley continued to work on a discharge planning process. During 2016, there was an informal network of service providers which included North Range Behavioral Health, the Weld County Probation Office, the North Colorado Medical Center Emergency Department, Guadalupe Community Center, and the Greeley Transitional House that continually networked to provide resources and referrals for the noted populations. Additionally, a work group that involves representation of the organizations noted earlier and formed as a sub-committee of the Blue Ribbon Committee on Homelessness to implement the strategies of Weld's Way Home met regularly to develop a formal plan for coordinated discharge. Discharge planning will also be addressed as the community moves closer to implementing a Coordinated Assessment and Housing Placement System (CAHPS), which is currently being actively developed.

In the meantime, there were many agencies in Greeley that provided a variety of services and funds to help individuals and families avoid homelessness. While not an all-inclusive list, several are highlighted below:

General Emergency Assistance

- Catholic Charities had (limited) funds for rent and utility assistance.
- A number of churches and other charitable organizations provided emergency funds for rent and utility assistance.

- United Way of Weld County’s 2-1-1, a free, confidential, multilingual service, provided referral for non-emergency health and human services. The number of calls received in 2016 ranged from a low of 654 in June to a high of 1,007 in August.

Assistance for Persons with a Criminal Record:

- The document titled, “Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions”, was provided to and discussed with property managers of all multi-family housing developments with HOME units, as well as CDBG subrecipients with a housing component. City staff encouraged the managers and executive directors to review their policies and ensure they meet the intent of the General Counsel Guidance.
- Jobs of Hope provided young men who were former gang members with training in life skills and job readiness and assisted in finding them employment upon completion of the Jobs of Hope Program. (Ninety-eight men have been placed in a job since the start of this non-profit.)

Assistance for Veterans: The Weld County Veterans Service Office in Greeley provided assistance to residents who served in the U. S. Armed Forces (veterans) and their dependents in obtaining any Veterans Administration (VA) benefits for which they may have been eligible and served as the liaison between the VA and veteran with regard to preparation, presentation, and appeal of VA benefits. The service had no cost.

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

- United Way of Weld County and a Blue Ribbon Committee on Homelessness released their strategic plan, “Weld’s Way Home”, in July. The plan addresses four populations of people who may experience homelessness: families, youth, veterans, and the chronically homeless. In addition, the Weld’s Way Home plan is dedicated to implementing the “Housing First” model, and all activities that are developed under the eight initiatives that are being actively planned will have the “Housing First’ model as the guiding principal.
- The United Way and its partners fighting homelessness received grants totaling \$153,978 in 2016 to help launch the initiatives of Weld’s Way Home, including \$27,000 in CDBG funds to support the 2016-2017 cold weather shelter.
- Since February 2016, a collaborative team of service providers in Larimer and Weld counties have piloted a CAHPS program with area veteran service providers, including Volunteers of America and Veterans Affairs. Through that system, 100 veterans had been housed by year end.
- In December, approximately 60 representatives from local service providers, housing authorities, community mental health centers, emergency shelters, school districts, and others came together to provide input and comments on developing a Coordinated Assessment and Housing Placement System (CAHPS) for Northern Colorado (regional) that would extend past just the veteran population. The CAHPS’s purpose would be to use housing resources more efficiently and effectively, thereby improving the region’s ability to provide streamlined access to housing for persons experiencing homelessness. As with any new proposition (and particularly when the system could be across Weld and Larimer Counties), there are still many questions about a CAHPS, but it is hoped that by mid-February 2017 a CAHPS draft will be available for stakeholder review.

