
2017 Consolidated Annual Performance and Evaluation Report

(CAPER)

3rd Year of the 2015-2019 Consolidated Plan

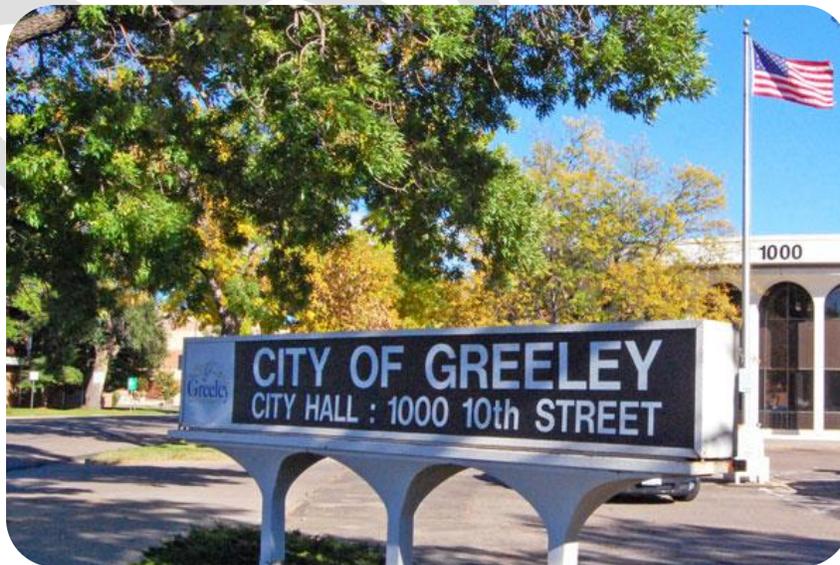


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Introduction

The City of Greeley's 2017 Consolidated Annual Performance and Evaluation Report (CAPER) provides an analysis of accomplishments and progress made toward meeting the goals of its Consolidated Plan. The Consolidated Plan is a requirement of the U. S. Department of Housing and Urban Development (HUD) for cities who receive the Community Development Block Grant and HOME Investment Partnership Program grant.

The Consolidated Plan process is intended to provide a framework by which affordable housing and community development needs and market conditions can be assessed, activities identified to address the needs and conditions, and federal funds from the U. S. Department of Housing and Urban Development's (HUD) Community Planning and Development grant funds then focused on meeting the needs.

The funds from two noted federal grant programs are utilized to implement the activities of the Consolidated Plan:

- The **Community Development Block Grant (CDBG)**, which may be used for a wide range of community development needs that are to benefit low- moderate-income residents of the City through the provision of decent, affordable housing; suitable living environments; and expansion of economic opportunities; or for clearance of blight; and
- The **HOME Investment Partnership Program (HOME)** grant, which is exclusively for the creation of affordable housing for low- moderate-income households.

The majority of the CDBG funds and all of the HOME funds must have beneficiaries earning 80% or less of the Area Median Income (AMI) for the Greeley Metropolitan Statistical Area (MSA), either as a neighborhood or as individual households. HUD annually sets the income levels, which are a percentage of the AMI. Area Median Income in 2017 was \$75,500 for a family of four in the Greeley MSA, which includes all of Weld County.

The City's current Consolidated Plan (the Plan) is for the years 2015-2019; this CAPER reports on progress made during the third year (2017) of the Plan. The CDBG award in 2017 was \$798,743; the HOME award was \$308,603. Both awards had a reduction from the 2016 awards of \$857,459 (CDBG) and \$315,085 (HOME).

Two CDBG activities also received income as Revolving Loan Funds (payments received for loans made with CDBG funding). Both the Single-family Housing Rehabilitation activity and the Homes Again Purchase Program generate Revolving Loan Funds. A minimal amount of funds identified as program income funds was also received (for example lot rent during the Greeley Stampede or payment for mineral rights).

Reporting to HUD and draws against the grants are done online through the Integrated Disbursal and Information System (IDIS). (A "draw" is the City reimbursing itself for CDBG or HOME expenses by "drawing down" the grant funds from the U. S. Treasury through the IDIS system.) The City must respond to specific questions for each step of the process: Consolidated Plan, Annual Action Plan, and the CAPER. (Space is limited in IDIS and may be a reduction of what is presented in this hard copy CAPER. Please refer to this hard copy 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 City was challenged in meeting its goals and requirements in 2017 due to two issues:

1. By CDBG regulation, funds must be expended in a timely manner. HUD expects grantees (recipients of the grant funds) to be “timely” in expending funds. A grantee is considered to be timely if 60 days prior to the end of the grantee’s program year, the balance in its line-of-credit does not exceed 1.5 times the annual grant. Historically, having Revolving Loan Funds available did not adversely affect the timeliness check. In April 2017, however, HUD issued notification that those funds would count against the 2017 timeliness check. The City had accumulated a substantial amount of revolving loan funds that it was unable to expend in an amount sufficient enough to get under the 1.5x mark.
2. Grant awards were not received by the City from HUD until mid-September 2017 (its fiscal/program year begins January 1). Anticipating a late receipt of funds, work associated with implementing the activities (environmental review, subrecipient agreements, etc) were in place so that work could begin with receipt of funds. Additionally, to give the best opportunity to continue activities, City Council approved a Substantial Amendment to the 2016 Annual Action Plan in June that allowed for reallocation of a portion of Homes Again Purchase Program (HAPP) Revolving Loan Funds. Even with the very late receipt of the CDBG grant, the City would have met its timeliness test were it not for the inclusion of Revolving Loan Funds.

