

Grantee: Greeley, CO

Grant: B-11-MN-08-0004

April 1, 2017 thru June 30, 2017 Performance Report

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Prepared by Carl Larson 7/6/17

Reviewed & approved by J. R. Keller  
7-6-17



**Grant Number:**  
B-11-MN-08-0004

**Obligation Date:**

**Award Date:**

**Grantee Name:**  
Greeley, CO

**Contract End Date:**

**Review by HUD:**  
Original - In Progress

**Grant Award Amount:**  
\$1,203,745.00

**Grant Status:**  
Active

**QPR Contact:**  
No QPR Contact Found  
*JR Salas*

**LOCCS Authorized Amount:**  
\$1,203,745.00

**Estimated PI/RL Funds:**  
\$414,908.00

**Total Budget:**  
\$1,618,653.00

## Disasters:

**Declaration Number**  
NSP

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Direct service.

Uses of NSP funds - Program administration-10% of grant and 10% of any program income; 25% for households not earning more than 50% of the AMI; majority of funds will be used for acquisition, rehab resale (or acquisition, demo, reconstruction) or to acquire vacant residential lots in the neighborhood for reconstruction.

### How Fund Use Addresses Market Conditions:

The City used the NSP3 Planning Data and mapping tool to identify areas of greatest need in the community. Using that information, information from local real estate professionals, foreclosure locations historically, and general community knowledge, the City then narrowed the neighborhood to the Sunrise Park Neighborhood (primary - a second neighborhood was also identified - Farr Park/Hillside - in case the market changes prior to implementation of the program.) AMENDMENT: The City Council approved the expansion of boundaries into the entire NSP1 area and is requesting HUD's approval of those expanded boundaries. The expanded boundaries include both the original target neighborhood and the secondary neighborhood.

Use of funds is targeted to home ownership, rather than multi-family rentals. The City did not receive NSP3 funds in an amount great enough to purchase a multi-family property (if one was even for sale), relocate tenants, and rehabilitate units. AMENDMENT: Adding the multi-family activity was approved by City Council, and the City requests HUD's approval of adding the activity.

The real estate market in Greeley remains stagnant. Foreclosure numbers have dropped in the last 18 months or so, and many households are holding onto their properties rather than selling in a Buyer's market. The City has seen great success with reselling NSP 1 properties.

The primary neighborhood chosen for NSP3 funds, while an older neighborhood, is quite popular and is across the highway from the under-construction Leprino Foods, a large cheese manufacturing plant that is expected to provide many jobs when completed. The primary neighborhood selected will provide good work force housing for employees of the factory.

### Ensuring Continued Affordability:

Affordability will be ensured using the HOME Investment Partnership Program minimum standards of affordability. Direct subsidies will be provided to buyers of NSP3 houses consisting of a forgivable, decreasing, non-interest bearing loan to cover the costs of closing and prepaid items associated with the closing. Affordability will be maintained for five years, or all or a part of the direct subsidy will be recaptured. The City's recapture policy is described in detail in the Affordability Policy and Loan Terms Standard Operating Policies and Procedures. Currently, the maximum subsidy is \$7,000. In talking with HUD and the TA provider, if expansion into higher income neighborhoods is needed the City may need to look at increasing this subsidy. City Council has not approved a higher subsidy.

### Definition of Blighted Structure:

The City's definition of blighted comes from the current building code: Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.



**Definition of Affordable Rents:**

Affordable rents are defined as the fair market rent for the Greeley MSA or the high HOME rent, whichever is lower, as published annually by the U. S. Department of Housing and Urban Development. The City does not foresee doing rental properties with NSP3 funds.

**Housing Rehabilitation/New Construction Standards:**

The Greeley Urban Renewal Authority, which administers the CDBG, HOME, and NSP funds for the City of Greeley, has adopted rehab standards that were written as a guide and intended to address the minimum standards for rehabilitation work (residential and commercial) and/or new construction of residential units under the grant programs noted above. The Rehab Standards are to serve as reinforcement of the International Building Code and amendments, as adopted by the City of Greeley.

**Vicinity Hiring:**

The contractors the City of Greeley-Greeley Urban Renewal Authority (GURA) worked with for the rehab of NSP1 houses are small business owners employing five or fewer persons. They did not hire additional employees for NSP1 funds. Most, if not all, office from their home, and none lived in the Sunrise Park/UNC target neighborhood (or the secondary neighborhood noted in the initial application). There are a limited number of contractors in Greeley qualified and willing to do the kind of rehab work required for the NSP program, particularly that have or are willing to get the required mandatory lead paint certifications.