- Weld County received Emergency Solutions Grant (ESG) Homeless Prevention and Rapid Re-housing funding through two programs: the ESG (\$30,000) and the Homeless Prevention Activities Program (\$27,925) to address the need to shorten or prevent homelessness for individuals and families through direct financial services for rent, security deposits, and utilities. The Greeley Transitional House administered the funds on behalf of the County.
- **Youth:** United Way of Weld County's RITE Program (Realizing Independence Through Education) works with unaccompanied youth to provide them with resources, educational programs, and housing vouchers as these youth make the transition to independent living.
- The Archdiocesan Housing, Inc. started construction on 47 units of Permanent Supportive Housing.
- Case management is provided at all shelters in Greeley, with a focus on independent living skills. A recent trend is for clients accessing a shelter to have employment, but no housing that is affordable to them available. Shelters are allowing for stays extended past the normal short-term-shelter stay to allow clients to get the additional money (generally first and last months' rent and a utility deposit) needed for their own housing unit.
- Mission Village, an affordable housing development with two, three, and four bedroom units, was completed and added 50 units of affordable housing to the community.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Sixteen furnaces were replaced in public housing units during 2016, according to the Greeley Housing Authority executive director. That completed the project to have all 80 units with high efficiency furnaces. Two-hundred windows were also replaced in the units for additional efficiency. The City conducted the environmental reviews for the Housing Authority.

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

The Housing Authority has a disabled public housing tenant who serves as a Commissioner on the Housing Authority Board. They also have a Tenant Advisory Committee with representatives from each public housing complex. Letters are sent to the tenants requesting representatives to attend meetings with housing management to discuss issues of concern in the residences or complex common areas and to work on problem solving and solutions with regard to the complexes. The meetings are held monthly. Homeownership is not attainable for persons in public housing in Greeley; the average income of a public housing resident was \$14,000 a year in 2016, which would not support homeownership.

Actions taken to provide assistance to troubled PHAs

Not applicable. The Greeley PHA is not troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

As noted in the 2015-2019 Consolidated Plan: “Affordable housing is encouraged and supported through the City’s 2060 Comprehensive Plan and the 2015-2019 Consolidated Plan.”

The City is embarking on an update to its long-range Comprehensive Plan during 2017, and housing affordability is anticipated to be a topic of in-depth review, with likely new policies to further enhance attainable housing for the growing, diverse population. Building permit fees and development impact fees are consistent with those of 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). The inability to privately produce even more additional affordable housing units is, for the most part, driven by the high costs of construction, including base land and raw water costs.

There are no growth limitations in Greeley. Lots available for new construction are typically within established subdivisions that were not developed during the housing crash of 2009-2012. At this time, there are very few lots available for purchase by a private party; most are owned by developers.

Only one of the current subdivisions with new construction (Riverview Farm) doesn’t have architectural control with regard to house size. House-size minimums in most new developments make construction of small-sized affordable housing prohibitive without significant variances. A new emerging trend, however, is an increase in the proportion of attached and multi-family housing; while multi-family housing historically represented about one-third of all residential development in the city, for several successive years, it has increased to be about half of all new housing units in Greeley.

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.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

There were no activities with the specific purpose of addressing obstacles to meeting the underserved needs in the 2016 Annual Action Plan; however, actions and activities throughout the year and as described in the CAPER also benefited the underserved population. See particularly information on RVNA (persons with challenges to remain in their home), the Habitat for Humanity new home constructions (homeownership for families earning less than 60% AMI), Camfield Corner construction (transitional housing for homeless families), work completed at the Greeley Transitional House (homeless families), and the public service activities for Greeley Transitional House and United Way (homeless). Other City programs, not funded with federal grants, also address obstacles to meeting underserved needs, some of which are mentioned in other sections of this CAPER.

The City implemented a language resource on its webpage in 2016. The GURA website (with the City’s CDBG and HOME information) is now available in 98 languages with just the click of a button. All of the City’s webpages will have this feature by mid-January 2017.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

No new actions were taken in 2016 to reduce lead-based paint hazards; however, the City continues to address lead paint hazard issues through the following:

- GURA policy requires that testing for lead-based paint be done by a certified lead-based paint inspector on any house constructed prior to 1978 on which rehab is to be done anytime paint will be disturbed (single-

family rehab, Homes Again Purchase Program, etc.). This policy is applicable when the proposed rehab includes work that would disturb any existing painted surface, such as replacement of windows or doors or exterior painting.