The following are the 2017 activities by Consolidated Plan goal approved by City Council and the progress made toward completion of each activity:

Infrastructure Improvements

- **Redevelopment District Infrastructure Phase 1-Central Greeley** – The City continued its work to install missing pieces of infrastructure in older neighborhoods. The 2017 activity focused on a central Greeley neighborhood in the Redevelopment District that had significant areas of missing sidewalks and ramps for handicap accessibility. (The Redevelopment District neighborhoods are the oldest in the City and have the greatest concentration of both low- moderate-income (LMI) and minority households.)
 - Approximately 66% of the allocated funds were expended in 2017 before weather caused the activity to stop for the winter. Area beneficiaries, while estimated in IDIS during 2017, will not be finalized until close of the activity in 2018.
- **Parkway Tree Planting** – Another multi-year activity within the Redevelopment District, this activity is designed to address the declining urban forest in low- moderate-income neighborhoods. The activity is done as an area benefit; 20 properties actually received one or more trees, with forty planted during 2017. Homeowners contract with the City Forestry Program for the continuing care of the trees received.

- **Infrastructure to support a Permanent Supportive Housing Development** – The city’s portion of this activity (move and burial of drainage ditch on the site) was completed in 2017; however, the 47 units weren’t leased until 2017, and beneficiaries were then counted. By definition, Permanent Supportive Housing units must be leased to households with incomes less than 30% of AMI. Ongoing support through case management is available for as long as the tenant resides in a unit. Catholic Charities at the Guadalupe Community Center and North Range Behavioral Health provide the case management at the site.

Property Acquisition

The City reallocated 2015 acquisition funds originally approved for a FEMA project that was cancelled to support the Greeley Housing Authority’s acquisition of a low-income housing development. The Housing Authority continued to work with HUD on the contract throughout 2017 and was unable to finalize the acquisition prior to year end. (The acquisition was completed in January 2018.) Twenty-one units of affordable housing units were preserved by the acquisition; beneficiaries will be counted in 2018.

The City continues to operate the general Acquisition activity with pre-2015 and 2015 CDBG funds (maintaining properties held for future disposition). Acquisition of a number of properties was considered that would have met either a low- moderate-income area benefit or provided for the clearance of slum/blight conditions during the year, but none proved to be suitable, and no acquisitions were made during 2017.

Affordable Housing

The City made adequate progress toward providing additional affordable housing units in 2017 by continuing two Housing Rehabilitation Programs (one a loan program, the other a grant program), providing assistance to Habitat for Humanity for new construction of affordable ownership units, and with completion of the Camfield Corner development of transitional housing for families exiting homelessness, as noted below and discussed in more detail throughout the CAPER. (The Guadalupe Apartments also provided affordable housing, but for purposes of the grant, is counted as an infrastructure activity.)

Property Conditions

The annual clean-up weekend activity was held the last weekend in April. While the event is available City-wide, the far west census tracts were excluded when calculating the area benefit. Those Census Tracts are 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. Area benefit is to 55.64% low- moderate-income residents.

Public Services and Facilities that Address an Essential Need

The City supported three public service activities and one public facility activity that supported an essential need (food, shelter, clothing, transportation). Additionally, assistance was provided to one public service activity and one public facility activity that supported a non-essential need (health). Brief descriptions of each activity are below:

- **Public Services**

- The Greeley Transitional House requested the remainder of its 2016 CDBG grant funds and drew for the first quarter of its 2017 grant to support a staff person who assisted homeless families in finding permanent housing and worked with landlords to locate available units in the community.
- The cold weather shelter activity was finalized. The activity was a collaboration by United Way of Weld County (the subrecipient of grant funds) and the staff at the Guadalupe Community Center (which had operational oversight of the activity). Although the activity started in November 2016, beneficiaries were not counted until the end of the activity in 2017. In addition to the number of persons served (see the next section), 2,546 meals were served and 31 families were provided with immediate access to gas, food, and/or motel vouchers in order to reunite them with their support networks (diversion from homelessness).
- Guadalupe Community Center received a 2017 CDBG award; however, funds were not available from HUD in time for them to request a draw against their grant.

- **Public Facilities**

- Under the Substantial Amendment to the 2016 Action Plan, Greeley Center for Independence, which provides housing for persons with Acquired Traumatic Brain Injury, received a grant to replace windows in one of the residential buildings on campus and to resurface and stripe a parking lot for safety purposes. The windows were originally from Craig Hospital's demolition and were energy inefficient.

Public Services and Facilities that Address a Non-Essential Need

- **Public Service**

- Colorado Visiting Nurse Association-Northern Colorado (CVNA), formerly Rehabilitation and Visiting Nurse Association (RVNA) – The agency provided in-home care to people with no other means to pay for the service. The City considers this as a valuable activity in that it allows for residents to remain in their own homes rather than enter a costly facility (such as assisted living or nursing home care).

- **Public Facility**

- Also under the Substantial Amendment, the Sexual Assault Victims Advocacy Center (SAVA) received a CDBG grant for accessibility updates and to add two child play therapy rooms and an adult therapy room.

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.

Goals were identified during the 2015-2019 Consolidated Plan process, with yearly objectives set in Annual Action Plans to move the City toward achieving the goals of the Consolidated Plan. The five year goals are named below, followed by the progress made during 2017.

Infrastructure Improvements

- **Five-year goal:** 14 activities (7,000 people/year); **2017 Actual:** Two completed activities
 - Tree Planting in Redevelopment Parkways – 5,885 (area benefit); 20 people received trees.
 - Infrastructure at Permanent Supportive Housing development – 47 households.
 - Redevelopment District Phase 1 (Central Greeley) – 1,270 people (area benefit), 73.62% LMI; activity not complete in 2017; beneficiaries are not counted on the table below.

Property Acquisition

- **One Year Goal:** One-two properties acquired; **2017 Actual:** Zero.
(Assistance to the Greeley Housing Authority for the acquisition of an affordable housing development, Lincoln Square, started in 2017 and there were draws. Because it was not finalized, there beneficiaries will not be counted until 2018.)

