

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Executive Summary of the Consolidated Plan for the City of Greeley provides a concise overview of our strategic vision and comprehensive approach to community development, in compliance with the regulatory requirements set forth in 24 CFR 91.200(c) and 91.220(b). This summary encapsulates the collaborative efforts and strategic planning undertaken to address the diverse needs and priorities of Greeley's residents. By integrating stakeholder input, analyzing data-driven insights, and aligning with community goals, this plan aims to foster equitable growth, enhance quality of life, and promote sustainable development across Greeley.

The Consolidated Plan has been developed through an extensive consultation process involving key stakeholders, including community members, local organizations, and government entities. This collaborative approach ensures that the plan reflects the community's aspirations and addresses the most pressing issues faced by residents. The plan outlines specific goals and objectives to be achieved over the next five years, focusing on critical areas such as affordable housing, economic development, infrastructure improvement, and social services.

In accordance with HUD requirements, the plan includes a thorough analysis of the city's housing and community development needs, an assessment of available resources, and a detailed strategy for addressing identified gaps. The plan also incorporates performance measures to track progress and ensure accountability in the implementation of proposed activities. By adhering to these regulatory requirements, the City of Greeley is committed to creating a more inclusive and resilient community, where all residents have access to opportunities for economic and social advancement.

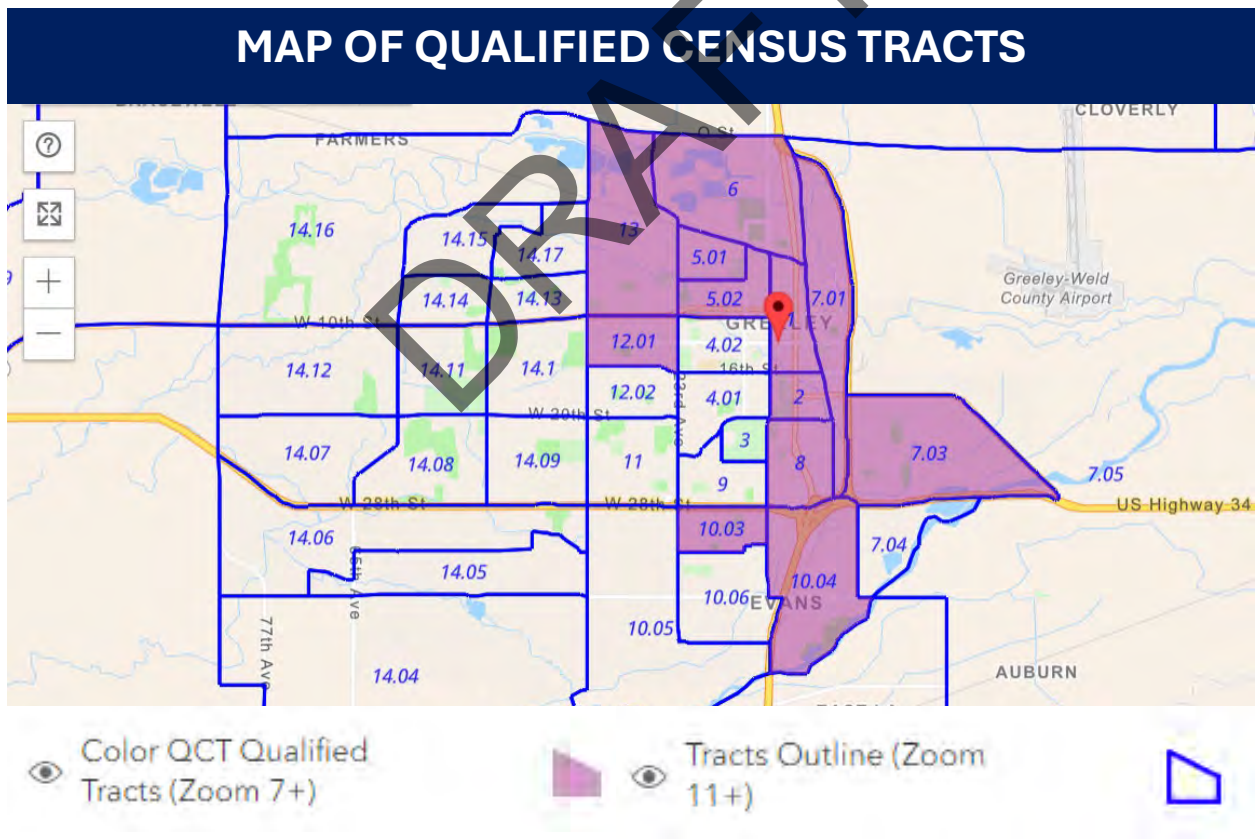
Overall, the Executive Summary serves as a roadmap for the city's efforts to enhance the well-being of its residents and build a stronger, more vibrant community. It highlights the city's commitment to leveraging federal, state, and local resources effectively and efficiently, fostering partnerships, and implementing evidence-based strategies to achieve lasting positive outcomes for all members of the Greeley community.

The following image is a snapshot of HUD's Qualified Census Tract user data to reflect the areas of highest need by income and population. The 2024 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs), effective January 1, 2024, use the 2020 Decennial census tract boundaries to identify areas with significant housing needs and resource gaps. QCTs are areas where 50% or more of the households have incomes below 60% of the area median income, highlighting regions with high poverty levels and critical needs for affordable housing. DDAs are regions with high construction costs relative to the area median income, making development challenging without subsidies.

Areas of Need:

- **Affordable Housing:** QCTs and DDAs pinpoint locations where affordable housing is most needed. These areas often face higher poverty rates, lower median incomes, and significant gaps in available housing resources.
- **Resource Allocation:** Understanding the distribution of QCTs and DDAs helps in prioritizing the allocation of federal and state housing resources, ensuring that the most vulnerable populations receive the necessary support.
- **Development Challenges:** DDAs highlight regions where development costs are high, making it difficult to build affordable housing without additional financial support. Targeting these areas for subsidies and incentives can encourage development where it is most needed.

These designations are crucial for directing housing and development resources effectively, addressing disparities, and ensuring equitable access to safe, affordable housing for all residents in need.

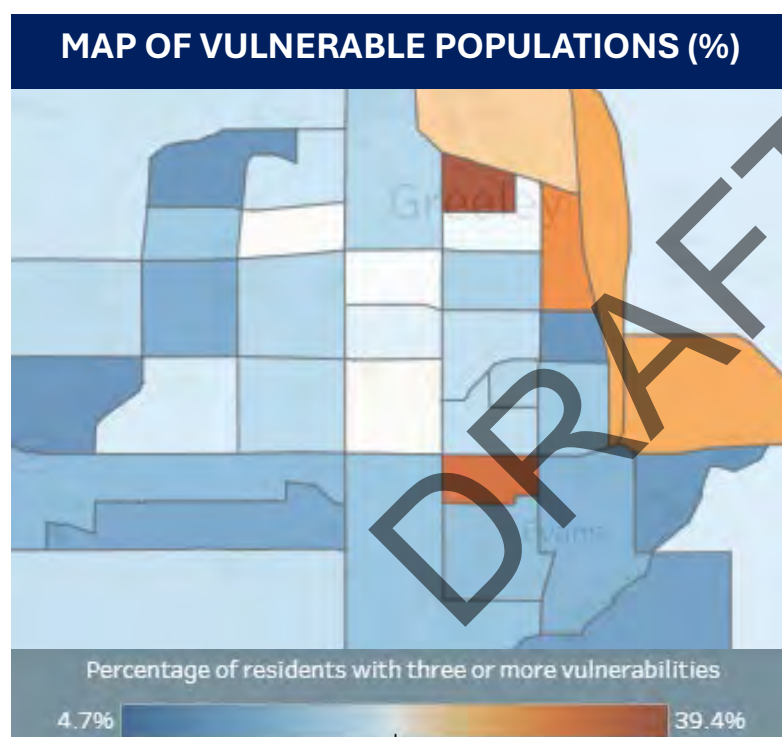


Additionally, The Census Bureau's Community Resilience Estimates (CRE) for Equity Profiles provide a clear metric to assess the vulnerability of neighborhoods across the United States to the impacts of COVID-19. These estimates are based on data from the American Community Survey

(ACS), which offers detailed insights into the population's demographics, housing conditions, and workforce characteristics. By analyzing factors such as age, race, income, and health disparities, CRE helps identify which neighborhoods are most at risk and require targeted interventions to build resilience against future crises.

This approach is crucial for understanding the socio-economic vulnerabilities that make certain communities more susceptible to adverse effects from events like the COVID-19 pandemic. The ACS data enriches these profiles by offering a comprehensive view of the population dynamics, enabling policymakers to make informed decisions about resource allocation and community support efforts.

The graphic below provides a snapshot of the census tracts in and around Greeley which are considered most vulnerable and coincides with the QCTs in the previous image.



It is important to reflect that areas most in need of resources, investment and development are in the east side of the city. The maps overlap the areas of Greeley/Evans that are identified as vulnerable according to Census data and those designated as Qualified Census Tracts (QCTs). The first map shows the percentage of residents with three or more vulnerabilities, with the darker areas indicating higher vulnerability. The second map highlights the QCTs in the Greeley/Evans area. There is a significant overlap between the QCTs and the areas with the

highest vulnerability. This alignment underscores that neighborhoods with the greatest socioeconomic challenges are also the ones most in need of targeted resources and support. The designation of these areas as QCTs allows for the prioritization of housing and development resources to address these vulnerabilities effectively.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The ConPlan summarizes housing needs, homeless needs, and non-housing community development needs, such as public services and infrastructure. The Needs Assessment Overview in our plan identifies several key objectives and anticipated outcomes essential for addressing the

priorities and challenges in Greeley. The Plan also prioritizes those needs and identifies strategies that Greeley proposes to utilize to meet those needs over a 5-year period. The following objectives remain key to the development of Greeley and have been carried over and renewed as a priority for the city.

1. **Housing Affordability:**

Objective: To increase the availability of affordable housing units across diverse income brackets, ensuring that housing costs align with residents' financial capabilities.

By increasing the number of affordable housing units and ensuring housing costs are sustainable for residents of varying income levels, this objective aims to improve housing accessibility for vulnerable populations. This involves strategic development of affordable housing projects, advocating for zoning, ordinance, and policy reforms, and leveraging public-private partnerships to boost housing supply.

2. **Economic Development:**

Objective: To foster sustainable economic growth and diversification within Greeley, promoting job creation, entrepreneurship, and equitable access to economic opportunities.

This objective focuses on creating new job opportunities across various sectors, supporting local entrepreneurs and small businesses, and ensuring equitable access to economic resources and opportunities for all residents. By investing in green industries and providing targeted support for minority-owned businesses, the city aims to drive economic prosperity while addressing environmental sustainability and social equity.

3. **Public Services:**

Objective: To optimize the delivery and accessibility of essential public services, including healthcare, education, public safety, and social welfare programs.

Enhancing the quality and reach of healthcare and educational services, improving public safety measures, and ensuring all residents have access to essential public services are key outcomes. This objective includes increasing funding for public services in low-income and minority communities, and ensuring public services are resilient to climate impacts.

4. **Public Infrastructure:**

Objective: To modernize and expand Greeley's infrastructure systems, including transportation, utilities, parks, and public facilities, to support current and future community needs.

This objective aims to upgrade and expand transportation and utility networks, develop and maintain public parks and facilities, and support the city's growth with resilient and modern infrastructure. Investments in sustainable infrastructure

projects and prioritizing improvements in underserved neighborhoods are central to this goal.

5. Community Engagement:

Objective: To build active community participation, collaboration, and inclusivity in decision-making processes and local governance.

Increasing community involvement in local governance, fostering collaboration among diverse community groups, and ensuring inclusive decision-making processes that reflect the community's needs are anticipated outcomes. This involves creating platforms for all residents to participate in governance and encouraging community involvement in environmental and climate action initiatives.

6. Environmental Sustainability:

Objective: To create environmental sustainability practices and programs, and to mitigate and adapt to the impacts of climate change through planning and action. Implementing sustainable practices across various sectors, developing programs to promote environmental awareness and action, and ensuring the city's growth is environmentally sustainable are key outcomes. Developing and implementing climate action plans, increasing resilience to climate impacts through infrastructure and community programs, and reducing greenhouse gas emissions are also critical. This objective includes investing in climate-resilient infrastructure and engaging the community in climate action efforts.

7. Equity and Inclusion:

Objective: To promote equity, diversity, and inclusion throughout every facet of community life, ensuring equitable access to opportunities and resources for all residents, while addressing the intersection of poverty with racial equity. Implementing programs that promote diversity and inclusion, addressing systemic inequities, and ensuring fair resource distribution are central to this objective. This involves integrating equity considerations into all community initiatives and fostering a culture of respect and inclusion. To address the intersection of poverty with racial equity, initiatives will effectively target and support marginalized communities. Implementing targeted support programs for low-income and minority residents, reducing disparities in economic, health, and social outcomes, and ensuring equitable access to opportunities and resources for all racial and ethnic groups are anticipated outcomes. This involves prioritizing affordable housing projects in underserved communities and providing resources for minority-owned businesses.

These objectives and anticipated outcomes reflect our commitment to comprehensive planning, stakeholder collaboration, and sustainable development practices. By prioritizing these areas, we

aim to achieve measurable improvements in quality of life, economic vitality, and community well-being across Greeley.

3. Evaluation of past performance

The City of Greeley has made strides in addressing the goals set in the 2020-2024 Consolidated Plan. The evaluation of past performance highlights key achievements in neighborhood revitalization, affordable housing, and public services, while also providing important context for the city's ongoing objectives: increasing affordable housing, supporting vulnerable populations, and investing in critical public services.

Neighborhood Revitalization

Greeley's infrastructure improvements have targeted low- and moderate-income areas, laying the groundwork for future investment:

- **Redevelopment District Phases (3 to 6):** Improvements to curbs, gutters, sidewalks, and ramps between 2020-2023 addressed critical infrastructure needs, particularly in central Greeley neighborhoods such as Maplewood.
- **Parkway Tree Planting:** A total of 134 trees were planted over four years, contributing to environmental sustainability and enhancing the quality of life in target areas.
- **Alley Reconstruction:** Upgrading gravel alleys using recycled asphalt improved safety, reduced dust, and enhanced the appearance of neighborhoods.
- **Clean-up Weekend:** This community initiative, an important event for neighborhood improvement, resumed its spring schedule after pandemic delays.

Affordable Housing

The ongoing need for affordable housing remains central to Greeley's objectives, as past performance shows the city's efforts to expand housing opportunities for low- and moderate-income residents:

- **Housing Rehabilitation:** Grants and loans helped low-income households improve their homes, with some focused on accessibility needs, such as ramp installations.
- **Habitat for Humanity:** Greeley-Weld Habitat for Humanity completed affordable homes in Crestview and Clover Meadows, supported by HOME grants to reduce sales prices.
- **Immaculata Plaza:** In 2023, the city provided affordable housing for seniors with the addition of 30 units at Immaculata Plaza, aimed at residents earning no more than 30% of the Area Median Income, with Section 8 support.

Public Services and Vulnerable Populations

Support for homeless, low-income, and special-needs populations has been a priority, and the ongoing need to invest in these services remains crucial for current and future objectives:

- **Shelter Services:** The Greeley Transitional House and Guadalupe Community Center continued to provide essential housing support to homeless families and individuals, focusing on housing stabilization and self-sufficiency.
- **Cold Weather Shelter:** The shelter operated through the winter months, offering critical services to the homeless population.
- **Senior Services:** Senior Resource Services provided transportation and delivery of groceries and medications to homebound seniors, addressing key needs during and after the pandemic.
- **Veterans Services:** Starting in 2022, the Northern Colorado Veterans Resource Center offered targeted services to veterans, expanding the support network for vulnerable populations.

Context for Current Objectives

The city's past performance underscores the ongoing need to:

- **Increase Affordable Housing:** With rising housing costs, Greeley must continue to focus on expanding affordable housing options for low- and moderate-income families and seniors.
- **Invest in Vulnerable Populations:** Support for homeless individuals, families, and low-to-moderate income residents remains critical, especially in light of ongoing economic challenges and housing instability.
- **Support Public Services:** Continued investment in transportation, shelter, and emergency services ensures that the city's most vulnerable residents can access essential services.

Conclusion

Greeley's past performance provides a strong foundation for current objectives, reinforcing the city's commitment to addressing affordable housing, investing in vulnerable populations, and enhancing public services. These priorities remain essential as the city moves forward with its 2020-2024 Consolidated Plan, ensuring that future efforts align with the community's evolving needs.

4. Summary of citizen participation process and consultation process

The City of Greeley's 5-Year HUD Consolidated Plan is a comprehensive effort to outline the city's priorities, strategies, and long-term recommendations for housing and community development. Central to this process is the active involvement of citizens and key stakeholders, ensuring that the

plan reflects the needs and aspirations of the community. To achieve this, the city has established a robust citizen participation and consultation process, which includes various methods of engagement, from surveys to public hearings, ensuring that diverse voices are heard and considered. This framework not only meets HUD requirements but also strengthens the connection between the city, its residents, and local organizations, fostering collaboration, transparency, and accountability in the development of the Consolidated Plan.

- **Resident Survey:** An online and in-person survey is conducted to gather input from residents on the city's priorities, strategies, and long-term recommendations for services and affordable housing. The survey is open from August 15, 2024, to September 10, 2024.
- **Community Engagement Forums:** These forums offer residents the opportunity to engage with city representatives, share information, provide feedback, and influence the development of the plan. Three forums are scheduled:
 - **July 8, 2024** – ConPlan Kick-Off (Public Hearing)
 - **September 9, 2024** – ConPlan Priority & Strategy Development
 - **October 15, 2024** – ConPlan Presentation & Recommendations
- **Public Hearings:** Two public hearings are scheduled to allow residents to present their issues and needs. These hearings are planned for September 9, 2024, and October 15, 2024, with the latter being a formal presentation to the City Council.

Consultation Process:

- **Organization Survey:** Like the resident survey, this is directed at agencies serving special populations to inform the city's plan priorities and strategies. It is open from July 9, 2024, to September 10, 2024.
- **Mayor's Taskforce:** This group includes organizations and agencies working to address homelessness in Greeley, providing feedback on the city's service delivery and public infrastructure needs.
- **One-on-One Consultations:** Anser Advisory facilitates individualized consultations with Public Housing Authorities, Continuum of Care organizations, and entitlement counties. These discussions are scheduled for mid-August 2024 and aim to provide tailored guidance and gather in-depth insights.

These processes ensure that the City of Greeley actively involves its residents and relevant organizations in shaping the Consolidated Plan, fostering collaboration, transparency, and accountability in housing and urban development initiatives

5. Summary of public comments

The city will incorporate all public comments into the Plan

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

The city does not anticipate declining or not entering comments into the public record. A summary of unaccepted comments will be included if it occurs.

7. Summary

The 2024-2029 Consolidated Plan for the City of Greeley provides a comprehensive roadmap for addressing the city's housing and community development needs. This plan is built upon a foundation of collaboration, data analysis, and public engagement, ensuring that the diverse needs of Greeley's residents are met through strategic initiatives. It reflects the city's commitment to fostering equitable growth, enhancing quality of life, and supporting sustainable development. The plan outlines key objectives across affordable housing, economic development, public services, and infrastructure improvements, while prioritizing environmental sustainability, equity, and community engagement. With an emphasis on targeting vulnerable populations, this plan serves as a guide for leveraging resources and implementing programs that promote long-term positive outcomes for all members of the Greeley community. The extensive citizen participation process further ensures that the plan is reflective of the community's priorities, making it a living document aimed at improving the well-being and resilience of the city.

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PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|---------|------------------------------|
| Lead Agency | GREELEY | |
| CDBG Administrator | GREELEY | Housing & Homeless Solutions |
| HOME Administrator | GREELEY | Housing & Homeless Solutions |
| | | |

Table 1 – Responsible Agencies

Narrative

City of Greeley Housing Solutions Department is responsible for preparing/administering the Consolidated Plan.

Consolidated Plan Public Contact Information

| <u>Mailing Address:</u> | <u>Physical Address:</u> | <u>Phone:</u> | <u>Electronic Addresses:</u> |
|--|--|----------------|--|
| 1100 10th Street Greeley, Colorado 80631 | 1100 10th Street Greeley, Colorado 80631 | (970) 430-0438 | housinginfo@greeleygov.com |

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

This section focuses on the collaborative process of engaging stakeholders, including residents, community organizations, and government agencies, to gather valuable input and insights. By fostering open dialogue and inclusive participation, we ensure that the Consolidated Plan accurately reflects the community's vision for equitable development, sustainable growth, and improved quality of life. Through effective consultation, this plan aims to cultivate partnerships, build consensus, and lay the foundation for informed decision-making that addresses the evolving challenges and aspirations of our dynamic community.

In alignment with the regulatory requirements set forth in 24 CFR 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I), and 91.315(I), our consultation process is designed to be comprehensive, transparent, and participatory. We recognize that the success of our Consolidated Plan depends on the active involvement and collaboration of a diverse range of stakeholders. Therefore, we have implemented a structured approach to consultation that includes the following key elements:

1. Outreach and Stakeholder Engagement:

We conducted comprehensive outreach to a broad spectrum of stakeholders, including residents, community groups, non-profits, and public agencies. This engagement involved public meetings, one-on-one consultations, surveys, and online platforms to ensure maximum participation and inclusivity. Additionally, stakeholder meetings and workshops were organized to facilitate direct interaction, providing a platform for participants to share their perspectives, identify priorities, and collaboratively propose solutions to the community's challenges. These sessions played a crucial role in shaping the priorities and strategies of the Consolidated Plan.

2. Data Collection and Analysis:

We gathered and analyzed data from various sources, including demographic studies, housing market analyses, economic reports, and community surveys. This data-driven approach ensured that the plan is grounded in factual evidence and accurately addresses the community's needs. The data collection process also included the identification of gaps and disparities in services and opportunities, particularly for low-income and minority populations.

3. Coordination with City of Greeley:

We collaborated with local priorities to align our Consolidated Plan with broader policy frameworks and funding opportunities. This coordination helped to leverage resources, avoid duplication of efforts, and ensure consistency with regional and national development goals.

4. Public Review and Feedback:

Drafts of the Consolidated Plan were made available for public review and comment. This transparency allowed stakeholders to review the proposed strategies and provide additional input before the finalization of the plan. Public hearings were held to present the draft plan and receive feedback, ensuring that the community's voice is an integral part of the decision-making process.

The consultation process emphasized the importance of building and strengthening partnerships with various community stakeholders. These partnerships are crucial for the successful implementation of the plan's strategies and achieving long-term community goals. Collaboration with non-profit organizations and community leaders helped to foster a sense of shared responsibility and collective action towards common objectives.

By adhering to these consultation requirements and principles, we aim to develop a Consolidated Plan that is reflective of the community's diverse needs and aspirations. This plan is not only a strategic roadmap for addressing current challenges but also a living document that evolves with the community, ensuring sustainable and equitable growth for all residents of Greeley.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Greeley collaborates closely with the Continuum of Care (CoC) and other key stakeholders to address the needs of homeless individuals and families, including chronically homeless individuals, families with children, veterans, and unaccompanied youth. This collaborative approach is central to our efforts in understanding and addressing the multifaceted challenges faced by those at risk of homelessness. The consultation is summarized in the following sections:

- **Introductions and Organizational Background:** The consultation process involved key members from the CoC and the Anser Advisory team. Notable participants included Lyle, Chief Operating Officer and Ernest, the Vice President of Community Impact. Since 2012, United Way has been deeply involved with homeless services, marking a significant commitment to addressing homelessness in the region.

and became an independent CoC. As a co-lead, the CoC fulfills a critical role in aligning applicants and resources effectively.

- **Current Initiatives and Goals:** The primary initiatives focus on coordinated entry, resource matching, and expanding shelter capacities. Aligning with the goals of the CoC and the consolidated plan, these initiatives aim to provide comprehensive support to homeless populations, ensuring that services are accessible and effective.
- **Challenges and Barriers:** Key challenges include the need for full-time staff for coordinated entry, seasonal shelter funding gaps, and quality staffing barriers. The Greeley shelter operates seasonally due to financial constraints, and there is a constant need for mental health and substance abuse resources. Addressing these challenges requires continuous support and resource allocation from the city.
- **Partnerships and Collaboration:** The CoC collaborates with various community partners, including housing providers, non-profit organizations, and local businesses. Strengthening these partnerships is crucial for enhancing service delivery and outcomes. Collaborative efforts have led to initiatives like the 24/7 shelter opening and the use of HMIS systems for data management.
- **Data and Performance Metrics:** The CoC utilizes a scoring system and coordinated entry team to match individuals with appropriate resources. Involvement with Community Solutions and the Built for Zero initiative has improved data collection and understanding of functional zero homelessness. A shared database among the four CoCs ensures efficient resource allocation and performance tracking.
- **Client Needs and Services:** Addressing the specific needs of clients involves comprehensive assessments and targeted support programs. The CoC works to reduce disparities in economic, health, and social outcomes, particularly for low-income and minority populations. Collaborating with other agencies within the continuum ensures a holistic approach to service delivery.
- **Resource Allocation and Funding:** Resource allocation focuses on meeting service delivery goals, with additional funding needed for emergency shelters and rapid re-housing initiatives. The CoC supports housing vouchers and utilizes coordinated entry to fulfill these needs. Recent efforts include securing a grant for case management and providing rental assistance through programs like E-RAP.
- **Policy and Advocacy:** The CoC advocates for policies that support affordable housing, mental health services, and homelessness prevention. Increased awareness and political support are essential for driving policy changes. Initiatives like the Habitat project and developer incentives aim to expand housing options and address homelessness more effectively.
- **Evaluation and Improvement:** Continuous evaluation of program effectiveness involves regular data analysis and community feedback. Strategies for improvement include expanding housing options, enhancing case management, and maintaining a focus on sustainable housing solutions.

- **Community Engagement:** Engaging with the broader community involves outreach efforts, stakeholder meetings, and public forums. The CoC ranks its community engagement performance as medium, with ongoing efforts to increase awareness and support for homelessness prevention and services.
- **Long-term Sustainability:** Plans for long-term sustainability include securing additional funding from CBDG or HOME, expanding affordable housing projects, and enhancing collaborative efforts with community partners. Addressing mental health and behavioral health resource gaps remains a priority, along with developing more rapid and supportive housing options.

By maintaining a strong partnership with the Continuum of Care and other stakeholders, the City of Greeley aims to create a comprehensive and effective response to homelessness, ensuring that all residents have access to safe, stable, and affordable housing.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Greeley does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

| Agency/Group | Type | Consultation Focus | Anticipated Outcomes |
|---|---------------------------|--|---|
| A Woman's Place | Domestic Violence Shelter | Homeless and special needs facilities and services | Improved coordination of services for domestic violence victims. |
| United Way – Northern Colorado CoC | Homelessness Services | Homeless and special needs services | Support CoC's efforts on homelessness prevention, resource matching, and shelter expansion. |
| Greeley-Weld Housing Authority | Housing/Shelter Services | Special needs and homelessness services | Enhanced collaboration for affordable housing and emergency shelter services. |
| The Salvation Army | Homelessness Services | Homelessness prevention and special needs services | Improved service coordination to provide |

| Agency/Group | Type | Consultation Focus | Anticipated Outcomes |
|--------------------------------------|----------------------------------|---|--|
| | | | essential services to the homeless population. |
| Habitat for Humanity | Housing Provider | Special needs housing and shelter services | Increased collaboration on affordable housing initiatives and construction projects for low-income families. |
| Greeley Transitional House | Emergency Housing Services | Special needs housing and shelter services | Strengthened emergency housing options and service delivery. |
| Boys & Girls Club | Youth Services | Special needs and services for youth | Improved services for youth populations at risk. |
| Life Stories | Youth Services | Special needs facilities and services for abused/neglected children | Better coordination for child protection and advocacy services. |
| North Range Behavioral Health | Disability Services | Mental health and special needs services | Expanded mental health resources for individuals experiencing homelessness and other vulnerable populations. |
| BlueLine Development | Private Sector Developer | | |
| Upwards | Childcare Services | Childcare and family services | Increased access to affordable childcare services for low-income families and working parents. |
| Catholic Charities | Homelessness and Family Services | Special needs facilities and services | Improved coordination of homelessness prevention and family services. |

| Agency/Group | Type | Consultation Focus | Anticipated Outcomes |
|---|-------------------------|-----------------------------------|--|
| High Plains Housing Development | Non-profit Developer | Affordable housing development | Collaboration on expanding affordable housing options for low-income populations. |
| Volunteers of America Colorado | Non-profit | Housing and supportive services | Expansion of supportive services for seniors, veterans, and vulnerable populations. |
| High Plains Library District | Public Library District | Community services and education | Collaboration on expanding access to educational resources and community programs. |
| City of Fort Collins | Government | | |
| Weld County Department of Human Services | Public Agency | Social services and special needs | Enhanced social services and coordination for low-income and vulnerable populations. |

Table 1 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Agencies participating in the Mayor’s Task Force and included on the Housing Solutions contact list were invited to each forum, to participate in surveys, and contacted for engagement. There were no agencies explicitly excluded and, lack of response, resulted in non-inclusion of input.

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---------------------------------|-------------------|--|
| 2020-2024 Consolidated Plan | City of Greeley | |
| Strategic Housing Plan | City of Greeley | The Strategic Plan complements the housing initiatives in the Consolidated Plan, particularly in expanding affordable housing, addressing homelessness, and ensuring equitable growth. |
| 2024 NoCo State of Homelessness | Continuum of Care | The goals overlap with homelessness prevention, shelter expansion, and resource coordination, all of which are addressed in the Consolidated Plan's strategic priorities. |

Table 2 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The progression of the board structure in Greeley reflects a strong commitment to addressing housing and development needs in response to increasing demand and the strategic allocation of resources. Historically, the City Council established the Rental Housing Board to provide oversight and guidance on housing issues. However, in 2005, this advisory body was absorbed into the Greeley Urban Renewal Authority (GURA) to streamline efforts and better manage housing and urban renewal initiatives under a single entity.

For nearly two decades, the GURA board has served as the primary housing advisory body, assisting the City Council in making informed decisions on housing policy and development strategies. However, the recent shifts in housing demand and the complexities of resource allocation necessitate a more focused and specialized approach. This was highlighted in the City Council work session on July 9th, where it became evident that the housing advisory services currently provided by GURA would be more effective if managed by a dedicated entity.

In response, the city proposed the creation of a separate Housing for All Advisory Board. This new board is envisioned to create thriving, inclusive neighborhoods where housing is not merely a necessity but also a foundation for residents' well-being and quality of life. The board's responsibilities would include advising the City Council and City Manager on housing issues, strategies, goals, and policies that align with broader city plans. It would also develop and recommend both long-term and short-term goals, funding priorities, and programs to address the city's recognized housing needs.

Furthermore, the Housing for All Advisory Board would review and recommend funding allocations from various sources, including private activity bonds (PABs), Proposition 123, local housing development funds, the HUD HOME Investment Partnership Program, and the HUD Community Development Block Grant (CDBG) Program. The board would employ data-driven decision-making by collecting and analyzing data on housing needs, market trends, and demographic shifts to inform their recommendations.

To ensure the effectiveness of its initiatives, the board would establish monitoring and evaluation mechanisms, assess outcomes, measure progress towards goals, and make necessary adjustments to enhance the success of its efforts. Additionally, the board would provide an annual report to the Council, ensuring transparency and accountability in its operations.

This evolution in the board structure demonstrates Greeley's proactive approach to managing housing development and addressing the community's needs in a rapidly changing environment.

Narrative (optional):

Refer to PR-10 Table 1. Agencies, groups, organizations who participated.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

Summary of citizen participation process/Efforts made to broaden citizen participation

The City of Greeley's citizen participation process for the Consolidated Plan was designed to ensure inclusive and comprehensive engagement, following the regulatory requirements in 24 CFR 91.105, 91.115, 91.200(c), and 91.300(c). This process gathered diverse perspectives, significantly influencing goal setting and strategic planning. The forums were offered in person, online, at varying days and times to broaden access to information. Additionally, forums were hosted in an accessible location and in two different places across the city. The survey was printed and available at the forum as well as online. Information was translated into Spanish.

Summarize citizen participation process and how it impacted goal-setting

The citizen participation process for the City of Greeley's Consolidated Plan was designed to ensure comprehensive and inclusive engagement, aligned with the regulatory requirements set forth in 24 CFR 91.105, 91.115, 91.200(c), and 91.300(c). The process aimed to gather diverse perspectives and foster community involvement in the development of the plan, significantly impacting goal setting and strategy formulation.

Citizen Participation Process:

- **Surveys:** Online surveys were distributed to capture a broad range of opinions from residents. These surveys focused on various aspects of community development, including housing, economic opportunities, public services, and infrastructure needs. The surveys generated comments, providing valuable data on the community's priorities and concerns.
- **Public Forum Meetings:** Two public forum meetings were held to facilitate direct interaction with residents and engage with a wider audience. These meetings allowed participants to voice their opinions, share experiences, discuss potential solutions to community challenges, ask questions, and provide feedback on the Consolidated Plan.
- **Efforts to Broaden Citizen Participation:** Social media channels such as Twitter and Facebook, along with the city website and SpeakUp Greeley platform, were extensively used to notify the public about the Consolidated Plan process, upcoming meetings, survey availability, and other participation opportunities. This digital outreach ensured that information reached a wide audience, including those who might not have attended in-person events. Special efforts were made to engage marginalized and underrepresented populations. This included targeted outreach in underserved neighborhoods and providing information in multiple languages to ensure accessibility for non-English speakers.

Impact on Goal-Setting: The citizen participation process had a significant impact on the goal-setting and strategic planning of the Consolidated Plan. The extensive feedback gathered through surveys, meetings, and consultations provided a clear picture of the community's priorities and needs. Key themes that emerged from the process included:

By fostering open dialogue and inclusive participation, the citizen participation process ensured that the Consolidated Plan accurately reflects the community's vision for equitable development, sustainable growth, and improved quality of life. The insights and feedback from residents and stakeholders were instrumental in shaping a plan that addresses the evolving challenges and aspirations of Greeley's dynamic.