- GURA 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 handling 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 Assessor. GURA's Manager and Rehab Specialist attend lead-based paint training when available.
- Applicants for all housing rehab and Homes Again Purchase Program activities are provided information packets about the dangers of lead-based paint when applying for assistance. Information is also made available to landlords of housing units constructed prior to 1978 for distribution to their tenants upon request. Both English and Spanish versions of the information are available.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

While grant activities may reduce the number of poverty families, it is not guaranteed, nor does the City have a mechanism to track the number of families removed from poverty. There are, however, many programs in place within the City's non-profit system that provide assistance to families who want to escape poverty. (Resources, unfortunately, do not always translate into families choosing to utilize them to rise past poverty.)

A few non-profit assistance providers not named elsewhere in the CAPER are listed below. This list is by no means all-inclusive, but offers a representation of assistance that is available to those willing to use them for betterment of themselves and/or the family unit, particularly for potentially underserved groups.

- Women2Women – Emergency financial assistance to women by women.
- Rite-to-Read – Educational and cultural integration skills primarily for the immigrant and refugee population (but open to any adult who wants to improve their English skills or their quality of life). Classes include English as a Second Language and for the General Equivalency Diploma (GED). They also work directly with the Workforce of Weld County.
- Global Refuge Center (GRC) – GRC advocates for refugees in Greeley and offers a myriad of services from translation to employment assistance to healthcare referrals. Seven levels of English as a Second Language are offered through the Center, as are GED and Citizenship classes. GRC serves refugees from more than 20 countries.
- Sunrise Community Health – Provider of health and dental care via one of the seven locations in Greeley with payment based on the ability to pay.
- Connections for Independent Living – Provider of assistance and representation for individuals with disability to access services and programs. In addition to advocacy, a number of core services are offered: information and referral, peer support, independent living skills training, and assistance in finding and retaining employment.
- North Range Behavioral Health – Provider of a comprehensive set of programs and services for persons with mental illness; addiction; in need of counseling, peer assistance, or crisis support, etc. North Range also provides a continuum of residential services, from staffed homes to supported housing and independent living. No one is denied treatment based on inability to pay.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Greeley has a solid institutional structure. The four staff members of GURA have been employed by the City a minimum of 13 years and have developed good working relationships with many of the executive directors and staff of the non-profit agencies that request CDBG and/or HOME funding. The group that met as the Housing and Emergency Services Network (HESN) disbanded during 2015, and members now are encouraged to take part in the Emergency Food and Shelter Program (EFSP) committee. A GURA staff member is a part of the EFSP committee and is also on the Northern Colorado Sub-region of the Balance of State Continuum of Care (NoCo CoC) committee (formerly called North Front Range Continuum of Care). The staff member will also be a part of the NoCo CoC leadership team in 2017.

The Consolidated Plan noted two areas of citizen concern: (1) The Citizens Committee for Community Development perception that too many agencies provided similar services, and (2) The possible need for a housing coordinator that would work with various agencies and in various capacities with regard to affordable housing and homeless issues. A 2016 update to those concerns is provided below:

- Regarding the perception that there are too many agencies providing similar services: Recently, the Weld Homeless Coalition contracted with the Corporation for Supportive Housing (CSP) to complete a systems analysis of emergency shelter, transitional housing, rapid rehousing and permanent supportive housing services offered in Weld County. The study found that, rather than having a duplication of services, there is a lack of homeless services in the area. The report found that there is an extreme need for permanent housing, with an annualized deficit of 65 permanent supportive housing units, and 254 rapid re-housing units. [Assumptions: 90% of chronically homeless individuals and families need supportive housing, 10% of non-chronic (but otherwise homeless) individuals and families need supportive housing, (of the remaining 90% of non-chronic) 15% self-resolve and 85% need rapid re-housing.] If the McKinney-Vento school numbers for Weld County are included, the annualized deficit would rise by 28 additional permanent supportive housing units and 234 additional housing subsidies (rapid re-housing or other permanent housing).
- In November 2016, a CAHP System Coordinator was hired, in partnership with the Office of the Governor and the City of Fort Collins, to implement a Coordinated Assessment and Housing Placement System (CAHPS; aka Coordinated Entry system). One of the duties of this CAHP System Coordinator is to oversee the development of housing inventory which includes:
 - Research on how other communities keep track of their housing inventory.
 - Research and make a recommendation to the community about the most appropriate tool for identifying and maintaining a real-time housing inventory for Northern Colorado (Larimer/Weld).
 - Develop the template for a manually updateable Housing Inventory List that is easy to use and accessible for all involved in the CAHP System.
 - Identify owner, type, and number units of low-income housing providers in Northern Colorado (i.e. all public housing units, voucher-based units, units managed by local non-profits, etc.).
 - Host/facilitate at least two (unless otherwise noted) landlord outreach/feedback events/sessions each in the Carbon Valley (1), Fort Collins, Fort Lupton (1), Greeley, Loveland, and Windsor.
 - Provide leadership of landlord recruitment activities and facilitate any meetings associated with such activities.
- The Northern Colorado sub-region of the Colorado Balance of State Continuum of Care has currently been working on two main issues:

- **Formalizing the structure.** The Balance of State Continuum of Care leadership is working to formalize administrative procedures within the Northern Colorado Sub-region, including the implementation of governance policies and procedures.
- **Implementing a Coordinated Assessment and Housing Placement System** (CAHPS, described earlier) across Larimer and Weld Counties. This will help to fulfil HUDs mandate that each region has a Coordinated Entry system in place.
- The Colorado Balance of State Continuum of Care, which encompasses all counties of the State with the exception of Metro Denver and Colorado Springs, is currently working on two major tasks with ICF International, HUD Technical Assistance providers designated to the Continuum. Both tasks are being worked on simultaneously. The Northern Colorado Sub-region has representation on both committees referenced below.
 - As with the Northern Colorado Sub-region, work is underway to formalize the governance and structure of the Balance of State Continuum of Care.
 - Policies and Procedures are being drafted for a coordinated entry system across the Balance of State Continuum of Care.

The City expects there may be changes to the institutional structure at the Continuum of Care level, but not within its structure of local non-profit organizations.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

United Way of Weld County and the Emergency Food and Shelter Program committee provided for the greatest coordination between public and private housing and social service agencies. The City does not have a specific department that deals with social services, but does provide a staff member for the EFSP and Northern Colorado Balance of State Continuum of Care sub-region.

Thriving Weld, a program of the Northern Colorado Health Alliance, is a collaborative effort to facilitate data sharing across Weld County. An online site (“Dashboard”) has specific data about how the community is progressing in areas of Access to Care, Active Living, Education, Livelihood, Healthy Mind and Spirit, and Healthy Eating. This data sharing continued to expand in 2016, with an expected 150 programs sharing outcomes on the “Dashboard”.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Impediment: Housing Discrimination

- **Goal and Actions: Increase awareness and understanding of fair housing and housing discrimination through promoting distribution of information to a wide variety of housing providers and housing-type businesses (i.e. lenders), encouraging the Housing Authority and other housing non-profits to hold awareness events for residents, and updating City publications that include information on fair housing.**
 - GURA staff created an information portfolio, with fair housing information and sample brochures, for subrecipients. This portfolio was provided to the CDBG subrecipients when Agreements for 2016 funds were being reviewed and signed (Greeley Transitional House, Catholic Charities) and to all property managers of developments with HOME funds. The clientele served by these agencies/housing developments include persons who are at risk of discrimination: Elderly, persons with disabilities, minorities, and families.

- Monitored HOME and CDBG subrecipients were provided with several large posters supporting fair housing for display.
- A copy of the “Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions” was provided and discussed during HOME monitorings. GURA staff strongly recommended that they review their policies and ensure they meet the guidance provided by General Counsel.