Affordable Housing

- Housing rehabilitation activities – **One Year Goal:** Five loans; Eight grants; **2016 Actual:** Six loans and six grants.
- Homeownership-Reconstruction of housing-Homes Again Purchase Program
 - **One Year Goal:** Two; **2017 Actual:** None.
- Home Investment Partnership Program (HOME) homeownership
 - **One Year Goal:** Two; **2017 Actual:** Two completed and beneficiary data input; (funds drawn for one)
- HOME Program rental housing (housing for homeless added)
 - **One Year Goal:** Three (rental housing, not specific to homeless housing added); **2017 Actual:** Three HOME units.

Property Conditions

- Public service-property conditions
 - **One Year Goal:** 2,100 persons assisted; **2017 Actual:** 1,469 (vehicles accessing the event).

Public Services and Facilities that Address an Essential Need

- Non-profit public services – Three activities were approved for funding in 2017 under this goal; one service was non-essential.
 - **One Year Goal:** Three activities; 727 persons assisted; **2017 Actual:** 63 (Greeley Transitional House, shelter for families, two grant years); 369 (United Way Cold Weather Shelter, Homeless Person Overnight Shelter). Non-essential public service: 27 (CVNA);
- Public facilities
 - **Five Year Goal:** Four facilities assisted during the five-year Consolidated Plan period; **2017 Actual:** One meeting an essential need (housing); one meeting a non-essential need (health).

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1. Public improvements	Non-Housing Community Development	CDBG:	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	21,000	33,805 (5,135 8 th Ave; 8,190 trees 2015 & 2016 (each year); 7,155 2017)	161%	4,500 from Act Plan	7,155 (5,885 trees; Central Greeley infra 1,270)	159%
1a. Public improvements	Affordable Housing	CDBG	Low/Mod Income Housing	Persons Assisted	0 specific to housing	0 specific to housing	NA	47	47	100%
2. Property acquisition, demo, clearance, disposition	Non-Housing Community Development	CDBG: \$0	Other-TBD	Other	30	0	0.00%	2 or 12 people	0	0.00%
3. Public Service-Property Conditions	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,500	4,393 (1,631 in 2015; 1,293 in 2016; 1,469 in 2017)	41.84%	1,500	1,369 cars; 100 trucks	97.93%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
4. Non-profit public services		CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	75	89 (22 CVNA 2015; 40 RVNA 2016; 27 RVNA 2017)	118.67%	20	27	135.00%
4a. Non-profit public services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0 Included in 75	452 (20 in 2016; 432 in 2017)	452.00%	0	432 (369 cold weather; 63 GTH)	432.00%
5. Single-family, owner-occupied housing rehab loans	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	14 (5 in 2015; 3 in 2016; 6 in 2017)	56.00%	5	6	100.20%
6. SF, owner-occupied housing rehab emergency grants	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	15 (6 in 2015; 3 in 2016; 6 in 2017)	37.50%	8	6	75.00%
7. Homeownership-Reconstruction of housing-HAPP	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	2	3	150.00%	0	0	0.00%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
(No Action Plan Goal #) Public facilities	Dependent on the type of facility	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	60	80 (in 2017)	133.00%	0 (No Act Plan activity; sub amend june 2017)	80 63 (SAVA) + 17 St Farm; not comp in IDIS, but data there	800.00%
8. HOME Program-Rental housing	Affordable Housing	HOME: \$0.00	Rental units constructed	Household Housing Unit	11	0 (did not count Chinook Wind as it was a 2014 activity)	0.00%	0	0	0.00%
8a. HOME Program-Rental housing	Affordable Housing	HOME: \$	Housing for Homeless added	Household Housing Unit	0	5 (2 in 2016; 3 in 2017)	500.00%	0	3	300.00%
9. HOME Program-homeownership	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	15	13 (4 in 2015; 7 in 2016; 2 in 2017)	87.00%	2	2	100.00%

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 allocated a majority percentage (approximately 67%) of its funds in 2017 for activities that included infrastructure improvements, affordable housing, and property acquisition, the highest priorities of the 2015-2019 Consolidated Plan. Other priorities accounted for about 11% of the 2017 budget. Additionally, Housing Rehab Loan Program revolving loan funds and older grant funds allocated to the Housing Rehab Grant and Acquisition Programs were available to a high priority activity.

Draws in 2017 included \$9,594 (rounded to nearest dollar) for CDBG expenses and \$3 for HOME expenses that were incurred in 2016. There were no beneficiaries counted in 2017 for those draws. Additionally, there will be final draws of 2017 expenses in 2018. Draws shown below are for 2017 expenses drawn in 2017 only.

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 2017 on that year’s expenses are note below. The grant associated with the expense is also noted.

1. Public Improvements
 - a. Redevelopment District-Central Greeley Infrastructure-Phase 1 (CDBG): \$378,135.
 - b. Tree planting in the Parkways of the Redevelopment District neighborhoods (CDBG): \$15,000.
 - c. Move and burial of drainage ditch on site of permanent supporting housing development (CDBG): \$30,163.
2. Creation and maintenance of affordable housing
 - a. Single-family housing rehabilitation loans (CDBG): \$40,688.
 - b. Single-family housing rehabilitation grants (CDBG): \$5,813.
 - c. Administration of the housing rehabilitation program (CDBG): \$37,922.
 - d. Habitat for Humanity (HOME-homeownership): \$29,260.
 - e. Camfield Corner (HOME-rental): \$545,258.
3. Property Acquisition
 - a. Maintaining lots for disposal only (CDBG): \$12,799.
 - b. Assistance to the Greeley Housing Authority to acquire the affordable housing units at Lincoln Square (CDBG): \$2,496

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

1. Property conditions – 2017 Clean-up Weekend (CDBG): \$15,600
2. Public services and facilities that address an essential need
 - a. One public facility – Greeley Center for Independence (CDBG): \$2,587.
 - b. Three public service activities (all CDBG)
 - o Greeley Transitional House housing coordinator: \$7,500.
 - o United Way cold weather shelter: \$27,000.
 - o Catholic Charities case management: Activity underway, no draws.