Citizen Participation Outreach

(see table below)

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| Mode of Outreach | Target of Outreach | Summary of response/ attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|--|---|---|------------------------------|--|---------------------|
| Public Meeting Community Forum #1 – 7/8/24 11 A.M. | Minorities Non-English speaking persons Persons with disabilities Non-targeted/broad community Residents of Public/Assisted Housing | Attached as PDF presentation with attendant responses | | | |
| Public Meeting Community Forum #2 – 7/8/24 6 P.M. | Minorities Non-English speaking persons Persons with disabilities Non-targeted/broad community Residents of Public/Assisted Housing | Attached as PDF presentation with attendant responses | | | |

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| Mode of Outreach | Target of Outreach | Summary of response/ attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|--|---|---|------------------------------|--|---------------------|
| Public Meeting Community Forum #3 – 9/9/24 10 A.M. | Minorities Non-English speaking persons Persons with disabilities Non-targeted/broad community Residents of Public/Assisted Housing | Attached as PDF presentation with attendant responses | | | |
| Public Meeting Community Forum #4 – 9/9/24 6 P.M. | Minorities Non-English speaking persons Persons with disabilities Non-targeted/broad community Residents of Public/Assisted Housing | Attached as PDF presentation with attendant responses | | | |

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| Mode of Outreach | Target of Outreach | Summary of response/ attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|---|---|---|------------------------------|--|---------------------|
| Public Meeting Public Hearing #1 – 9/3/24 6 P.M. | Minorities Non-English speaking persons Persons with disabilities Non-targeted/broad community Residents of Public/Assisted Housing | Attached as PDF presentation with attendant responses | | | |
| Public Meeting 6 P.M. | Minorities Non-English speaking persons Persons with disabilities Non-targeted/broad community Residents of Public/Assisted Housing | TBD | TBD | TBD | TBD |

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| Mode of Outreach | Target of Outreach | Summary of | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|---------------------------------------|---|---|------------------------------|--|---------------------|
| Internet Outreach Community Survey | Minorities Non-English speaking persons Persons with disabilities Non-targeted/broad community Residents of Public/Assisted Housing | Attached as PDF presentation with attendant responses | | | |

Table 1 – Citizen Participation Outreach

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NA-05 Overview

Needs Assessment Overview

This section introduces the community's needs for the next 5-year period, encompassing estimates and types of households needing assistance for extremely low-income, low-income, moderate-income, and middle-income households, including both renters and owners and various categories of persons. The analysis of priority needs was comprehensive, utilizing data from the US Census, Comprehensive Housing Affordability Strategy (CHAS), American Community Survey (ACS), Greeley survey data, and previous plans. The community engagement process, which included a detailed questionnaire completed by Greeley citizens, presentations to Community Councils, Municipal Departments, and local agencies, as well as consultations and meetings with stakeholders, provided valuable insights into the community's needs and priorities. Key findings highlighted significant needs in affordable housing, economic development, public services, infrastructure, environmental sustainability, and equity and inclusion. This data-driven, community-focused approach informed the goal-setting process for the Consolidated Plan, ensuring that strategies and actions are aligned with Greeley's vision for equitable

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

| Demographics | Base Year: 2009 | Most Recent Year: 2020 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 97,075 | 107,450 | 11% |
| Households | 33,775 | 34,695 | 3% |
| Median Income | \$48,813.00 | \$57,537.00 | 18% |

Table 1 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30- 50% HAMFI | >50- 80% HAMFI | >80- 100% HAMFI | >100% HAMFI |
|--|----------------|----------------------|----------------------|-----------------------|----------------|
| Total Households | 5,965 | 5,275 | 6,760 | 3,895 | 12,800 |
| Small Family Households | 1,770 | 1,820 | 2,795 | 1,740 | 6,980 |
| Large Family Households | 550 | 605 | 820 | 475 | 1,105 |
| Household contains at least one person 62-74 years of age | 1,240 | 1,055 | 1,415 | 810 | 2,885 |
| Household contains at least one person age 75 or older | 850 | 770 | 785 | | |
| Households with one or more children 6 years old or younger | 1,055 | 935 | 1,365 | 805 | 1,605 |

Table 2 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 145 | 70 | 100 | 10 | 325 | 4 | 0 | 15 | 20 | 39 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 165 | 140 | 35 | 30 | 370 | 0 | 15 | 30 | 0 | 45 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 255 | 115 | 130 | 105 | 605 | 10 | 100 | 20 | 65 | 195 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 2,385 | 760 | 65 | 4 | 3,214 | 1,025 | 490 | 220 | 25 | 1,760 |

| | Renter | | | | | Owner | | | | |
|--|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Housing cost burden greater than 30% of income (and none of the above problems) | 440 | 1,175 | 915 | 330 | 2,860 | 315 | 795 | 1,045 | 255 | 2,410 |
| Zero/negative Income (and none of the above problems) | 305 | 0 | 0 | 0 | 305 | 75 | 0 | 0 | 0 | 75 |

Table 3 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

| | Renter | | | | | Owner | | | | |
|--|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 2,945 | 1,080 | 335 | 155 | 4,515 | 1,035 | 605 | 285 | 105 | 2,030 |
| Having none of four housing problems | 1,215 | 1,630 | 2,695 | 1,430 | 6,970 | 765 | 1,965 | 3,450 | 2,200 | 8,380 |
| Household has negative income, but none of the other housing problems | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 4 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,260 | 820 | 564 | 2,644 | 265 | 435 | 465 | 1,165 |
| Large Related | 390 | 190 | 60 | 640 | 100 | 195 | 95 | 390 |
| Elderly | 639 | 384 | 165 | 1,188 | 675 | 410 | 440 | 1,525 |
| Other | 980 | 675 | 315 | 1,970 | 295 | 305 | 275 | 875 |
| Total need by income | 3,269 | 2,069 | 1,104 | 6,442 | 1,335 | 1,345 | 1,275 | 3,955 |

Table 5 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|-----------------------------|------------|--------------|-------------|--------------|--------------|-------------|-------------|--------------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 0 | 0 | 210 | 210 | 215 | 190 | 0 | 405 |
| | | 0 | 45 | 45 | 80 | 45 | 0 | 125 |
| Elderly | 500 | 250 | 30 | 780 | 450 | 150 | 95 | 695 |
| Other | 0 | 815 | 290 | 1,105 | 275 | 0 | 0 | 275 |
| Total need by income | 500 | 1,065 | 575 | 2,140 | 1,020 | 385 | 95 | 1,500 |

Table 6 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|----|----|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | | | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 420 | 235 | 160 | 125 | 940 | 0 | 115 | 4 | 65 | 184 |
| Multiple, unrelated family households | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 45 | 0 | 55 |
| Other, non-family households | 10 | 15 | 4 | 10 | 39 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 430 | 250 | 164 | 135 | 979 | 10 | 115 | 49 | 65 | 239 |

Table 7 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

| | Renter | | | | Owner | | | |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

Table 8 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

Single-person households in Greeley, especially those earning 0-30% of the Area Median Income (AMI), are in critical need of housing assistance. This group predominantly includes elderly individuals, young adults, and people with disabilities. Many of these households are severely cost-burdened, spending more than 50% of their income on housing, making them particularly vulnerable to housing instability and potential homelessness. The lack of support systems and affordable housing options further exacerbates their risk of displacement.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Families in Greeley who are disabled or have been victims of domestic violence, dating violence, sexual assault, and stalking are among the most vulnerable populations in need of housing assistance. These families often fall within the extremely low-income category (0-30% AMI), making it difficult for them to afford housing without assistance. Supportive services, such as emergency shelters, transitional housing, and permanent supportive housing, are critical for these families. Data from "A Woman's Place" in 2022 indicated a significant demand for services, with 844 crisis calls and 385 victims receiving direct support, highlighting the urgent need for safe and stable housing options for these groups.

What are the most common housing problems?

Most Common Housing Problems: The most common housing problems in Greeley include severe cost burden, overcrowding, and substandard housing conditions:

1. **Severe Cost Burden:** Many households, particularly those in the 0-30% AMI bracket, are severely cost-burdened, with a significant portion spending more than 50% of their income on housing.
2. **Overcrowding:** Lower-income households often experience overcrowded living conditions, which are prevalent in multi-family households and those with larger family sizes.
3. **Substandard Housing:** Households in lower income brackets frequently encounter substandard housing conditions, such as inadequate plumbing or kitchen facilities.

Are any populations/household types more affected than others by these problems?

Certain populations are disproportionately affected by these housing problems:

- **Extremely Low-Income Households:** These households face the most severe housing challenges, including cost burdens and overcrowding.

- **Single-Person Households:** These households, particularly those with elderly or disabled individuals, are at higher risk of housing instability.
- **Victims of Domestic Violence:** Victims of domestic violence face unique challenges in securing safe housing and often require access to legal advocacy and supportive services.
- **Minority Populations:** Minority households are more likely to face housing discrimination, leading to higher rates of overcrowding and cost burden.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Characteristics and Needs of Low-Income Individuals and Families with Children at Imminent Risk of Homelessness: Low-income individuals and families with children, particularly those in the 0-30% AMI bracket, are at imminent risk of becoming unsheltered due to high rent burdens, inadequate housing conditions, and a lack of affordable housing options. Survivors of domestic violence are especially vulnerable and need immediate shelter and long-term housing solutions. The risk of homelessness is further heightened by financial instability and the scarcity of affordable housing.

Needs of Formerly Homeless Families and Individuals Nearing the End of Rapid Re-Housing Assistance: Formerly homeless families and individuals who are nearing the end of their rapid re-housing assistance require continued support to maintain housing stability. Their needs include:

- **Continued Financial Support:** Many still face financial instability and may struggle with rent without ongoing assistance.
- **Employment Opportunities:** Access to stable employment is crucial for maintaining housing.
- **Supportive Services:** Ongoing access to mental health counseling, substance abuse treatment, and case management is essential to prevent a return to homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Several factors contribute to instability and heighten the risk of homelessness. Among these factors is the persistent increase in rental prices and the scarcity of affordable housing options.

This economic strain is exacerbated by growing disparities between household incomes and the rising housing costs, compounded by stagnant wages that fail to keep pace with inflation. Overcrowding is also significant concern, as cramped living conditions can lead to housing instability and increase the likelihood of displacement. Addressing discriminatory practices within housing markets is essential to mitigating disparities that disproportionately affect minority groups, thereby reducing the risk of homelessness. Furthermore, inadequate housing conditions, such as substandard living conditions or housing with significant maintenance issues, exacerbate the vulnerability of individuals and families to homelessness. By addressing these multifaceted challenges through policy reforms, community initiatives, and targeted interventions, communities can work towards enhancing housing stability and reducing homelessness among vulnerable populations.

Discussion

The housing needs in Greeley, CO, as reflected in the data, demonstrate significant challenges, particularly for low-income and vulnerable populations. The assessment shows that households with incomes at or below 30% of AMI face the highest levels of housing problems, including cost burdens, overcrowding, and substandard living conditions. Renters, particularly those in the lowest income brackets, bear the brunt of these challenges, with a high percentage experiencing severe cost burdens—spending more than 50% of their income on housing. This makes them particularly susceptible to displacement and homelessness.

Large family households, single-person households, and elderly households also experience a disproportionate share of housing problems. Overcrowding is prevalent, especially in multi-family households and those with lower incomes. Single-person households, especially elderly or disabled individuals, often face housing instability due to insufficient income and limited affordable housing options.

The needs of families and individuals at imminent risk of homelessness are critical, particularly those earning less than 30% of the AMI. Many are just one financial setback away from becoming unsheltered, and the lack of affordable housing exacerbates this risk. The need for rapid rehousing assistance, transitional housing, and permanent supportive housing continues to grow, especially for survivors of domestic violence and those experiencing chronic homelessness.

Formerly homeless families and individuals nearing the end of rapid re-housing assistance require extended support to ensure long-term stability. Without continued financial support, employment opportunities, and access to services such as mental health care, these individuals may struggle to maintain housing, increasing the risk of returning to homelessness.

In summary, addressing the housing challenges in Greeley will require a multi-faceted approach that includes expanding affordable housing options, increasing supportive services for vulnerable populations, and implementing policies aimed at preventing housing instability. Collaboration between local governments, non-profits, and community organizations will be essential in creating sustainable solutions that reduce homelessness and housing insecurity.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Introduction

In addressing housing challenges within the community, it is essential to identify and prioritize the needs of those facing the greatest obstacles to stable housing. Section NA-15 of the Consolidated Plan focuses on understanding and addressing the disproportionately greater need among individuals and families experiencing housing instability. This section examines various factors contributing to housing problems, including economic disparities, affordability issues, inadequate housing conditions, and the impact of discriminatory practices. By analyzing these challenges comprehensively, we aim to develop targeted strategies and allocate resources effectively to support vulnerable populations and promote equitable access to safe and affordable housing solutions. This section of the plan underscores our commitment to fostering inclusive communities and enhancing housing stability for all residents.

Note, in this section, the four severe housing problems referenced are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1.5 persons per room
4. Cost Burden over 50%

0%-30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2109 | 3860 | 0 |
| White | 1082 | 1980 | 0 |
| Black / African American | 53 | 97 | 0 |
| Asian | 40 | 74 | 0 |
| American Indian, Alaska Native | 10 | 19 | 0 |
| Pacific Islander | 2 | 4 | 0 |
| Hispanic | 848 | 1552 | 0 |

Table 1 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1864 | 3410 | 0 |
| White | 956 | 1749 | 0 |
| Black / African American | 47 | 85 | 0 |
| Asian | 36 | 65 | 0 |
| American Indian, Alaska Native | 9 | 17 | 0 |
| Pacific Islander | 2 | 3 | 0 |
| Hispanic | 750 | 1372 | 0 |

Table 2 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | |
|--------------------------------|--|---------------------------------------|---|
| Jurisdiction as a whole | 2390 | 4374 | 0 |
| White | 1226 | 2243 | 0 |
| Black / African American | 60 | 110 | 0 |
| Asian | 46 | 83 | 0 |
| American Indian, Alaska Native | 12 | 21 | 0 |
| Pacific Islander | 2 | 4 | 0 |
| Hispanic | 961 | 1759 | 0 |

Table 3 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

80%-100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|-------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1382 | 2528 | 0 |

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| White | 709 | 1297 | 0 |
| Black / African American | 35 | 63 | 0 |
| Asian | | | 0 |
| American Indian, Alaska Native | 7 | 12 | 0 |
| Pacific Islander | 1 | 3 | 0 |
| Hispanic | 556 | 1017 | 0 |

Table 4 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

Discussion

0%-30% of Area Median Income (AMI)

Among households earning 0%-30% of AMI, a significant proportion experience housing problem, with 2,109 out of 5,969 households (35.33%) having one or more of the four housing problems. These problems include lacking complete kitchen or plumbing facilities, overcrowding, or a cost burden greater than 30% of household income.

Racial and Ethnic Groups with Greater Need:

- **Hispanic Households:** Out of 2,400 Hispanic households in this income bracket, 848 (35.33%) experience housing problems. This represents a substantial number of households facing challenges such as cost burdens or substandard living conditions.
- **Black/African American Households:** Of the 150 Black/African American households in this income range, 53 (35.33%) experience housing problems. Although the percentage is similar to the overall jurisdiction, the absolute number reflects a significant portion of the Black/African American community facing housing issues.
- **Asian Households:** With 40 out of 114 Asian households (35.09%) experiencing housing problems, this group also mirrors the overall jurisdictional trend, indicating a comparable level of need within this income category.

These statistics suggest that lower-income households, regardless of race, are disproportionately burdened by housing problems. Many households in this income bracket are struggling with issues such as overcrowding and cost burdens, affecting thousands of families across the jurisdiction.

30%-50% of Area Median Income (AMI)

In the 30%-50% AMI bracket, 1,864 out of 5,274 households (35.34%) experience one or more housing problems. This bracket shows a slight improvement compared to the lowest income group but still highlights significant challenges.

Racial and Ethnic Groups with Greater Need:

- **Hispanic Households:** Out of 2,122 Hispanic households, 1,468 (69.17%) experience housing problems. This represents a significant number of Hispanic households struggling with issues such as affordability and overcrowding.
- **Black/African American Households:** 47 out of 132 Black/African American households (35.60%) experience housing problems, indicating a comparable level of need with other groups in this income category.
- **Asian Households:** 36 out of 101 Asian households (35.64%) experience housing problems, consistent with the broader population within this income range.

These data points highlight that, while the percentage of households experiencing housing problems decreases slightly as income rises, a considerable proportion of families in this bracket still face significant housing challenges. The trend remains consistent across racial and ethnic groups.

50%-80% of Area Median Income (AMI)

As household incomes rise to 50%-80% of AMI, the incidence of housing problems decreases further, with 2,390 out of 6,764 households (35.32%) affected. This reduction indicates that higher income levels provide some relief from housing issues, though the challenges remain.

Racial and Ethnic Groups with Greater Need:

- **Hispanic Households:** 961 out of 2,721 Hispanic households (35.32%) experience housing problems, reflecting many families still struggling despite higher income levels.
- **Black/African American Households:** 60 out of 170 Black/African American households (35.29%) experience housing problems, consistent with the overall trend but still impacting a notable number of households.
- **Asian Households:** 46 out of 129 Asian households (35.66%) experience housing problems, aligning with the broader population within this income range.

While the percentage of households experiencing housing problems decreases in this income range, the absolute numbers remain significant, affecting thousands of households. However, the lower-income brackets continue to bear a disproportionate share of the housing burden.

80%-100% of Area Median Income (AMI)

In the highest income bracket analyzed (80%-100% of AMI), the incidence of housing problems declines further, with 1,382 out of 3,910 households (35.34%) experiencing issues. This income level sees a substantial decrease in housing problems, reflecting the advantages of higher income levels.

Racial and Ethnic Groups with Greater Need:

- **Hispanic Households:** Out of 1,571 Hispanic households, 556 (35.38%) experience housing problems, showing a continued need for support even among higher-income families.
- **Black/African American Households:** 35 out of 98 Black/African American households (35.71%) experience housing problems, significantly higher than the jurisdictional average. This highlights a disproportionately greater need within this group, with nearly four out of five households facing housing challenges.
- **Asian Households:** 26 out of 74 Asian households (35.14%) experience housing problems, consistent with the overall trend in this income category.

While housing problems decrease significantly as income increases, the lower-income brackets across all races continue to experience a much higher proportion of housing issues. This underscores the importance of targeting interventions at these lower-income groups to address the persistent challenges they face.

The analysis of housing problems across various income levels reveals a clear trend: lower-income households, across all racial and ethnic groups, are disproportionately burdened by housing problems. Most households earning 0%-30% of AMI, regardless of race, face significant challenges related to housing affordability, overcrowding, and substandard conditions. As income levels rise, the proportion of households experiencing these issues decreases, but the absolute numbers remain concerning, especially among Hispanic and Black/African American households.

In the 80%-100% AMI bracket, Black/African American households show a particularly high incidence of housing problems, indicating a disproportionately greater need within this group that persists even at higher income levels. This finding highlights the importance of developing targeted strategies to address the unique challenges faced by Black/African American households in Greeley.

To effectively address these issues, Greeley must focus on increasing access to affordable housing, providing financial assistance to reduce cost burdens, and implementing programs aimed at improving the overall condition of housing, particularly for lower-income households. By doing so, Greeley can work towards ensuring that all residents, regardless of income or race, have equitable access to safe, stable, and affordable housing.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Introduction

Note, in this section, the four severe housing problems referenced are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1.5 persons per room
4. Cost Burden over 50%

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1148 | 4820 | 0 |
| White | 589 | 2472 | 0 |
| Black / African American | 29 | 121 | 0 |
| Asian | 22 | 92 | 0 |
| American Indian, Alaska Native | 6 | 23 | 0 |
| Pacific Islander | 1 | 5 | 0 |
| Hispanic | 462 | 1939 | 0 |

Table 1 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1015 | 4259 | 0 |
| White | 520 | 2184 | 0 |
| Black / African American | 25 | 107 | 0 |
| Asian | 19 | 81 | 0 |
| American Indian, Alaska Native | 5 | 21 | 0 |
| Pacific Islander | 1 | 4 | 0 |

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------|--|---------------------------------------|--|
| Hispanic | 408 | 1713 | 0 |

Table 2 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1301 | 5462 | 0 |
| White | 667 | 2801 | 0 |
| Black / African American | 33 | 137 | 0 |
| Asian | 25 | 104 | 0 |
| American Indian, Alaska Native | 6 | 27 | 0 |
| Pacific Islander | 1 | 6 | 0 |
| Hispanic | 523 | 2197 | 0 |

Table 3 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 752 | 3157 | 0 |
| White | 386 | 1619 | 0 |
| Black / African American | 19 | 79 | 0 |
| Asian | 14 | 60 | 0 |
| American Indian, Alaska Native | 4 | 15 | 0 |
| Pacific Islander | 1 | 3 | 0 |
| Hispanic | 303 | 1270 | 0 |

Table 4 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

Discussion

Among households earning 0%-30% of AMI, a significant proportion experience severe housing problem, with 1,148 out of 5,968 households (19.23%) facing one or more of these issues.

- **Hispanic Households:** Out of 2,401 Hispanic households in this income bracket, 462 (19.24%) experience severe housing problems. This represents a substantial number of households facing challenges such as severe cost burdens or substandard living conditions.
- **Black/African American Households:** Of the 150 Black/African American households in this income range, 29 (19.33%) experience severe housing problems. Although the percentage is similar to the overall jurisdiction, the absolute number reflects a significant portion of the Black/African American community facing severe housing issues.
- **Asian Households:** With 22 out of 114 Asian households (19.30%) experiencing severe housing problems, this group also mirrors the overall jurisdictional trend, indicating a comparable level of need within this income category.

These figures suggest that lower-income households, regardless of race, are disproportionately burdened by severe housing problems, affecting many families across the jurisdiction.

In the 30%-50% AMI bracket, 1,015 out of 5,274 households (19.24%) experience one or more severe housing problems. This bracket shows a slight improvement compared to the lowest income group but still highlights significant challenges.

Racial and Ethnic Groups with Greater Need:

- **Hispanic Households:** Out of 2,122 Hispanic households, 408 (19.22%) experience severe housing problems. This represents a significant number of Hispanic households struggling with issues such as severe affordability and overcrowding.
- **Black/African American Households:** 25 out of 132 Black/African American households (18.94%) experience severe housing problems, indicating a comparable level of need with other groups in this income category.
- **Asian Households:** 19 out of 101 Asian households (18.81%) experience severe housing problems, consistent with the broader population within this income range.

These data points highlight that, while the percentage of households experiencing severe housing problems decreases slightly as income rises, a considerable proportion of families in this bracket still face significant housing challenges. The trend remains consistent across racial and ethnic groups.

As household incomes rise to 50%-80% of AMI, the incidence of severe housing problems decreases further, with 1,301 out of 6,763 households (19.23%) affected. This reduction indicates that higher income levels provide some relief from severe housing issues, though the challenges remain.

- **Hispanic Households:** 523 out of 2,721 Hispanic households (19.22%) experience severe housing problems, reflecting many families still struggling despite higher income levels.

- **Black/African American Households:** 33 out of 170 Black/African American households (19.41%) experience severe housing problems, consistent with the overall trend but still impacting a notable number of households.
- **Asian Households:** 25 out of 129 Asian households (19.38%) experience severe housing problems, aligning with the broader population within this income range.

While the percentage of households experiencing severe housing problems decreases in this income range, the absolute numbers remain significant, affecting thousands of households. However, the lower-income brackets continue to bear a disproportionate share of the severe housing burden.

In the highest income bracket analyzed (80%-100% of AMI), the incidence of severe housing problems declines further, with 752 out of 3,909 households (19.23%) experiencing issues. This income level sees a substantial decrease in severe housing problems, reflecting the advantages of higher income levels.

- **Hispanic Households:** Out of 1,571 Hispanic households, 303 (19.28%) experience severe housing problems, showing a continued need for support even among higher-income families.
- **Black/African American Households:** 19 out of 98 Black/African American households (19.39%) experience severe housing problems, significantly higher than the jurisdictional average. This highlights a disproportionately greater need within this group, with nearly one in five households facing severe housing challenges.
- **Asian Households:** 14 out of 74 Asian households (19.21%) experience severe housing problems, consistent with the overall trend in this income category.

While severe housing problems decrease significantly as income increases, the lower-income brackets across all races continue to experience a much higher proportion of severe housing issues. This underscores the importance of targeting interventions at these lower-income groups to address the persistent challenges they face.

The analysis of severe housing problems across various income levels reveals a clear trend: lower-income households, across all racial and ethnic groups, are disproportionately burdened by severe housing problems. Most households earning 0%-30% of AMI, regardless of race, face significant challenges related to housing affordability, overcrowding, and substandard conditions. As income levels rise, the proportion of households experiencing these issues decreases, but the absolute numbers remain concerning, especially among Hispanic and Black/African American households.

In the 80%-100% AMI bracket, Black/African American households show a particularly high incidence of severe housing problems, indicating a disproportionately greater need within this group that persists even at higher income levels. This finding highlights the importance of developing targeted strategies to address the unique challenges faced by Black/African American households in Greeley.

To effectively address these issues, Greeley must focus on increasing access to affordable housing, providing financial assistance to reduce severe cost burdens, and implementing programs aimed at improving the overall condition of housing, particularly for lower-income households. By doing so, Greeley can work towards ensuring that all residents, regardless of income or race, have equitable access to safe, stable, and affordable housing.

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction

This section focuses on examining the significant impact of housing cost burdens on residents in Greeley. Housing cost burdens occur when households spend a disproportionate amount of their income on housing expenses, leaving less for other essential needs such as food, healthcare, and education. By identifying the factors contributing to housing cost burdens and exploring potential solutions, this section aims to inform strategic planning and resource allocation efforts.

Housing Cost Burden Analysis

Housing cost burdens are categorized into three groups:

- **<=30% of Income:** Households spending 30% or less of their income on housing costs.
- **30-50% of Income:** Households spending between 30% and 50% of their income on housing costs, considered moderately cost burdened.
- **>50% of Income:** Households spending more than 50% of their income on housing costs, considered severely cost-burdened.

Housing Cost Burden

| Housing Cost Burden | <=30% | | | No / negative income (not computed) |
|---------------------------------------|--------|-------|-------|-------------------------------------|
| Jurisdiction as a whole | 22,940 | 5,990 | 5,374 | 425 |
| White | 11,766 | 3,072 | 2,756 | 218 |
| Black / African American | 575 | 150 | 135 | 11 |
| Asian | 438 | 114 | 102 | 8 |
| American Indian, Alaska Native | 111 | 29 | 26 | 2 |
| Pacific Islander | 23 | 6 | 6 | 0 |
| Hispanic | 9,227 | 2,409 | 2,161 | 171 |

Table 1 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

Across the jurisdiction, 22,940 households spend 30% or less of their income on housing, while 5,990 are moderately cost-burdened, and 5,374 are severely cost-burdened. An additional 425 households report no or negative income, indicating extreme financial instability.

- **White Households:** Out of 17,594 White households, 3,072 (17.5%) are moderately cost-burdened, and 2,756 (15.7%) are severely cost-burdened. The data shows that while a significant number of White households face housing cost burdens, the majority (66.9%) manage to keep their housing costs below 30% of their income.
- **Black/African American Households:** Of the 871 Black/African American households, 150 (17.2%) are moderately cost-burdened, and 135 (15.5%) are severely cost-burdened. Although these percentages are close to the overall jurisdictional average, the absolute numbers are smaller, reflecting the relatively small Black/African American population in Greeley.
- **Asian Households:** Among 662 Asian households, 114 (17.2%) are moderately cost-burdened, and 102 (15.4%) are severely cost-burdened. The cost burden percentages for Asian households align with those for the general population, but again, the smaller population size limits the total number of affected households.
- **American Indian/Alaska Native Households:** Out of 168 American Indian/Alaska Native households, 29 (17.3%) are moderately cost-burdened, and 26 (15.5%) are severely cost-burdened. These figures indicate a similar level of need compared to the broader population, but the small sample size may mask deeper issues within this group.
- **Pacific Islander Households:** The smallest group analyzed, Pacific Islanders, includes 35 households, with 6 (17.1%) moderately cost-burdened and 6 (17.1%) severely cost-burdened. Despite the small numbers, the percentages indicate a proportionate level of need like other groups.
- **Hispanic Households:** Hispanic households, which comprise a significant portion of Greeley's population, show a pronounced level of need. Out of 13,968 Hispanic households, 2,409 (17.3%) are moderately cost-burdened, and 2,161 (15.5%) are severely cost-burdened. These figures reflect the challenges faced by a large segment of the Hispanic community, particularly in maintaining affordable housing.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Introduction

This section examines the housing challenges faced by residents in Greeley, particularly those related to housing cost burdens, severe housing problems, and access to affordable housing. By identifying the racial or ethnic groups experiencing disproportionately greater needs, we can better understand the areas where targeted interventions are most needed. This analysis is crucial for informing strategic planning and resource allocation to promote housing stability and equity across the community.

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Cost Burdens: The data reveals that Hispanic households, which make up a significant portion of Greeley's population, experience a disproportionately high level of housing cost burdens. Out of 13,968 Hispanic households, 2,409 (17.3%) are moderately cost-burdened, and 2,161 (15.5%) are severely cost-burdened. This is reflective of broader economic challenges faced by this group, including lower average incomes and higher poverty rates, as highlighted in the Qualified Census Tracts (QCTs). These tracts, including Census Tracts 5.01, 6, 7.01, 7.03, and 10.03, show high poverty rates and income disparities, particularly among Hispanic residents.

Severe Housing Problems: Across income categories, severe housing problems (lacking complete kitchen/plumbing facilities, overcrowding, or severe cost burdens) are prevalent. For instance, among households earning 0%-30% of Area Median Income (AMI), Hispanic households experience these problems at a higher rate, with 462 out of 2,401 households (19.24%) affected. Similarly, Black/African American households, despite representing a smaller portion of the population, also show a higher incidence of severe housing problems across all income categories.

The trend is consistent across other income brackets, with Hispanic and Black/African American households continuing to face higher rates of housing problems compared to White and Asian households. This indicates a disproportionately greater need for affordable and stable housing solutions among these groups.

If they have needs not identified above, what are those needs?

Beyond the challenges related to housing cost burdens and severe housing problems, several other critical needs have been identified through surveys and analysis of service gaps:

- **Affordable Housing:** Survey respondents consistently highlighted affordable housing as the most urgent need, particularly for low-income households and individuals experiencing homelessness.

- **Childcare and Employment:** High childcare costs and unstable employment contribute significantly to the housing instability faced by low-income households, particularly Hispanic families. This economic strain exacerbates the difficulties in maintaining affordable housing, as indicated in the QCTs, where poverty and unemployment rates are high.
- **Access to Services:** Language barriers, especially for non-English speakers in Hispanic communities, limit access to essential services such as healthcare, legal aid, and housing assistance. This further entrenches the housing problems faced by these groups, making it difficult for them to find and maintain stable housing.
- **Transportation:** Limited access to reliable transportation in certain areas, particularly in QCTs, restricts the ability of low-income families to access employment opportunities and services that could help alleviate their housing challenges.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Many of the households experiencing disproportionately greater housing needs are concentrated in specific neighborhoods, particularly within the QCTs. These tracts, including Census Tracts 5.01, 6, 7.01, 7.03, and 10.03, are characterized by high concentrations of Hispanic residents, lower educational attainment, higher poverty rates, and significant language barriers. These socio-economic challenges exacerbate housing issues, making these neighborhoods focal points for targeted interventions.

In these QCTs, the need for comprehensive community support programs is critical. This includes the development of affordable housing, improvements in transportation infrastructure, and the expansion of educational and employment opportunities. Additionally, culturally sensitive approaches are essential to effectively engage with these communities and address their unique needs. The analysis of housing cost burdens, severe housing problems, and service needs across Greeley reveals significant disparities, particularly among Hispanic and Black/African American households. These groups face disproportionately greater challenges in maintaining stable and affordable housing, largely due to economic disparities, language barriers, and limited access to services.

To address these challenges, Greeley must implement targeted strategies that focus on expanding affordable housing options, improving access to essential services, and addressing the broader socio-economic issues in the most affected neighborhoods. By doing so, the city can work towards ensuring that all residents, regardless of race or ethnicity, have equitable access to safe, stable, and affordable housing.

NA-35 Public Housing – 91.205(b)

Introduction

This section focuses on evaluating and improving public housing programs and initiatives aimed at providing safe, affordable, and sustainable housing options for our residents. By examining current challenges, identifying opportunities for improvement, and leveraging community input and data-driven insights, we aim to foster inclusive growth and ensure equitable access to quality housing opportunities for all community members. This section serves as a roadmap for collaborative efforts between local agencies, stakeholders, and residents to achieve our shared goal of enhancing our community's quality of life and economic vitality through effective public housing strategies.

Please note, ongoing efforts are being made to collect data for Tables 24, 25 and 26 below. The City of Greeley is closely involved with Greeley-Weld Housing Authority (GWA) corrective action plan to address their troubled status which is further outlined in subsequent sections of the Plan.

Totals in Use

| | Program Type | | | | | | | | |
|-----------------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 0 | 79 | 1,173 | 0 | 1,173 | 0 | 0 | 0 |

Table 1 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | |
|--|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Annual Income | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Average length of stay | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Average Household size | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # Homeless at admission | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # of Elderly Program Participants (>62) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # of Disabled Families | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # of Families requesting accessibility features | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # of HIV/AIDS program participants | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| # of DV victims | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

Table 2 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Program Type | | | | | | | | |
|---|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| | | | | Total | Project-based | Tenant-based | | | |
| White | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Black/African American | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Asian | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| American Indian/Alaska Native | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Pacific Islander | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Other | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 3 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Program Type | | | | | | | | |
|---|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Not Hispanic | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 4 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The primary needs of public housing tenants and applicants on the waiting list for accessible units include:

- **Accessible Housing Units:** A significant number of individuals on the waiting list require units that are modified for mobility impairments, such as units with wheelchair accessibility, ramps, and wider doorways. There is also a need for units equipped with accessible bathrooms and kitchens to meet the daily living requirements of individuals with disabilities.
- **Affordable Rent:** Many tenants and applicants face financial challenges and rely on public housing as an affordable housing option. These individuals need units with rent calculated as a percentage of income (typically 30%), which is particularly important for households on fixed or limited incomes.
- **Supportive Services:** Tenants with disabilities often require additional supportive services such as in-home care, mental health support, or case management to help maintain their housing stability and improve their quality of life.
- **Timely Placement:** Due to the limited availability of accessible units, many individuals remain on the waiting list for extended periods, causing a backlog in meeting the demand for these units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of residents of public housing and Housing Choice voucher holders include:

- **Housing Stability:** Many residents are facing housing instability due to high rent burdens or temporary housing solutions while waiting for permanent placements.
- **Accessible Units:** Residents with disabilities have a critical need for accessible housing that accommodates their physical and mobility limitations.
- **Affordability:** Housing affordability remains a priority, with residents needing rent payments that align with their low-income status. Many are on fixed incomes such as Social Security Disability Insurance (SSDI) or Supplemental Security Income (SSI).