Impediment: Language and Culture

- **Goal and Actions: Improve access to services for persons who have Limited English Proficiency (LEP) through continuing to follow the City’s LEP plan, encouraging CDBG/HOME subrecipients to adopt the City’s LEP Plan (or one similar), and supporting and promoting and supporting the programs and activities of the Global Refugee Center.**
 - The City adopted a “Limited English Four-Factor Analysis” to identify LEP populations in Greeley during 2015, which remained in force. From the analysis, and practical knowledge, it was determined that Spanish is the only prominent language spoken in Greeley other than English.
 - The City also adopted Americans with Disabilities Act/Section 504 Effective Communications Policies and Procedures, which remained in force.
 - Monitored CDBG and HOME subrecipients were provided with a copy of the City’s Plans noted above and were encouraged to adopt either those plans or implement similar ones.
 - All ads for the Consolidated Plan process were provided in both English and Spanish, including for the neighborhood meetings during the application period, public hearing notices, environmental review comment periods, the 30-day comment period for the Annual Plan, and the 15-day comment period for the CAPER.

Impediment: Transportation

- **Goal and Actions: Improve access to public transportation through continuing to provide funding for bus tokens to non-profit agencies for distribution to households without their own transportation, continuing to provide reduced-cost bus tokens to persons who are elderly or disabled, and promoting the location of housing with convenient access to public transportation.**
 - The City continued to distribute bus passes via United Way of Weld County. Through a Memorandum of Understanding, United Way was eligible to receive passes that total 110% of the prior year’s usage. In 2016, 5,000 24-hour adult bus passes were available. Each pass has a value of \$4.50 and provides for unlimited rides during a 24-hour period. United Way was also eligible to receive 41 adult annual passes, nine reduced annual passes, and 400 paratransit trip tickets. Participating agencies may request passes for their clientele from United Way.
 - Camfield Corner, a transitional housing development for families exiting homelessness, is located on a city bus route; the Mission Village affordable housing development completed in 2016 is within three blocks of two routes.
 - The city offers a number of free/discount programs, including free rides to School District 6 students with identification (to school, activities, and back home), discounted fares for seniors and individuals with disabilities, and discount pass booklets with reduced costs for seniors and persons with disabilities. Kindergarten through 12th grade ridership has increased 906% since the creation of this program. Persons with a valid Paratransit ID may ride the fixed route service for free.

Impediment: Lack of affordable housing units disproportionately affecting some protected classes

- **Goal and Actions: Increase the supply of affordable and accessible housing with dispersal throughout the community by directing funding to developments that support the disabled community, promoting retention of existing housing stock by supporting housing rehab for accommodations for persons with disabilities, supporting the provision of services for families in transitional housing by directing funding to organizations that provide those services, encouraging additional affordable housing units for larger families by directing funding to rental and for-sale units, and continuing to support Habitat for Humanity.**
 - Chinook Wind Apartments continued to provide 60 units of affordable housing for seniors (Low-Income Housing Tax Credit activity). A minimum of 20% are fully accessible. This development provided units in a neighborhood that does not have other affordable units.
 - Construction of an affordable housing development at 4th Street and 23rd Avenue (privately developed) was completed and lease-up began. Mission Village (also a Low-Income Housing Tax Credit activity) provided 50 affordable units: Six are 30% units; eight are 40% units; 28 are 50% units; and eight are 60% units.
 - GURA approved a loan of non-federal funds to a developer with a Low-Income Housing Tax Credit development proposal. The start of construction was delayed, but is expected shortly after the beginning of 2017. Porter House Apartments will provide 100 units for households at or below 60% AMI. There are some three-bedroom units in the development proposed. This development will provide units in a neighborhood that does not have other affordable units.
 - The City Council approved a 2016 CDBG activity that provided needed infrastructure to the site of a development of Permanent Supportive Housing for persons who are homeless. Guadalupe Apartments, when completed in June 2017, will provide 47 units of housing to households at or below 30% of AMI, with case management also available.
 - The City continued to offer a housing rehabilitation activity that includes grants for persons needing accessibility ramps installed. Three households received a ramp in 2016. Additionally, three loans were provided to single-family home owners for housing rehab to maintain those existing units. All participants in the housing rehab programs must have income below 80% AMI.
 - The GURA Board approved the final phase of units at Camfield Corner. A HOME project, the final three units, when completed in 2017, will provide the Greeley Transitional House with additional units of transitional housing for families exiting the shelter.
 - The City Council-approved 2016 grant to the Greeley Transitional House for public facility improvements was completed, and the Agreement for a grant to assist with the costs of a part-time staff member at the Transitional House who will help families in the Transitional House find permanent housing was also implemented.
 - The Greeley Area Habitat for Humanity, with the assistance of City HOME funds, completed Habitat North, a 60-unit subdivision of single-family houses in northeast Greeley. Of the seven houses that closed during 2016, six were sold to a minority family.
 - The Greeley Area Habitat for Humanity started to develop a new subdivision in southeast Greeley. It is expected that HOME funds will help support the development of 14 single-family housing units.