Low priorities (City ranking) undertaken in 2017:

1. Public services and facilities that addressed a non-essential need (health)
 - a. One public facility
 - o Sexual Assault Victims Center (CDBG): \$29,429.
2. One public service
 - o Colorado Visiting Nurse Association (CDBG): \$23,639.

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 and grants, Colorado Visiting Nurse Association’s in-home care, the cold weather shelter (United Way application), the activity (public service) at the Greeley Transitional House, rental of the Guadalupe Apartments (infrastructure activity), and the public facility activities for SAVA and Greeley Center for Independence. 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	2017 HOME	HOME includes rental monitoring (not all HOME units are monitored annually) & completed units
White	191	318	5	22
Black or African American	8	23		3
Asian	2	1		
American Indian or American Native	3	19		
Native Hawaiian or Other Pacific Islander				
Other/Multi-race	20	8		
Total	224	369	5	25
Hispanic	78	106	4	13
Not Hispanic	52	263	1	12
Female Head of Household	85	85	2	11
Persons with Disabilities	84	92	0	3

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
Redevelopment District Infrastructure Ph 1-Central Greeley	1,270	935	73.62%	25.31%
Clean-up Weekend (Note: Beneficiary data was cars through the gate (1,393 cars; 100 trucks). Beneficiary data was not collected by the car.)	74,085	41,220	55.64%	35.92% (city-wide)
Trees in Parkways	5,885	4,535	77.06%	37.25%

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

Narrative

The city, as a recipient of the federal grants, is required to make reasonable efforts to provide language assistance to ensure meaningful access for Limited English Proficient (LEP) persons who want to access programs and activities. “Reasonable effort” includes conducting a Four-Factor Analysis to identify minorities with a high incidence of limited English proficiency and then development of a written Language Assistance Plan.

The City’s Four Factor Analysis identified the Hispanic ethnicity as the only minority group with a large percentage of persons in Greeley. The Analysis data is supported by the Affirmatively Furthering Fair Housing data tables, which show the White, Non-Hispanic population in Greeley at 59.51% and the Hispanic population at 35.92%. Further, the AFFH data indicates that 8.39% of the Hispanic population have a Limited English Proficiency. All other races in Greeley are represented by a percentage of less than 1.5% per race.

CR-15 - Resources and Investments 91.520(a) - Identify the resources made available

CDBG 2017 grant - \$798,743; HOME - \$308,603

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Grant funds available at 1/1/17 + 2017 grant	637,392	736,670
		798,743	
Program Income	Start of year	96	685
	Added PI	589	
Rehab RLF	Revolving loan program funds-BB	164,255	40,688
	RLF added	61,666	
HAPP RLF	Revolving loan program funds-BB	1,024,355	32,016
	RLF added	159,340	
		2,710,746	810,059
HOME	Grant funds available at 1/1/17 + 2017 grant	595,285	629,787
		308,603	
Program Income	Start of year	19,910	21,949
	Program Income added	308,488	
		1,232,286	651,736

Table 3 - Resources Made Available

Narrative

Resources available to the City during 2017 included unallocated grant funds from prior years, 2017 grant funds, minimal CDBG program income, Revolving Loan Fund payments (rehab and Homes Again Purchase Program) and HOME program income. The majority of resources was from activities that generated Revolving Loan Funds due to repayment of loans.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
<ul style="list-style-type: none"> Redevelopment District 	75%	67%	Funds budgeted for 2017 that assisted activities within the Redevelopment District included the Central Greeley infrastructure activity, tree planting in parkways, and the public service support to Greeley Transitional House (\$587,500 of the \$870,000 budget). The noted percentage is based on those activities. However, the clean-up weekend, cold weather shelter, public service assistance to the Guadalupe Community Center, and support of Colorado Visiting Nurse Association activities are also available to persons within the Redevelopment District.
<ul style="list-style-type: none"> Redevelopment District - Housing rehabilitation loans 	80%	74%	Eighty percent of rehab loans (funded by revolving loan funds) are to be made within the Redevelopment District Boundaries; however, the Board approved reducing the percentage to accommodate all of the rehab applications received.

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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	4,171,879
2. Match contributed during current Federal fiscal year	351,642
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,523,521
4. Match liability for current Federal fiscal year	-75,483
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	4,448,038

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				4,171,878
Plus Match Received, detailed below				
1 st Crestview	5/2017	174,808	2,848	
2 nd Crestview	9/2017	171,259	2,726	
				351,642
TOTAL MATCH RECEIVED				4,523,520
Minus Match Liability, By Project, Below				
Two Crestview				-7,325
Camfield Final				-68,157
TOTAL MATCH LIABILITY				-75,482
Match Balance				4,448,038

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning 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 \$
\$19,910	\$308,488	\$21,949	\$0.00	\$306,449

Table 7 – Program Income

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	2	0	0	0	0	2
Dollar Amount	\$517,640	0	0	0	0	\$517,640
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	2	0	2			
Dollar Amount	\$517,640	0	\$517,640			
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 – 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	3 (Camfield)	3 (Camfield Corner)
Number of Non-Homeless households to be provided affordable housing units	4 (2 Habitat; 2 HAPP)	2 (Habitat)
Number of Special-Needs households to be provided affordable housing units	0	0
Total	7	5

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	4 (See above)	2 (Habitat for Humanity)
Number of households supported through Rehab of Existing Units	13 (5 loans; 8 grants)	16 (8 loans; 8 grants)
Number of households supported through Acquisition of Existing Units	0	0
Total	17	18

Table 12 – Number of Households Supported

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

The City's goal of adding two for-sale units funded with Homes Again Purchase Program Revolving Loan Funds was not met, as there were no suitable properties available for acquisition, demolition and clearance, and reconstruction. Additionally, the costs of producing one unit has become so high that the City doesn't actively look for units. All other affordable housing goals were met.