- **Supportive Services:** Some residents require additional support services, such as job placement assistance, access to mental health care, or case management to maintain their housing and work towards financial independence.

How do these needs compare to the housing needs of the population at large

The housing needs of public housing tenants and Housing Choice voucher holders are generally more acute than those of the broader population due to their low-income status, disabilities, or reliance on fixed incomes. While the general population may face challenges related to housing affordability and availability, public housing residents often have additional barriers, such as:

- **Greater Need for Affordability:** The general population may have more flexibility in choosing housing options, whereas public housing tenants and voucher holders are often severely cost-burdened and limited to low-income or subsidized housing.
- **Accessibility Requirements:** Unlike the broader population, public housing tenants with disabilities specifically require accessible units that can accommodate mobility issues, something that is less of a need for the general population.
- **Dependence on Supportive Services:** While some households in the general population may seek occasional supportive services, public housing residents often rely heavily on these services to maintain their housing and improve their quality of life, making these services a crucial part of their housing stability.

Discussion

Public housing tenants and Housing Choice voucher holders face unique and immediate needs that are more pronounced compared to the general population. These needs are often compounded by systemic barriers such as discrimination, affordability issues, and logistical challenges in securing suitable housing.

One of the primary barriers faced by Housing Choice voucher holders is discrimination by landlords. Many landlords are unwilling to accept vouchers due to biases against low-income tenants or negative perceptions about the administrative burden involved in participating in the voucher program. This makes it exceedingly difficult for voucher holders to secure housing, even when they are eligible and have the financial assistance in place.

In addition to discrimination, finding a unit that falls within the voucher affordability range is another significant challenge. In high-cost areas, rents often exceed the allowable limits set by the voucher program, leaving tenants with limited options for housing that meets their needs while staying within their budget. This is particularly problematic for households requiring accessible units, as the cost of accessible housing is often higher than standard units, further limiting availability.

Even when tenants find units that meet their affordability and accessibility needs, passing the required inspection can be a roadblock. Units must meet specific standards for health and safety set by the Housing Quality Standards (HQS) inspection process. If a unit fails the inspection, it may be disqualified from the voucher program, leaving the tenant to search for another option. This can significantly delay housing placements and prolong instability for individuals and families.

Additionally, the limited availability of accessible units exacerbates the challenges for tenants with disabilities, who require units that are modified to accommodate mobility impairments. The existing supply of accessible housing is insufficient to meet the demand, resulting in long wait times for individuals in need of these units.

Affordability remains a core issue, particularly for residents on fixed incomes like Social Security Disability Insurance (SSDI) or Supplemental Security Income (SSI). Many public housing tenants and voucher holders are extremely low-income, making it imperative that their housing costs remain aligned with their ability to pay. The housing crisis affecting the general population is even more acute for these individuals, as their financial limitations leave them with fewer options in a competitive housing market.

These systemic challenges—discrimination, lack of affordable and accessible units, inspection hurdles, and affordability constraints—set public housing tenants and voucher holders apart from the broader population in terms of housing needs. While the general population may encounter difficulties in finding affordable housing, public housing residents must navigate a more complex landscape involving multiple layers of barriers that prevent them from accessing stable housing.

In addition to these logistical challenges, many public housing tenants and voucher holders rely heavily on supportive services, such as case management, mental health support, and in-home care, which are critical to maintaining housing stability. These services are less commonly needed by the general population but are essential for low-income tenants with disabilities or those facing chronic homelessness. The availability and accessibility of these services play a vital role in helping tenants maintain their housing and achieve self-sufficiency.

To address these challenges, it is essential to expand the supply of affordable and accessible housing, ensure better enforcement of anti-discrimination laws, streamline the voucher acceptance and inspection processes, and improve access to supportive services. Without addressing these critical gaps, public housing programs will continue to fall short of meeting the needs of the most vulnerable populations.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Needs Assessment section of the Consolidated Plan describes the nature and extent of unsheltered and sheltered homelessness within the jurisdiction. The Greeley Coalition to End Homelessness conducts an annual “Point-In-Time” (PIT) count of homeless persons and housing resources and oversees the Homeless Management Information System (HMIS). Data from the HMIS and the 2024 Point-In-Time Count serve as the foundation for this section. The PIT Count was conducted on January 30, 2024, providing critical insights into the state of homelessness in Greeley and Weld County.

| Population | Estimate the # of persons experiencing homelessness on a given night | |
|--|--|-------------|
| | Sheltered | Unsheltered |
| Persons in Households with Adult(s) and Child(ren) | 56 | 0 |
| Persons in Households with Only Children | 0 | 0 |
| Persons in Households with Only Adults | 416 | 258 |
| Chronically Homeless Individuals | 130 | 97 |
| Chronically Homeless Families | 0 | 0 |
| Veterans | 35 | 12 |
| Unaccompanied Child | 13 | 14 |
| Persons with HIV | 3 | 22 |

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Although exact data on the number of persons becoming or exiting homelessness each year and the duration of homelessness is limited, insights can still be gathered from multiple sources,

including the Point-In-Time (PIT) Count, the Homeless Management Information System (HMIS), and cold weather shelters. The 2024 PIT Count, for instance, provides a snapshot of sheltered and unsheltered homelessness in Greeley and Weld County, showing that 72% of the homeless population was sheltered, while 28% remained unsheltered. It also highlights specific groups, such as families with children and veterans, who continue to experience significant housing instability. Cold weather shelters offer additional data on immediate shelter needs, especially during harsh weather conditions, helping identify vulnerable populations most in need of emergency housing.

By combining data from these sources, the community gains a more comprehensive understanding of homelessness. The PIT Count, cold weather shelter data, and HMIS reports together provide critical insights that enable local agencies to develop targeted strategies for different homeless populations, including chronically homeless individuals, veterans, families with children, and unaccompanied youth. This integrated approach ensures that resources are allocated effectively to address both the immediate and long-term needs of individuals experiencing homelessness, promoting more stable housing solutions across the community.

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|-------------------|-------------------------------|
| White | | |
| Black or African American | 33 | 9 |
| Asian | 6 | 2 |
| American Indian or Alaska Native | 31 | 20 |
| Pacific Islander | 27 | 2 |
| Multiple Races | 21 | 14 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | 212 | 80 |
| Not Hispanic | 404 | 186 |

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with Children: Based on the 2024 Point-in-Time (PIT) Count, approximately 56 persons from families with children were experiencing homelessness in Greeley/Evans, all of whom were sheltered. This indicates a significant need for family shelters and supportive housing programs

tailored to meet the unique needs of families with children, ensuring they have stable and safe accommodations.

Veterans and Their Families: The 2024 PIT Count data indicates that 47 veterans were experiencing homelessness on a given night in Greeley/Evans. Of these, 35 were sheltered, while 12 remained unsheltered. This highlights the critical need for expanded veteran-specific housing programs and services, particularly those that address the unique challenges faced by veterans and their families in securing stable housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2024 State of Homelessness report reveals significant disparities in access to housing resources across various programs, particularly within the Coordinated Assessment Housing Placement System (CAHPS). The analysis shows that individuals from diverse racial backgrounds, especially those assessed for Permanent Supportive Housing (PSH), are less likely to receive referrals compared to their representation in the assessed population. Although PSH referrals tend to be made to more non-white individuals, the overall diversity of those receiving resources decreases, indicating a concentration of referrals among fewer racial groups.

For Rapid Re-Housing (RRH) resources, the disparities are even more pronounced, with a higher proportion of white households receiving referrals compared to the overall CAHPS-assessed population. This pattern suggests that RRH resources are not being equitably distributed, which exacerbates existing racial disparities.

Furthermore, discrepancies in collecting race and ethnicity data complicate efforts to fully understand and address these disparities. Changes in HUD data standards have led to shifts in how race and ethnicity are reported, which can obscure the true extent of racial and ethnic diversity among those experiencing homelessness. For example, the separation of "White" and "Hispanic" categories in recent years has affected how the data is interpreted, potentially leading to underrepresentation of certain groups in the overall analysis.

| | Unsheltered (2024 PIT)* | Experiencing Homelessness (2024 PIT) | In Poverty (2021 ACS) | Total Population (2021 ACS) |
|-------------------------|-------------------------|--------------------------------------|-----------------------|-----------------------------|
| Asian/Pacific Islander | 0% | 1% | 2% | 2% |
| Black/African American | 6% | 7% | 3% | 1% |
| Native American/Alaskan | 4% | 3% | 1% | 1% |
| Native Hawaiian | 0% | 2% | 1% | 1% |
| Multiple Races | 13% | 18% | 14% | 11% |
| White & Latina/o/o | 72% | 69% | 78% | 84% |

* Does not equal 100% as some of those surveyed do not provide a racial identity when asked.

Source: 2024 NoCO CoC State of Homelessness

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 Point-in-Time (PIT) Count for Greeley/Evans reveals that 72% of the homeless population is sheltered, with 225 individuals in shelters and 88 unsheltered. This suggests that while existing homelessness intervention programs are providing some success in offering immediate refuge, a significant portion of the population remains unsheltered, indicating a critical need for expanded housing resources and services. The stable number of unsheltered individuals over the past three years highlights the persistent challenge of homelessness in the area.

To address these challenges, a multi-faceted approach is necessary, focusing on increasing affordable housing, enhancing supportive services, and collaborating with community partners to develop comprehensive strategies. This includes expanding shelter capacity, particularly for vulnerable populations like families and veterans, and addressing racial and ethnic disparities within the homeless population. By scaling up efforts to provide stable housing and tackling the root causes of homelessness, Greeley/Evans can work towards reducing homelessness and improving outcomes for its most vulnerable residents.

This comprehensive approach not only supports those already sheltered but also aims to reach and assist those still without stable housing, ensuring a more effective and inclusive response to homelessness in the community.

Summary of Homelessness Data for Greeley/Evans (2022-2024)

| 2024 Point-in-Time (PIT) Count: | 2023 Point-in-Time (PIT) Count: | 2022 Point-in-Time (PIT) Count: |
|--|--|--|
| <ul style="list-style-type: none">• Sheltered: 225• Unsheltered: 88 | <ul style="list-style-type: none">• Sheltered: 220• Unsheltered: 88 | <ul style="list-style-type: none">• Sheltered: 153• Unsheltered: 83 |

Analysis and Trends:

- **Increase in Sheltered Homelessness:** Over the past three years, there has been a significant increase in sheltered individuals, rising from 153 in 2022 to 225 in 2024. This reflects efforts to expand shelter capacity in the region.
- **Stable Unsheltered Numbers:** The number of unsheltered individuals has remained relatively stable, with 88 individuals recorded in both 2023 and 2024, showing only a slight increase from 83 in 2022.

- **Overall Growth in Homelessness:** The total number of individuals experiencing homelessness in Greeley/Evans has gradually increased, emphasizing the need for continued and enhanced interventions to address both sheltered and unsheltered populations.

These trends indicate a growing demand for housing and shelter services, as well as the effectiveness of increased shelter capacity, though challenges remain in addressing unsheltered homelessness.

Discussion:

In Greeley, the need for comprehensive homelessness prevention strategies remains critical. The expansion of shelters has provided immediate relief to many, but long-term solutions such as affordable housing development and targeted supportive services for veterans, chronically homeless individuals, and families with children are essential. Addressing racial and ethnic disparities within the homeless population will also require targeted interventions to ensure equitable access to housing resources

DRAFT

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

The non-homeless special needs population in Greeley includes:

- Elderly individuals (62 and older)
- Frail elderly (requiring assistance with three or more activities of daily living, such as bathing, walking, and housework)
- Individuals with mental, physical, and developmental disabilities
- Individuals with alcohol or drug addictions
- People with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The special needs populations in Greeley face a range of challenges that impact their ability to secure stable housing and supportive services. These populations are often vulnerable to housing instability, health crises, and social isolation, making it essential to have a robust network of services tailored to their needs.

Characteristics of Special Needs Populations in Greeley

Greeley's special needs populations, particularly the elderly and persons with disabilities, require housing solutions that accommodate physical limitations, provide affordable options, and offer proximity to essential services. The Hispanic community, which represents a significant portion of Greeley's population, also faces linguistic and cultural barriers that exacerbate housing challenges

Housing and Supportive Service Needs of Special Needs Populations

The needs of special populations in Greeley are diverse, reflecting the wide variety of challenges they face. This includes:

- **Elderly and Frail Elderly:** Require accessible housing, proximity to healthcare, and services that aid with daily living.
- **Persons with Disabilities:** Need housing that accommodates mobility issues and sensory impairments, as well as supportive services related to employment and healthcare.
- **Victims of Domestic Violence:** Often need immediate access to emergency shelters and long-term, safe housing. A Woman's Place, the only domestic violence shelter in Weld County, struggles to meet the demand for services
- **Persons with HIV/AIDS:** Require supportive services and housing that provide access to healthcare and stable environments. Currently, Greeley does not anticipate establishing a Tenant-Based Rental Assistance (TBRA) preference for this population.

Service providers have identified several gaps in support, particularly the lack of year-round shelters for the homeless and a shortage of accessible, affordable housing units for persons with

disabilities. Additionally, the limited availability of emergency shelter beds, particularly during the warmer months, is a critical service gap.

Unmet Needs for Persons with Disabilities

Greeley’s special needs populations, particularly those with disabilities, often face severe housing problems, including overcrowding and housing cost burdens. Persons with disabilities also experience barriers to employment and healthcare access, which compounds their housing challenges. More housing units that cater specifically to these needs are required, alongside stronger integration of health services.

Discussion

Addressing the housing and service needs of Greeley’s special needs populations will require a coordinated effort among government agencies, non-profits, and healthcare providers. The greatest challenges include:

- A shortage of affordable, accessible housing units, particularly for persons with disabilities and the elderly.
- Limited shelter capacity for victims of domestic violence, with A Woman’s Place often exceeding capacity.
- The absence of a year-round emergency shelter for the homeless population.
- Significant service gaps for individuals with mental health or substance abuse issues.

By focusing on expanding year-round shelters, increasing accessible housing options, and improving service coordination, Greeley can better meet the needs of its most vulnerable residents. Collaboration between service providers, targeted funding, and the development of culturally sensitive programs will be essential to ensuring that all residents have access to safe, stable housing and the support services they require.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for public facilities:

Greeley has identified several priority public facilities needs eligible for CDBG assistance, including:

- **Homeless Facilities:** The city lacks sufficient emergency shelters, especially year-round shelters for individuals experiencing homelessness.
- **Youth and Childcare Centers:** Affordable childcare and youth centers are crucial for low-income families, particularly single-parent households and working families.
- **Health Facilities:** Expanding access to clinics and mental health services for underserved populations is vital.
- **Neighborhood Facilities:** Community centers are essential for providing a space for educational programs, community services, and social engagement.
- **Facilities for Special Needs Populations:** Increased access to handicapped and transitional facilities is needed for disabled and vulnerable individuals

How were these needs determined?

These needs were determined through community consultations, feedback from local service providers, and input from public participation meetings. The community needs assessments have further highlighted the lack of access to critical facilities for underserved populations.

Describe the jurisdiction’s need for public improvements:

Greeley requires significant public improvements, including:

- **Street and Sidewalk Improvements:** Many areas require upgrades to improve safety, walkability, and access for low-income neighborhoods.
- **Water/Sewer Infrastructure:** Upgrading water and sewer lines, particularly in older neighborhoods, is a priority to improve public health and safety.
- **Flood Drainage Improvements:** Addressing flood-prone areas is crucial to protect homes and businesses from damage.

How were these needs determined?

Public improvement needs were identified through capital improvement plans, consultations with stakeholders, and input from residents and local businesses. A comprehensive analysis of infrastructure conditions, combined with community feedback, underscored the need for targeted improvements.

Describe the jurisdiction’s need for public services:

Public services in Greeley must address the needs of low-to-moderate-income families, including:

- **Homeless Services:** Expanded services for emergency shelters and transitional housing are critical.
- **Childcare Services:** Affordable childcare remains a top priority for families, especially for those in low-income areas.
- **Mental Health Services:** There is a need for more comprehensive mental health services and counseling, particularly for victims of domestic violence and youth.

How were these needs determined?

Public service needs were determined through consultations with community organizations, public meetings, and analysis of existing service gaps in housing, childcare, and healthcare.

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MA-05 Overview

Housing Market Analysis Overview:

According to the latest U.S. Census Bureau data, as of 2023, Greeley, CO, has an estimated population of approximately **112,609** residents, and increase from **108,794** in 2020. The city's housing unit count is around **40,262**, with occupied units totaling **38,006** with a vacancy totaling nearly **2,256**. This reflects a continued growth trend in both population and housing since the 2013-2017 American Community Survey (ACS) data. The housing stock in Greeley consists predominantly of single-family detached structures, with around 60% of housing units categorized as such. The homeownership rate in Greeley currently stands at approximately 60%, indicating a slight decrease from previous years, while renter-occupied units account for the remaining 40%. The homeowner vacancy rate sits at approximately 0.8% while the renter vacancy rate is nearly 8%.

Source: [DP04 | Selected Housing Characteristics](#)

Source: [QuickFacts - Greeley, Colorado](#)

Homeownership rates in Greeley have mirrored broader national trends, experiencing fluctuations over the past decade. Economic shifts, including the recovery from the 2008 financial crisis and subsequent housing market adjustments as a result of COVID-19, have impacted the local housing market. Despite these challenges, Greeley has shown resilience, with the housing market gradually stabilizing. However, factors such as increasing housing costs and a growing low- to moderate-income population continue to influence homeownership trends.

The Housing Market Analysis section of the Consolidated Plan offers a detailed examination of Greeley's housing dynamics. This analysis covers various aspects of the local housing market, including affordability, availability, and the socio-economic factors influencing housing accessibility. By analyzing data on housing prices, rental rates, demographics, and economic indicators, this section identifies challenges and opportunities to enhance housing stability and affordability in Greeley.

Key areas of focus include assessing the demand for affordable housing, evaluating housing cost burdens on households, and exploring the impact of market forces on housing supply and demand. Additionally, the analysis reviews the effectiveness of existing housing policies and programs in meeting community needs and addresses barriers to housing access, particularly for vulnerable populations.

Non-profit organizations in Greeley provide crucial housing support for individuals with disabilities and other special needs. However, the availability of suitable single-family homes remains limited due to high housing costs, exacerbated by recent market trends. While Greeley offers some long-term housing solutions for homeless individuals, emergency overnight shelter options are limited, highlighting a gap in immediate housing needs.

Through this comprehensive analysis, the Housing Market Analysis seeks to inform policy development, resource allocation, and community planning efforts aimed at promoting equitable housing opportunities, fostering sustainable development, and improving overall housing conditions in Greeley. Understanding the complexities of the local housing market is critical to laying a foundation for inclusive growth and enhanced quality of life for all residents.

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MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing landscape in Greeley, Colorado, is characterized by a diverse mix of residential properties. According to data from the 2016-2020 American Community Survey (ACS), Greeley has a total of 40,262 residential properties. Most of these properties are 1-unit detached structures, making up 57.7% of the housing stock. Smaller multi-family units (2-4 units) and mid-sized complexes (5-19 units) represent 9.4% and 12.6% of the housing market, respectively, while larger apartment complexes with 20 or more units account for 8.2%. Additionally, 6.1% of housing in Greeley consists of mobile homes, boats, RVs, and other non-traditional housing options.

The distribution of unit sizes by tenure reveals that homeowners tend to occupy larger units, with 38% of owner-occupied homes having three or more bedrooms, compared to 25% of renter-occupied units. Smaller units, including those with no bedrooms (studios) and one-bedroom apartments, are more common among renters but still represent a small fraction of the overall housing stock. This distribution highlights a potential mismatch between the availability of smaller, more affordable units and the needs of lower-income renters.

Source: [DP04 | Selected Housing Characteristics](#)

Source: [QuickFacts - Greeley, Colorado](#)

All residential properties by number of units

| Property Type | Number | % |
|--|--------|-------|
| 1-unit detached structure | 22,573 | 57.7% |
| 1-unit, attached structure | 2,364 | 5.9% |
| 2-4 units | 4,029 | 9.4% |
| 5-19 units | 5,470 | 12.6% |
| 20 or more units | 3,613 | 8.2% |
| Mobile Home, boat, RV, van, etc | 2,213 | 6.1% |
| Total | 40,262 | 100% |

Table 1 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|---------------------------|--------|-----|---------|-----|
| | Number | % | Number | % |
| No bedroom | 768 | 2% | 499 | 1% |
| 1 bedroom | 2,040 | 5% | 1,324 | 3% |
| 2 bedrooms | 6,395 | 16% | 4,152 | 10% |
| 3 or more bedrooms | 15,210 | 38% | 9,874 | 25% |
| Total | 24,414 | 61% | 15,848 | 39% |

Table 2 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Federal, state, and local housing programs in Greeley primarily target low- and moderate-income households, families, and individuals in need of affordable housing. These programs include the Low-Income Housing Tax Credit (LIHTC), Section 8 Housing Choice Vouchers, and other locally administered affordable housing initiatives. The units provided through these programs are crucial for supporting vulnerable populations, including families with children, the elderly, and persons with disabilities.

However, the availability of these units is often limited, and demand frequently exceeds supply. This scarcity is exacerbated by the expiration of affordability restrictions on some units, particularly those originally financed through LIHTC or with Section 8 contracts. As these contracts expire, there is a risk that units will be converted to market-rate housing, further reducing the affordable housing inventory. Greeley must prioritize the preservation of these units to prevent further loss from the affordable housing stock.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Greeley-Weld Housing Authority's 79 public housing units, faces challenges due to aging infrastructure and deferred maintenance, though no immediate plans for rehabilitation are in place. These units, primarily built in the 1950s, do not currently face significant code or health violations, but without a long-term maintenance strategy, they are at risk of deterioration, potentially leading to a reduction in affordable housing availability. Additionally, many tax credit properties in Greeley, including senior-only housing, lack a coordinated plan for preservation, which further raises concerns about future unit loss.

Greeley-Weld Housing Authority can issue, collectively, up to 1,173 vouchers but has only leased 962 due to budget constraints. The closed and recently purged waitlist indicates further constraints on housing access, with no expected reopening for at least another year, exacerbating the potential loss of available affordable units.

The Greeley-Weld Housing Authority is currently in the process of modernizing its operations, including updating outdated landlord policies, technology, and payment systems. However, given the lack of long-term plans for unit rehabilitation and modernization, alongside budgetary shortfalls, the potential loss of affordable housing units in Greeley is a growing concern. Without significant investment and operational updates, the expiration of Section 8 contracts or further financial pressures could lead to a reduction in available units over time.

Does the availability of housing units meet the needs of the population?

The current housing stock in Greeley does not fully meet the needs of its population, particularly among low- and moderate-income residents. Rising housing costs, driven by increased demand and limited supply, have outpaced income growth, making it increasingly difficult for many households to afford housing. The mismatch between the availability of affordable units and the needs of the population is a significant concern. This issue is compounded by restrictive zoning regulations and high construction costs, which limit the development of new affordable housing.

Given Greeley's expected population growth—anticipated to double over the next 20 years—there is a pressing need to expand the housing supply, particularly in West Greeley, where there is significant undeveloped land. Addressing this challenge will require a concerted effort to revise zoning policies, explore innovative financing options, and foster public-private partnerships to support affordable housing development.

Describe the need for specific types of housing:

Affordable housing is critical for ensuring that low- and moderate-income households can meet their basic needs without sacrificing other essentials. Without access to affordable housing, families may face homelessness, overcrowding, or substandard living conditions, all of which can have long-term negative effects on health, education, and economic stability. Affordable housing also supports the broader community by enabling residents to live closer to their workplaces, reducing commute times, and fostering diverse and inclusive neighborhoods.

In addition to smaller units, there is a pronounced demand for larger units that can meet the needs of families. Families with children, especially those in low-income brackets, struggle to find affordable housing that provides enough space for safe and healthy living conditions. This shortage of larger units often results in families having to choose between paying exorbitant rent or living in cramped, unsuitable conditions, which can negatively impact children's well-being and development.

Furthermore, there is a critical need for housing that is accessible to the elderly and persons with disabilities. These populations are often at higher risk of being underserved by the current housing market, with limited options that accommodate their specific needs. Accessible housing should include features like step-free access, wider doorways, and bathroom modifications, allowing individuals to live independently and safely within the community. As the population ages, the demand for such housing is expected to grow, making it imperative that the community plans and builds accordingly.

Additionally, the survey highlighted the need for permanent supportive housing (PSH) for individuals experiencing homelessness or those at risk of homelessness. PSH is a crucial intervention that combines affordable housing with supportive services designed to help individuals maintain housing stability and improve their quality of life. This includes access to mental health services, substance use counseling, and case management, which are essential for helping the most vulnerable populations regain stability.

In conclusion, addressing these diverse housing needs—smaller affordable units, larger family-friendly housing, accessible housing for the elderly and disabled, and permanent supportive housing—will not only improve the quality of life for residents but will also contribute to a more stable, healthy, and inclusive community.

Discussion

Greeley's housing challenges are multifaceted and require a comprehensive approach to ensure that the needs of all residents are met. By addressing the barriers to affordable housing development, preserving existing affordable units, and focusing on the specific needs of low- and moderate-income households, Greeley can work toward a more equitable and sustainable housing future. This will involve revisiting zoning policies, exploring new financing mechanisms, and strengthening partnerships between the public and private sectors to leverage resources effectively. Through these efforts, Greeley can enhance housing affordability, promote community resilience, and ensure that all residents have access to safe, suitable, and affordable housing.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section of the Consolidated Plan delves into the analysis of the cost of housing in Greeley, examining various factors influencing affordability, trends in housing prices, rental rates, and the economic implications for residents and the community at large. By examining these factors comprehensively, we aim to identify challenges, opportunities, and potential interventions to support sustainable housing solutions that meet the diverse needs of our community.

Cost of Housing

| | Base Year: 2015 | Most Recent Year: 2022 | % Change |
|-----------------------------|-----------------|---------------------------|----------|
| Median Home Value | \$194,500 | \$346,400 | 78.10% |
| Median Contract Rent | \$861 | \$1,208 | 40.30% |

Table 1 – Cost of Housing

Data Source: 2015 ACS (Base Year), 2023 ACS (Most Recent Year)

| Rent Paid | Number | % |
|------------------------|--------|---------|
| Less than \$500 | 1,431 | 9.88% |
| | 3,170 | 21.90% |
| \$1,000-1,499 | 5,314 | 36.71% |
| \$1,500-1,999 | 3,097 | 21.39% |
| \$2,000 or more | 1,465 | 10.12% |
| Total | 14,477 | 100.00% |

Table 2 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

| Number of Units | Renter | Owner |
|-----------------|--------------|-------|
| 30% AMI | 3,275 | 1,350 |
| 50% AMI | 1,100 | 1,275 |
| 80% AMI | 344 | 285 |
| 100% AMI | 20 | 300 |
| Total | 6,814 | 4,550 |

Table 3 – Housing Affordability

Data Source: 2016-2020 CHAS

Source: [DP04 | Selected Housing Characteristics](#)

Source: [QuickFacts - Greeley, Colorado](#)

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-----------------------|-------------------------|-----------|-----------|-----------|-----------|
| | | \$1,190 | \$1,533 | \$2,160 | \$2,391 |
| High HOME Rent | \$1,062 | \$1,190 | \$1,533 | \$1,902 | \$2,103 |
| Low HOME Rent | \$1,022 | \$1,073 | \$1,288 | \$1,488 | \$1,661 |

Table 4 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Greeley’s housing market has experienced significant changes over the past several years, with sharp increases in both home values and rental rates. This escalation in housing costs reflects broader national and regional trends but has specific implications for the Greeley community, where affordability is a growing concern.

- **Median Home Value:** Between 2015 and 2022, the median home value in Greeley surged from \$194,500 to \$346,400, representing a 78.1% increase. This rise in home values poses challenges for first-time homebuyers, especially those in low- and moderate-income brackets, who find it increasingly difficult to afford homeownership.
- **Median Contract Rent:** During the same period, median contract rent rose from \$861 to \$1,208. This 40.3% increase in rental costs affects not only low-income renters but also moderate-income families, further straining their budgets and limiting their housing options. As rental prices continue to climb, more households may be pushed toward financial instability, leading to potential increases in overcrowding or the need for multiple jobs to afford basic living expenses.

The data clearly indicates that Greeley does not have sufficient housing for households at all income levels, particularly for those earning below 50% AMI (HUD Area Median Family Income). The number of affordable housing units for these income brackets is inadequate, exacerbating the housing crisis for low-income renters and owners.

- **Rental Units:** There are 3,275 units affordable to households earning 30% AMI, but this is insufficient given the demand. The gap for renter households at or below 50% AMI is significant, with an estimated 890 units needed for those earning below 30% AMI and 1,605 units for those between 30% and 50% AMI.
- **Owner-Occupied Units:** Similar trends are observed in the owner-occupied market, where only 1,350 units are affordable to households earning 30% AMI. The gap for owner households is 455 units for those earning below 30% AMI and 1,295 units for those between 30% and 50% AMI.

The insufficient supply of affordable housing options forces many families to choose between substandard housing or paying more than they can afford, leading to financial strain and instability. The limited availability of units affordable to moderate-income households (50%-80% AMI) highlights the growing gap between housing costs and household incomes, which is likely to intensify the competition for affordable housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

As housing values and rents continue to rise, the affordability of housing in Greeley is expected to decline further. The sharp increase in home values makes it increasingly difficult for low- and moderate-income families to enter the housing market, leading to a greater reliance on the rental market. This shift places additional pressure on rental prices, which continue to climb, further reducing affordability. As a result, more households may find themselves paying a disproportionate share of their income on housing, leaving less for other essential needs and pushing more families into precarious living situations.

The widening gap between housing costs and household incomes exacerbates competition for the limited affordable units available, broadening the pool of applicants seeking housing assistance and intensifying the difficulty of securing access to suitable and affordable housing options. Addressing these affordability challenges requires comprehensive strategies, including increasing the supply of affordable housing units, implementing housing assistance programs, and exploring policy measures aimed at stabilizing housing costs relative to income levels.

By proactively anticipating these changes in the housing market and implementing targeted strategies, Greeley can better support its residents and foster a more inclusive and sustainable housing environment.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

There has been a modest increase in rental prices compared to the area median rent. In 2017, the area median rent was \$1,111, while the current HOME/Fair Market Rent (FMR) stands at \$1,190. This indicates a slight upward adjustment in rental rates, aligning with prevailing housing market trends. The alignment between FMR, HOME rents, and the area median rent suggests that rental prices are reflective of broader market dynamics and are being adjusted according to current housing market conditions.

Fair Market Rent for a two-bedroom unit is \$1,533, slightly higher than the area median rent, making it increasingly difficult for low-income households to secure affordable housing. Similarly, high HOME rents, also set at \$1,533 for a two-bedroom unit, although designed to be affordable, still present challenges for many households, particularly those on fixed or low incomes.

While the data indicates that rental prices are in line with broader market trends, the high cost of these rents underscores the need for a robust strategy to address housing affordability in Greeley. This strategy should include the development of new affordable housing units, the preservation of existing affordable housing stock, and the implementation of rental assistance programs to bridge the affordability gap for households most impacted by rising housing costs. By pursuing these approaches, Greeley can continue to improve access to affordable housing and ensure that low-income residents are not left behind as market conditions evolve.

Discussion

In summary, the housing market analysis for Greeley reveals significant challenges in terms of affordability, particularly for low- and moderate-income households. The steep increases in home values and rental rates over the past several years have outpaced income growth, making it increasingly difficult for residents to secure affordable housing. To address these challenges, Greeley must pursue a multifaceted approach that includes expanding affordable housing options, preserving existing affordable units, and providing targeted assistance to those most in need. By doing so, the city can work towards ensuring that all residents have access to safe, stable, and affordable housing, which is critical for the overall well-being of the community.

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section explores the state of housing within the housing market, drawing on data provided by HUD and the US Census. It covers various aspects, including the condition of housing units, the year of construction, the presence of lead-based paint, and vacancy rates. The data sourced from the US Census aims to depict the overall condition of homes, analyze the housing market, identify barriers to affordable housing, and assess the current economic status within this sector.

Definitions

- Standard:** A housing unit is considered "standard" if it meets HUD Housing Quality Standards (HQS) and complies with all state and local codes. Examples of standard conditions include having complete kitchen and plumbing facilities, no overcrowding, and a cost burden that does not exceed 30% of household income. Units in this category are generally in good repair, safe, and habitable without requiring significant upgrades or repairs.
- Substandard:** A housing unit is classified as "substandard" if it is in poor condition but still structurally and financially feasible to rehabilitate. Substandard units typically fail to meet one or more of the conditions that define a standard unit, such as having incomplete facilities, structural deficiencies, or severe overcrowding. However, these units can often be brought up to standard with appropriate rehabilitation efforts.