Impediment: Higher mortgage loan denial rates for Hispanic/Latino households

- **Goals and Actions: Promote homeownership opportunities through working with area lenders to provide homeownership opportunities for qualified households of all races and ethnicities.**

- The City sold one house through the Homes Again Purchase Program to a minority household.
- Data from the Housing and Mortgage Disclosure Act (HMDA) is below. Based on the data from HMDA Table 4-1 (Disposition of Applications for FHA, JSA/RHS, and VA Home Purchase Loans One-to-Four Family and Manufactured Home Dwellings by Race, Ethnicity, Gender, Income of Applicant for 2015) and 4-2 (Disposition of Applications for Conventional Home Purchase Loans, 1-4 Family and Manufactured Home Dwellings by Race, Ethnicity, Gender and Income of Applicant, 2015) loans were denied overall at a rate of 9.93%. All minority races with the exception of Indian/Alaskan and Black races saw a significantly higher percentage than the overall percentage. Greeley does not have a high percentage of minority races. Based on Quick Facts data from the U. S. Census Bureau (2010), each minority race accounts for less than 2% of the Greeley population.
- HMDA data table follows.

Housing & Mortgage Disclosure Act (HMDA) for 2015 - Using table 4-1 from HMDA website			
Total loan application	9,691		
Denied		962	
% denied			9.93%
By Race	Total	Denied	% Denied
Indian/Alaskan	58	11	18.97%
Asian	131	11	8.40%
Black	50	9	18.00%
HI/Pac Island	14	1	7.14%
White	8094	748	9.24%
2 or more races	7	1	14.29%
White + minority	167	12	7.19%
Race not available	1170	169	14.44%
By Ethnicity			
Hispanic	1346	193	14.34%
Not Hispanic	6933	594	8.57%
Joint Hispanic not Hispanic	276	20	7.25%
White, non-Hispanic	6515	557	8.55%
Ethnicity not available	1136	155	13.64%
Incomes	total	denied	% denied
Less than 50% of Median	630	176	27.94%
50-79%	2275	262	11.52%
80-99%	1596	151	9.46%
100-119%	1319	98	7.43%
120 or more	3675	254	6.91%
Income not available	196	21	10.71%

Table 14 – HMDA Data

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City developed a CDBG monitoring plan that includes several layers of activity review, as briefly described below. Upon request, the full monitoring plan is available.