Discuss how these outcomes will impact future annual action plans.

Because the Revolving Loan Funds being received from the HAPP have created issues with the City meeting its timeliness check November 2nd, a Substantial Amendment was approved in June to use part or all of the funds on other CDBG eligible activities. The City is actively looking for an activity that would expend the Revolving Loan Funds more quickly than waiting for a suitable housing unit . (The City still remains open to utilizing the HAPP Revolving Loan Funds on housing, but doesn't anticipate setting a specific annual goal with regard to housing utilizing the HAPP funds.)

While the Housing Rehabilitation Loan Program met its goal, the City wants to see use of the program increase, or it will consider discontinuing the program. Changes to program policies were approved by the GURA Board late in the year with the intent of making it more attractive to residents, and marketing of the revamped program will begin after the first of the year.

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 Households Served	CDBG Actual	HOME Actual
Extremely Low-income	548	0
Low-income	44	2
Moderate-income	6	3
Total	598	5

Table 13 – Number of Households Served

Narrative Information

The majority of extremely-low-income households were associated with services to the homeless population, including the cold weather shelter and the Greeley Transitional Housing public service activity for a housing case manager. Other activities serving the LMI population included the Housing Rehab Loan and Grant Programs, CVNA, the Permanent Supportive Housing units at Guadalupe, and the two public facility activities (SAVA and Greeley Center for Independence). One hundred percent (100%) of the these activities served LMI residents in Greeley.

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

- The annual survey of the number and characteristics of homeless persons was conducted. The street count took place on January 25, 2017. United Way of Weld County used GIS mapping to define the areas for the street count, using the Salvation Army as the home base location. In addition, United Way

staffed both the Lincoln Park Library and Lincoln Park for the entire day. This Homeless Point-in-Time (PIT) Count is a condition HUD places for applying for homeless assistance funds.

- Weld Project Connect was held in October. The one-day event provides numerous services onsite (haircuts, flu shots, for example) to persons in need, as well as free system-wide bus service in Greeley and Evans on the day of the event. Areas of service included Health, Community Assistance, Documentation and Human Services, Wellness, Education, and Veterans. More than 900 attended the event.
- Because of strong networking history, the 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. As the only shelter currently in Weld County that serves all populations and has as well a homeless prevention program, Catholic Charities responds to referrals from the services and faith-based community to determine what services might be provided to meet the needs of the homeless. The Guadalupe Community Center also served as a walk-in and telephone referral center for the homeless. Community collaborations and information sharing that has only been strengthened by Weld Way Home, ensures the community is aware of the current services option that can lead to the development of safety plan and diversion or shelter services for some of the most at risk homeless families and individuals.
- 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.) North Colorado Health Alliance also started a program that reroutes non-emergent 911 calls with trained mental health professionals that ride along with the police when possible. This helps connect homeless persons to services, as opposed to the justice system.
- Weld's Way Home has initiated a "Lived Experience Committee" that actively seeks input from unsheltered persons to help dictate priorities of homelessness work. This group meets monthly.
- A long-term cold weather shelter solution was realized. The capacity is larger than in prior years at 80. A cold weather shelter opened in a temporary location in November 2017 and at the new location January 1, 2018. It will remain open until April 15, 2018. Information with regard to the shelter is available on the United Way 2-1-1 website in multiple languages.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter

- The **Guadalupe Community Center** served men (24 beds), women (six beds), and families (six separate rooms) experiencing homelessness. Emergency shelter, transitional housing shelter, daily meals, case management, and referrals are integral parts of the program. On site mental health screening and medical support are provided through community collaborative agencies. The Transitional Extended Stay Guadalupe Shelter Program of up to 120 days is focused on moving the resident as soon as possible to sustainable housing, employment, or benefit acquisition for those who are disabled and development of goals that include a saving plan, reducing debt, and budget planning. The Guadalupe Community Center provided 17,941 nights of shelter during its 2016-2017 fiscal year.
- The Greeley Transitional House provided emergency shelter and supportive services to families. Greeley Transitional House provided 15,421 individual nights of shelter in 2017 and served 73 families (108

adults and 184 children). In addition to emergency shelter, GTH provided case management, housing navigation, rapid rehousing and transitional housing, and housing stabilization services.

- Shelter for female victims of domestic violence is provided at A Woman's Place. A Woman's Place provided 5,504 nights of shelter in 2017. While this would appear to be a significant drop in nights of shelter from 2016 (6,663), A Woman's Place operated at 50% capacity during October and November due to facility renovations.
- An offsite cold weather shelter serving single men and women was operated by Catholic Charities in collaboration with United Way of Weld County from November of 2016 to April 14 of 2017 and served 369 unduplicated individuals. This was up from 263 CWS guests served the previous cold weather season. (Also see Section above, Reaching Out to Homeless, long-term solution to cold weather shelter needs.)
- At risk and homeless families are served on an emergency bases at the Guadalupe Community Center. These self-referrals, referrals from law enforcement services, and community partners receive very short-term emergency shelter, meals, necessities, and case management assessments and support. A community team, the Emergency Family Coordination Team, made up of the Greeley Transitional House, A Women's Place, Weld Department of Human Services, and Catholic Charities work with the case managers at the Guadalupe Community Center and the family to develop a housing plan and resolution of other emergency needs.

Transitional Housing

- 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 (16 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 62 families were served through these programs in 2017.
- 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 2017, 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. Representatives of the Weld's Way Home initiative started meeting with the agencies noted above to discuss challenges around discharge planning and started reaching out to other models to incorporate nation-wide best practices into local discharge planning. 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.