These definitions help in categorizing the housing stock in Greeley and determining where intervention may be necessary to ensure that all residents have access to safe and affordable housing.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| With one selected Condition | 4,749 | 22.55% | 6,683 | 31.73% |
| With two selected Conditions | 85 | 0.40% | 697 | 3.31% |
| With three selected Conditions | 0 | 0.00% | 56 | 0.27% |
| With four selected Conditions | 0 | 0.00% | 0 | 0.00% |
| No selected Conditions | 16,229 | 77.05% | 6,222 | 29.54% |
| Total | 21,063 | 100% | 13,658 | 100% |

Table 1 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|--------------------|----------------|--------|-----------------|--------|
| | Number | % | Number | % |
| | | 29.41% | 2,813 | 20.60% |
| 1980-1999 | 5,936 | 28.18% | 3,449 | 25.25% |
| 1960-1979 | 5,858 | 27.81% | 4,532 | 33.18% |
| Before 1960 | 3,074 | 14.59% | 2,864 | 20.97% |
| Total | 21,063 | 99.99% | 13,658 | 100% |

Table 2 – Year Unit Built

Data Source: 2016-2020 ACS

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|--|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 8,335 | 44% | 8,670 | 59% |
| Housing Units build before 1980 with children present | 3,040 | 16% | 1,710 | 12% |

Table 3 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

Estimate the number of vacant or abandoned buildings and whether units in the building are suitable for rehabilitation to the extent information is available.

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|---------------------------------|---|---------------------------------|-------|
| Vacant Units | The City of Greeley does not track this information | | |
| Abandoned Vacant Units | | | |
| REO Properties | | | |
| Abandoned REO Properties | | | |

Table 4 - Vacant Units

Need for Owner and Rental Rehabilitation

The condition of housing units in Greeley reflects both the challenges and opportunities within the local housing market:

- Owner-Occupied Units:** 22.55% of owner-occupied housing units have at least one selected condition, indicating that a notable portion of these homes may be classified as substandard and in need of rehabilitation. However, a significant majority (77.05%) of these units report no selected conditions, suggesting that most owner-occupied homes meet the definition of standard housing.

- **Renter-Occupied Units:** Renter-occupied housing units exhibit a higher incidence of conditions, with 31.73% of units having one selected condition and 3.31% having two selected conditions. This higher rate of substandard conditions in the rental market highlights a greater need for intervention, particularly in areas where renters may lack the resources to address these issues independently.

The presence of multiple conditions in some renter-occupied units underscores the need for targeted rehabilitation efforts, particularly in low-income areas where tenants may lack the resources to address these issues independently.

The age of housing units is a crucial factor in understanding the potential need for repairs, renovations, and other interventions:

- **Owner-Occupied Units:** A significant portion of owner-occupied homes in Greeley (29.41%) were built in 2000 or later, reflecting newer housing stock that generally meets modern standards. However, 44% of these units were built before 1980, indicating a substantial number of homes that may be classified as substandard due to the potential need for modernization or maintenance to meet current housing standards.
- **Renter-Occupied Units:** The rental market in Greeley shows a similar trend, with 33.18% of units built between 1960 and 1979 and 20.97% built before 1960. Older rental units are more likely to have outdated infrastructure, which can lead to higher maintenance costs and greater risks to tenants' health and safety.

The data suggests that both owner-occupied and renter-occupied units built before 1980 may require significant rehabilitation efforts to address aging infrastructure and ensure that homes meet modern standards.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

The exact number of housing units occupied by low- or moderate-income families with lead-based paint (LBP) hazards is not provided in the data. However, given the high percentage of older housing stock in Greeley, it can be reasonably estimated that a significant portion of these families are at risk. This estimate further underscores the need for targeted interventions in both owner-occupied and rental units to address lead hazards and improve overall housing conditions.

Lower-income families often face financial constraints that limit their housing options, pushing them to accept substandard or older homes that may be more affordable. These homes are often less expensive to rent because they are in poorer condition or have not been updated to meet modern housing standards. Additionally, landlords of such properties may be more willing to accept families that exceed the unit capacity, leading to overcrowded living conditions. This overcrowding, combined with the substandard condition of the housing, significantly increases the risk of exposure to lead-based paint hazards, particularly in homes built before 1980.

Among owner-occupied homes, 44% were built before 1980, placing them at a higher risk for lead-based paint hazards. Within this group, 16% have children present, making it crucial to implement targeted lead mitigation strategies to protect these vulnerable populations. The risk is even greater

in renter-occupied units, where 59% were built before 1980, and 12% of these units house children. This situation highlights the critical need for lead-based paint remediation in the rental market to prevent exposure to harmful lead levels, especially for households with children who are at a higher risk of lead poisoning.

The high percentage of older housing units in Greeley, combined with the presence of children and the financial pressures on low-income families, calls for proactive measures to address lead-based paint hazards. These measures should include inspections, abatements, and public education campaigns. Given the condition and age of the housing stock, there is a clear need for both owner and rental rehabilitation programs. These efforts should prioritize:

Lead-Based Paint Mitigation & Modernization of Older Units: To reduce the risk of lead exposure, especially in homes with children, Greeley’s water and sewer department has implemented a comprehensive lead service line replacement program. This initiative, recently bolstered by a \$250,000 grant, aims to identify and replace all lead pipes within the city’s water distribution system, further protecting residents from lead exposure in drinking water. Corrosion control measures are also in place to prevent lead from leaching into the water supply, providing an additional layer of protection for older homes that may still have lead service lines. By coordinating these efforts with the modernization of older housing units—updating electrical, plumbing, and heating systems in homes built before modern building codes were established—rehabilitation projects can ensure that all lead plumbing is replaced, enhancing both safety and the long-term viability of these units.

Energy Efficiency Improvements: Upgrading insulation, windows, and other elements to improve energy efficiency and reduce utility costs for low-income households is crucial to enhancing housing conditions in Greeley. Weld County’s Energy Assistance Programs, including the Weatherization program, offer services to improve the energy efficiency of homes for eligible residents. This program provides free weatherization services, such as installing insulation, upgrading windows, and optimizing heating and cooling systems. These improvements not only help reduce energy bills but also enhance comfort and safety for low-income households, ensuring that they can affordably maintain healthy living environments.

By addressing these issues, Greeley can enhance the safety, livability, and sustainability of its housing stock, ensuring that all residents, particularly those in low- and moderate-income brackets, have access to healthy and affordable homes.

Discussion

In summary, the condition of housing in Greeley reflects the challenges of maintaining an aging housing stock while ensuring safety and livability for all residents. The data highlights the need for substantial rehabilitation efforts, particularly in older rental units that are more likely to have multiple conditions and pose lead-based paint hazards. By focusing on these areas, Greeley can improve the quality of its housing stock, protect vulnerable populations, and support the broader goals of the Consolidated Plan in promoting safe, affordable, and sustainable housing.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

This section provides a detailed analysis of the public and assisted housing landscape in Greeley and Weld County, focusing on the Greeley-Weld Housing Authority (GWHA). GWHA manages a variety of programs that serve low-income families, elderly residents, and individuals with disabilities. Greeley's public housing and voucher programs face significant challenges due to outdated technology, deferred maintenance, and budget constraints, which have limited the availability of housing assistance for those most in need. This section highlights the current state of Greeley's public housing units, supply, and the challenges facing GWHA.

Totals Number of Units

| | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0 | 0 | 79 | 1,173 | 0 | 1,173 | 0 | 0 | 0 |
| # of accessible units | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 |

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 1 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Greeley-Weld Housing Authority (GWHA) is responsible for managing and maintaining public housing developments that serve low-income families, elderly residents, and individuals with disabilities within Greeley and Weld County. The GWHA administers several programs to ensure access to affordable housing, including Public Housing and Housing Choice Vouchers.

Within the City of Greeley, GWHA owns and manages 79 Federal Public Housing units, comprising 73 multi-family apartments and six single-family houses. These units are located across three sites, offering housing options for various family sizes, with units ranging from one to four bedrooms. Amenities include parking and regular maintenance services. Additionally, two of the

multi-family housing sites provide handicap-accessible units, reflecting GWHA's commitment to inclusivity for individuals with disabilities.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The condition of GWHA's public housing units is generally maintained through regular inspections and maintenance services. While the units remain habitable and safe, there are several areas where restoration and revitalization efforts are needed. Energy efficiency improvements, such as upgraded insulation, windows, and HVAC systems, could significantly reduce utility costs for residents and improve the overall comfort of the units.

Additionally, accessibility improvements are needed in more units to better accommodate elderly residents and individuals with disabilities. While some handicap-accessible units are already in place, further enhancements across all developments, such as adding ramps and widening doorways, would contribute to the long-term functionality and comfort of these units. Despite ongoing maintenance efforts, several public housing developments in Greeley require significant restoration and revitalization. Common areas of need include:

- **Structural Repairs:** Roofs, foundations, and other critical infrastructure may need reinforcement or replacement.
- **Energy Efficiency Improvements:** Upgrading insulation, windows, and HVAC systems to reduce energy costs and improve comfort for residents.
- **Accessibility Enhancements:** Modifying units to better accommodate elderly residents and individuals with disabilities.
- **Aesthetic Upgrades:** Renovating common areas and living spaces to create a more welcoming and modern environment.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The public housing units managed by the Greeley-Weld Housing Authority (GWHA) require ongoing restoration and revitalization to maintain safe, functional, and aesthetically pleasing living conditions for residents. Key restoration needs include:

1. **Structural Repairs:** Some of the older buildings within the public housing portfolio require structural improvements. This includes roof replacements, foundation repairs, and updates to exterior façades to ensure the buildings remain secure and weather resistant.
2. **Energy Efficiency Upgrades:** Many units could benefit from enhanced energy efficiency measures. Upgrading insulation, installing energy-efficient windows, and replacing outdated HVAC systems would not only reduce utility costs for residents but also contribute to environmental sustainability.
3. **Accessibility Improvements:** While some handicap accessible units are already in place, there is a need to further enhance accessibility features across all developments. This includes adding ramps, widening doorways, and installing additional elevators or lifts in multi-story buildings.
4. **Modernization of Interiors:** The interiors of some units require modernization to meet current standards and expectations. This could include updating kitchens and bathrooms, replacing old flooring, and ensuring all fixtures and appliances are up to date and in good working condition.
5. **Common Area Enhancements:** Public spaces within these housing developments, such as community rooms, playgrounds, and laundry facilities, also require attention. Renovating these areas can improve the overall living environment and foster a stronger sense of community among residents.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Greeley-Weld Housing Authority (GWHA) has developed a multi-faceted strategy to enhance the living environment for low- and moderate-income families residing in public housing. This strategy includes:

1. **Proactive Maintenance and Regular Inspections:** GWHA conducts regular inspections of all housing units to identify and address maintenance issues before they become major problems. A proactive approach to maintenance helps ensure that the living conditions remain safe and comfortable for residents.
2. **Safety and Security Enhancements:** GWHA is committed to maintaining safe and secure living environments. This includes improving lighting in common areas, installing security cameras, and working closely with local law enforcement to ensure the safety of all residents.

By focusing on these areas, GWHA aims to create a supportive, healthy, and sustainable living environment for all its residents, ensuring that public housing remains a vital resource for low- and moderate-income families in Greeley.

Discussion:

The Greeley-Weld Housing Authority (GWHA) plays a vital role in providing affordable housing to low-income families in Greeley. However, the organization is currently designated as "troubled" by HUD, and it is in a period of significant transition. The GWHA is operating under a corrective action plan with HUD to address several operational and management issues. These challenges include outdated technology, deferred maintenance, and outdated policies that no longer align with current best practices.

To facilitate improvements, GWHA has brought in a third-party manager, an independent consultant, to oversee operations temporarily. Their role is focused on stabilizing the organization while a national search is conducted for a permanent director. During this transition, GWHA is working on modernizing its technology, updating landlord service policies (many of which have not been revised since the early 2000s), and addressing the deferred maintenance backlog.

Additionally, GWHA is in the process of determining long-term oversight structures to ensure stronger governance and operational efficiency. There is no immediate plan for large-scale rehabilitation of public housing units, but the organization is focused on getting the fundamentals in order—modernizing forms, technology, and payment processes while ensuring that its housing units meet safety and livability standards.

Despite these challenges, GWHA remains committed to providing safe and affordable housing options to the community. The authority is working to build a stronger relationship and is under a HUD-directed plan aimed at resolving its troubled status. The authority's ongoing efforts to modernize and fix critical issues will be essential for its future success and for maintaining public housing as a viable resource for Greeley's low- and moderate-income residents.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Building upon the previous section's focus, this segment delves deeper into the realm of public assisted housing, specifically concentrating on addressing the needs of the homeless population in Greeley. The City of Greeley recognizes homelessness as a growing and complex issue and has taken steps to address these challenges through community partnerships and the establishment of a new Department and Advisory Board to prioritize housing solutions.

Facilities and Housing Targeted to Homeless Households

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|------------------------|-----|---------------------------|-----------------------------------|-------------------|
| | | | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 170 | 100 | 85 | 84 | 0 |
| Households with Only Adults | 202 | 136 | 24 | 377 | 0 |
| Chronically Homeless Households | 0 | 0 | 1 | 101 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Youth | 0 | 0 | 0 | 9 | 0 |

Table 1 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Greeley offers a wide range of mainstream services designed to complement the targeted support for homeless individuals and families, addressing their multifaceted needs and helping them achieve stability and self-sufficiency. However, significant gaps in services and resources, alongside challenges in coordination and collaboration, persist in the community.

Mainstream Services Supporting Homeless Individuals

- **Health and Medical Services:** Sunrise Community Health provides comprehensive medical and dental care on a sliding scale based on income, offering essential healthcare access to

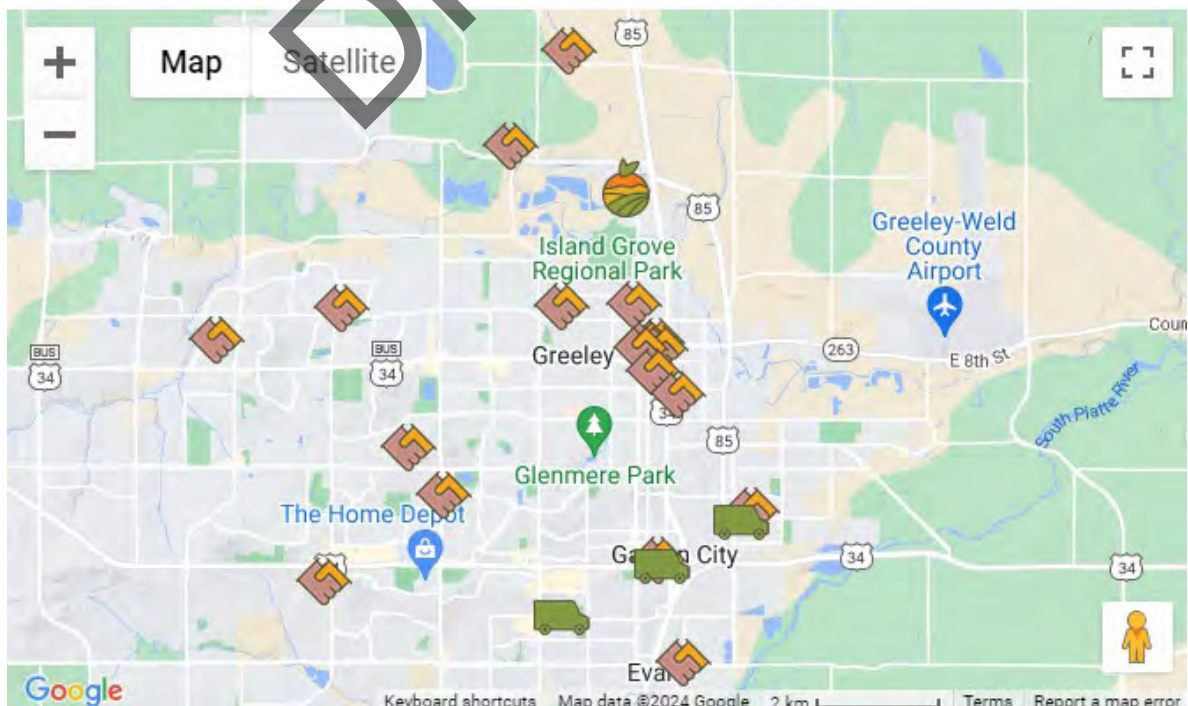
homeless individuals. Emergency medical services are also readily available throughout Greeley, ensuring that urgent health needs are met promptly.

- **Mental Health Services:** North Range Behavioral Health delivers an extensive array of mental health services, including counseling, psychiatric care, and housing options for individuals experiencing mental illnesses. These services are particularly crucial for those facing chronic homelessness.
- **Employment Services:** Employment Services of Weld County, part of the Department of Human Services, operates a comprehensive workforce center offering job placement assistance, education, and training. These services are vital in helping homeless individuals secure employment, a critical step toward housing stability.
- **Legal Assistance:** Colorado Legal Services in Greeley provides legal aid to low-income and elderly residents facing legal challenges, which can directly impact housing status. This includes support for issues such as eviction, discrimination, and family law matters.

Complementary Supportive Services for Homeless Families

Greeley also provides several facilities and services specifically tailored to meet the needs of homeless families and individuals:

- **Shelters:** Several shelters in Greeley cater to different needs, including the Guadalupe Community Center for singles and families, the Greeley Transitional House for families, A Woman’s Place for survivors of domestic violence, and a Cold Weather Shelter offering seasonal emergency shelter during winter.
- **Food Assistance:** Homeless individuals and families can access food assistance through the Weld County Food Bank and various faith-based organizations, ensuring they have access to nutritious meals.



The following food services were identified by using Weld Food Bank's website:

[Find Food Near You - Weld Food Bank](#)

The Salvation Army, 1119 6th Street Greeley, CO

Community Outreach Center, 1100 11th Avenue, Greeley, CO

The Greeley Kitchen, 1091 10th Ave, Greeley, CO (Crossroads Church)

Greeley Vineyard Church, 1015 9th Ave Greeley, CO

St. Peters Catholic Church Food Pantry, 1112 9th Ave Greeley, CO

Cornerstone Community Church, 1321 9th Ave. Greeley CO

The Rock Found, 1542 7th Ave, Greeley, CO

Weld Food Bank, 1108 H St, Greeley, CO

House of Hope & Refuge, 1527 N 25th Avenue Ct, Greeley, CO

Trinity Episcopal Church, 3800 W 20th St, Greeley, CO

Family of Christ Presbyterian Church, 2410 35th Ave Greeley, CO

Christian Congregational Church, 630 47th Avenue, Greeley, CO

North Colorado Health Alliance, 2930 11th Avenue, Evans, CO

Immigrant and Refugee Center Mobile Food Pantry, 3001 8th Ave Suite 170, Evans, CO

Salida Del Sol Mobile Food Pantry, 111 E 26th St, Greeley

Farm Labor Housing, 2501 Ash Avenue #36, Greeley, CO

New Hope Christian Fellowship, 1900 AA St Greeley, CO

Evans Methodist Church, 602 39th Street, Evans, CO

Journey Christian Church, 4754 31st St, Greeley, CO

Victory Christian Fellowship, 6101 W 10th St, Greeley, CO

Lighthouse Hill-n-Park Mission, 4800 Hill-n-Park Drive Greeley, CO

In Motion Ministries, 15808 WCR 70, Greeley, CO

- **Housing Services:** The Housing Navigation Center, a collaborative effort among healthcare providers, shelters, and nonprofits, offers essential resources like computer access, short-term locker storage, hygiene products, mail collection, and assistance with obtaining vital documents.
- **Social Services:** The Weld County Department of Human Services provides financial aid, childcare support, grocery assistance, and medical care to eligible individuals and families, helping them meet their basic needs while working towards permanent housing solutions.
- **Transportation:** Local nonprofit agencies offer bus passes through Greeley-Evans Transit, enabling homeless individuals to access employment, medical appointments, and other essential services.
- **Veteran Services:** The Northern Colorado Veterans Resource Center supports veterans, including those experiencing homelessness, by helping them access housing, healthcare, and other community resources.
- **Reentry Services:** The "Connections" collaboration assists individuals reentering society from the Department of Corrections, providing support and connections to essential services to help them reintegrate and avoid homelessness.
- **Child and Youth Education:** Weld County School District 6 operates the Families in Transitions Program, addressing educational barriers for homeless youth and offering a free preschool program for qualifying families.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Greeley offers a range of facilities and housing options targeted at different segments of the homeless population, including:

- **Emergency Shelter Beds:** Available for individuals and families, with facilities like the Guadalupe Community Center and the Cold Weather Shelter providing year-round and seasonal beds.
- **Transitional Housing Beds:** The Greeley Transitional House offers temporary housing solutions to help families and individuals transition from homelessness to stable housing.
- **Permanent Supportive Housing Beds:** Organizations like North Range Behavioral Health provide long-term housing with integrated support services for chronically homeless individuals, those with disabilities, and veterans.

Greeley faces significant challenges in adequately addressing the needs of its homeless population, despite the range of services available. One of the most pressing gaps is in mental health and substance abuse services, where there is a critical need for more comprehensive and accessible treatment, particularly for those who are chronically homeless. Another major challenge is the lack of year-round emergency shelter. The city's only emergency shelter operates seasonally, from November to April, leaving a critical gap during the rest of the year. Additionally,

the shortage of affordable housing remains a persistent issue, with an urgent need to expand options to meet the demands of low-income households and individuals experiencing homelessness.

Moreover, Greeley and Weld County have historically struggled with inadequate resources and poor collaboration among service providers, which has hindered the effectiveness of available resources. There is a pressing need for improved coordination and data consistency to ensure accurate communication and resource distribution. The Greeley Provider Survey data and community feedback highlight these service gaps, underscoring the importance of addressing affordable housing shortages, enhancing service coordination, and improving accessibility.

As of April 2023, 462 individuals in Greeley were experiencing homelessness, with 82% being unsheltered. The city currently relies heavily on limited Continuum of Care (CoC) funding, which only provides 1-2 housing slots per month. This situation further stresses the need for permanent housing solutions and an all-season emergency shelter.

The Foundations Housing Team has been pivotal in addressing homelessness through the Housing First model, which focuses on quickly moving people into permanent housing while providing ongoing support for mental health, employment, and case management. By 2023, the team had engaged with up to 60 individuals, housing at least 30, though the long-term success of the program depends on the sustained availability of supportive services.

Despite the City's proactive efforts, such as the creation of the Housing Solutions Department and the Housing Solutions Department, Greeley continues to face critical challenges, especially in providing permanent housing and comprehensive mental health and addiction services. The success of future initiatives will rely on improving service provider coordination, increasing funding for long-term housing solutions, and expanding shelter options to effectively reduce homelessness in the community.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section of the Consolidated Plan focuses on identifying and addressing the requirements of populations such as seniors, individuals with disabilities, veterans, and those experiencing homelessness. By examining the current landscape of specialized facilities and services, including healthcare, housing, and supportive programs, we aim to enhance accessibility, promote equity, and improve the quality of life for all residents. Through collaborative efforts and strategic investments, this plan seeks to foster a more supportive and inclusive environment where every individual can thrive and access the resources they need to lead fulfilling lives.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing is crucial for a diverse range of individuals with unique needs, including the elderly, frail elderly, persons with disabilities (mental, physical, and developmental), those struggling with alcohol or other drug addictions, individuals living with HIV/AIDS and their families, and public housing residents. These groups often require tailored support services to maintain stability and improve their quality of life. For the elderly and frail elderly, supportive housing must offer accessibility features and medical care to address their health needs. The **Greeley-Weld Housing Authority** plays a critical role in providing accessible housing options, including units with handicap accessibility features for individuals with mobility challenges.

Individuals with disabilities need accommodations that cater to their specific challenges, while those battling substance abuse or chronic health conditions benefit from integrated health services and counseling. The **Greeley Family House** and **North Range Behavioral Health** are instrumental in offering such transitional housing and support services, particularly for families and adults dealing with mental health issues and substance abuse. Public housing residents, often facing economic hardships, require affordable and stable living options with access to community support services, such as those offered by the **Home and Community Supports Division of Weld County**, which includes critical services through the Area Agency on Aging (AAA) and Adult Protective Services (APS). Comprehensive supportive housing solutions integrate affordable living with necessary support services, ensuring that all individuals, regardless of their personal circumstances, can live with dignity, independence, and stability.

Gaps in Services: There are gaps in affordable and accessible housing, particularly for disabled and elderly residents, as well as individuals with substance abuse or chronic conditions. Mental health resources, transitional housing, and permanent supportive housing options for those exiting institutions or in recovery are also limited.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Programs designed to ensure that individuals returning from mental and physical health institutions receive appropriate supportive housing are crucial for their successful reintegration into the community. Transitional Housing Programs, such as those offered by the **Family Housing Network** and **Jobs of Hope, Inc.**, provide short-term, stable housing along with access to case management and supportive services such as counseling, job training, and life skills education.

Permanent Supportive Housing initiatives, supported by organizations like **Housing Catalyst**, are another key component, offering long-term, affordable housing paired with ongoing support tailored to the individual's needs, including mental health services, medical care, and substance abuse treatment. Additionally, **Reentry Housing Programs** specifically target those exiting institutional care, helping them secure housing while also addressing potential barriers like past criminal records or lack of income. The **North Range Behavioral Health** also contributes to these efforts with programs like **Harmony Way PSH**, which offers stable housing and support to chronically homeless individuals, including those returning from institutional settings. These programs aim to create a continuum of care that not only provides a roof over one's head but also fosters a supportive environment to promote overall well-being and prevent future hospitalizations or institutionalization.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

To address the housing and supportive services needs of individuals who are not homeless but have other special needs, the jurisdiction plans to undertake several key activities in the coming year. These activities include:

1. **Expansion of Affordable and Accessible Housing:** The jurisdiction will collaborate with the Greeley-Weld Housing Authority to develop and rehabilitate affordable housing units that include accessibility features for individuals with disabilities, ensuring that housing is both affordable and suitable for their needs.
2. **Enhanced Supportive Services:** Programs will be expanded to provide integrated supportive services, including mental health counseling, substance abuse treatment, and case management, to assist residents in maintaining stable housing and improving their overall quality of life. This includes leveraging services provided by North Range Behavioral Health and the Home and Community Supports Division of Weld County.
3. **Senior Services Program:** The jurisdiction will enhance services for elderly residents through the Area Agency on Aging (AAA), including in-home care, transportation services, and access to health care, allowing seniors to age in place with dignity and independence.

4. **Veterans' Supportive Housing:** Targeted housing initiatives for veterans, such as those provided by Housing Catalyst through VASH Vouchers, will be implemented, offering affordable housing options along with services that address the unique challenges faced by veterans, including mental health support and job placement assistance.
5. **Community Partnerships:** The jurisdiction will strengthen partnerships with local nonprofits and service providers, such as A Woman's Place and Crossroads Safehouse, to create a more cohesive network of support for individuals with special needs, ensuring that they have access to the full range of resources available in the community.

These activities are aligned with the jurisdiction's one-year goals, which aim to increase the availability of supportive housing and services for special needs populations, improve access to essential resources, and promote a higher quality of life for all residents. Through these targeted initiatives, the jurisdiction seeks to create a more inclusive community where every individual has the opportunity to thrive.

DRAFT

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies at the local level, including zoning ordinances, land use controls, tax policies, and building codes, significantly impact the cost and availability of affordable housing in Greeley, CO. For instance, [Title 24](#) zoning ordinances establish residential design standards that, while aiming to preserve aesthetic quality, often lead to increased construction costs by mandating specific architectural styles, materials, and lot sizes. These increased costs are further exacerbated by complex regulatory processes and stringent building codes, which, although essential for safety and quality, add layers of expense and delay to housing projects.

Moreover, developers face a variety of fees and charges, such as impact fees and utility connection charges, which contribute significantly to the overall cost of housing. Infrastructure requirements, parking mandates, and open space requirements further limit the density of developments, effectively reducing the number of affordable units that can be built. Additionally, local tax policies, especially those affecting land and property, can diminish the return on residential investments, making affordable housing projects less attractive compared to market-rate developments.

These policies, despite their intentions to ensure quality and safety, often have the unintended consequence of increasing costs and reducing the supply of affordable housing. The barriers created by these regulations hinder the development, maintenance, and improvement of affordable housing, making it more difficult for residents to find affordable options within the community.

In response to the challenges posed by current public policies, Greeley is taking proactive steps to mitigate these negative effects and foster a more inclusive housing market. The city is streamlining regulatory processes, revising zoning ordinances to permit higher-density developments, and exploring the reduction or waiver of certain fees for affordable housing projects. Additionally, Greeley is encouraging innovative housing solutions, such as accessory dwelling units (ADUs) and tiny homes with regulatory guidance in [Title 24](#), to expand the range of affordable options available to residents. Leveraging a grant from Colorado's Prop 123, the city is undertaking a comprehensive review and reform of its development processes, with a focus on eliminating barriers to housing creation. This initiative includes revising zoning regulations, streamlining permitting processes, and exploring new policies that specifically support affordable housing development. The overarching goal is to create a more efficient and supportive environment for housing developers, ensuring that Greeley can meet the growing demand for affordable housing and promote inclusive growth within the community.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The economic development landscape in Greeley, CO, is shaped by diverse business activities, workforce characteristics, and initiatives aimed at strengthening the local economy. This analysis highlights key employment sectors, workforce and infrastructure needs, planned investments, and workforce training programs. It also examines disadvantaged census groups to identify areas for targeted interventions, particularly in education, economic development, healthcare, housing, and infrastructure. A focus on culturally sensitive, community-engaged strategies is essential to ensuring all residents have access to employment and educational opportunities.

Business Activity 2,990

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 2,585 | 2,739 | 5.16% | 5.16% | 5.97% |
| Arts, Entertainment, Accommodations | 4,756 | 5,039 | 9.48% | 9.48% | 5.96% |
| Construction | 4,858 | 5,148 | 9.69% | 9.69% | 5.96% |
| Education and Health Care Services | 10,657 | 11,292 | 21.25% | 21.25% | 5.96% |
| Finance, Insurance, and Real Estate | 2,484 | 2,632 | 4.95% | 4.95% | 5.96% |
| Information | 718 | 761 | 1.43% | 1.43% | 5.96% |
| Manufacturing | 5,846 | 6,195 | 11.66% | 11.66% | 5.96% |
| Other Services | 2,874 | 3,045 | 5.73% | 5.73% | 5.96% |
| Professional, Scientific, Management Services | 4,607 | 4,882 | 9.19% | 9.19% | 5.96% |
| Public Administration | 1,581 | 1,675 | 3.15% | 3.15% | 5.96% |
| Retail Trade | 5,689 | 6,028 | 11.35% | 11.35% | 5.97% |
| Transportation and Warehousing | 2,241 | 2,375 | 4.47% | 4.47% | 5.96% |
| Wholesale Trade | 1,247 | 1,321 | 2.49% | 2.49% | 5.97% |
| Total | 50,143 | 53,133 | 100% | 100% | 5.96% |

2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

| | |
|---|--------|
| Total Population in the Civilian Labor Force | 53,133 |
| Civilian Employed Population 16 years and over | 50,143 |
| Unemployment Rate | 5.63% |

| | |
|---|-------|
| Unemployment Rate for Ages 16-24 | 22.2% |
| Unemployment Rate for Ages 25-65 | 29.0% |

Table 2 - Labor Force

Data Source: 2016-2020 ACS

| Occupations by Sector | Number of People |
|---|-------------------------|
| Management, business, science, and arts occupations | 14,623 |
| Service occupations | 9,271 |
| Sales and office occupations | 10,392 |
| Natural resources, construction, and maintenance occupations | 6,632 |
| Production, transportation, and material moving occupations | 9,225 |

Table 3 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

| Travel Time | Number | Percentage |
|---------------------------|---------------|-------------------|
| < 30 Minutes | 414,055 | 35.59% |
| 30-59 Minutes | 343,110 | 29.49% |
| 60 or More Minutes | 406,195 | 34.92% |
| Total | 1,163,365 | 100% |

Table 4 - Travel Time

Data Source: 2016-2020 ACS

Education (Educational Attainment by Employment Status (Population 16 and Older))

| Educational Attainment | In Labor Force | | Not in Labor Force |
|--|--------------------------|-------------------|---------------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 4,881 | 394 | 3,081 |
| High school graduate (includes equivalency) | 10,401 | 744 | 4,083 |
| Some college or associate’s degree | 12,149 | 585 | 3,543 |
| Bachelor's degree or higher | 10,778 | 313 | 1,748 |

2016-2020 ACS

Educational Attainment by Age

| | Age | | | | |
|----------------------------|-------------------|-------------------|-------------------|-------------------|-----------------|
| | 18–24 yrs. | 25–34 yrs. | 35–44 yrs. | 45–65 yrs. | 65+ yrs. |
| Less than 9th grade | 331 | 732 | 1,050 | 2,434 | 974 |

| | Age | | | | |
|--|------------|------------|------------|------------|----------|
| | 18–24 yrs. | 25–34 yrs. | 35–44 yrs. | 45–65 yrs. | 65+ yrs. |
| | | 1,486 | 988 | 1,666 | 939 |
| High school graduate, GED, or alternative | 5,609 | 5,709 | 3,518 | 6,001 | 3,203 |
| Some college, no degree | 6,541 | 3,614 | 2,692 | 5,080 | 3,374 |
| Associate's degree | 773 | 1,459 | 1,409 | 2,053 | 898 |
| Bachelor's degree | 820 | 3,054 | 2,002 | 3,072 | 2,243 |
| Graduate or professional degree | 36 | 1,103 | 1,074 | 2,563 | 1,425 |

Table 6 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | \$28,972 |
| High school graduate (includes equivalency) | \$40,977 |
| Some college or associate’s degree | \$40,026 |
| Bachelor's degree | \$52,166 |
| Graduate or professional degree | \$63,633 |

Table 7 – Median Earnings in the Past 12 Months

Data 2016-2020 ACS

Source:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The primary employment sectors in Greeley, as identified in the provided data, are:

- 1. Education and Healthcare Services:** The largest employment sector, accounting for 21.25% of the labor force. This sector's prominence underscores the critical role that healthcare and educational institutions play in the local economy.
- 2. Manufacturing:** Representing 11.66% of the workforce, manufacturing is a key driver of economic activity, particularly in industries such as food processing.
- 3. Retail Trade:** Employing 11.35% of the labor force, retail trade is another significant sector, indicating robust demand for retail services within the community.

Other notable sectors include Construction (9.69%), Arts, Entertainment, and Accommodations (9.48%), and Professional, Scientific, and Management Services (9.19%), which collectively contribute to the diverse economic base of Greeley.