- At receipt of applications, all proposed activities are reviewed to ensure they further the priorities of the Consolidated Plan, meet a National Objective, and are eligible CDBG activities. Submitting agencies are required to certify they are in compliance with federal requirements as part of the application. The City strives to ensure applicants are informed with respect to the federal obligations by offering two optional-but-encouraged technical assistance meetings to discuss federal obligations prior to the applicant accepting CDBG funds and also makes staff available for consultation upon an applicant's request.
- Throughout the activity, GURA staff maintains close contact with the subrecipients of CDBG funds. Staff is involved in procurement, bidding language (Section 3; Minority and Women Owned Business statements), and contracting (when applicable); meets individually with the awardees to review the agreements; and makes great effort to notify agencies that staff is available for technical assistance upon request.
- There is also a limited desk review at the time draw requests are received. GURA staff reviews the requests and, depending on the type of activity, maps the location of clientele, reviews submitted invoices, verifies that payment has been made, logs beneficiary data, and ensures the draw is consistent with the Agreement parameters prior to approving the draw request.
- By policy, annual on-site monitoring is conducted on a minimum of 10% of the agencies that received funding during that fiscal year with the goal of on-site monitoring of no fewer than three subrecipients. There were only two agencies with active activities that received funding in 2016, Greeley Transitional House (public service and facility rehab) and the Archdiocesan Housing, Inc. (infrastructure to support a Permanent Supportive Housing Development). All other recipients were part of the City. Both agencies were monitored.

Minority-and Women-Owned Business Outreach

(The information, with the exception of the date, in the following narrative is unchanged from the 2015 CAPER.) The City does not discriminate against minority or women-owned businesses during the bidding process and has awarded bids to a number of contracts to minority- and women-owned businesses over the years. During 2016, the City contracted with a minority-based business for its large infrastructure activity along 8th Avenue. Greeley is not a large community and has a small pool of contractors willing to bid on work that involves Federal funds. No bidder is discouraged.

When advertising an Invitation to Bid, both the City and GURA include a statement encouraging minority- and women-owned business to apply. (They also include a Section 3 statement.) A sample bid invitation by GURA follows: *"Bids are being solicited for (insert job) by Greeley Urban Renewal Authority (GURA). Bids will be accepted until (time) on (date). Bidders must meet qualifications set by GURA. Woman and minority owned businesses are encouraged to participate. Section 3 requirements for opportunities for low- moderate-income residents and businesses may apply. For more information call (GURA office phone number)."*

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Per the City's Citizen Participation Plan, citizens were provided with fifteen days prior to the submittal of the CAPER for comment. The ad ran in the Greeley Tribune on February 22, 2017 in both English and Spanish. The draft was posted on the City's website for review and comment. The Citizens Committee for Community Development received a hard copy and notice of the report's availability on the City's website and met February 28, 2017 to discuss and comment on the CAPER. Discussion centered on the fact that Committee members still don't think poor property conditions are being dealt with adequately however, no written comments were received. The GURA Board of Commissioners received a copy to review prior to holding the public hearing and recommendation that City Council accept the report. No one from the general public attended the hearing. Additionally, agency partners with the City received notice of the availability of the CAPER and were encouraged to provide comments and share it with their clientele. The Citizen plan does not require a second public hearing. Council approved the CAPER at its March 21, 2017 meeting with no additional comments.

CR-45 - CDBG 91.520(c) Performance Reports. Homelessness. *The report must include, in a form prescribed by HUD, an evaluation of the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:*

- (1) Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs;
- (2) Addressing the emergency shelter and transitional housing needs of homeless persons;
- (3) Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again; and
- (4) Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are
 - (i) Likely to become homeless after 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);
 - (ii) Receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

This was the second year of the 2015-2019 Consolidated Plan, and the objectives did not change from those identified with the formation of the Consolidated Plan.

The City easily met the requirement to have no more than 1.5 times the annual grant at November 1st; the percentage at that date in 2016 was .89%. Activities are reaching completion in a timely manner once they are underway. The CDBG and HOME grant agreements with HUD were not received until mid-year, which caused delays in the start of activities. There were no indicators (within the City's control) in 2016 that would suggest the City should change its CDBG program.