The Guadalupe Shelter has a collaborative plan with local facilities such as North Colorado Medical Center and the North Range Crisis Center for ten-day emergency medical shelter bed for patients discharged from the hospital who are homeless when that facility can meet their physical and mental health needs. Case management support is given to the new resident in collaboration with the Health Care Alliance, North Range Behavioral health, local Home Health Care Providers, and other partners to develop a more long-term housing plan.

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 is the largest provider of Utility and Rental Assistance in the County as part of its Homeless Prevention focus. During 2017, Catholic Charities provide \$136,719 in utility assistance and \$39,662 in rental assistance. Four hundred and thirteen households that included 1,380 family members were supported through this program that focuses on preventing loss of housing.
- In 2017, the Greeley Transitional House provided \$26,530 in homeless prevention services (rent assistance and case management) to keep 18 households (74 individuals) in their homes. This program is funded through the Colorado Department of Local Affairs' state income tax check-off program.
- 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 2017 ranged from a low of 954 in May to a high of 1,416 in February

Assistance for Persons with a Criminal Record

- 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. (More than 100 men have been placed in a job since the start of this non-profit.)
- The Guadalupe Shelter provides shelter and support services to those coming out of community correction system unless they are on the Sexual Registry or have committed in the recent past a violent crime.

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.

- The Guadalupe Shelter also has a contract with the VA to serve homeless veterans and help them with their healing and self-sufficiency goal and journey.

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 2016. 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.
- United Way of Weld County efforts have secured \$293,684 to assist homeless individuals, including the following:
 - \$20,000 special grant to Greeley Transitional House as local match for the Continuum of Care Rapid Re-housing funds
 - \$70,684 for the CAHPS (in conjunction with Larimer County)
 - \$7,000 Law Enforcement Diversion Assistance Program
 - \$191,000 for general Welds Way Home operations and the Cold Weather Shelter
 - \$5,000 from Weld County for general operating costs
- The City of Greeley provided \$200,000 for the lease of the building which housed the cold weather shelter. It will be used year-round as a housing navigation center.
- Greeley, as a city within the Northern Colorado region of the Balance of State Continuum of Care, participates in implementing coordinated entry. This process aims to move homeless individuals, families, and youth out of homelessness and into permanent housing as rapidly and smoothly as possible. To date, coordinated entry in Northern Colorado has primarily focused on housing veterans and chronically homeless individuals. As of January 16, 2018, 331 veteran households had been assessed for housing and 189 had accessed permanent housing through coordinated entry. As of January 23, 2018, 295 non-veteran single adults had been assessed for housing and 27 had accessed permanent housing.
- The coordinated entry system will expand in January 2018 by launching the process to serve families and unaccompanied youth, in addition to veterans. To support these efforts, Northern Colorado is actively seeking additional financial support to provide more intensive housing navigation and housing retention/supportive services for people in permanent housing.
- Weld County received \$30,000 in Emergency Solutions Grant (ESG) Rapid Re-housing funding 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.

- Catholic Charities' and its housing division, Archdiocesan Housing, Inc., completed construction of 47 units of Permanent Supportive Housing in September 2017 on the Guadalupe Campus to serve individuals and families who were homeless or are in imminent risk of homelessness. The community of individual donors, corporations, and the faith based community provided the support for the new furnishing and necessities for each apartment. On site case managers from Catholic Charities and North Range Behavioral Health provide housing retention services, as well as service to improve the tenants' mental and physical health and wellness.
- Case management is provided at all shelters in Greeley, with a focus on deterring homelessness when possible through referrals to avoid homelessness or to shorten the time of residence in a shelter. This practice follows the Housing First Model, which is supported by the shelters but challenged by lack of affordable housing. Life skills classes help shelter residents transition into the community with new tools to be successful and maintain self-sufficiency. 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

Five parking lots were repaired and sealed. Lawn irrigation systems were installed at four scattered site houses, and 183 feet of damaged walkways (scattered throughout all of the properties) were replaced.

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 2017, 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)

Affordable housing is encouraged and supported through *Imagine Greeley: The City of Greeley Comprehensive Plan (2018)* and the 2015-2019 Consolidated Plan.

Housing has a dedicated section for the first-time in the City's Comprehensive Plan, updated in 2017. Housing affordability was the topic of in-depth review, and there are new policies designed to 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. With that said, the City is exploring ways to reduce the inputs into housing, including more permissive zoning and water dedication allowances. This will be a sustained commitment of the City for the next five years.

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. Additionally, there are only limited lots available for building; the City anticipates new subdivisions being approved in 2018 that may increase the inventory of developable lots.

Because most lots are controlled by developers, new single-family house size is generally determined by the developer and the market they are targeting. 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. Additionally, new objectives in the Comprehensive Plan encourage developers to reconsider smaller single-family detached homes.

There are no land use controls, local 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 2017 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 CVNA (persons with challenges to remain in their home), Habitat for Humanity new home constructions (homeownership for families earning less than 60% AMI), completion of Camfield Corner (transitional housing for homeless families), public service activities for Greeley Transitional House and United Way (homeless), and assistance to public facilities (one of

which serves victims of sexual abuse, the other persons with Acquired Traumatic Brain Injuries). 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.

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

No new actions were taken in 2017 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)

The City does not have a mechanism to track the number of families removed from poverty. There are many services administered by the non-profit agencies in the community which offer households assistance to improve their lives and increase their chances to exit a poverty existence. There are CDBG and HOME activities noted throughout the CAPER that also provide assistance.

Non-profit agencies not named elsewhere in the CAPER continued to provide assistance to LMI households and are listed below. This list is by no means all-inclusive, but offers a representation of assistance that is available to those willing to access the services for the betterment of themselves and/or the family unit, particularly for potentially underserved groups.