Describe the workforce and infrastructure needs of the business community:

The business community in Greeley, and particularly within the Census Tracts, faces several critical workforce and infrastructure needs. The local workforce requires skills development tailored to the dominant sectors, especially in healthcare, manufacturing, and education. There is also a need to address infrastructure deficits, such as transportation options and digital inclusion, which are vital for accessing employment opportunities, particularly in areas with lower vehicle ownership and limited broadband access.

The educational attainment levels across these Census Tracts are lower than national averages, with high school graduation rates ranging from 59.4% to 76.8%. Language barriers further compound these educational challenges, especially in Census Tracts where a significant portion of the population speaks English less than "very well." These barriers limit access to both educational and employment opportunities, underscoring the need for robust educational support programs, including English as a Second Language (ESL) offerings.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Greeley is poised to experience significant economic impacts from ongoing and planned investments, particularly in public infrastructure and private sector developments. Investments in healthcare facilities, educational institutions, and the expansion of manufacturing plants are expected to create new job opportunities and stimulate economic growth. These developments will require expanded workforce training, business support services, and infrastructure upgrades.

The city's use of a grant from Colorado's Prop 123 to reform development processes is a key initiative aimed at eliminating barriers to growth, particularly in the housing sector. This initiative is expected to create a more supportive environment for housing developers, thereby generating job growth in construction and related industries.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of Greeley's workforce generally align with the employment opportunities in the jurisdiction, particularly in the healthcare, manufacturing, and education sectors. However, gaps remain, particularly in advanced technical skills and higher education attainment. For example, while many workers possess at least a high school diploma, there is a need for more individuals with bachelor's degrees or higher to fill roles in management, science, and arts occupations.

Educational attainment in the relevant Census Tracts also reflects broader challenges, with significant portions of the population lacking a high school diploma and facing language barriers.

These educational deficits impact job readiness and access to higher-paying employment opportunities.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce training initiatives in Greeley are robust, supported by Workforce Investment Boards (WIBs), community colleges, and local businesses. WIBs provide training programs tailored to the needs of local industries, focusing on high-demand sectors like healthcare, technology, and advanced manufacturing. Community colleges offer certificates, associate degrees, and specialized training that serve both entry-level workers and those seeking to upskill.

These initiatives are crucial for preparing the workforce to meet the demands of Greeley's major employment sectors, and they play a vital role in supporting the goals of the Consolidated Plan by reducing poverty, improving housing stability, and enhancing the overall quality of life in the community. However, there is a pressing need for these programs to address the specific educational challenges faced by residents of Census Tracts 5.01, 6, 7.01, 7.03, and 10.03, including low graduation rates and language proficiency issues.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Greeley participates in the Comprehensive Economic Development Strategy (CEDS) process through its collaboration with the North Front Range Metropolitan Planning Organization (NFRMPO) and the Economic Development District (EDD) that serves Weld and Larimer counties. The CEDS outlines regional economic development priorities, goals, and strategies aimed at fostering economic growth, improving infrastructure, and addressing workforce development. Greeley's involvement ensures that the city aligns its economic initiatives with broader regional goals, enabling access to federal funding and resources to support local economic development projects.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Since Greeley participates in the CEDS process through its collaboration with the North Front Range Metropolitan Planning Organization (NFRMPO) and the Economic Development District (EDD), several economic development initiatives are coordinated with the Consolidated Plan. Key initiatives include:

- **Workforce Development and Training:** Greeley is focusing on expanding workforce training programs in high-demand sectors like healthcare, manufacturing, and technology, which align with CEDS goals for regional workforce preparedness. The Consolidated Plan supports

this by targeting training programs for low- and moderate-income residents to enhance job opportunities and economic mobility.

- **Infrastructure Improvements:** Investments in infrastructure, including transportation and utilities, are coordinated with CEDS goals for improving regional connectivity. The Consolidated Plan emphasizes infrastructure development in disadvantaged communities, ensuring these upgrades promote equitable growth.
- **Affordable Housing Development:** A core focus of both the Consolidated Plan and CEDS is addressing housing affordability. Greeley is working to increase the supply of affordable housing through zoning reform and leveraging state and federal funding, supporting economic stability for low- and moderate-income residents.
- **Support for Small Businesses and Entrepreneurship:** Greeley's efforts to promote local entrepreneurship and small business development through incubator programs and grants align with CEDS objectives. The Consolidated Plan targets resources for disadvantaged communities, ensuring that these opportunities are accessible to all residents.

Greeley does have other local and regional plans impacting economic growth including:

- **Greeley's Strategic Housing Plan:** Focused on addressing the housing needs of residents, this plan directly supports economic growth by ensuring a stable, affordable housing supply.
- **North Front Range Transportation Plan:** This regional plan addresses transportation infrastructure improvements, enhancing economic opportunities by improving access to jobs and services across the region.

Discussion

Greeley's economic development landscape is shaped by its major employment sectors, such as healthcare, manufacturing, and education, and supported by initiatives focused on workforce development, infrastructure improvements, and affordable housing. The city's participation in the Comprehensive Economic Development Strategy (CEDS) allows alignment with regional goals, ensuring access to federal resources for local projects. Despite robust workforce training and development programs, significant challenges remain, including the need for enhanced education, language proficiency, and targeted support in disadvantaged Census Tracts. Continued coordination between economic and housing strategies is critical for sustainable growth.

This analysis underscores the importance of addressing workforce readiness through community-driven, culturally sensitive interventions to bridge gaps in educational attainment, transportation, and infrastructure that disproportionately affect low- and moderate-income residents. By strategically investing in these areas and aligning with regional initiatives, Greeley aims to create equitable economic opportunities for all residents.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As mentioned in other sections of this plan, there are areas where households with multiple housing problems are concentrated. "Concentration" in this context is defined as a Census Tract where the percentage of residents who are racial or ethnic minorities is at least 20 percentage points higher than the percentage of minority residents in the jurisdiction. These concentrations often correlate with areas that have high percentages of low- to moderate-income households.

Neighborhoods with significant concentrations of households experiencing multiple housing problems, such as overcrowding, cost burdens, or inadequate housing, are often the same neighborhoods with the highest concentrations of low-income residents. These areas are particularly vulnerable to the adverse effects of economic shifts and housing market changes, making targeted interventions critical.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Several areas within Greeley and the broader Weld County jurisdiction show a concentration of racial or ethnic minorities, particularly Hispanic or Latino residents, as well as low-income families. These areas, particularly Census Tracts 5.01, 6, 7.01, 7.03, and 10.03, exhibit a significant concentration of minority populations and households with low to moderate incomes.

"Concentration" in this case is defined as a Census Tract where the percentage of racial or ethnic minority residents is at least 20 percentage points higher than the jurisdiction's overall percentage of minority residents.

What are the characteristics of the market in these areas/neighborhoods?

The housing market in these concentrated areas has undergone significant changes over the past decade. Since 2010, the median sales price for homes in Greeley has increased by 56.49%, with the median sales price for a standard single-family home reaching \$425,284 as of 2023, and condominiums priced at a median of \$333,993. This steep rise in property prices has exacerbated housing affordability issues, making it increasingly difficult for low- and moderate-income families to secure affordable housing.

In these neighborhoods, the combination of rising property values and the concentration of low-income and minority households has created a market dynamic where affordable housing options are increasingly scarce. This trend has intensified the need for targeted affordable housing initiatives and preservation efforts to protect vulnerable populations from being priced out of their communities.

Are there any community assets in these areas/neighborhoods?

These neighborhoods contain several community assets that can be leveraged to support residents and enhance their quality of life. Community centers, schools, and local non-profits play pivotal roles in providing essential services, such as education, health care, and job training. Additionally, there are parks and recreational areas that serve as important gathering spaces for residents, fostering community engagement and social cohesion.

For example, the presence of community organizations focused on economic development, such as small business incubators and workforce development programs, provides opportunities to improve economic stability in these areas. Schools and educational programs also serve as vital resources for addressing the educational attainment gaps identified in these Census Tracts.

Non-Profit Organizations:

- **United Way of Weld County** is actively involved in addressing various community needs, including housing stability, youth education, and support for older adults. Their programs like "Weld's Way Home" and "Thrive by 25" are especially impactful in the region.
- **The Weld Trust** supports health and education initiatives in the area, providing grants to local schools, non-profits, and government entities to enhance the well-being of residents.

Schools and Educational Resources:

- The region includes several public schools that are part of the Greeley-Evans School District 6, providing educational services from elementary through high school levels. Additionally, the area benefits from educational programs supported by organizations like The Greeley Dream Team, which helps students transition to college and pursue leadership opportunities.

Community Resources:

- The **Rodarte Community Center** offers after-school programs, summer activities, and tutoring services, particularly aimed at youth development. This center is a critical resource for young people in the northeastern Greeley community.
- **Active Adult Center** provides a variety of programs for adults aged 50 and above, promoting active lifestyles and social engagement.

Public Facilities:

- **Union Colony Civic Center** is a prominent performing arts venue in the area, hosting a variety of cultural events and performances, with volunteer opportunities available for residents.

- **Natural Areas and Trails** like the Poudre River Trail and the Fox Run Natural Area offer recreational spaces and volunteer activities, contributing to the community's environmental and recreational needs.

Are there other strategic opportunities in any of these areas?

There are several strategic opportunities in these neighborhoods that can be pursued to improve overall community well-being. Some of these opportunities include:

- **Educational Support and Language Proficiency Programs:** Given the low high school graduation rates and significant language barriers in these areas, implementing robust educational programs focused on increasing graduation rates and expanding English as a Second Language (ESL) offerings is crucial. These programs should be culturally sensitive and tailored to the needs of the predominantly Hispanic or Latino population.
- **Economic Development Initiatives:** There is a need to focus on job creation and employment stability through tailored job training programs and support for small business development. Financial literacy programs and initiatives to support minority-owned businesses could help reduce income inequality and economic vulnerability in these areas.
- **Housing and Infrastructure Investments:** Investments in affordable housing development and rehabilitation are essential to meet the needs of residents, particularly those in vulnerable groups. Enhancing transportation options in areas with lower vehicle ownership and expanding digital inclusion efforts by improving broadband access are also strategic priorities.
- **Vulnerable Populations Support:** Comprehensive community support programs tailored to the needs of vulnerable populations, including those with disabilities and female-headed households, are critical for reducing vulnerability. These programs should include access to healthcare, mental health services, childcare, and financial support.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband wiring and connections are essential for modern households, including low- and moderate-income communities, as they provide crucial access to high-speed internet. This connectivity is vital for participating in today's digital economy, enabling residents to access online educational resources, telehealth services, job opportunities, and digital government services. Without reliable broadband, households are at a significant disadvantage, facing barriers to economic advancement and social inclusion. Investing in broadband infrastructure ensures that all neighborhoods, regardless of income level, can bridge the digital divide, fostering equitable opportunities for education, employment, and social engagement. In an increasingly connected world, robust broadband access is not just a luxury but a fundamental necessity for all.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Greeley, Colorado, is served by a diverse array of broadband providers, offering various technologies that ensure widespread internet access across the city. The availability of these services is critical to meeting the growing demand for high-speed internet in both urban and rural areas.

Some key providers include:

- **ALLO Communications LLC:** Offers Fiber to the Premises (FTTP) with speeds up to 2,300 Mbps, providing high-capacity internet to residents across Greeley.
- **CenturyLink:** Provides copper-based broadband services, with speeds up to 10 Mbps, primarily serving areas where fiber or other high-speed options may not be available.
- **HughesNet (Hughes Network Systems, LLC):** Offers satellite broadband with speeds up to 100 Mbps, ensuring connectivity in more remote areas.
- **Starlink (Space Exploration Technologies Corp.):** Provides non-geostationary satellite orbit (NGSO) broadband with speeds up to 220 Mbps, offering an alternative to traditional fixed broadband services, particularly in underserved areas.
- **T-Mobile:** Delivers licensed fixed wireless broadband services with speeds up to 25 Mbps, expanding the reach of internet connectivity through wireless technology.

- **Verizon:** Provides licensed fixed wireless services with speeds up to 300 Mbps, enhancing the availability of high-speed internet in various neighborhoods.
- **Viasat:** Another satellite provider, offering speeds up to 100 Mbps, particularly important for residents in rural or hard-to-reach areas.
- **Xfinity (Comcast Corporation):** Offers cable broadband with speeds up to 1,200 Mbps, ensuring high-speed internet is available in many parts of the city.

This array of providers and technologies underscores the importance of having multiple broadband options in Greeley. The presence of these varied services fosters competition, driving improvements in service quality and affordability, and ensuring that residents have access to reliable and high-speed internet.

As Greeley continues to grow, the expansion and enhancement of broadband services, including the extension of fiber networks and the deployment of 5G technology, will be crucial in meeting the evolving needs of the community. Ensuring robust competition among these providers will play a significant role in maintaining service excellence and ensuring that all residents, regardless of their location or income level, can access the digital resources they need.

Source: [FCC National Broadband Map](#)

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MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Greeley, Colorado, faces a range of natural hazard risks that are anticipated to increase due to the impacts of climate change. According to the National Risk Index, the city is particularly vulnerable to hail, lightning, and riverine flooding, with significant susceptibility to cold waves and tornadoes. These risks are expected to intensify in both frequency and severity as climate change continues to escalate temperatures and alter weather patterns.

The recent severe flooding and hailstorms in May 2024, which prompted a local disaster declaration, underscore the immediate and potentially devastating impact of these hazards on Greeley. The event resulted in damages exceeding \$1.4 million, serving as a stark reminder of the economic and social consequences of such disasters. As climate change progresses, it is anticipated that Greeley will experience more frequent and severe natural disasters, posing increasing threats to the city's infrastructure, economy, and the well-being of its residents.

Given the intensification of natural hazards across the country, Greeley's vulnerability highlights the necessity of proactive disaster preparedness and mitigation strategies. To enhance resilience against future natural disasters, the community must prioritize several measures, including:

- **Infrastructure Resilience:** Upgrading and fortifying infrastructure to withstand severe weather events.
- **Early Warning Systems:** Implementing and improving early warning systems to ensure timely alerts for residents.
- **Community Education:** Increasing public awareness and education on disaster preparedness and response.
- **Emergency Response Planning:** Developing and refining emergency response plans to effectively address the needs of the community during disasters.

These efforts will be crucial in safeguarding Greeley against the adverse effects of natural hazards and minimizing their impact on residents' lives and livelihoods.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Housing occupied by low- and moderate-income households in Greeley is particularly vulnerable to the impacts of natural hazards. These vulnerabilities are compounded by several factors:

- **Economic Limitations:** Low-income households often reside in older, less resilient housing structures that are more susceptible to damage from natural disasters such as

flooding, hail, and tornadoes. The economic constraints of these households limit their ability to afford necessary repairs or retrofitting to enhance their homes' resilience.

- **Geographical Concentration:** Many low- and moderate-income households are concentrated in areas that are more prone to natural hazards, such as floodplains. This geographical concentration increases the risk of widespread damage within these communities during disaster events.
- **Access to Resources:** Residents in these vulnerable households often face significant barriers in accessing critical resources, including healthcare, education, social services, and transportation. These barriers reduce their capacity to prepare for, respond to, and recover from natural disasters. For instance, limited access to transportation can hinder evacuation efforts, while inadequate healthcare access can exacerbate the health impacts of disasters.

To address these multifaceted vulnerabilities, a comprehensive approach is required:

- **Affordable Housing Policies:** Implementing policies that promote the development and maintenance of affordable, resilient housing is essential. This includes incentivizing the construction of new housing that meets modern resilience standards and retrofitting existing structures to better withstand natural hazards.
- **Social Support Programs:** Strengthening social support systems, including financial assistance for disaster preparedness and recovery, can help mitigate the impact of natural hazards on low-income households.
- **Infrastructure Improvements:** Investing in infrastructure improvements, particularly in vulnerable neighborhoods, will enhance the overall resilience of these communities. This includes improving drainage systems to prevent flooding and reinforcing public buildings that serve as shelters during disasters.
- **Community Engagement:** Engaging community members in the planning and implementation of disaster mitigation strategies is critical. This ensures that the needs and perspectives of low- and moderate-income residents are considered, leading to more effective and equitable solutions.

By implementing these strategies, Greeley can reduce the risks faced by low- and moderate-income households, fostering a more resilient and equitable community in the face of increasing natural hazard threats.

SP-05 Overview

Strategic Plan Overview

The Strategic Plan portion is a comprehensive framework designed to address the housing and community development needs of its diverse population. It focuses on fostering sustainable growth, enhancing housing affordability, and promoting inclusive community development. The plan integrates data-driven insights and community feedback to ensure that resources are effectively prioritized to tackle critical issues such as homelessness, housing instability, and access to essential services. By promoting sustainable development practices and expanding affordable housing options, the plan aims to create a resilient and equitable community.

To enhance housing affordability, the plan outlines strategies to increase the supply of affordable housing using federal funds like CDBG and HOME, as well as state and local resources. The plan also emphasizes the importance of inclusive development by addressing the needs of vulnerable populations, such as the homeless and low-income households, through supportive housing models and public participation in the planning process. These efforts are designed to ensure that all residents have access to safe, affordable housing and the necessary support to achieve economic stability.

Collaborative partnerships are key to the success of the strategic plan, involving local stakeholders, government agencies, nonprofit organizations, and the private sector. These partnerships enable coordinated efforts to address complex challenges and achieve shared goals of equity and resilience. Ultimately, the strategic plan reflects Greeley's commitment to improving the quality of life for all its residents by building a vibrant, inclusive, and thriving community.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

| | | |
|--|---|---|
| 1 | Area Name: | Area 1 |
| | Area Type: | Qualified Census Tracts |
| | Other Target Area Description: | Targeted for Housing and Economic Development |
| | HUD Approval Date: | |
| | % of Low/ Mod: | Over 50% |
| | Revital Type: | Housing and Economic Development |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | Census Tracts 5.01, 6, 7.01, 7.03, 10.03 |
| | Include specific housing and commercial characteristics of this target area. | The low-income census tracts experience housing shortages, high housing costs, and limited commercial development. |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | Community consultations, data collection, and participation processes revealed that affordable housing, public services, and childcare were the most urgent needs in QCTs |
| Identify the needs in this target area. | Needs include more affordable housing units, supportive services for low-income families, domestic violence survivors, and families needing childcare. There is also a need for improved public infrastructure in low-income neighborhoods. | |
| What are the opportunities for improvement in this target area? | Opportunities for improvement include expanding housing options, increasing funding for public services such as mental health, domestic violence support, and childcare, as well as improving infrastructure in underserved areas. Additionally, public-private partnerships can help build more affordable housing | |

| | |
|---|--|
| Are there barriers to improvement in this target area? | Barriers include limited funding, high land and development costs, regulatory challenges, and the need for improved coordination among service providers |
|---|--|

| | |
|---|---|
| 2 Area Name: Area Type: | Citywide |
| Other Target Area Description: | Targeted for Housing, Public Services, and Economic Development |
| HUD Approval Date: | |
| % of Low/ Mod: | 0 - 50% LMI |
| Revital Type: | Affordable Housing and Public Services for Low-to-Moderate Income Individuals |
| Other Revital Description: | |
| Identify the neighborhood boundaries for this target area. | City of Greeley |
| Include specific housing and commercial characteristics of this target area. | Low-to-moderate income residents experience high housing costs and limited access to public services |
| How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | Community consultations, data collection, and participation processes revealed that affordable housing, public services, and childcare were the most urgent needs for LMI residents |
| Identify the needs in this target area. | Needs include more affordable housing units, supportive services for low-income families, domestic violence survivors, and families needing childcare. There is also a need for improved public infrastructure in low-income neighborhoods. |
| What are the opportunities for improvement in this target area? | Opportunities for improvement include expanding housing options, increasing funding for public services such as mental health, domestic violence support, and childcare, as well as improving infrastructure in underserved areas. Additionally, public-private partnerships can help build more affordable housing |

| | |
|--|---|
| <p>Are there barriers to improvement in this target area?</p> | <p>Barriers include limited funding, high land and development costs, regulatory challenges, and the need for improved coordination among service providers</p> |
|--|---|

Table 1 - Geographic Priority Areas

General Allocation Priorities

The City of Greeley will prioritize investments geographically within low-income census tracts and citywide, focusing on the development of affordable housing and public services for low-to-moderate-income individuals, including domestic violence victims and families needing childcare. This ensures that resources are targeted toward reducing disparities and improving access to essential services and housing

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SP-25 Priority Needs - 91.215(a)(2)

| | |
|------------------------------------|---|
| Priority Need Name | Affordable Housing |
| Priority Level | High |
| Population | Homeless, Low-income, Elderly, Persons with Disabilities |
| Geographic Areas Affected | Citywide |
| Associated Goals | Build more affordable homes, increase housing vouchers, year-round shelters |
| Description | There is a significant gap in affordable housing, particularly for low-income households, the homeless, and elderly populations |
| Basis for Relative Priority | Greeley faces a tight rental market with high housing costs and a shortage of affordable housing units. |

| | |
|------------------------------------|--|
| Priority Need Name | Emergency Shelter |
| Priority Level | High |
| Population | Homeless, Victims of Domestic Violence, Low-income Families |
| Geographic Areas Affected | Citywide |
| Associated Goals | Expand emergency shelter capacity, especially year-round shelters |
| Description | Greeley lacks sufficient emergency shelters, particularly for homeless individuals and victims of domestic violence. A Woman's Place is consistently at capacity |
| Basis for Relative Priority | Increasing shelter capacity, especially year-round, is critical to serving the homeless population |

| | |
|------------------------------------|---|
| Priority Need Name | Supportive Services |
| Priority Level | High |
| Population | Persons with Disabilities, Persons with Mental Health Issues, Low-income |
| Geographic Areas Affected | Citywide |
| Associated Goals | Increase access to mental health services, counseling, and addiction recovery |
| Description | Mental health services are increasingly important due to rising mental health issues and gaps in access to supportive services |
| Basis for Relative Priority | High demand for mental health services and lack of coordination among service providers emphasizes the need for expanded services |

| | |
|------------------------------------|---|
| Priority Need Name | Childcare |
| | |
| Population | Low-income families |
| Geographic Areas Affected | Citywide |
| Associated Goals | Increase access to affordable childcare services |
| Description | The cost of childcare is a barrier to economic stability for low-income families and single parents, affecting their housing security |
| Basis for Relative Priority | Affordable childcare is essential to prevent homelessness and promote economic stability for families |

Table 1 – Priority Needs Summary

Narrative (Optional)

Greeley’s priority needs focus on expanding affordable housing, increasing shelter capacity, and enhancing supportive services, including childcare, for vulnerable populations. Key gaps identified include the lack of affordable housing, the need for year-round emergency shelters, and expanded mental health and supportive services for individuals with disabilities and low-income families. These priorities align with community feedback and city goals to address housing instability and improve quality of life for residents

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type

| | |
|--|---|
| Tenant Based Rental Assistance (TBRA) | Greeley’s rental market is characterized by rising rental costs and a limited supply of affordable units, particularly for low- and moderate-income households. TBRA is critical for providing immediate rental assistance to families, individuals at risk of homelessness, and those with special needs, enabling them to secure stable housing in a competitive rental market. |
| TBRA for Non-Homeless Special Needs | The local market's scarcity of accessible and affordable housing options for individuals with special needs influences the use of TBRA to ensure these vulnerable populations can access appropriate housing. High rental costs further exacerbate the need for rental assistance targeted to non-homeless special needs populations, ensuring they have access to safe and suitable housing. |
| New Unit Production | Greeley’s growing population and increasing housing demand highlight the need to produce new affordable units. The market's limited availability of affordable housing stock necessitates investment in new construction to expand housing options for extremely low- and low-income households. However, high construction costs and land availability issues influence the prioritization of funds toward strategic locations and developments that offer the greatest impact. |
| Rehabilitation | The aging housing stock in Greeley presents both challenges and opportunities. Rehabilitation is prioritized to preserve existing affordable units, ensuring they meet modern safety standards and remain viable housing options. The high costs associated with new construction make rehabilitation an attractive and cost-effective alternative to increase the supply of affordable housing. |
| Acquisition, including preservation | With the rising market pressures threatening the affordability of older housing units, acquisition and preservation efforts are critical. The use of funds for acquiring and preserving existing affordable housing is influenced by the need to prevent displacement and maintain affordable housing stock in the face of gentrification and market-driven rent increases. The strategy focuses on securing long-term affordability through the acquisition of at-risk properties. |

Table 1 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Greeley anticipates receiving various sources of federal funding to address housing and community development needs identified in the Consolidated Plan. The following table outlines the estimated resources, including Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, which are the primary federal sources expected to be available.

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Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan | Narrative Description |
|---------|------------------|---|----------------------------------|---------------------------|-----------------------------------|--------------------|--|--|
| | | | | Program Income: \$120,000 | Prior Year Resources: \$1,052,039 | Total: \$2,385,944 | | |
| CDBG | Public - federal | Public Services, Infrastructure, Economic Development | \$840,613 | \$60,000 | 39,749 | \$940,362 | \$0 | Funds will be used for housing rehabilitation, public services, infrastructure improvements, and economic development programs, particularly for low- and moderate-income individuals and neighborhoods. |
| HOME | Public - federal | Affordable Housing Development, Homebuyer Assistance | \$373,292 | \$60,000 | \$1,012,290 | \$1,445,582 | \$1,012,290 | HOME funds will support affordable housing development and homebuyer assistance for low-income households. |

Table 1 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal CDBG and HOME funds will be leveraged with state and local resources, as well as private sector investments. Greeley actively seeks partnerships with private developers and non-profit organizations to amplify the impact of these federal funds. The City will also

leverage state housing funds, like Prop 123 and Low-Income Tax Credits (LIHTC) and other grant opportunities to increase the amount of affordable housing and supportive services provided.

For the HOME program, the City of Greeley will satisfy the 25% matching requirement through non-federal funding sources such as contributions from private developers, state housing funds, and other eligible matching resources like donated materials and labor from non-profits. These contributions help to extend the reach of the federal investment and ensure that the city can meet its housing needs.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Greeley has identified several under-utilized publicly owned parcels that could be redeveloped for affordable housing. The city is also exploring land banking as a tool for securing affordable housing sites by acquiring large parcels of land for future development (strategic-housing-plan). Greeley has utilized this strategy on a smaller scale through its Urban Renewal Authority, which has purchased and resold vacant land for affordable housing projects. The city is committed to expanding these efforts to address housing shortages and improve affordability by promoting infill development and re-purposing existing municipal properties.

Discussion

Addressing the housing and supportive service needs of Greeley's special needs populations requires a coordinated effort that leverages federal, state, and local resources. The City of Greeley is committed to addressing gaps in affordable housing and services through a variety of strategies, including utilizing publicly owned land, promoting land banking, and working with community land trusts to expand housing options. The city is also exploring innovative housing solutions to reduce infrastructure costs and increase affordability.

Despite the availability of some emergency shelters and transitional housing, there is a significant need for year-round shelters, particularly for individuals experiencing homelessness, victims of domestic violence, and people with disabilities. Organizations like A Woman's Place struggle to meet the demand for shelter and services for survivors of domestic violence.

Greeley's housing affordability challenges are further compounded by rising costs of construction, raw water, and land. Federal programs like CDBG and HOME will be critical in funding affordable housing projects and services, but additional resources from private and state sources will be required to meet the community's needs. The city is actively pursuing partnerships with for-profit and non-profit housing developers to build affordable housing and is working to reduce development barriers through incentives and zoning amendments.

By focusing on these efforts and expanding the use of publicly owned land, Greeley aims to create more housing options for its most vulnerable residents, addressing the housing crisis and supporting long-term sustainability.

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--|--------------------------|--|------------------------|
| A Woman’s Place | Nonprofit organization | Domestic violence services | Jurisdiction |
| Adeo | Nonprofit organization | Housing and supportive services | Jurisdiction |
| BlueLine Development | Private Sector Developer | Affordable housing development | Jurisdiction |
| Boys and Girls Club of Weld County | Nonprofit organization | Youth services | Jurisdiction |
| CareHousing | Nonprofit organization | Affordable housing development | Jurisdiction |
| Catholic Charities | Nonprofit organization | Homelessness and family services | Jurisdiction |
| Catholic Charities and Community Services of the Archdiocese of Denver, Inc. | Nonprofit organization | Homelessness and family services | Jurisdiction |
| City of Greeley | Government | Lead Agency | Jurisdiction |
| Connections | Nonprofit organization | Behavioral and mental health services | Jurisdiction |
| Greeley Family House | Nonprofit organization | Family housing services | Jurisdiction |
| Greeley-Weld Habitat for Humanity | Nonprofit organization | Affordable housing development | Jurisdiction |
| High Plains Housing Development | Nonprofit Developer | Affordable housing development | Jurisdiction |
| High Plains Library District | Public Library District | Educational resources and community programs | Jurisdiction |
| NEWSED Community Development Corporation | Private Sector | Community development | Jurisdiction |
| North Colorado Health Alliance | Nonprofit organization | Healthcare services | Jurisdiction |
| North Range Behavioral Health | Nonprofit organization | Mental health services | Jurisdiction |
| Northern Colorado Veteran Resource Center | Nonprofit organization | Veteran services | Jurisdiction |
| Sherman-Associates | Private Sector Developer | Housing development | Jurisdiction |
| United Way of Weld County | Nonprofit organization | Homelessness services | Jurisdiction |
| Upwards | Private Sector | Childcare advocacy | Jurisdiction |
| | | Business development | Jurisdiction |
| Volunteer of America Colorado | Nonprofit organization | Supportive services for vulnerable populations | Jurisdiction |
| Warm Springs Holdings | Private Sector Developer | Housing development | Jurisdiction |
| Weld County Department of Human Services | Public Agency | Social services and special needs | Jurisdiction |
| Weld DHS | Government | Social services | Jurisdiction |

Table 1 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Greeley’s service delivery system for homeless and special needs populations is primarily based on a network of nonprofit organizations, government agencies, and private partners. Key organizations like United Way of Weld County and Catholic Charities provide vital services, such as emergency shelter, permanent supportive housing, and outreach programs aimed at meeting the needs of chronically homeless individuals, families with children, and veterans. Specialized services, such as those offered by A Woman’s Place, target victims of domestic violence, while the Northern Colorado Veteran Resource Center focuses on helping veterans secure housing and supportive services. However, despite the breadth of services available, there remain gaps in targeted services for youth, individuals with HIV/AIDS, and those with mental health or substance abuse challenges. Addressing these gaps will require improved coordination and additional resources to ensure all vulnerable populations receive the care and support they need.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | |
|---|----------------------------|----------------------|-----|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | Yes | Yes | Yes |
| Legal Assistance | Yes | Yes | No |
| Mortgage Assistance | No | No | No |
| Rental Assistance | Yes | No | No |
| Utilities Assistance | Yes | No | No |
| Street Outreach Services | | | |
| Law Enforcement | Yes | Yes | No |
| Mobile Clinics | Yes | Yes | No |
| Other Street Outreach Services | Yes | Yes | No |
| Supportive Services | | | |
| Alcohol & Drug Abuse | Yes | Yes | No |
| Child Care | Yes | Yes | No |
| Education | Yes | Yes | No |
| Employment and Employment Training | Yes | Yes | No |
| Healthcare | Yes | Yes | No |
| HIV/AIDS | No | No | No |
| Life Skills | Yes | Yes | No |
| Mental Health Counseling | Yes | Yes | No |
| Transportation | Yes | Yes | No |
| Other | | | |
| Other | | | |

Table 2 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Greeley’s institutional delivery system benefits from coordination among public, private, and nonprofit entities. Organizations participate in CoC, Coordinated Entry, and Mayor’s Taskforce to work together to provide comprehensive services to residents, including homelessness prevention, affordable housing development, and supportive services for vulnerable populations. The range of services offered ensures that various needs, from emergency shelters to long-term affordable housing, are addressed. Additionally, the use of data collection methods, such as combining Homeless Management Information System (HMIS) data with street outreach surveys during Point-in-Time counts, enhances the understanding of local homelessness trends and allows for better resource allocation. Collaboration among private developers, and city agencies further strengthens Greeley’s ability to deliver effective housing and support services. The City of Greeley has also committed to the delivery system by developing internal housing teams and advisory board to further coordinate services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Despite the strengths, several gaps remain in the service delivery system. There is a notable shortage of affordable housing, exacerbated by rising development costs and the growing demand for housing among low-income families. Services specifically targeting individuals experiencing domestic violence, year-round homelessness, and youth experiencing homelessness are underdeveloped, creating significant service gaps for these vulnerable populations. Additionally, although Greeley offers various supportive services, such as mental health counseling and substance abuse treatment, these services are often insufficient to meet the increasing demand, particularly among chronically homeless individuals and those in rural areas of Weld County. Resource availability is further strained by limited shelter space and capacity, leaving some homeless individuals without immediate access to necessary services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To address these gaps, Greeley is focused on strengthening partnerships and expanding its service capacity. One key strategy is to work more closely with private to increase the availability of affordable housing. The city also aims to secure additional funding sources and regulatory incentives to encourage affordable housing projects. Expanding services for individuals with mental health and substance abuse treatment options are crucial steps toward filling current service gaps. Moreover, Greeley plans to continue leveraging federal and state funding, such as the Prop 123 initiative, to support affordable housing projects. By enhancing partnerships between

local nonprofits, public agencies, and private developers, the city seeks to build a more robust service delivery system capable of addressing the community's evolving needs.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-------------------------|-----------------|---|--|-----------------------------|
| 1 | Affordable Housing Development | 2025 | 2029 | Affordable Housing | Citywide | Affordable housing for low-income and homeless | HOME: \$1,175,000 | Housing units constructed |
| 2 | Homeowner Rehabilitation | 2025 | 2029 | Affordable Housing | Citywide | Rehabilitation of homes for low-income homeowners | CDBG: \$672,000 HOME: \$500,000 | Housing units rehabilitated |
| 3 | Non-Housing Community Development | 2025 | 2029 | Public Facilities | Citywide | Upgrading community and public facilities | CDBG: \$1,008,000 | Public facilities improved |
| 4 | Homeless Prevention and Rapid Re-Housing | 2025 | 2029 | Homelessness Prevention | Citywide | Homeless prevention, rapid rehousing, and sheltering | CDBG: \$672,000 | People assisted |
| 5 | Public Services | 2025 | 2029 | Supportive Services | Citywide | Access to mental health, counseling, and addiction recovery | CDBG: \$672,000 | People assisted |
| 6 | Economic Development | 2025 | 2029 | Economic Opportunity | Citywide | Affordable childcare, job training for low-income families | CDBG: 336,000 | People assisted |

Table 1 – Goals Summary

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Rental Housing Development |
| | Goal Description | Develop affordable rental housing units to meet the needs of low-income families, the elderly, and homeless individuals. This goal will also aim to increase the availability of housing vouchers and affordable housing programs to close the gap in the current housing market |
| 2 | Goal Name | Homeowner Rehabilitation |
| | Goal Description | Provide rehabilitation services for low-income homeowners to preserve existing housing stock, improve living conditions, and prevent displacement. This goal will focus on addressing safety and accessibility for elderly and disabled homeowners |
| 3 | Goal Name | Public Facilities |
| | Goal Description | Improve and develop community and public facilities to better serve low-income and vulnerable populations. This goal includes upgrading infrastructure and expanding access to essential services such as emergency shelters, recreation centers, and other community resources |
| 4 | Goal Name | Homeless Prevention and Rapid Re-Housing |
| | Goal Description | Expand services to prevent homelessness and provide rapid rehousing for individuals and families. This goal will focus on increasing year-round shelter capacity, particularly for homeless families, victims of domestic violence, and veterans |
| 5 | Goal Name | Public Services |
| | Goal Description | Increase access to supportive services, including mental health care, addiction recovery, and counseling, particularly for individuals with disabilities and those facing mental health challenges. This goal aims to address gaps in service provision for low-income residents |
| 6 | Goal Name | Economic Development |
| | Goal Description | Promote economic stability through the expansion of affordable childcare services and job training programs. This goal will focus on helping low-income families, particularly single parents, achieve economic self-sufficiency |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Partnership with Greeley-Weld Habitat for Humanity: Continue the partnership to assist 15 Habitat families annually, focusing on those earning 30%-80% of AMI. This includes 5 low-income families and 10 moderate-income families per year.