The City will approach businesses located in the target neighborhood and request that a flyer be posted for contractors, who will then have to apply to GURA for approval. GURA will start posting flyers within 30 days of action plan approval to provide time for lead training (if available) and GURA approval.

AMENDMENT: The City worked with a number of qualified contractors during NSP1 and intends to continue utilizing them under NSP3. With the exception of the environmental testing/abatement company, all local (Greeley) businesses have been used throughout NSP1 and the City intends to continue this practice. There is no Greeley environmental testing/abatement company.

11-21-12 - Local contractors have consistently been contacted for bids; however, it has been necessary to acquire general contractors from outside the City of Greeley. The two reconstructions managed by the City have on-site offices, at which notices of potential employment opportunities will be posted.

**Procedures for Preferences for Affordable Rental Dev.:**

The proposed activities target existing single-family units to be acquired and rehabbed (or demolished and reconstructed) OR vacant properties for reconstruction, all of which will be resold to households earning either at or below 120% of AMI (Activity 2) or at or below 50% of AMI (Activity 3). The City's allocation is not substantial enough to acquire and rehab multi-family rental units, particularly with potential relocation costs. Further, there is a substantial amount of affordable rental housing opportunities in all of the neighborhoods east of 35th Avenue (including the target neighborhood), and affordable areas have seen a large increase in numbers of income properties during the past six years of high foreclosure numbers. It is the City's preference to re-establish homeownership in the target area to offset the increase in investor-owned properties.

**Grantee Contact Information:**

Responsible Organization Contact: Rebecca L. Safarik, Community Development Director, 1100 10th Street, Suite 201, Greeley, CO 80631. Phone #-970.350.9785; email - becky.safarik@greeleygov.com.  
Direct questions to: Carol Larsen, Community Development Specialist, 1100 10th Street, Suite 201, Greeley, CO 80631. Phone #-970.336.4166; email - carol.larsen@greeleygov.com.

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,618,653.00
<b>Total Budget</b>	\$0.00	\$1,618,653.00
<b>Total Obligated</b>	\$0.00	\$1,497,507.15
<b>Total Funds Drawdown</b>	\$0.00	\$1,497,507.15
<b>Program Funds Drawdown</b>	\$0.00	\$1,122,891.75
<b>Program Income Drawdown</b>	\$0.00	\$374,615.40
<b>Program Income Received</b>	\$0.00	\$415,132.23
<b>Total Funds Expended</b>	\$0.00	\$1,497,507.15
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00



## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$180,561.75	\$0.00
Limit on Admin/Planning	\$120,374.50	\$71,906.83
Limit on State Admin	\$0.00	\$71,906.83
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$120,374.50	\$120,375.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$300,936.25	\$527,184.00

## Overall Progress Narrative:

No report. NSP3 is complete for the City of Greeley; awaiting closeout.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP3-01, Program Administration	\$0.00	\$120,375.00	\$71,906.83
NSP3-02, Acquisition/Rehabilitation/Resale	\$0.00	\$971,094.00	\$579,078.33
NSP3-03, Acquisition/Rehab/Resale-LH25	\$0.00	\$527,184.00	\$471,906.59
NSP3-04, Acquisition/Rehab/Rental-Multi-family	\$0.00	\$0.00	\$0.00



# Activities

**Project # / Title:** NSP3-02 / Acquisition/Rehabilitation/Resale

**Grantee Activity Number:** NSP3-02-SFLMMI

**Activity Title:** Acq/Rehab/Resale of SF houses

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP3-02

**Project Title:**

Acquisition/Rehabilitation/Resale

**Projected Start Date:**

12/01/2011

**Projected End Date:**

03/14/2014

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Greeley

**Program Income Account:**

LMMI 2013

Overall	Apr 1 thru Jun 30, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$971,094.00
<b>Total Budget</b>	\$0.00	\$971,094.00
<b>Total Obligated</b>	\$0.00	\$899,861.40
<b>Total Funds Drawdown</b>	\$0.00	\$899,861.40
<b>Program Funds Drawdown</b>	\$0.00	\$579,078.33
<b>Program Income Drawdown</b>	\$0.00	\$320,783.07
<b>Program Income Received</b>	\$0.00	\$361,299.90
<b>Total Funds Expended</b>	\$0.00	\$899,861.40
City of Greeley	\$0.00	\$899,861.40
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

An estimated four houses will be purchased for the purpose of rehabilitation and subsequent resale to LMMI households. 11-21-12 - Budget increased to include projected program income.