- Women2Women provided emergency financial assistance to women by women.
- The Global Refugee Center and Right to Read merged in October 2017 and became known as the Immigrant and Refugee Center of Northern Colorado. Both organizations work to help integrate refugees and immigrants into American society by teaching English, helping people find jobs, helping with

navigation through a new culture, and more. They operated in the same building and served the same people for a number of years as separate agencies.

- Sunrise Community Health provides health and dental care at seven locations in Greeley with payment based on the ability to pay.
- Connections for Independent Living provided assistance and representation for individuals with a 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 provided 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.
- Weld Food Bank administered a number of programs to help alleviate hunger and poverty by providing food and services to people in need.
- The Greeley Interfaith Association and many churches within the faith community provided assistance to those in need.

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

Greeley has a solid institutional structure that includes local government, the school district, and area non-profits. City staff has 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 staff participated in a number of community committees that met to address the needs of homeless persons, underserved populations, and low-income residents, including: the Emergency Food and Shelter Program (EFSP) committee; the Northern Colorado Sub-region of the Balance of State Continuum of Care (NoCo CoC) committee and its steering committee; and the Weld Homeless Coalition and its sub-committees.

To improve regional structure specific to working on issues of homelessness, Weld (Greeley MSA) and Larimer Counties, which comprise a planning region for the Colorado Balance of State Continuum of Care (56-county Continuum of Care representing rural Colorado) researched the formation of a fourth Continuum of Care in Colorado during 2017 and formally requested the same of HUD in early 2018. Over the past several years, members of this planning region have questioned the appropriateness for Northern Colorado to remain in the Balance of State Continuum of Care. The current population and projected population growth, as well as the growing infrastructure for providing services and housing to households experiencing homelessness, have contributed to Northern Colorado increasingly looking and functioning less similarly to other regions in the Balance of State. The new Continuum, if approved, would be comprised of only those two Northern Colorado counties.

The city, under the guidance of United Way, continues to work toward the implementation of a housing navigation center to implement a Coordinated Assessment and Housing Placement System (CAHPS) for Weld County. The property leased at the end of 2017 to provide a location for a permanent cold weather shelter will also serve as a housing navigation center year-round. As it moves toward a Housing First method of dealing with homelessness, the agencies of the Weld County Coalition recognized the need for a centralized location and systematic approach to housing needs.

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

Two area non-profitss, United Way of Weld County and Northern Colorado Health Alliance provide extensive coordination for number of committees and programs that work with low-income housing and social services needs. Both the City and the Greeley Housing Authority have staff that participate in many of the meetings/ groups and help with programs, when appropriate.

Weld County United Way, leads the Emergency Food and Shelter Program committee, Welds Way Home (the coalition working on a solution to homelessness), and the Northern Colorado subregion of the Balance of State Continuum of Care. They are the lead agency of the cold weather shelter and promoters of the housing navigation center and CAHPS system.

The **North Colorado Health Alliance**, with partner organizations, improves the health of the Weld County communities by facilitating data sharing across Weld County. An online site (“Dashboard”) has specific data regarding progress made in areas of Access to Care, Active Living, Education, Livelihood, Healthy Mind and Spirit, and Healthy Eating. The Health Alliance was a new Greeley CDBG subrecipient in 2017, taking the lead on the Community Action Collaborative. The Collaborative provides a non-emergency vehicle and emergency personnel (police, fire, mental health providers, etc.) to address calls to the 911 system that are not truly emergencies. The Collaborative can then connect callers to appropriate care and services. GURA staff provided technical assistance for implementation of this new CDBG activity.

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.**
 - An information portfolio with fair housing information and sample brochures is available to subrecipients. The portfolio was provided to the CDBG subrecipients when 2016 Subrecipient Agreements for grant funds were being reviewed and signed and to all property managers of developments with HOME funds. During 2017 monitorings, the subrecipients were reminded that the information is available. The clientele served by these agencies/housing developments include persons who are at risk of discrimination: the elderly, persons with disabilities, minorities, and families.
 - Information on Fair Housing is shared with subrecipients and HOME unit managers, such as 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” and, when

appropriate, a review of their policies to ensure they meet any guidance provided is recommended.

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” during 2015 to identify LEP populations in Greeley. The Analysis remained in force during 2017. From the analysis, and practical knowledge, it was determined that Spanish is the only prominent language spoken in Greeley other than English. (Affirmatively Furthering Fair Housing data from HUD supports this conclusion.)
 - The City adopted Americans with Disabilities Act/Section 504 Effective Communications Policies and Procedures a number of years ago, which remained in force.
 - 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.
 - In December 2017, the City of Greeley started subscribing to a language interpretation service that is available for employee use when communicating with customers who speak a language other than English.

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 2017, United Way was given about 3,400 24-hour adult bus passes. Each pass has a value of \$4.50 and provides for unlimited rides during a 24-hour period. United Way was also given 400 paratransit trip tickets. (In 2018, the allotment will increase and give United Way 6,000 24-hour adult passes and 400 paratransit tickets.) Agencies may request passes for their clientele from United Way.
 - The recently completed 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. Habitat’s Crestview Subdivision is also near a bus stop.
 - Greeley Evans Transit (GET) 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 further reduce costs for seniors and persons with disabilities.