Additional Homeownership Units: Support the construction or rehabilitation of 5 additional homeownership units for moderate-income households.

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Greeley-Weld Housing Authority (GWHA) currently has a limited number of units designed for residents with disabilities. Specifically, GWHA has five accessible units: three of these are 2-bedroom apartments located on 28th Street, and the other two are 4-bedroom units on 17th Avenue. Although GWHA is not currently under a Section 504 Voluntary Compliance Agreement, the limited number of accessible units highlights a need to expand the availability of such housing to meet the growing demand among residents with disabilities. GWHA is committed to identifying and addressing these accessibility needs as part of its broader modernization efforts to ensure that all residents have access to safe and suitable housing that meets their specific needs.

Activities to Increase Resident Involvements

To increase resident involvement, the Greeley-Weld Housing Authority (GWHA) is expected to implement activities that align with its broader modernization efforts. A key focus is on enhancing tenant and landlord engagement through improved communication and cooperation. GWHA is updating its processes, including transitioning from physical checks to electronic payments and revising outdated landlord service terms. These updates are designed to streamline interactions, making them more efficient and user-friendly for both residents and landlords.

Furthermore, GWHA is developing new procedures to support tenants. By combining modernization efforts with enhanced resident involvement, GWHA aims to foster a more engaged, informed, and satisfied tenant community, contributing to a more responsive and supportive public housing environment.

Is the public housing agency designated as troubled under 24 CFR part 902?

Yes, the housing agency is designated as troubled.

Plan to remove the 'troubled' designation

GWHA is in the process of developing a comprehensive plan to address the issues that led to its "troubled" designation and to improve its performance across key metrics. The Housing Authority has closed the waitlist, begun the preliminary review of processes and procedures, and is conducting a nationwide search for a new Executive Director. The plan is expected to include modernization of operations, staff training and development, resident engagement, and updated processes, governance, and procedures. The plan is not yet available but is a key expectation within the next year.

Through these efforts, GWAH is committed to removing its "troubled" designation and becoming a model of effective and equitable public housing management, with a focus on increasing the accessibility and involvement of all residents.

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SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

Affordable housing is a critical issue for many communities, including Greeley, Colorado. As the city continues to grow and evolve, it faces significant challenges in ensuring all residents have access to safe, affordable housing. The barriers to affordable housing in Greeley are multifaceted, encompassing economic, regulatory, and social factors that collectively constrain the availability of affordable units and limit access for low- and moderate-income households.

Public policies at the local level, such as zoning ordinances, land use controls, and building codes, play a crucial role in shaping the housing landscape. However, these policies often have unintended consequences that can increase the cost of housing and reduce its availability.

The Greeley-Weld Housing Authority (GWA) also faces operational challenges, including outdated technology and service levels, which impact its ability to manage public housing and housing assistance programs effectively. With a limited supply of affordable housing and growing demand, the GWA's ability to meet the needs of low-income residents is increasingly strained.

1. **Limited Availability of Affordable Housing:** The demand for affordable housing far exceeds the supply, making it increasingly difficult for individuals and families to find suitable housing. This issue is exacerbated by the fact that many applicants are competing for the same limited housing options, further intensifying the challenge.
2. **Public Funding and Financial Incentives:** Insufficient public funding for affordable housing initiatives is a significant barrier. There are inadequate financial incentives for developers to construct affordable units, which limits the development of new affordable housing projects and the preservation of existing ones.
3. **Discriminatory Practices:** Discrimination in lending practices, housing voucher eligibility criteria, and other housing-related areas disproportionately impacts minority groups, limiting their access to affordable housing opportunities. These practices create additional barriers for these groups, making it harder for them to secure housing.
4. **Income and Housing Cost Disparity:** The growing disparity between household incomes and housing costs is another critical barrier. As housing prices continue to rise faster than incomes, many individuals and families struggle to afford suitable housing, both in the rental and homeownership markets.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In response to these challenges, the City of Greeley is implementing a range of strategies aimed at removing or mitigating these barriers. These strategies include advocating for increased public funding, revising zoning and land use policies, modernizing the Greeley-Weld Housing Authority, and promoting inclusive community planning. By addressing the root causes of housing unaffordability and ensuring that public policies support rather than hinder affordable housing development, Greeley aims to create a more equitable and accessible housing market for all its residents.

1. **Advocacy for Increased Public Funding:** Greeley is advocating for increased public funding at local, state, and federal levels to support affordable housing initiatives. This includes pursuing grants, subsidies, and tax incentives that encourage developers and nonprofits to engage in affordable housing projects. By increasing financial support, Greeley aims to expand the availability of affordable units.
2. **Addressing Income Disparities:** The city is also focusing on economic policies that promote job creation, wage growth, and economic stability. By aligning household incomes with rising housing costs, Greeley seeks to make housing more affordable and accessible to all residents.
3. **Combating Discriminatory Practices:** Greeley is committed to rigorously enforcing fair housing laws and educating housing providers and lenders on equitable practices. This includes implementing anti-discrimination policies that protect vulnerable populations and ensure that all residents have equal access to housing opportunities.
4. **Expanding Access to Housing Assistance:** The city plans to advocate for increased funding for housing vouchers, rental assistance, and down payment assistance programs. Simplifying the application processes for these programs will make them more accessible to low- and moderate-income households, thereby expanding their housing options.
5. **Inclusive Community Planning:** Greeley is engaging diverse stakeholders to integrate affordable housing needs into local development plans. By fostering mixed-income neighborhoods and promoting inclusive housing policies, the city aims to create communities that are both diverse and equitable.
6. **Supporting Homeownership Programs:** Greeley is developing initiatives to support first-time homebuyers, particularly low-income families. These programs will offer down payment assistance, homeownership education, and accessible mortgage financing options to help more residents achieve homeownership.
7. **Modernizing the Housing Authority:** The Greeley-Weld Housing Authority (GWHA) is undergoing efforts to modernize its technology, service levels, and policies. This includes updating outdated systems and processes, such as moving away from physical checks to

more modern payment methods, improving landlord services, and addressing deferred maintenance issues in public housing units. The GWHA is also planning to improve relationships with the Continuum of Care (CoC) to better address homelessness and housing needs.

8. **Monitoring and Evaluation:** Greeley will establish mechanisms to monitor and evaluate the impact of these strategies. By ensuring accountability and effectiveness, the city can make necessary adjustments to achieve sustainable affordable housing solutions.

These strategies collectively aim to remove or ameliorate the barriers to affordable housing in Greeley, ensuring that all residents have access to safe, affordable, and equitable housing options. Addressing these complex challenges requires a comprehensive approach that includes increasing funding for affordable housing programs, implementing anti-discrimination policies, and promoting economic policies that support wage growth and housing affordability. Through these efforts, Greeley is working towards a more inclusive and resilient housing market that meets the needs of its diverse community, ensuring that housing is both equitable and accessible for all residents.

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SP-60 Homelessness Strategy – 91.215(d)

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

In Greeley, reaching out to homeless persons, particularly unsheltered individuals, is a critical component of the homelessness strategy. The city works closely with the Continuum of Care (CoC) and local service providers to conduct street outreach and connect with homeless individuals where they are. Outreach teams are trained to assess the immediate needs of unsheltered individuals, offering connections to essential services such as emergency shelter, healthcare, mental health support, and substance abuse treatment. These efforts are essential in building trust with homeless individuals and helping them access the support they need to transition off the streets.

Outreach efforts are supplemented using coordinated entry systems, which help prioritize individuals based on their level of vulnerability and need. This system ensures that those who are most at risk, such as chronically homeless individuals, families with children, veterans, and unaccompanied youth, receive timely and appropriate assistance. By leveraging data from the CoC's Homeless Management Information System (HMIS), the city can better understand the specific needs of its homeless population and tailor its outreach and support services accordingly.

Addressing the emergency and transitional housing needs of homeless persons

Addressing the emergency and transitional housing needs of homeless individuals in Greeley involves a multifaceted approach. The city prioritizes expanding the capacity of homeless shelters by increasing the number of available beds and enhancing the quality of services provided. This expansion helps ensure that individuals facing homelessness have immediate access to safe and supportive environments, reducing the time they spend on the streets.

In addition to emergency shelters, Greeley invests in transitional housing programs that offer temporary accommodations combined with supportive services. These programs are designed to help individuals and families regain stability and work towards permanent housing. Supportive services, such as job training, mental health care, and substance abuse treatment, are integral to these programs, providing the necessary resources to help individuals transition to independent living.

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.

Greeley’s strategy for helping homeless individuals and families transition to permanent housing and independent living focuses on several key areas:

1. **Shortening the Duration of Homelessness:** By streamlining the housing placement process and increasing access to affordable housing units, Greeley aims to reduce the amount of time individuals and families experience homelessness. Rapid re-housing programs, which provide short-term rental assistance and supportive services, play a significant role in this effort.
2. **Facilitating Access to Affordable Housing:** The city collaborates with landlords and housing providers to increase the availability of affordable housing units for homeless individuals and families. Efforts include negotiating reduced rent rates, offering incentives to landlords, and reducing barriers to housing, such as security deposits or past rental history issues.
3. **Preventing Recurrence of Homelessness:** To prevent individuals and families from becoming homeless again, Greeley implements strategies such as case management, ongoing rental assistance, and continued access to supportive services. These services help individuals maintain housing stability and address any underlying issues that could lead to a return to homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

To help low-income individuals and families avoid homelessness, Greeley focuses on several proactive strategies:

1. **Public Awareness and Advocacy:** Greeley engages in public awareness campaigns to educate the community about the causes of homelessness and the importance of supporting vulnerable populations. Advocacy efforts aim to influence policies that address economic inequality, housing affordability, and access to healthcare.
2. **Data-Driven Solutions:** Greeley uses data collection and analysis to identify trends and target interventions effectively. By understanding the specific needs of at-risk populations, the city can develop targeted programs to prevent homelessness before it occurs.
3. **Partnerships and Collaboration:** The city fosters partnerships with nonprofits, community organizations, businesses, and faith-based groups to create a robust support network for at-risk individuals and families. Collaboration among these groups ensures that resources are used efficiently and that those in need receive comprehensive assistance.

4. **Educational and Support Programs:** Greeley implements targeted programs that provide educational support, mentorship, and access to healthcare and mental health services. These programs are designed to address the root causes of homelessness, such as unemployment, lack of education, and health issues.
5. **Promoting Supportive Housing Models:** The city promotes affordable and supportive housing models, including permanent supportive housing and rapid re-housing programs. These models provide stability and support to individuals and families at risk of homelessness, helping them maintain housing and improve their overall well-being.

Through these comprehensive strategies, Greeley is committed to addressing the full spectrum of homelessness, from prevention to emergency response and long-term stability, ensuring that all residents have access to safe, affordable housing and the supportive services they need to thrive.

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SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Greeley has initiated a lead pipe replacement project as part of its efforts to reduce lead hazards in the community. The project focuses on replacing lead plumbing pipes and raising awareness about the dangers of lead exposure. In addition, the city administers a CDBG-funded single-family housing rehabilitation program that follows federal Lead-Based Paint (LBP) mitigation standards. The program is designed to address lead hazards through comprehensive testing, inspection, and rehabilitation efforts in homes built before 1978. This program expanded to multi-family rehabilitations, further increasing the scope of lead hazard reduction in Greeley.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions are directly related to the extent of lead poisoning hazards by addressing housing conditions where lead-based paint is present. The plumbing replacement project reduces lead exposure from water systems, while the rehabilitation program mitigates lead paint hazards in pre-1978 housing. Although current funding is not sufficient to address all lead poisoning issues outside of these programs, the programs play a crucial role in reducing the risks associated with lead exposure for Greeley residents.

How are the actions listed above integrated into housing policies and procedures?

- **Single-Family Housing Rehab Program Policies:** Federal standards require LBP testing by a certified inspector for homes built before 1978 that undergo rehabilitation. If work disturbs painted surfaces, it must be completed by a contractor certified by the Environmental Protection Agency (EPA) under the Renovation, Repair, and Painting (RRP) Program.
- **Contractor Training and Certification:** Contractors working on rehabilitation projects involving lead must be EPA-certified and trained to manage LBP safely. A third party performs clearance after the work is complete to ensure lead-safe practices are followed.
- **Staff Certification:** The Greeley Urban Renewal Authority (GURA) Manager holds lead-based paint certifications and oversees contractors to ensure compliance with LBP regulations. GURA provides lead awareness training and information to applicants for rehabilitation assistance, offering materials in both English and Spanish.
- **Community Engagement:** The City of Greeley provides information on lead hazards to households affected by LBP during rehabilitation efforts, ensuring residents are educated about the dangers of lead in their homes and how they can reduce risks.

These integrated policies ensure that all housing programs addressing pre-1978 homes prioritize the mitigation of lead-based paint hazards, enhancing the overall health and safety of the housing stock in Greeley.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Greeley is committed to reducing the number of poverty-level families through a comprehensive approach outlined in its upcoming 5-year Housing for All Strategic Plan. Recognizing the challenges faced by its residents, particularly the approximately 15.8% of households living in poverty, Greeley aims to support low-income, disabled, and other vulnerable populations by providing access to essential services and resources. Poverty is defined as when a family's total income is less than the family's threshold, then that family and all individuals within it are considered to be in poverty.

Goals:

The primary goals of Greeley's anti-poverty strategy are to:

1. Connect residents living in poverty with all available resources to ensure they receive the benefits to which they are entitled, including healthcare and housing assistance.
2. Empower individuals to achieve self-sufficiency by providing opportunities for education, job training, and access to supportive services.

Programs Available and Providing Services to Greeley Residents:

- **Women, Infants, and Children Supplemental Nutrition Program (WIC):** WIC acts as an income supplement by providing healthy food, nutrition education, case management, and coordination with other needed services for those at a substantial risk of malnutrition. Additional state and federal programs support housing vouchers, healthcare assistance, and supplemental nutrition (SNAP).
- **Low-Income Energy Assistance Program (LEAP):** Administered through Weld County, this program provides energy assistance to extremely low-income households, ensuring that residents can keep their homes warm during the cold Colorado winters.

Coordination with Affordable Housing Plan: Greeley's anti-poverty strategy is closely coordinated with its affordable housing initiatives, leveraging key programs and funding sources to enhance the quality of life for low-income residents.

- **Community Development Block Grant (CDBG) Funds:** Greeley utilizes CDBG funds to invest in neighborhood improvement projects in lower-income areas. These funds are allocated for capital rehabilitation and acquisition projects that align with the mission of local agencies. Additionally, CDBG funds support salary reimbursement programs aimed at increasing the number of individuals assisted by these initiatives.

- **HOME Funds:** HOME funds are used to maintain and expand the supply of affordable housing in Greeley, as well as provide tenant-based rental assistance, directly supporting the city's efforts to reduce poverty.

Additional Narrative - Jurisdiction Goals, Programs, and Policies:

- **Affordable Housing Trust Fund (Colorado Housing and Finance Authority - CHFA):** This fund supports the acquisition, rehab, new construction, home buyer assistance, rental assistance for affordable housing, and supportive housing for homeless and special needs persons. The availability of funding from the Trust Fund has varied over the years, but it remains a crucial resource for Greeley.
- **North Front Range Metropolitan Planning Organization (NFRMPO):** This organization provides local technical assistance and planning resources to Greeley, helping to improve housing and transportation options for low and moderate-income residents, enhancing overall quality of life.
- **Community Investment Alliance – Multifamily Loan Program:** While primarily serving larger Colorado communities, this program provides loans for the acquisition and rehab of multifamily rental housing in Weld County, including Greeley. These loans support the development of affordable housing in areas where private lending has declined.

Policies: Greeley will enact policies to build up the capacity of the non-profit community, leveraging available resources to reach its anti-poverty goals. The city will dedicate local resources to building non-profit capacity and fund initiatives that promote self-sufficiency and reduce poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Greeley's poverty-reduction goals, programs, and policies are intrinsically linked to its affordable housing plan. The city's approach to reducing poverty involves a coordinated effort that includes expanding affordable housing options, providing financial assistance, and supporting programs that empower residents to achieve economic stability. By integrating affordable housing initiatives with anti-poverty strategies, Greeley ensures that residents have access to safe, stable housing, which is a foundational element for escaping poverty. Programs like CDBG and HOME funds are strategically utilized to enhance neighborhood development, improve housing conditions, and provide rental assistance, all of which contribute to the broader goal of reducing poverty and promoting self-sufficiency among Greeley's residents. Through these coordinated efforts, Greeley is working to create a more equitable and supportive community where all residents can thrive.

SP-80 Monitoring – 91.230

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

Standards and Procedures for Monitoring Activities

The City of Greeley has established rigorous standards and procedures to monitor activities conducted in furtherance of the Consolidated Plan. These procedures are designed to ensure long-term compliance with program requirements, including those related to minority business outreach and comprehensive planning.

CDBG Monitoring

Monitoring of Community Development Block Grant (CDBG) activities is conducted at multiple levels to ensure compliance and effectiveness:

- 1. Application Review:** The monitoring process begins with the annual receipt and review of applications. Early in the application process, technical assistance meetings are held to ensure that all applicants are well-informed about program requirements and expectations.
- 2. Ongoing Involvement:** Greeley's Department of Housing & Homeless Solutions staff and Housing for All Advisory Board members remain actively involved throughout the lifecycle of the activity. This includes tasks related to procurement, developing bidding language (e.g., Section 3 compliance and statements for Minority and Women-Owned Businesses), and contracting when applicable. Staff also meet individually with awardees to review City agreements and provide technical assistance as needed.
- 3. Desk Reviews:** A limited desk review is conducted when draw requests are received. This review focuses on ensuring that expenses are eligible and properly documented.
- 4. Annual On-Site Monitoring:** On-site monitoring is performed for at least 10% of the agencies that received funding during the fiscal year, with a minimum of three sub-recipients being monitored. This percentage may be adjusted based on staff availability and the nature of the activities being monitored.

HOME Monitoring

1. **Rental Monitoring Schedule:** The rental monitoring schedule adheres to previous HOME regulations:
 - Every two years for projects with 5 to 25 units.
 - Every three years for projects with 1 to 4 units. Monitoring activities are concentrated in July and August each year.
2. **Annual Rent Compliance Review:** Regardless of their scheduled monitoring frequency, all HOME units are reviewed annually for rent compliance. This ensures that rents charged to tenants remain within the limits set by the HOME program.
3. **Habitat for Humanity and CHDO Monitoring:** Greeley-Weld Habitat for Humanity's homeownership program and Community Housing Development Organization (CHDO) status are monitored whenever a new funding request is received, typically on an annual basis. This includes a thorough review of the organization's compliance with HOME program requirements and its ability to manage federal funds effectively.

Ensuring Long-Term Compliance

To ensure long-term compliance with all program requirements, the City of Greeley employs several strategies:

- **Technical Assistance and Capacity Building:** The City offers ongoing technical assistance to sub-recipients and partners to build their capacity for managing federal funds. This includes training on federal requirements, financial management, and reporting.
- **Regular Communication and Support:** Staff maintain regular communication with sub-recipients to provide support and guidance throughout the project implementation process. This helps to address potential compliance issues early and ensures that projects stay on track.
- **Minority Business Outreach:** The city incorporates minority business outreach in its procurement processes by requiring Section 3 compliance and promoting opportunities for Minority and Women-Owned Businesses. This is reflected in the bidding language and contracting processes, ensuring that minority businesses can participate in federally funded projects.
- **Comprehensive Planning Compliance:** The city aligns its monitoring activities with the comprehensive planning requirements outlined in the Consolidated Plan. This ensures that all funded activities contribute to the broader goals of the plan, such as increasing affordable housing, reducing poverty, and addressing homelessness.

Through these monitoring activities and strategies, the City of Greeley is committed to ensuring the effective use of federal funds, compliance with program requirements, and the achievement of the community's long-term goals.

Expected Resources

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

Introduction

The City of Greeley will leverage both federal and local resources to meet housing and community development needs, particularly through CDBG and HOME programs.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan |
|---------|------------------|---|----------------------------------|-----------------|-----------------------|-------------------|--|
| | | | Annual Allocation: | Program Income: | Prior Year Resources: | Total: | |
| CDBG | Public - federal | Affordable Housing, Homelessness, Public Services | CDBG: \$840,613 | CDBG: \$60,000 | CDBG: \$0 | CDBG: \$900,613 | CDBG: \$0 |
| HOME | Public - federal | Affordable Housing, Rental Assistance | HOME: \$373,292 | HOME: \$60,000 | HOME: \$1,012,290 | HOME: \$1,445,582 | HOME: \$1,012,290 |

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds, particularly from CDBG and HOME programs, will be leveraged by combining them with private, state, and local resources to maximize impact. This includes partnerships with private developers, non-profit organizations, and other local government initiatives to amplify available resources. For instance, federal dollars may be matched by state tax credits, local grants, and philanthropic contributions. The matching requirements for HOME funds will be satisfied through in-kind contributions, state funds, and private investment in housing projects.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Publicly owned land or property within Greeley, such as surplus land or vacant city-owned parcels,

may be used for affordable housing projects or community development activities. This allows the city to meet housing needs by facilitating new construction or rehabilitation on public land, ensuring that valuable land resources are utilized to address critical housing and infrastructure shortages.

Discussion

The strategic use of federal funds alongside local and private resources creates a stronger impact on Greeley’s community development goals. By leveraging federal allocations, the city ensures long-term sustainable solutions for affordable housing, homelessness services, and public infrastructure projects. Furthermore, utilizing publicly owned land helps Greeley address development needs while reducing overall project costs. The city's efforts are geared towards ensuring that residents have access to adequate housing and essential services through efficient resource allocation and strategic partnerships.

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AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-------------------------|-----------------|---|--|-----------------------------|
| 1 | Affordable Housing Development | 2025 | 2029 | Affordable Housing | Citywide | Affordable housing for low-income and homeless | HOME: \$1,254,000 | Housing units constructed |
| 2 | Homeowner Rehabilitation | 2025 | 2029 | Affordable Housing | Citywide | Rehabilitation of homes for low-income homeowners | CDBG: \$132,000 HOME: \$100,000 | Housing units rehabilitated |
| 3 | Non-Housing Community Development | 2025 | 2029 | Public Facilities | Citywide | Upgrading community and public facilities | CDBG: \$237,000 | Public facilities improved |
| 4 | Homeless Prevention and Rapid Re-Housing | 2025 | 2029 | Homelessness Prevention | Citywide | Homeless prevention, rapid rehousing, and sheltering | CDBG: \$0 | People assisted |
| 5 | Public Services | 2025 | 2029 | Supportive Services | Citywide | Access to mental health, counseling, and addiction recovery | CDBG: \$126,000 | People assisted |
| 6 | Economic Development | 2025 | 2029 | Economic Opportunity | Citywide | Affordable childcare, job training for low-income families | CDBG: \$216,000 | People assisted |

Table 2 – Goals Summary

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Rental Housing Development |
| | Goal Description | Develop affordable rental housing units to meet the needs of low-income families, the elderly, and homeless individuals. This goal will also aim to increase the availability of housing vouchers and affordable housing programs to close the gap in the current housing market |
| 2 | Goal Name | Homeowner Rehabilitation |
| | Goal Description | Provide rehabilitation services for low-income homeowners to preserve existing housing stock, improve living conditions, and prevent displacement. This goal will focus on addressing safety and accessibility for elderly and disabled homeowners |
| 3 | Goal Name | Public Facilities |
| | Goal Description | Improve and develop community and public facilities to better serve low-income and vulnerable populations. This goal includes upgrading infrastructure and expanding access to essential services such as emergency shelters, recreation centers, and other community resources |
| 4 | Goal Name | Homeless Prevention and Rapid Re-Housing |
| | Goal Description | Expand services to prevent homelessness and provide rapid rehousing for individuals and families. This goal will focus on increasing year-round shelter capacity, particularly for homeless families, victims of domestic violence, and veterans |
| 5 | Goal Name | Public Services |
| | Goal Description | Increase access to supportive services, including mental health care, addiction recovery, and counseling, particularly for individuals with disabilities and those facing mental health challenges. This goal aims to address gaps in service provision for low-income residents |
| 6 | Goal Name | Economic Development |
| | Goal Description | Promote economic stability through the expansion of affordable childcare services and job training programs. This goal will focus on helping low-income families, particularly single parents, achieve economic self-sufficiency |

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Greeley's annual action plan includes various projects that align with the goals of expanding affordable housing, addressing homelessness, and improving public infrastructure.

Projects

| | | |
|------------------------|--------------------------------|-----------------------------|
| Women’s Place | DV Housing Program | Public Service |
| Brothers Redevelopment | Housing Counseling | Public Service |
| Catholic Charities | Facility Renovation | Public Facility |
| United Way | Cold Weather Shelter | Public Service |
| Neighbor to Neighbor | Eviction Prevention | Public Service – Assistance |
| Habitat | Affordable Housing Economic | Community Development |
| Upwards | Development | Job Creation |
| Boys and Girls Club | Facility Renovation | Public Facility |
| Housing Rehab | Affordable Housing | Rehabilitation |

Table 3 – Project Information

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

The allocation priorities are based on the significant needs identified in the community, such as the high demand for affordable housing, the need for emergency shelter and homelessness services, and infrastructure improvements in underserved areas. These priorities address the most pressing challenges faced by low- and moderate-income individuals and families in Greeley.

The primary obstacles include limited funding, rising construction costs, and regulatory barriers, which can delay the development of affordable housing. Additionally, challenges in coordinating services across various organizations can sometimes hinder the timely delivery of homelessness services. Greeley is actively working to mitigate these barriers by seeking additional funding sources and streamlining processes to meet community needs more efficiently.

AP-38 Project Summary

Project Summary Information

| Project Name | Target Area | Goals Supported | Needs Addressed | Funding | Description | Target Date | Estimate the number and type of families that will benefit from the proposed activities | Location Description | Planned Activities |
|---------------------------|-------------|---------------------------|-----------------|---------|--|-------------|---|----------------------|--|
| Affordable Housing | Citywide | Expand affordable housing | CDBG/HOME | | Development of affordable units | 2025 | 50 low-income households | Citywide | New construction, rehabilitation of housing units |
| Homeless Services Support | Citywide | Address homelessness | CDBG | | Provide emergency shelters and transition programs | 2025 | 150 individuals and families | Citywide | Support for shelters, rapid rehousing, and case management |

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Greeley will direct its resources primarily to low-income census tracts and areas with a high concentration of minority residents. The target areas include Qualified Census Tracts (QCTs) such as Census Tracts 5.01, 6, 7.01, 7.03, and 10.03. These areas experience significant housing shortages, high housing costs, and limited commercial development. Additionally, the plan includes citywide initiatives focusing on housing, public services, and economic development for low-to-moderate-income individuals.

Geographic Distribution

| Target Area | Percentage of Funds |
|----------------------------------|---------------------|
| Area 1 (Qualified Census Tracts) | 40% |
| Citywide | 60% |

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Greeley prioritizes investments in low-income census tracts based on community consultations, data analysis, and the identification of critical needs such as affordable housing, public services, childcare, and infrastructure improvements. These areas demonstrate higher levels of poverty and housing instability, making them essential targets for federal funding and development efforts.

Discussion

By focusing on low-income and minority-concentrated areas, the City of Greeley aims to address disparities in housing and public services. This geographic strategy ensures that the most vulnerable residents benefit from federal funds, improving access to essential services, affordable housing, and economic opportunities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Greeley is committed to addressing the community's housing needs through the creation, preservation, and improvement of affordable housing options. The city's efforts focus on expanding access to affordable rental units, supporting homeownership opportunities, and helping households experiencing or at risk of homelessness. In alignment with the Consolidated Plan, Greeley will use a combination of federal, state, and local resources to ensure that affordable housing is available to low- and moderate-income households and special-needs populations.

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 50 |
| Non-Homeless | 150 |
| Special-Needs | 0 |
| Total | 200 |

Table 5 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|----|
| Rental Assistance | 7 |
| The Production of New Units | 15 |
| Rehab of Existing Units | 12 |
| Acquisition of Existing Units | 0 |
| Total | 34 |

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The City of Greeley continues to prioritize improving public housing conditions and services through the Greeley-Weld Housing Authority (GWHA). Currently designated as a "troubled" housing authority under 24 CFR part 902, the GWHA is required to implement specific measures to address operational deficiencies and enhance services for its residents. These actions are focused on stabilizing the organization and ensuring better living conditions for public housing residents.

Actions planned during the next year to address the needs to public housing

Over the next year, Greeley will implement several initiatives aimed at improving public housing through modernization efforts. These include updating outdated technology, streamlining service models, improving communication systems between landlords and tenants, and transitioning from physical checks to electronic payments for better efficiency. Additionally, the city will focus on maintaining and rehabilitating existing public housing units, addressing deferred maintenance to ensure that units meet safety, accessibility, and livability standards. Although there are no plans to expand the number of public housing units, these improvements aim to enhance the quality of the existing housing stock.

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

The Housing Authority has recently hired a new Executive Director who will evaluate the opportunities for resident involvement and homeownership. Homeownership programs will be explored and promoted to help eligible public housing residents transition into homeownership, providing long-term housing stability.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

As a result of the "troubled" designation, the City of Greeley is committed to providing support to improve the performance of the GWHA. This includes allocating resources for staff training, operational modernization, and strengthening partnerships with local service organizations. The city will also seek technical assistance from HUD and other relevant entities to ensure compliance with federal standards and improve the quality-of-service delivery. These efforts will be focused on addressing deficiencies and ensuring that the housing authority can better meet the needs of public housing residents.

Discussion

The planned actions for public housing in Greeley reflect a strong commitment to addressing both immediate needs and long-term improvements.

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

Introduction

The City of Greeley is committed to reducing and ultimately ending homelessness through a combination of targeted outreach, emergency and transitional housing support, and strategies to facilitate the transition to permanent housing. The city's approach includes addressing the needs of the chronically homeless, families, veterans, unaccompanied youth, and other vulnerable populations.

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

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

Greeley will continue to collaborate with the Continuum of Care (CoC) and local service providers to reach out to unsheltered homeless individuals. Street outreach teams will work to identify and assess the immediate needs of these individuals, connecting them with emergency shelter, healthcare, mental health services, and other critical resources. The city aims to increase the efficiency of these efforts by utilizing the Homeless Management Information System (HMIS) to track and prioritize those most in need.

Addressing the emergency shelter and transitional housing needs of homeless persons

To address the emergency and transitional housing needs, Greeley plans to expand the capacity of existing shelters and invest in transitional housing programs that offer temporary accommodations along with supportive services. These services are essential in helping individuals stabilize their lives and transition to permanent housing. Additionally, Greeley will work to enhance coordination among service providers to ensure that homeless individuals receive comprehensive support tailored to their specific needs.

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

Greeley's strategy includes several initiatives to help homeless individuals and families transition to permanent housing and independent living. The city will focus on reducing the length of time individuals and families remain homeless by increasing access to affordable housing units and providing rapid re-housing assistance. Additionally, Greeley will offer ongoing support services,

such as case management and rental assistance, to prevent individuals from returning to homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

To prevent homelessness among low-income individuals and families, Greeley will implement targeted interventions, including rental assistance, utility assistance, and eviction prevention programs. The city will also work closely with local healthcare facilities, mental health agencies, and correctional institutions to ensure that individuals being discharged from these systems relate to stable housing and support services.

Discussion

The City of Greeley's approach to homelessness is comprehensive, involving outreach, emergency and transitional housing, and long-term solutions aimed at preventing homelessness. By focusing on collaboration, targeted assistance, and data-driven strategies, Greeley aims to make significant progress in reducing homelessness and supporting the most vulnerable members of the community.

DRAFT

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

The City of Greeley recognizes that several public policies and market conditions act as barriers to affordable housing. These include land use controls, zoning ordinances, building codes, fees and charges, and policies affecting the return on residential investment. Addressing these barriers is essential to expanding the availability of affordable housing and ensuring equitable access for all residents.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Greeley plans to take several actions to remove or mitigate the negative effects of these barriers. The city is revising zoning ordinances to allow for higher-density developments and exploring the reduction or waiver of certain fees for affordable housing projects. Additionally, Greeley is streamlining the permitting process to reduce delays and costs associated with new housing developments. The city is also promoting the development of accessory dwelling units (ADUs) and tiny homes to increase the diversity of affordable housing options. These efforts are supported by the strategic use of CDBG and HOME funds to incentivize the development and preservation of affordable housing.