**Location Description:**

Sunrise Park and East University of Northern Colorado neighborhoods from 5th Street on the north to 22nd Street on the south; 7th Avenue on the west to U. S. Highway 85 on the east. AMENDMENT: Inclusion of all NSP1 neighborhoods is requested.

**Activity Progress Narrative:**

Activity is complete. Waiting for closeout.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		3/4	
#Energy Star Replacement	0		12/4	
#Additional Attic/Roof Insulation	0		3/4	
#High efficiency heating plants	0		3/0	
#Efficient AC added/replaced	0		3/4	
#Replaced thermostats	0		3/4	
#Replaced hot water heaters	0		3/4	
#Light Fixtures (indoors) replaced	0		31/16	
#Light fixtures (outdoors)	0		6/4	
#Refrigerators replaced	0		2/4	
#Clothes washers replaced	0		0/0	
#Dishwashers replaced	0		3/4	
#Units with solar panels	0		0/0	
#Low flow toilets	0		8/4	
#Low flow showerheads	0		6/4	
#Units with bus/rail access	0		3/4	
#Units exceeding Energy Star	0		3/0	
#Sites re-used	0		1/0	
#Units deconstructed	0		1/0	
#Units w/ other green	0		0/0	
Activity funds eligible for DREF	0		0/0	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		3/4	
# of Singlefamily Units	0		3/4	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/2	3/4	0.00
# Owner Households	0	0	0	0/0	0/2	3/4	0.00

## Activity Locations

**No Activity Locations found.**

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**



Other Funding Sources  
 No Other Funding Sources Found  
 Total Other Funding Sources

Amount

**Project # / Title:** NSP3-03 / Acquisition/Rehab/Resale-LH25

**Grantee Activity Number:** NSP3-03-SFLH25

**Activity Title:** Acq/Rehab/Resale-LH25

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3-03

**Projected Start Date:**

12/01/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab/Resale-LH25

**Projected End Date:**

03/14/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Greeley Area Habitat for Humanity

Overall	Apr 1 thru Jun 30, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$527,184.00
<b>Total Budget</b>	\$0.00	\$527,184.00
<b>Total Obligated</b>	\$0.00	\$525,738.92
<b>Total Funds Drawdown</b>	\$0.00	\$525,738.92
<b>Program Funds Drawdown</b>	\$0.00	\$471,906.59
<b>Program Income Drawdown</b>	\$0.00	\$53,832.33
<b>Program Income Received</b>	\$0.00	\$53,832.33
<b>Total Funds Expended</b>	\$0.00	\$525,738.92
Greeley Area Habitat for Humanity	\$0.00	\$525,738.92
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

An estimated two houses will be purchased for the purpose of rehabilitation and subsequent resale to LH25 households. 11/21/12-Three houses have been purchased for Habitat.

**Location Description:**

Sunrise Park and East University of Northern Colorado neighborhoods from 5th Street on the north to 22nd Street on the south; 7th Avenue on the west to U. S. Highway 85 on the east. Amendment expanded the boundaries to include all of the City's Redevelopment Districts.



**Activity Progress Narrative:**

Activity is complete. Waiting for closeout.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3
#Energy Star Replacement	0	2/3
#Additional Attic/Roof Insulation	0	2/3
#High efficiency heating plants	0	3/0
#Efficient AC added/replaced	0	0/3
#Replaced thermostats	0	3/3
#Replaced hot water heaters	0	3/3
#Light Fixtures (indoors) replaced	0	37/12
#Light fixtures (outdoors)	0	8/3
#Refrigerators replaced	0	3/3
#Clothes washers replaced	0	3/0
#Dishwashers replaced	0	3/3
#Units with solar panels	0	0/0
#Low flow toilets	0	6/3
#Low flow showerheads	0	6/3
#Units with bus/rail access	0	3/3
#Units exceeding Energy Star	0	1/0
#Sites re-used	0	1/0
#Units deconstructed	0	1/0
#Units & other green	0	1/0
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/3	0/0	3/3	100.00
# Owner Households	0	0	0	3/3	0/0	3/3	100.00

**Activity Locations**

**No Activity Locations found.**





**Other Funding Sources Budgeted - Detail**  
**No Other Match Funding Sources Found**

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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