The Federal code noted (92.520(c) is specific to reporting on the City's progress toward meeting its specific objectives for reducing and ending homelessness. The questions in CR-25 mirror what is required under this section (CR-45). To avoid duplication, please refer to CR-25 for specifics on how the City is progressing with the issue of homelessness.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations – Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City has 12 multi-family developments that include HOME units. All but two of those required on-site monitoring during 2016. The City has chosen to maintain a rental monitoring schedule that follows old HOME regulations (every year for projects with 26 or more units, every other year for projects with five to 25 units, and every three years for projects with one to four units). Monitoring is conducted annually in July/August; all developments due for monitoring were monitored. Developments that don't complete requested work timely are monitored more frequently; however, all developments are current with completing work. All HOME units, whether due for an on-site monitoring or not, are monitored annually for rent compliance. In 2016, the following onsite monitorings were conducted:

- **Chinook Wind** (Sixty units of senior housing; four are floating HOME units). No problems were identified.
- **Fox Run** (Twenty-three units of housing for persons with disabilities; three are floating HOME units). No problems were identified.
- **Twin Rivers** (Seventeen units of housing for persons with disabilities; three are floating HOME units). No problems were identified.
- **Plaza del Milagro** (Thirty units of migrant/agricultural-related laborer housing; three are fixed HOME units). Staff worked with property management to get minor maintenance issues corrected.
- **Plaza del Sol** (Forty-two units of migrant/agricultural-related laborer housing; seven are fixed HOME units). Staff worked with property management to get minor maintenance issues corrected.
- **Stagecoach Gardens** (Thirty units of LMI housing; five are fixed HOME units). Staff worked with property management to get minor maintenance issues corrected.
- **LaCasa Rosa** (Fourteen units of senior housing; twelve are fixed HOME units). Staff worked with property management to get minor maintenance issues corrected.
- **Stephens Farm Phases I** (Ten units; three are fixed HOME units) **and Phase II** (eight units; two are fixed HOME units) for persons with Acquired Brain Injury. Staff worked with property management to get a minor maintenance issue corrected.
- **Camfield Corner** (Thirteen units of transitional housing for families exiting homelessness; all are HOME units). Staff worked with property management to get a minor maintenance issue corrected.
- **Harmony Way** (Eighteen units of housing for persons with mental disabilities; four are fixed HOME units). Staff worked with property management to get a minor maintenance issue corrected.

Rents for HOME units were verified on all HOME developments, including those named above and the following:

- **Camelot Apartments** (Four units of housing for persons with disabilities; one is a fixed HOME unit.)
- **Meeker Commons** (Two HOME units). The general population is served at this location. These two units are part of a larger affordable housing development that has no HOME units.

All HOME units were found to be in compliance with housing codes and other applicable regulations. The only issues that were minor maintenance issues that needed corrected.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Most of the City's HOME units are for a specific population:

- Plaza del Milagro and Plaza del Sol – migrant and farm laborers
- Harmony Way – persons with mental disabilities
- Stephens Farm (both phases) – persons with acquired brain injuries
- Camelot Apartments – persons with disabilities
- Chinook Wind Apartments – seniors
- Twin Rivers and Fox Run Apartments – persons with disabilities
- La Casa Rosa – seniors
- Camfield Corner – homeless families transitioning to self-sufficiency
- Meeker Commons – general population

Of the 57 HOME units monitored in 2016, two tenants were black, two were other/multi-race, and 53 were Caucasian. Twenty-one identified as Hispanic. Additionally, 22 units were leased by female head-of-households; 18 had a disability. Two units were vacant.

Other:

- Owners of the HOME units advertise with the Fair Housing symbol.
- Resident Selection Criteria and/or leases include a non-discrimination statement.
- The City received no complaints of discrimination in 2016.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Camfield Corner Phase 3 had \$83,639.69 in program income allocated; all was expended on the production of a duplex in the Camfield Corner development.

Camfield Corner Phase 4 (final phase), which is a late 2016 activity, had \$21,037.29 in program income allocated; \$1,127.58 had been expended by year end.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City will continue to review demographic information when conducting HOME monitorings to ensure minority populations are being served. Affordable housing has been discussed in detail throughout the CAPER. There is no further information.

The following sections do not apply to the City of Greeley: CR-60 - ESG 91.520(g) (ESG Recipients only); CR-65 - Persons Assisted; CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes; CR-75 – ESG Expenditures