Discussion:

Greeley's actions to remove barriers to affordable housing demonstrate a proactive approach to addressing the challenges posed by existing public policies. By focusing on regulatory reform and financial incentives, the city aims to create a more favorable environment for affordable housing development and ensure that all residents have access to safe and affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Greeley is committed to addressing the needs of underserved populations, fostering affordable housing, reducing lead-based paint hazards, and enhancing coordination among public and private housing and social service agencies. These efforts are aimed at improving the quality of life for all residents, particularly those who are most vulnerable.

Actions planned to address obstacles to meeting underserved needs

Greeley plans to increase outreach and engagement with underserved populations, including low-income families, minorities, and individuals with disabilities. The city will expand access to services through partnerships with local nonprofits and social service agencies, ensuring that these populations receive the support they need.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, Greeley will utilize CDBG and HOME funds to support the construction, rehabilitation, and preservation of affordable housing units. The city will also promote homeownership programs and provide rental assistance to help low-income residents secure stable housing.

Actions planned to reduce lead-based paint hazards

Greeley is committed to reducing lead-based paint hazards in older housing units through targeted inspections and remediation efforts. The city will prioritize lead hazard control activities in homes occupied by families with young children and provide education on lead poisoning prevention.

Actions planned to reduce the number of poverty-level families

Greeley's anti-poverty strategy includes job training programs, financial literacy education, and access to affordable childcare. The city will also work to increase access to affordable housing and healthcare, which are critical components of reducing poverty.

Actions planned to develop institutional structure

Greeley will strengthen its institutional structure by enhancing coordination among local government agencies, nonprofits, and private sector partners. The city will also invest in capacity building for its staff and partner organizations to ensure effective program delivery.

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

Greeley plans to enhance coordination between public and private housing providers and social

service agencies by establishing regular communication channels and joint planning efforts. This collaboration will help align resources and strategies to better serve the community's needs.

Discussion:

The City of Greeley's comprehensive approach to addressing community needs reflects its commitment to improving the quality of life for all residents. By fostering affordable housing, reducing poverty, and enhancing coordination among service providers, Greeley aims to create a more equitable and supportive community for all.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|---|---------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 60,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income | 60,000 |

Other CDBG Requirements

| | |
|---|-----|
| 1. The amount of urgent need activities | N/A |
|---|-----|

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows: The City of Greeley may use local, state, and private funds to complement HOME funds. This can include tax credits, private donations, and in-kind services to support affordable housing projects.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows: The City follows HUD's recapture guidelines, ensuring that when HOME funds are used for homeownership, the funds are recaptured if the homeowner sells the property before the affordability period ends. The recaptured funds are reinvested in future affordable housing projects.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows: To ensure long-term affordability, properties acquired with HOME funds are subject to affordability periods. If a

property is sold during this period, the resale/recapture provisions will ensure that either the HOME funds are repaid, or the property remains affordable to another eligible household.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows: The City does not currently plan to use HOME funds for refinancing multifamily housing debt. However, if this becomes an option, refinancing will follow guidelines under 24 CFR 92.206(b), ensuring that the project meets affordability requirements and continues to serve low-income households.
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). If the City initiates Tenant-Based Rental Assistance (TBRA), priority would be given to individuals with disabilities, ensuring they have access to affordable housing and supportive services that meet their needs.
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)). N/A
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a). The City may prioritize rental projects serving low-income families but will ensure that these preferences comply with 24 CFR 92.253(d)(3) and do not discriminate against any groups protected under federal law. Preferences would be designed to serve the most vulnerable without restricting equal housing opportunities.

APPENDIX A: AGENCY SURVEY

Agency Survey Responses:

1. BlueLine Development
2. United Way of Weld County
3. Upwards
4. Catholic Charities
5. High Plains Housing Development
6. Volunteer of America Colorado
7. High Plains Library District
8. City of Fort Collins
9. Weld County Department of Human Services

Based on the analysis of the Greeley Provider Survey data, here is a summary reflecting trends in needs, gaps in service, barriers or obstacles to services, goals, and outcomes:

Trends in Needs:

1. **Affordable Housing:** Consistently identified as the most urgent need across various service providers. There is a strong emphasis on the need for more affordable housing options to meet the demand of low-income households and individuals experiencing homelessness.
2. **Emergency Shelter:** Ranked highly as an urgent need, especially for homeless individuals. The need for year-round emergency shelter options in Weld County was highlighted as a critical service.
3. **Counseling and Mental Health Services:** Increasingly important due to rising mental health issues, particularly among those experiencing prolonged homelessness.
4. **Childcare:** Identified as a top need, particularly for low-income families. The high cost of childcare is seen as a barrier to economic stability and housing security.

Update: **Childcare** has moved up as a primary need in the community, with many families facing significant financial barriers to access, and providers compensating for this by sacrificing their earnings.

Gaps in Service:

1. **Underserved Populations:** Survivors of domestic violence, low-income families, individuals with disabilities, and the elderly are frequently mentioned as being underserved by current services. LGBTQ+ individuals and immigrants/refugees also face significant service gaps.
2. **Accessibility Issues:** Services such as supportive housing and non-congregate shelters are often less accessible due to various barriers, including location, language, and eligibility requirements.
3. **Coordination and Communication:** There is a need for better coordination among service providers and clearer communication about available services. The public's lack of awareness of these services exacerbates the issue.

Update: Greater emphasis on **access to childcare** as a crucial gap, particularly for **low-income families and single parents**.

Barriers or Obstacles to Services:

1. **Transportation:** Identified as a major barrier, particularly for those needing to access services located far from where they reside.
2. **Language Barriers:** Non-English speakers often struggle to access services due to a lack of language support.

3. **Eligibility Requirements:** Stringent eligibility criteria prevent many individuals from accessing needed services, especially in the areas of housing and emergency assistance.
4. **Stigma and Trust:** Stigma surrounding the use of services, coupled with a lack of trust in service providers, particularly among certain cultural or religious groups, presents significant barriers to service utilization.

Update: An additional barrier, **operating hours** was repeatedly identified as obstacles to accessing services

Goals:

1. **Increase Housing Options:** There is a collective goal to expand affordable housing and emergency shelter capacity, with an emphasis on sustainable, long-term housing solutions.
2. **Improve Service Accessibility:** Providers aim to make services more accessible through better transportation options, extended operating hours, and more inclusive eligibility criteria.
3. **Enhance Collaboration:** Strengthening partnerships among providers and with local government is a key goal to improve service coordination and delivery.
4. **Expand Childcare Support:** Increasing access to affordable childcare is crucial, particularly for single-parent households and low-income families, to prevent homelessness and promote economic stability.

Outcomes:

1. **Service Effectiveness:** The effectiveness of services is primarily measured through client feedback, program completion rates, and the reduction of repeat utilization. There is a consensus that while strides are being made, significant challenges remain in fully meeting the community's needs.
2. **Resource Limitation:** Funding limitations are a recurring theme, with many organizations struggling to meet the growing demand for services. This impacts the ability to expand or improve services.
3. **Increased Funding Opportunities:** Participation in the Continuum of Care (CoC) has provided organizations with enhanced communication, networking, and access to shared resources, but there is still room for improvement in terms of data sharing and coordination.

This summary should provide a clear overview of the current landscape of needs, gaps, and goals for service providers in Greeley.

Update: An increased emphasis on reducing repeat utilization and follow-up services.

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 09, 2024 12:53:00 PM
Last Modified: Tuesday, July 09, 2024 1:11:38 PM
Time Spent: 00:18:38
IP Address: 71.205.69.78

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Q1

Name:

Jodi Hartmann

Q2

Role/Position:

Executive Director

Q3

Agency:

High Plains Housing Development

Q4

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Yes - 2024

Q5

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Primary Purpose: Affordable Housing developer targeting households living below 50% AMI

Q6

Which qualifying populations does your agency serve?
Please select all that apply.

Homelessness,
Veterans,
Individuals Fleeing or Attempting to Flee Violence,
Individuals Exiting Institution,
At- Risk to Homelessness,
Other (please specify):
Disabled, Seniors, very low income households

Q7

What services does your organization/agency offer?
Please check all that apply.

Permanent Supportive Housing,
Other (please specify):
Very low income housing

Q8

How long has your organization been providing services in the community?

6-10 years

Q9

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

| | |
|---------------------------------------|-----------|
| Emergency Shelter | 3 |
| Legal Assistance | 4 |
| Medical care | 5 |
| Counseling and Mental Health Services | 2 |
| Financial Support/Cash Assistance | 6 |
| Childcare | 7 |
| Affordable Housing | 1 |
| Transportation | 8 |
| Food Security | 9 |
| Job opportunities | 10 |
| Other | 11 |

Q10

How effectively do you think current services are addressing these needs?

Ineffectively

Q11

What emerging needs or issues have you noticed among the residents you serve over the past year?

Continuing homelessness and housing instability. Increased vulnerability due to rising cost of living and housing overall.

Q12

Please rank the availability of existing services within the community from (1) most available to (4) least available.

| | |
|--|----------|
| Tenant-Based Rental Assistance (TBRA) | 1 |
| Affordable Housing | 2 |
| Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services) | 4 |
| Non-Congregate Shelter (NCS) | 3 |

Q13

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

| | |
|---------------------------------------|------------------------------|
| Tenant-Based Rental Assistance (TBRA) | Moderately Accessible |
| Affordable Housing | Somewhat Accessible |
| Supportive Services | Slightly Inaccessible |
| Non-Congregate Shelter (NCS) | Somewhat Accessible |

Q14

Are there populations in the community that are underserved by current services? (Check all that apply)

- Survivors of domestic violence,**
 - Homeless individuals,**
 - Low-income families,**
 - Persons with disabilities,**
 - Children and youth,**
 - Elderly,**
 - LGBTQ+,**
 - Immigrants and/or refugees**
-

Q15

What are the main barriers that residents face when trying to access your services? (Check all that apply)

- Other (please specify):
 - Not applicable
-

Q16

What additional services or resources are needed to serve the community better?

Just more of all of this! We are making great strides in multiple areas, but the need has grown faster than the community's ability to address it. We are getting there, we just need to continue to pursue the strategies that work in preventing homelessness and improving housing stability.

Q17

How do you measure the effectiveness of your services?
(Check all that apply)

Other (please specify):

Successful completion of construction of new units and successful lease-up

Q18

What are your organization's most significant challenges in providing effective services?

Funding limitations,
Availability of resources,
Competition for funding

Q19

How can the city better support your organization's efforts to address the needs of residents?

Collaboration and partnership with all resources. None of us can successfully address the need entirely on our own - we need strong collaboration across all sectors and stakeholders.

Q20

Are there any policies or practices that you believe should be changed to better support the homeless population?

While I believe there is significant collaboration happening between community stakeholders, it is not often apparent that this is happening to the public. Helping the public and all providers understand how each program is working with all resources would help. There is so much work being done and we need the community to know that and understand how it is all connected.

Q21

How frequently does your organization participate in CoC meetings or planning sessions?

Monthly

Q22

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

Excellent

Q23

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

- Increased funding opportunities,**
 - Enhanced communication and networking,**
 - Access to shared resources and best practices,**
 - Improved client referrals and service coordination,**
 - Joint training and professional development**
-

Q24

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

- Clearer goals and action plans,**
 - Increased involvement from all stakeholders,**
 - More training and capacity-building opportunities**
-

Q25

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

Weld County needs to be more equally represented. Larimer County has done an excellent job of proactively support the CoC, and while Weld County's participation is improving significantly, we still have a ways to go to be an equal partner in the CoC with broad representation.

Q26

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

A better understanding of the various committees and their activities would be helpful for my work. I also would like to see the CoC become even more involved in inclusion and diversity. There may be a lot of work being done, I'm just not fully aware of that work.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 09, 2024 1:23:11 PM
Last Modified: Tuesday, July 09, 2024 1:35:50 PM
Time Spent: 00:12:39
IP Address: 216.38.195.74

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Q1

Name:

Joe Sarr

Q2

Role/Position:

Executive Regional Director

Q3

Agency:

Catholic Charities

Q4

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Yes, 2023, 2022, and 2021.

Q5

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Homelessness prevention and shelter. Emergency Shelter, transitional housing, Victim's assistance, Emergency assistance (rental, utility, water), Older adult services.

Q6

Which qualifying populations does your agency serve?
Please select all that apply.

Homelessness,
Veterans,
Individuals Fleeing or Attempting to Flee Violence,
Individuals Exiting Institution,
At- Risk to Homelessness

Q7

What services does your organization/agency offer?
Please check all that apply.

Case Management,
Emergency Shelter,
Day Services, Meals/Hygiene,
Food Assistance

Q8

How long has your organization been providing services in the community?

More than 20 years

Q9

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

| | |
|---------------------------------------|-----------|
| Emergency Shelter | 2 |
| Legal Assistance | 10 |
| Medical care | 8 |
| Counseling and Mental Health Services | 3 |
| Financial Support/Cash Assistance | 4 |
| Childcare | 7 |
| Affordable Housing | 1 |
| Transportation | 6 |
| Food Security | 5 |
| Job opportunities | 9 |
| Other | 11 |

Q10

How effectively do you think current services are addressing these needs?

Neutral

Q11

Respondent skipped this question

What emerging needs or issues have you noticed among the residents you serve over the past year?

Q12

Respondent skipped this question

Please rank the availability of existing services within the community from (1) most available to (4) least available.

Q13

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

Tenant-Based Rental Assistance (TBRA)

Moderately Accessible

Affordable Housing

Slightly Inaccessible

Supportive Services

Slightly Inaccessible

Non-Congregate Shelter (NCS)

Somewhat Accessible

Q14

Are there populations in the community that are underserved by current services? (Check all that apply)

Survivors of domestic violence,

Homeless individuals,

Low-income families,

Elderly

Q15

What are the main barriers that residents face when trying to access your services? (Check all that apply)

Transportation issues,

Lack of awareness about available services,

Eligibility requirements

Q16

What additional services or resources are needed to serve the community better?

Weld County must have emergency shelter for individuals and families 12 months out of the year.

Q17

How do you measure the effectiveness of your services? (Check all that apply)

Client feedback/surveys,

Program completion rates,

Follow-up services and outcomes,

Reduction in repeat utilization

Q18 What are your organization's most significant challenges in providing effective services?

Funding limitations,
Staff training and retention,
Community awareness and engagement,
Competition for funding

Q19 How can the city better support your organization's efforts to address the needs of residents?

Financial support for emergency shelter operations and payroll to support emergency assistance administration

Q20 Are there any policies or practices that you believe should be changed to better support the homeless population?

Respondent skipped this question

Q21 How frequently does your organization participate in CoC meetings or planning sessions?

Weekly

Q22 How would you rate the overall effectiveness of the CoC in coordinating homeless services?

Fair

Q23 What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

Enhanced communication and networking,
Access to shared resources and best practices,
Improved client referrals and service coordination,
Joint training and professional development

Q24 In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

Enhanced data sharing and tracking,
More training and capacity-building opportunities

Q25 What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

Respondent skipped this question

Q26

Respondent skipped this question

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 09, 2024 1:24:47 PM
Last Modified: Tuesday, July 09, 2024 2:05:25 PM
Time Spent: 00:40:38
IP Address: 67.180.132.115

Page 1

Q1

Name:

Melanie Faure

Q2

Role/Position:

Community Impact Manager

Q3

Agency:

Upwards

Q4

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Yes: 2024, 2023, 2022

Q5

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Upwards is the largest network of licensed home-based childcare providers in the United States. We are a tech-powered early-learning childcare marketplace for families, providers, employers, and municipalities with a mission to solve care for good.

Upwards' government division works in partnership with local governments to expand services to underserved and underrepresented communities by supporting LMI microenterprise childcare providers with cutting edge business support and technical assistance.

The BOOST Program provides services that might normally be cost prohibitive to many LMI childcare providers, in an effort to fill a service gap need within the local childcare sector. Most services in the region are focused on providing educational training and simple business coaching, often requiring childcare providers to forgo paid business time to attend training courses that may not contribute to higher earnings. The BOOST Program is a one-of-a-kind service offering that will digitize a providers entire operation, increase their marketing reach, grow their capacity offering, and provide the tools necessary for these providers to learn how to run a sustainable operation once public funding is removed.

In addition to supporting these microenterprise, primarily XBE, businesses, the BOOST Program also improves access to quality, affordable childcare for all families in the community.

Q6

Which qualifying populations does your agency serve?
Please select all that apply.

Youth,

Other (please specify):

XBE microenterprise business owners (home daycares) +
LMI working parents

Q7

What services does your organization/agency offer?
Please check all that apply.

Childcare,

Basic Education/Skills,

Employment Assistance/Job Training

Q8

How long has your organization been providing services in the community?

1-5 years

Q9

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

| | |
|---------------------------------------|----|
| Emergency Shelter | 4 |
| Legal Assistance | 10 |
| Medical care | 5 |
| Counseling and Mental Health Services | 8 |
| Financial Support/Cash Assistance | 6 |
| Childcare | 1 |
| Affordable Housing | 2 |
| Transportation | 7 |
| Food Security | 9 |
| Job opportunities | 3 |
| Other | 11 |

Q10

Very effectively

How effectively do you think current services are addressing these needs?

Q11

What emerging needs or issues have you noticed among the residents you serve over the past year?

Access to affordable childcare on the family side, and LMI wages on the care provider's side. The expense of providing care for young children surpasses what many families can comfortably afford, leading to childcare providers often compensating for this financial gap with their earnings.

Q12

Please rank the availability of existing services within the community from (1) most available to (4) least available.

| | |
|--|---|
| Tenant-Based Rental Assistance (TBRA) | 2 |
| Affordable Housing | 1 |
| Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services) | 3 |
| Non-Congregate Shelter (NCS) | 4 |

Q13

Respondent skipped this question

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

Q14

Are there populations in the community that are underserved by current services? (Check all that apply)

Low-income families,
Children and youth

Q15

What are the main barriers that residents face when trying to access your services? (Check all that apply)

Language barriers,
Lack of awareness about available services,
Eligibility requirements,
Operating hours

Q16

What additional services or resources are needed to serve the community better?

Prioritize Economic Development to support microenterprise– especially XBE– and small businesses.

Q17

How do you measure the effectiveness of your services? (Check all that apply)

Client feedback/surveys,
Program completion rates,
Follow-up services and outcomes,
Reduction in repeat utilization,
Other (please specify):
4 measurable outcomes: increased revenue, increased capacity, job retention / creation, and families served

Q18

What are your organization's most significant challenges in providing effective services?

Funding limitations,
Competition for funding

Q19

How can the city better support your organization's efforts to address the needs of residents?

Prioritize Childcare and Economic Development, as one has a big impact on the other. In Colorado, 14% of children birth to age 5 lived in families in which someone quit, changed or refused a job because of problems with childcare. The average annual cost of center-based childcare in Colorado for a toddler is around \$16,333. This amounts to 14% of the median income for a married couple (\$84,954 in 2021) and 41% of the median income for a single mother (\$54,448 in 2023), according to the report.

Q20

Are there any policies or practices that you believe should be changed to better support the homeless population?

Reliable childcare is a means of survival and the difference between housing stability and homelessness. Single-headed households and renter households with low income and significant childcare costs are at an even higher risk of becoming homeless due to lack of childcare (National Alliance to End Homelessness, 2022). Providing improved access to childcare for these vulnerable populations can prevent homelessness, eliminate generational poverty, improve housing affordability, and promote upward economic mobility.

Q21

Rarely/Never

How frequently does your organization participate in CoC meetings or planning sessions?

Q22

Respondent skipped this question

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

Q23

Other (please specify):

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

Upwards has been involved in Childcare Initiatives, and Consolidated Plan conversations, but not CoC.

Q24

Respondent skipped this question

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

Q25

Respondent skipped this question

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

Q26

Respondent skipped this question

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 09, 2024 3:08:29 PM
Last Modified: Tuesday, July 09, 2024 3:22:02 PM
Time Spent: 00:13:33
IP Address: 38.175.174.20

Page 1

Q1

Name:

Darcy McClure

Q2

Role/Position:

Development Manager

Q3

Agency:

BlueLine Development

Q4

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Yes. 2022-2024 in several jurisdictions throughout Colorado and the Mountain West

Q5

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

1. Develop affordable housing
 2. Through coordinated entry for persons experiencing homelessness or through standard property management marketing.
 3. In our Permanent Supportive Housing developments, services include health care, mental health services, substance use counseling, case management, employment training.
-

Q6

Which qualifying populations does your agency serve?
Please select all that apply.

Homelessness,
Veterans,
Individuals Fleeing or Attempting to Flee Violence,
Individuals Exiting Institution,
At- Risk to Homelessness,
Other (please specify):
Seniors, Families

Q7

What services does your organization/agency offer?
Please check all that apply.

Permanent Supportive Housing,
Other (please specify):
Housing Development

Q8

How long has your organization been providing services in the community?

11-20 years

Q9

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

| | |
|---------------------------------------|-----------|
| Emergency Shelter | 5 |
| Legal Assistance | 6 |
| Medical care | 3 |
| Counseling and Mental Health Services | 2 |
| Financial Support/Cash Assistance | 7 |
| Childcare | 8 |
| Affordable Housing | 1 |
| Transportation | 4 |
| Food Security | 9 |
| Job opportunities | 10 |
| Other | 11 |

Q10

How effectively do you think current services are addressing these needs?

Neutral

Q11

What emerging needs or issues have you noticed among the residents you serve over the past year?

Significant increase in persons requiring mental health counseling.

Q12

Please rank the availability of existing services within the community from (1) most available to (4) least available.

| | |
|--|----------|
| Tenant-Based Rental Assistance (TBRA) | 1 |
| Affordable Housing | 2 |
| Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services) | 4 |
| Non-Congregate Shelter (NCS) | 3 |

Q13

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

| | |
|---------------------------------------|------------------------------|
| Tenant-Based Rental Assistance (TBRA) | Slightly Inaccessible |
| Affordable Housing | Somewhat Accessible |
| Supportive Services | Slightly Inaccessible |
| Non-Congregate Shelter (NCS) | Somewhat Accessible |

Q14

Are there populations in the community that are underserved by current services? (Check all that apply)

- Survivors of domestic violence,**
 - Homeless individuals,**
 - LGBTQ+,**
 - Immigrants and/or refugees**
-

Q15

What are the main barriers that residents face when trying to access your services? (Check all that apply)

- Transportation issues,**
 - Language barriers,**
 - Cultural or religious beliefs,**
 - Lack of trust in service providers**
-

Q16

What additional services or resources are needed to serve the community better?

Maximize use of low income housing tax credits, private activity bonds, local, state and Federal resources, housing authority project based vouchers to create new housing available to persons earning 30% - 60% of the area median income.

Q17

How do you measure the effectiveness of your services?
(Check all that apply)

Program completion rates,

Other (please specify):
Number of persons leaving homelessness

Q18

What are your organization's most significant challenges in providing effective services?

Funding limitations,
Staff training and retention,
Competition for funding,

Other (please specify):
Lack of understanding from State and investors

Q19

How can the city better support your organization's efforts to address the needs of residents?

Continue to learn all you can about the resources available and how the Low Income Housing Tax Credit development process works, as well as the challenges associated with this work.

Q20

Are there any policies or practices that you believe should be changed to better support the homeless population?

Housing First
Permanent Supportive Housing
Harm Reduction Models

Q21

How frequently does your organization participate in CoC meetings or planning sessions?

Quarterly

Q22

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

Good

Q23

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

Increased funding opportunities,
Enhanced communication and networking,
Access to shared resources and best practices

Q24

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

Better communication tools and platforms,

Clearer goals and action plans,

Other (please specify):

Embrace dynamic prioritization instead of VI-SPDAT ranking

Q25

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

Advocate and educate themselves and others

Q26

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

Advocate for increased funding and resources at all levels of government

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, July 19, 2024 3:34:54 PM
Last Modified: Friday, July 19, 2024 3:56:35 PM
Time Spent: 00:21:41
IP Address: 162.250.119.18

Page 1

Q1

Name:

Lyle SmithGraybeal

Q2

Role/Position:

Chief Operating Officer

Q3

Agency:

United Way of Weld County

Q4

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Yes. For regular CDBG I believe 2021, 2022, and 2024.

Q5

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Related to CDBG funding, the primary purpose is to offer cold weather seasonal shelter for those who are experiencing homelessness. Clients are identified through out reach and by self-presenting at the shelter site, which is located in a Housing Navigation Center. CDBG funding supports overnight shelter provision. Other services are also provided to guests, such as essential needs and housing assistance.

Q6

Which qualifying populations does your agency serve?
Please select all that apply.

**Homelessness,
Veterans,
Individuals Fleeing or Attempting to Flee Violence,
Individuals Exiting Institution,
At- Risk to Homelessness**

Q7

What services does your organization/agency offer?
Please check all that apply.

**Case Management,
Emergency Shelter,
Rapid Re-Housing/Rental Assistance,
Day Services, Meals/Hygiene,
Housing Counseling,
Food Assistance**

Q8

How long has your organization been providing services in the community?

More than 20 years

Q9

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

| | |
|---------------------------------------|-----------|
| Emergency Shelter | 4 |
| Legal Assistance | 5 |
| Medical care | 6 |
| Counseling and Mental Health Services | 7 |
| Financial Support/Cash Assistance | 3 |
| Childcare | 2 |
| Affordable Housing | 1 |
| Transportation | 8 |
| Food Security | 9 |
| Job opportunities | 10 |
| Other | 11 |

Q10

How effectively do you think current services are addressing these needs?

Effectively

Q11

What emerging needs or issues have you noticed among the residents you serve over the past year?

For the Housing Navigation Center, the longer guests remain unhoused the worse it is for their mental health condition.

Q12

Please rank the availability of existing services within the community from (1) most available to (4) least available.

| | |
|--|----------|
| Tenant-Based Rental Assistance (TBRA) | 1 |
| Affordable Housing | 4 |
| Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services) | 3 |
| Non-Congregate Shelter (NCS) | 2 |

Q13

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

| | |
|---------------------------------------|------------------------------|
| Tenant-Based Rental Assistance (TBRA) | Moderately Accessible |
| Affordable Housing | Slightly Inaccessible |
| Supportive Services | Somewhat Accessible |
| Non-Congregate Shelter (NCS) | Slightly Inaccessible |

Q14

Are there populations in the community that are underserved by current services? (Check all that apply)

**Homeless individuals,
Low-income families**

Q15

What are the main barriers that residents face when trying to access your services? (Check all that apply)

**Language barriers,
Operating hours,
Lack of trust in service providers**

Q16

What additional services or resources are needed to serve the community better?

A 24-7 365 low-barrier emergency shelter for those experiencing homelessness so that they have ongoing stability, which will improve physical and mental health and lead to better results in re-gaining housing.

Q17

How do you measure the effectiveness of your services?
(Check all that apply)

Client feedback/surveys,
Program completion rates,
Reduction in repeat utilization

Q18

What are your organization's most significant challenges in providing effective services?

Funding limitations,
Availability of resources,
Community awareness and engagement

Q19

How can the city better support your organization's efforts to address the needs of residents?

Provide funding for increased sheltering and help make the case to other funders for expanded emergency shelter.

Q20

Are there any policies or practices that you believe should be changed to better support the homeless population?

None at this time.

Q21

How frequently does your organization participate in CoC meetings or planning sessions?

Weekly

Q22

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

Good

Q23

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

Increased funding opportunities,
Enhanced communication and networking,
Access to shared resources and best practices,
Improved client referrals and service coordination,
Joint training and professional development

Q24

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

Better communication tools and platforms,
Clearer goals and action plans

Q25

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

None at this time.

Q26

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

None that I can think of.

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, August 27, 2024 12:59:30 PM
Last Modified: Tuesday, August 27, 2024 1:15:24 PM
Time Spent: 00:15:54
IP Address: 71.205.164.232

Page 1

Q1

Name:

Betsy Sullivan

Q2

Role/Position:

Director Veteran Housing Programs Colorado

Q3

Agency:

Volunteers of America Colorado

Q4

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

No

Q5

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

1. House Veterans
 2. Outreach, the VA and Veteran Documents
 3. Intensive case management, temporary financial assistance, returning home, rapid resolution (to keep from entering the homeless system) homeless prevention, shallow subsidy and resources and referrals, free legal assistance in partnership with Colorado Poverty Law Project and transportation and employment assistance.
-

Q6

Which qualifying populations does your agency serve?
Please select all that apply.

Homelessness,
Veterans,
Other (please specify):
Re-entry

Q7

What services does your organization/agency offer?
Please check all that apply.

Case Management,
Re-Entry,
Outreach Services,
Rapid Re-Housing/Rental Assistance,
Basic Education/Skills,
Employment Assistance/Job Training,
Legal Services,
Housing Counseling,
Other (please specify):
Resource and Referral to other programs, transportation assistance

Q8

How long has your organization been providing services in the community?

11-20 years

Q9

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

| | |
|---------------------------------------|-----------|
| Emergency Shelter | 2 |
| Legal Assistance | 8 |
| Medical care | 3 |
| Counseling and Mental Health Services | 5 |
| Financial Support/Cash Assistance | 7 |
| Childcare | 9 |
| Affordable Housing | 1 |
| Transportation | 6 |
| Food Security | 10 |
| Job opportunities | 4 |
| Other | 11 |

Q10

Effectively

How effectively do you think current services are addressing these needs?

Q11

What emerging needs or issues have you noticed among the residents you serve over the past year?

Rent is going up, more people are getting evicted and they can't afford to continue to pay. Drug and alcohol issues and mental health issues continue to be a problem.

Q12

Please rank the availability of existing services within the community from (1) most available to (4) least available.

| | |
|--|----------|
| Tenant-Based Rental Assistance (TBRA) | 1 |
| Affordable Housing | 2 |
| Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services) | 4 |
| Non-Congregate Shelter (NCS) | 3 |

Q13

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

| | |
|---------------------------------------|------------------------------|
| Tenant-Based Rental Assistance (TBRA) | Slightly Inaccessible |
| Affordable Housing | Slightly Inaccessible |
| Supportive Services | Very Accessible |
| Non-Congregate Shelter (NCS) | Slightly Inaccessible |

Q14

Are there populations in the community that are underserved by current services? (Check all that apply)

- Survivors of domestic violence,**
 - Homeless individuals,**
 - Low-income families,**
 - Persons with disabilities,**
 - Children and youth,**
 - Elderly,**
 - LGBTQ+,**
 - Immigrants and/or refugees**
-

Q15

What are the main barriers that residents face when trying to access your services? (Check all that apply)

Transportation issues,

Stigma or fear of seeking assistance,

Lack of trust in service providers,

Other (please specify):

lack of coordination between the city and other providers can cause confusion

Q16

What additional services or resources are needed to serve the community better?

Better communication between all resources, more affordable housing, more long-term support.

Q17

How do you measure the effectiveness of your services? (Check all that apply)

Client feedback/surveys,

Program completion rates,

Follow-up services and outcomes,

Reduction in repeat utilization

Q18

What are your organization's most significant challenges in providing effective services?

Overlapping services/lack of coordination

Q19

How can the city better support your organization's efforts to address the needs of residents?

The city can better support organizations by collaborating better around outreach and ensuring that they are communicating with all providers to provide the best services for everyone.

Q20

Are there any policies or practices that you believe should be changed to better support the homeless population?

Not at this point

Q21

How frequently does your organization participate in CoC meetings or planning sessions?

Weekly

Q22

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

Good

Q23

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

- Enhanced communication and networking,**
- Access to shared resources and best practices,**
- Improved client referrals and service coordination,**
- Joint training and professional development,**

Other (please specify):

For people really participating and seeing it's value, greater collaboration

Q24

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

- More frequent and structured meetings,**
 - Clearer goals and action plans,**
 - Increased involvement from all stakeholders,**
 - More training and capacity-building opportunities**
-

Q25

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

Trainings are very helpful as is collaboration from all partners. I think sometimes partners don't see the value in how the CoC can be helpful. I do think the CoC needs to publish meeting minutes if they don't already.

Q26

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

More financial support to keep running effectively.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, August 27, 2024 3:38:14 PM
Last Modified: Tuesday, August 27, 2024 3:47:21 PM
Time Spent: 00:09:07
IP Address: 107.1.216.226

Page 1

Q1

Name:

Matthew Hortt

Q2

Role/Position:

Executive Director

Q3

Agency:

High Plains Library District

Q4

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

No

Q5

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

- 1) Supporting Literacy and reading across our service area
 - 2) When they come through our doors or access our services
 - 3) Technology and research, skills development
-

Q6

Which qualifying populations does your agency serve?
Please select all that apply.

- Homelessness,**
- Veterans,**
- Individuals Fleeing or Attempting to Flee Violence,**
- Youth,**
- Individuals Exiting Institution,**
- At- Risk to Homelessness,**
- Other (please specify):
- We serve everyone

Q7

What services does your organization/agency offer?
Please check all that apply.

- Outreach Services,**
- Basic Education/Skills,**
- Employment Assistance/Job Training**

Q8

How long has your organization been providing services in the community?

More than 20 years

Q9

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

| | |
|---------------------------------------|-----------|
| Emergency Shelter | 9 |
| Legal Assistance | 10 |
| Medical care | 7 |
| Counseling and Mental Health Services | 6 |
| Financial Support/Cash Assistance | 8 |
| Childcare | 4 |
| Affordable Housing | 1 |
| Transportation | 3 |
| Food Security | 2 |
| Job opportunities | 5 |
| Other | 11 |

Q10

How effectively do you think current services are addressing these needs?

Neutral

Q11

What emerging needs or issues have you noticed among the residents you serve over the past year?

The growth in the area has made these issues worse.