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 (1) directing funding to developments that support the disabled community, (2) promoting retention of existing housing stock by supporting housing rehab for accommodations for persons with disabilities, (3) supporting the provision of services for families in transitional housing by directing funding to organizations that provide those services, (4) encouraging additional affordable housing units for larger families by directing funding to rental and for-sale units, and (5) continuing to support Habitat for Humanity.**

1. No 2017 funding was directly for the support of developments to support the disabled community. The City continued to monitor two projects for persons with disabilities (Twin Rivers and Fox Run), as well as Chinook Wind, a senior project where 20% of the units (of 60 total) are fully accessible. All three received HOME funds in the past and have HOME units.
2. The Single-family Housing Rehab grant program installed ramps for accessibility through the Retired Seniors Volunteer Program, which provided labor to construct the ramps at a materials-only cost. Three ramps were installed in 2017.
3. The following provided support for families in transitional housing:
 - The final phase of units at Camfield Corner was completed, providing 16 townhouse-type units for families exiting the shelter who also have access to continuing support services through the Greeley Transitional House.
 - The City Council-approved 2017 grants to the Greeley Transitional House and Guadalupe Community Center for public services that support the homeless as they move toward finding permanent housing.
 - Guadalupe Apartments, completed and leased in 2017, provided 47 units of housing to households at or below 30% of AMI, with case management also available.
4. Support for developments with larger units included:
 - Mission Village, completed in 2016 and fully leased in 2017, provided 50 affordable units: six are 30% units; eight are 40% units; 28 are 50% units; and eight are 60% units. The project has two, three, and four bedroom units. The City did not have funds in the project; it was funded with CDBG-DR (Disaster Relief) and Low-Income Housing Tax Credits (LIHTC).
 - GURA approved a loan of non-federal funds to a developer with a Low-Income Housing Tax Credit development proposal. Leasing at the Porter House Apartments started in the fall of 2017 and, at completion, will provide 100 units for households at or below 60% AMI. There are some three-bedroom units in the development proposed.
5. Two Habitat for Humanity houses sold in 2017 in the Crestview Subdivision.

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.**
 - 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 2017) 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, 2017). 9.14% of loans were denied. Greeley does not have a high percentage of minority races. Eighty-six percent (86%) of all loans made were to people of the white race.

Housing & Mortgage Disclosure Act (HMDA) for 2016 - Using table 4-1 from HMDA website			
Total loan application	10,299		
Denied		941	
% denied			9.14
By Race	Total	Denied	% Denied
Indian/Alaskan	62	6	9.68%
Asian	166	14	8.43%
Black	63	5	7.94%
HI/Pac Island	22	2	9.09%
White	8,617	711	8.25%
2 or more races	2	1	50.00%
White + minority	160	13	8.13%
Race not available	1,207	189	15.66%
By Ethnicity			
Hispanic	1,469	215	14.64%
Not Hispanic	7,406	559	7.55%
Joint Hispanic not Hispanic	350	31	8.86%
White, non-Hispanic	1,104	136	12.32%
Ethnicity not available	6,970	524	7.52%
Incomes	total	denied	% denied
Less than 50% of Median	601	186	30.95%
50-79%	2,114	257	12.16%
80-99%	1,783	157	8.81%
100-119%	1,503	89	5.92%
120 or more	4,083	244	5.98%
Income not available	215	8	3.72%

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. It has not changed from last year. 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, subject to staff modification based on activities and subrecipients. The SAVA Center facility rehab was monitored in 2017, as was United Way's cold weather shelter activity. Both were new subrecipients (one a public facility, one a public service). Staff determined it was unnecessary to monitor the other subrecipients as they were experienced and had recent monitorings.

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 2017, the City contracted with a minority-based business for its infrastructure in the Central Greeley area of the Redevelopment District. 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.

Citizens were provided with fifteen days prior to the submittal of the CAPER for comment, per City policy. The ad ran in the Greeley Tribune on February 18, 2018 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 26, 2018 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. *[Insert if public attended or comments received.]* 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. *[Insert Council decision at its March 20, 2018 meeting and any comments.]*

CR-45 - CDBG 91.520(c) - 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.

The Federal code noted (24 CFR 92.520(c) states the CAPER must evaluate the City’s progress in meeting its specific objectives for reducing and ending homelessness. The questions in CR-25 mirror what is required under 24 CFR 91.520(c). To avoid duplication, please refer to CR-25 for specifics on how the City is progressing with the issue of homelessness.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No Brownfield Economic Development Initiative in Greeley.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

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. City policy is 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 (five) due for monitoring were monitored. All HOME units, whether due for an on-site monitoring or not, are monitored annually for rent compliance. In 2017, the following onsite monitorings were conducted:

- **Chinook Wind** (Sixty units of senior housing; four 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 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 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.
- **Camelot Apartments** (Four units of housing for persons with disabilities; one is a fixed HOME unit.) No issues.

Rents for HOME units were verified on all HOME developments, including those named above and the following that were not on-site monitored:

- **Fox Run** (Twenty-three units of housing for persons with disabilities; three are floating HOME units).
- **Twin Rivers** (Seventeen units of housing for persons with disabilities; three are floating HOME units).
- **LaCasa Rosa** (Fourteen units of senior housing; twelve are fixed HOME units).
- **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.
- **Meeker Commons** (Two HOME units). The general LMI population is served at this location. These two units are part of a larger affordable housing development that has no HOME units.
- **Harmony Way** (Eighteen units of housing for persons with mental disabilities; four are fixed HOME units).
- **Camfield Corner** (Sixteen units of transitional housing for families exiting homelessness; all are HOME units).

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

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 an Acquired Brain Injury
- 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 20 HOME units monitored in 2017, three tenants were black and 17 were Caucasian. Nine identified as Hispanic. Additionally, nine units were leased by female head-of-households; three 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 2017.

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 4 (final phase), which is a late 2016 activity, had \$21,037.29 in program income allocated. It was expended during the construction of the units. The City owns this development and leases it for a minimal amount to the Greeley Transitional House. It in turn leases it to families exiting homelessness. All tenants with the exception of the family that provides on-site management have incomes of less than 60% AMI. The management family's income can go up to 80% AMI.

Describe other actions taken to foster and maintain affordable housing. 91.220(k)

The City provides Certifications of Consistency with the Consolidated Plan to developers who don't need assistance from the City's CDBG or HOME funds, and has provided non-federal funds to assist with an affordable housing development when federal funds were not available (see brief discussion in the Impediments section- CR35, Porter House Apartments).