Q12

Please rank the availability of existing services within the community from (1) most available to (4) least available.

| | |
|--|----------|
| Tenant-Based Rental Assistance (TBRA) | 1 |
| Affordable Housing | 3 |
| Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services) | 4 |
| Non-Congregate Shelter (NCS) | 2 |

Q13

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

| | |
|---------------------------------------|------------------------------|
| Tenant-Based Rental Assistance (TBRA) | Somewhat Accessible |
| Affordable Housing | Slightly Inaccessible |
| Supportive Services | Moderately Accessible |
| Non-Congregate Shelter (NCS) | Somewhat Accessible |

Q14

Are there populations in the community that are underserved by current services? (Check all that apply)

**Persons with disabilities,
Immigrants and/or refugees**

Q15

What are the main barriers that residents face when trying to access your services? (Check all that apply)

**Lack of awareness about available services,
Eligibility requirements,
Operating hours**

Q16

What additional services or resources are needed to serve the community better?

Increased outreach and awareness of services

Q17

How do you measure the effectiveness of your services? (Check all that apply)

**Client feedback/surveys,
Program completion rates**

Q18 **Availability of resources,**
What are your organization's most significant challenges in providing effective services? **Overlapping services/lack of coordination,**
Other (please specify):
No specifically in our mission

Q19
How can the city better support your organization's efforts to address the needs of residents?
Continue to support the

Q20
Are there any policies or practices that you believe should be changed to better support the homeless population?
N/A

Q21 **Rarely/Never**
How frequently does your organization participate in CoC meetings or planning sessions?

Q22 **Good**
How would you rate the overall effectiveness of the CoC in coordinating homeless services?

Q23 **Joint training and professional development**
What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

Q24 **Better communication tools and platforms**
In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

Q25
What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?
N/A

Q26

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

Additional funds and staff

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, August 27, 2024 3:48:57 PM
Last Modified: Tuesday, August 27, 2024 3:56:57 PM
Time Spent: 00:07:59
IP Address: 167.94.182.95

Page 1

Q1

Name:

Dianne Tjalkens

Q2

Role/Position:

Grants Program Administrator

Q3

Agency:

City of Fort Collins

Q4

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

we also allocate CDBG & HOME funds

Q5

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Social Sustainability is a municipal government department. I am drafting our own Consolidated Plan and would like to attend to observe how another community completes theirs.

Q6

Which qualifying populations does your agency serve?
Please select all that apply.

Homelessness,

Individuals Fleeing or Attempting to Flee Violence,

Other (please specify):

low-income

Q7

What services does your organization/agency offer?
Please check all that apply.

Other (please specify):

Provides funds to community organizations providing these services

Q8

How long has your organization been providing services in the community?

More than 20 years

Q9

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

| | |
|---------------------------------------|-----------|
| Emergency Shelter | 2 |
| Legal Assistance | 10 |
| Medical care | 5 |
| Counseling and Mental Health Services | 6 |
| Financial Support/Cash Assistance | 3 |
| Childcare | 7 |
| Affordable Housing | 1 |
| Transportation | 9 |
| Food Security | 4 |
| Job opportunities | 8 |
| Other | 11 |

Q10

How effectively do you think current services are addressing these needs?

Effectively

Q11

What emerging needs or issues have you noticed among the residents you serve over the past year?

Respondent skipped this question

Q12

Please rank the availability of existing services within the community from (1) most available to (4) least available.

Respondent skipped this question

Q13

Respondent skipped this question

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

Q14

Respondent skipped this question

Are there populations in the community that are underserved by current services? (Check all that apply)

Q15

**Transportation issues,
Lack of awareness about available services,
Operating hours,
Lack of trust in service providers**

What are the main barriers that residents face when trying to access your services? (Check all that apply)

Q16

What additional services or resources are needed to serve the community better?

Higher paid, more experienced case managers. Higher level of coordination between providers.

Q17

**Client feedback/surveys,
Program completion rates,
Follow-up services and outcomes**

How do you measure the effectiveness of your services? (Check all that apply)

Q18

Funding limitations

What are your organization's most significant challenges in providing effective services?

Q19

Respondent skipped this question

How can the city better support your organization's efforts to address the needs of residents?

Q20

Respondent skipped this question

Are there any policies or practices that you believe should be changed to better support the homeless population?

Q21

Weekly

How frequently does your organization participate in CoC meetings or planning sessions?

Q22

Good

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

Q23

Improved client referrals and service coordination

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

Q24

**Increased involvement from all stakeholders,
More training and capacity-building opportunities**

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

Q25

Respondent skipped this question

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

Q26

Respondent skipped this question

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 09, 2024 7:01:07 PM
Last Modified: Monday, September 09, 2024 7:16:24 PM
Time Spent: 00:15:17
IP Address: 204.133.39.9

Page 1

Q1

Name:

Julie Witkowski

Q2

Role/Position:

Family Resource Division Director

Q3

Agency:

Weld County Department of Human Services

Q4

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Weld County has, but not the Department of Human Services

Q5

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Weld County Department of Human Services Mission-Engaging and partnering with the community to improve the safety, health and well-being of individuals and families through the delivery of responsive and collaborative services.

<https://www.weld.gov/Government/Departments/Human-Services>

Q6

Which qualifying populations does your agency serve?
Please select all that apply.

Homelessness,
Veterans,
Individuals Fleeing or Attempting to Flee Violence,
Youth,
Individuals Exiting Institution,
At- Risk to Homelessness,
Other (please specify):
Weld County Citizens

Q7

What services does your organization/agency offer?
Please check all that apply.

Case Management,
Outreach Services,
Rapid Re-Housing/Rental Assistance,
Basic Education/Skills,
Employment Assistance/Job Training,
Housing Counseling,
Food Assistance,
Other (please specify):
Food, Med and Cash assistance for those who qualify

Q8

How long has your organization been providing services in the community?

More than 20 years

Q9

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

| | |
|---------------------------------------|----|
| Emergency Shelter | 4 |
| Legal Assistance | 11 |
| Medical care | 6 |
| Counseling and Mental Health Services | 7 |
| Financial Support/Cash Assistance | 10 |
| Childcare | 9 |
| Affordable Housing | 3 |
| Transportation | 5 |
| Food Security | 2 |
| Job opportunities | 8 |
| Other | 1 |

Q10

Ineffectively

How effectively do you think current services are addressing these needs?

Q11

What emerging needs or issues have you noticed among the residents you serve over the past year?

Significant mental health, substance needs are impacting individuals experiencing homelessness or at risk of homelessness.

Q12

Please rank the availability of existing services within the community from (1) most available to (4) least available.

| | |
|--|---|
| Tenant-Based Rental Assistance (TBRA) | 3 |
| Affordable Housing | 4 |
| Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services) | 1 |
| Non-Congregate Shelter (NCS) | 2 |

Q13

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

| | |
|---------------------------------------|------------------------------|
| Tenant-Based Rental Assistance (TBRA) | Somewhat Accessible |
| Affordable Housing | Not Accessible |
| Supportive Services | Moderately Accessible |
| Non-Congregate Shelter (NCS) | Somewhat Accessible |

Q14

Are there populations in the community that are underserved by current services? (Check all that apply)

- Survivors of domestic violence,**
 - Homeless individuals,**
 - Low-income families,**
 - Persons with disabilities,**
 - Children and youth,**
 - Elderly,**
 - LGBTQ+,**
 - Immigrants and/or refugees**
-

Q15

What are the main barriers that residents face when trying to access your services? (Check all that apply)

- Transportation issues,**
 - Eligibility requirements,**
 - Stigma or fear of seeking assistance**
-

Q16

What additional services or resources are needed to serve the community better?

Respondent skipped this question

Q17

How do you measure the effectiveness of your services? (Check all that apply)

- Client feedback/surveys,**
 - Program completion rates,**
 - Follow-up services and outcomes,**
 - Reduction in repeat utilization**
-

Q18

What are your organization's most significant challenges in providing effective services?

- Funding limitations,**
 - Availability of resources**
-

Q19

Respondent skipped this question

How can the city better support your organization's efforts to address the needs of residents?

Q20

Respondent skipped this question

Are there any policies or practices that you believe should be changed to better support the homeless population?

Q21

Monthly

How frequently does your organization participate in CoC meetings or planning sessions?

Q22

Fair

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

Q23

Enhanced communication and networking

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

Q24

Increased involvement from all stakeholders

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

Q25

Respondent skipped this question

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

Q26

Respondent skipped this question

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

Q1 Name:

Answered: 9 Skipped: 0

Q2 Role/Position:

Answered: 9 Skipped: 0

Q3 Agency:

Answered: 9 Skipped: 0

Q4 Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

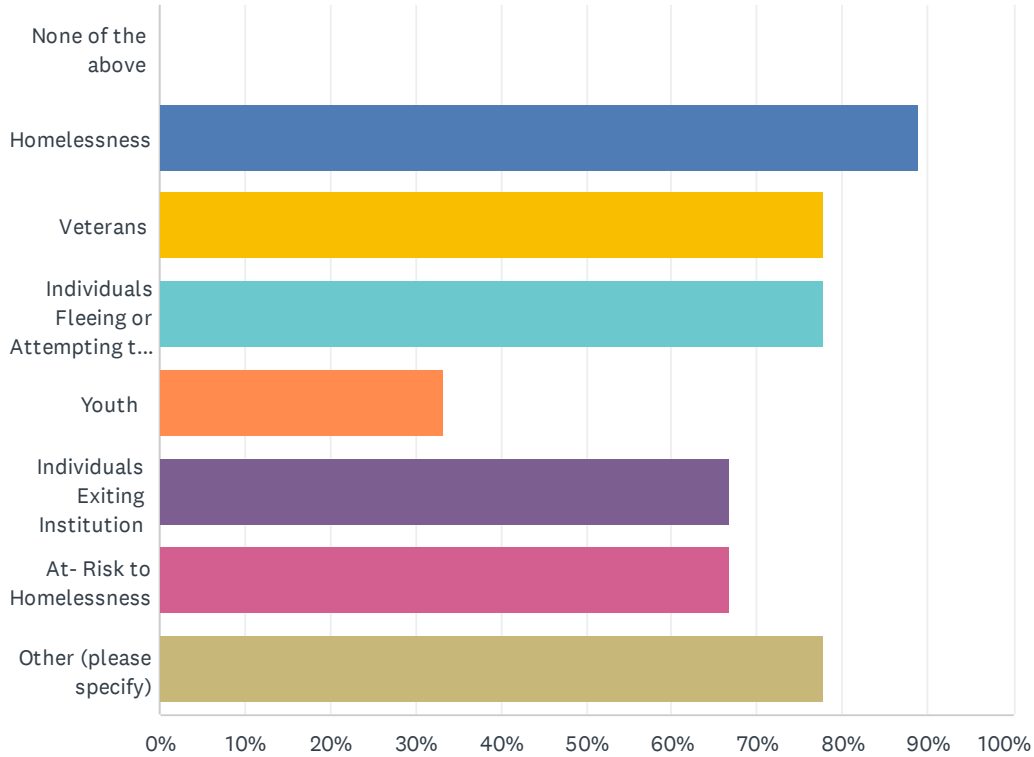
Answered: 9 Skipped: 0

Q5 Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Answered: 9 Skipped: 0

Q6 Which qualifying populations does your agency serve? Please select all that apply.

Answered: 9 Skipped: 0

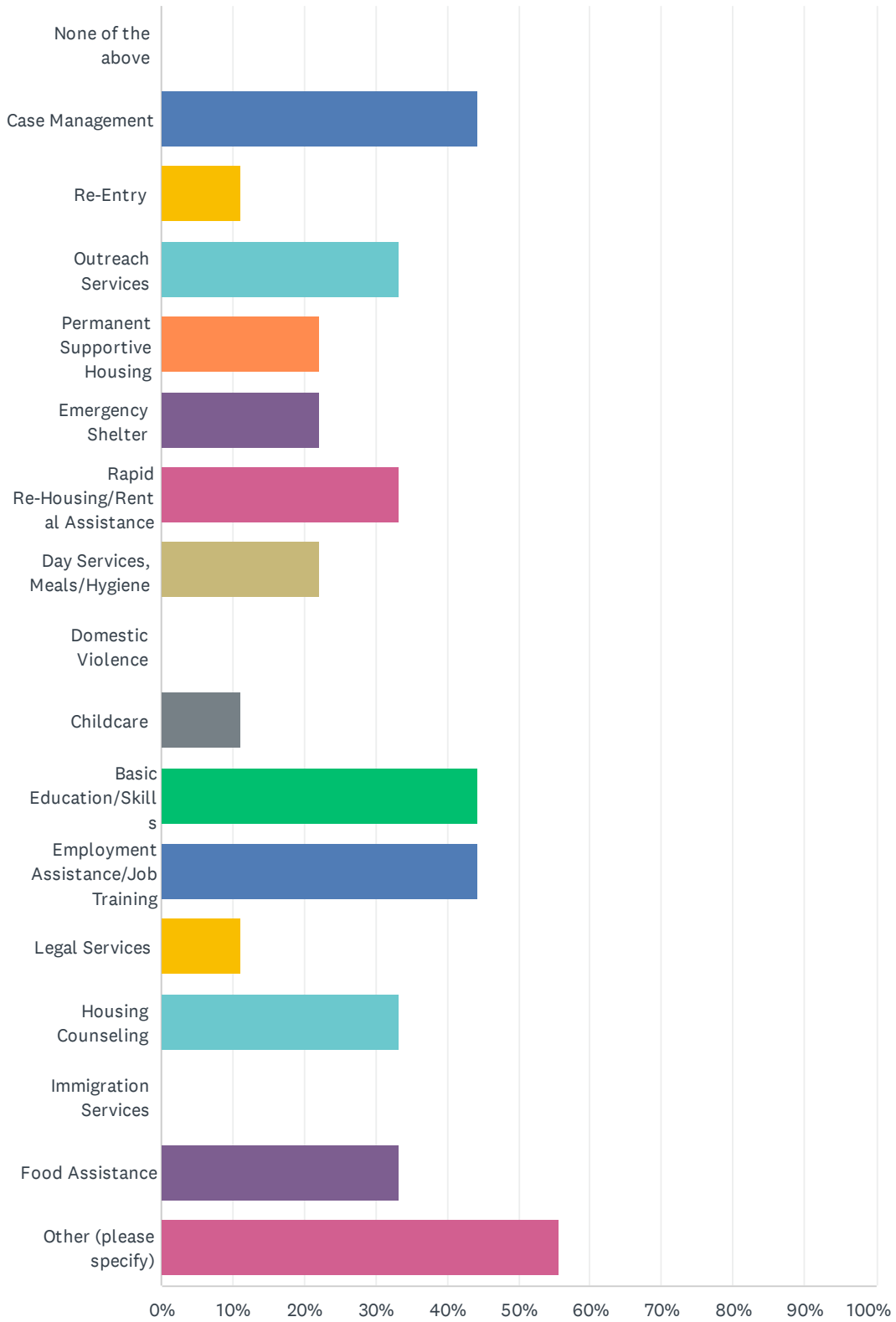


| ANSWER CHOICES | RESPONSES | |
|--|-----------|---|
| None of the above | 0.00% | 0 |
| Homelessness | 88.89% | 8 |
| Veterans | 77.78% | 7 |
| Individuals Fleeing or Attempting to Flee Violence | 77.78% | 7 |
| Youth | 33.33% | 3 |
| Individuals Exiting Institution | 66.67% | 6 |
| At- Risk to Homelessness | 66.67% | 6 |
| Other (please specify) | 77.78% | 7 |
| Total Respondents: 9 | | |

Q7 What services does your organization/agency offer? Please check all that apply.

Answered: 9 Skipped: 0

2024 Greeley Provider Survey

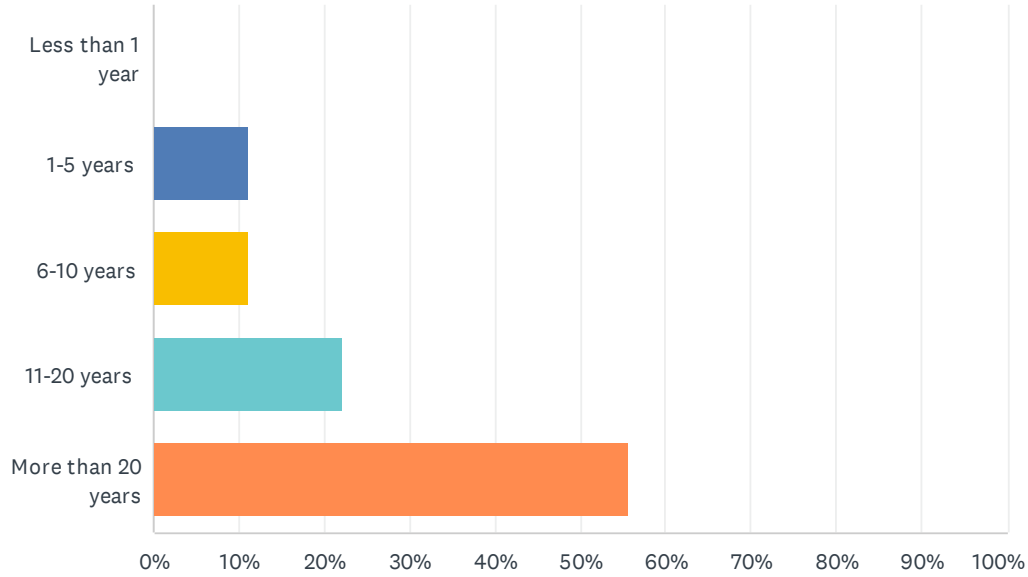


2024 Greeley Provider Survey

| ANSWER CHOICES | RESPONSES | |
|------------------------------------|-----------|---|
| None of the above | 0.00% | 0 |
| Case Management | 44.44% | 4 |
| Re-Entry | 11.11% | 1 |
| Outreach Services | 33.33% | 3 |
| Permanent Supportive Housing | 22.22% | 2 |
| Emergency Shelter | 22.22% | 2 |
| Rapid Re-Housing/Rental Assistance | 33.33% | 3 |
| Day Services, Meals/Hygiene | 22.22% | 2 |
| Domestic Violence | 0.00% | 0 |
| Childcare | 11.11% | 1 |
| Basic Education/Skills | 44.44% | 4 |
| Employment Assistance/Job Training | 44.44% | 4 |
| Legal Services | 11.11% | 1 |
| Housing Counseling | 33.33% | 3 |
| Immigration Services | 0.00% | 0 |
| Food Assistance | 33.33% | 3 |
| Other (please specify) | 55.56% | 5 |
| Total Respondents: 9 | | |

Q8 How long has your organization been providing services in the community?

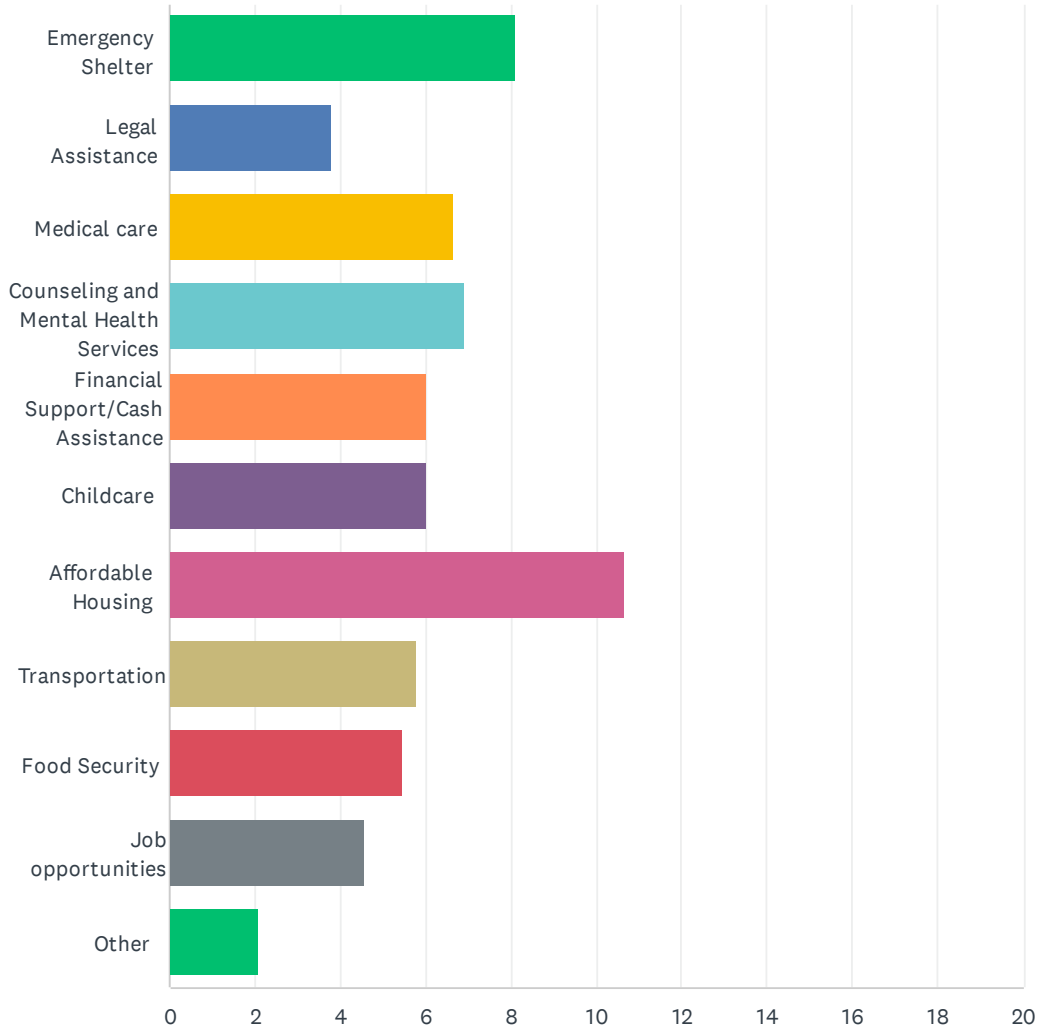
Answered: 9 Skipped: 0



| ANSWER CHOICES | RESPONSES |
|--------------------|-----------|
| Less than 1 year | 0.00% 0 |
| 1-5 years | 11.11% 1 |
| 6-10 years | 11.11% 1 |
| 11-20 years | 22.22% 2 |
| More than 20 years | 55.56% 5 |
| TOTAL | 9 |

Q9 Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

Answered: 9 Skipped: 0

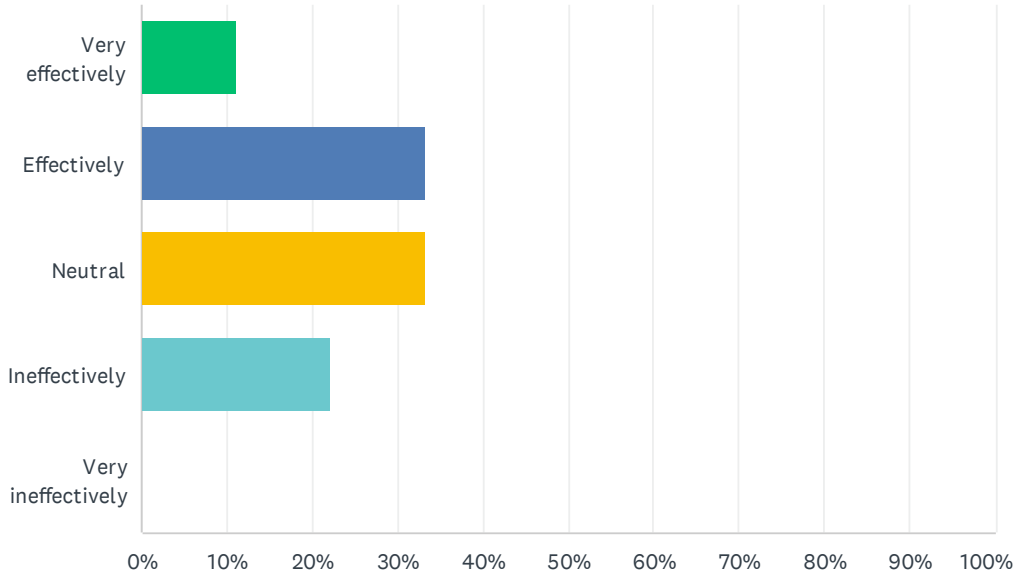


2024 Greeley Provider Survey

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|---------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Emergency Shelter | 0.00% 0 | 33.33% 3 | 11.11% 1 | 33.33% 3 | 11.11% 1 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 11.11% 1 | 0.00% 0 | 0.00% 0 |
| Legal Assistance | 0.00% 0 | 0.00% 0 | 0.00% 0 | 11.11% 1 | 11.11% 1 | 11.11% 1 | 0.00% 0 | 11.11% 1 | 0.00% 0 | 44.44% 4 | 11.11% 1 |
| Medical care | 0.00% 0 | 0.00% 0 | 22.22% 2 | 0.00% 0 | 33.33% 3 | 22.22% 2 | 11.11% 1 | 11.11% 1 | 0.00% 0 | 0.00% 0 | 0.00% 0 |
| Counseling and Mental Health Services | 0.00% 0 | 22.22% 2 | 11.11% 1 | 0.00% 0 | 11.11% 1 | 22.22% 2 | 22.22% 2 | 11.11% 1 | 0.00% 0 | 0.00% 0 | 0.00% 0 |
| Financial Support/Cash Assistance | 0.00% 0 | 0.00% 0 | 22.22% 2 | 11.11% 1 | 0.00% 0 | 22.22% 2 | 22.22% 2 | 11.11% 1 | 0.00% 0 | 11.11% 1 | 0.00% 0 |
| Childcare | 11.11% 1 | 11.11% 1 | 0.00% 0 | 11.11% 1 | 0.00% 0 | 0.00% 0 | 33.33% 3 | 11.11% 1 | 22.22% 2 | 0.00% 0 | 0.00% 0 |
| Affordable Housing | 77.78% 7 | 11.11% 1 | 11.11% 1 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 |
| Transportation | 0.00% 0 | 0.00% 0 | 11.11% 1 | 11.11% 1 | 11.11% 1 | 22.22% 2 | 11.11% 1 | 22.22% 2 | 11.11% 1 | 0.00% 0 | 0.00% 0 |
| Food Security | 0.00% 0 | 22.22% 2 | 0.00% 0 | 11.11% 1 | 11.11% 1 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 44.44% 4 | 11.11% 1 | 0.00% 0 |
| Job opportunities | 0.00% 0 | 0.00% 0 | 11.11% 1 | 11.11% 1 | 11.11% 1 | 0.00% 0 | 0.00% 0 | 22.22% 2 | 11.11% 1 | 33.33% 3 | 0.00% 0 |
| Other | 11.11% 1 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 88.89% 8 |

Q10 How effectively do you think current services are addressing these needs?

Answered: 9 Skipped: 0



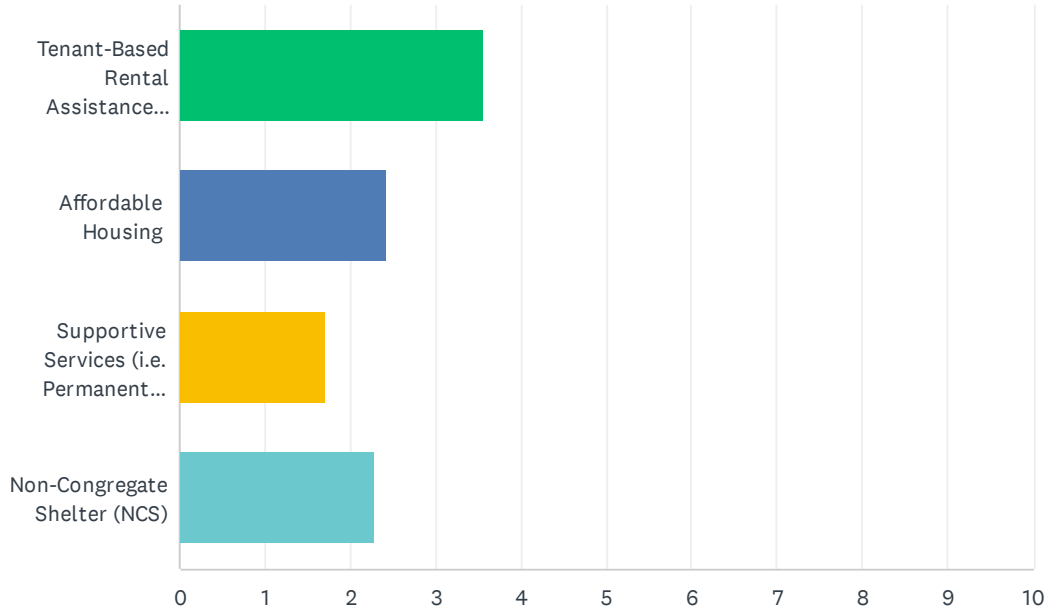
| ANSWER CHOICES | RESPONSES | |
|--------------------|-----------|----------|
| Very effectively | 11.11% | 1 |
| Effectively | 33.33% | 3 |
| Neutral | 33.33% | 3 |
| Ineffectively | 22.22% | 2 |
| Very ineffectively | 0.00% | 0 |
| TOTAL | | 9 |

Q11 What emerging needs or issues have you noticed among the residents you serve over the past year?

Answered: 7 Skipped: 2

Q12 Please rank the availability of existing services within the community from (1) most available to (4) least available.

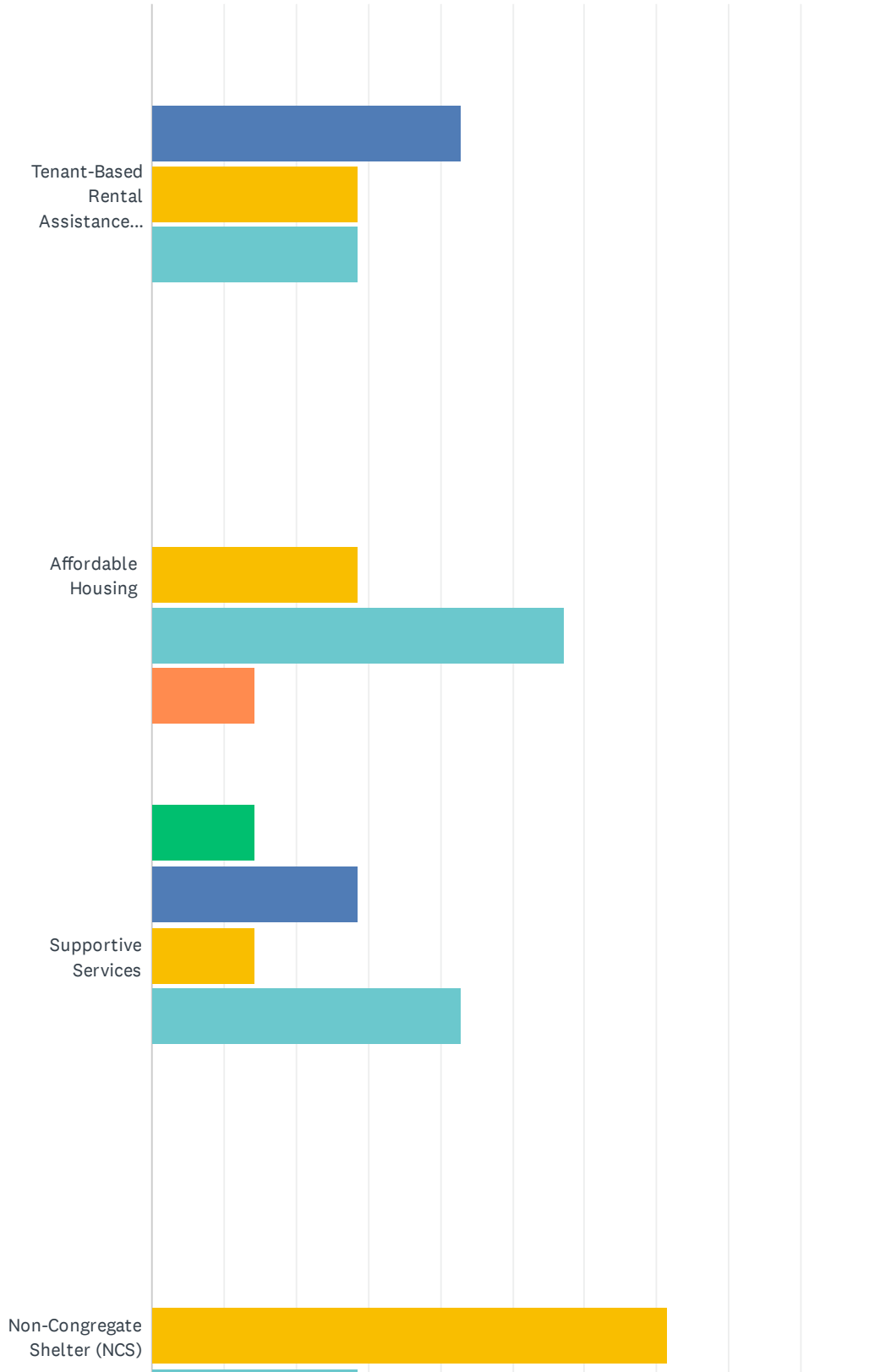
Answered: 7 Skipped: 2



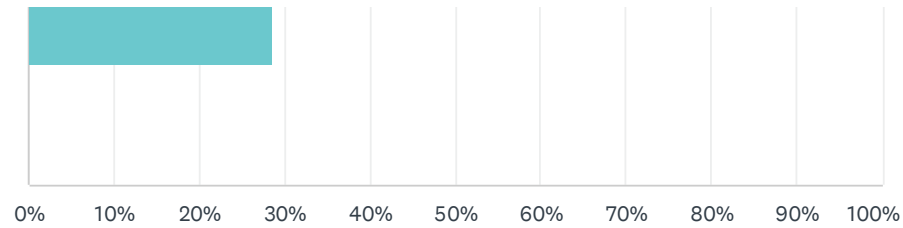
| | 1 | 2 | 3 | 4 | TOTAL | SCORE |
|--|-------------|-------------|-------------|-------------|-------|-------|
| Tenant-Based Rental Assistance (TBRA) | 71.43% 5 | 14.29% 1 | 14.29% 1 | 0.00% 0 | 7 | 3.57 |
| Affordable Housing | 14.29% 1 | 42.86% 3 | 14.29% 1 | 28.57% 2 | 7 | 2.43 |
| Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services) | 14.29% 1 | 0.00% 0 | 28.57% 2 | 57.14% 4 | 7 | 1.71 |
| Non-Congregate Shelter (NCS) | 0.00% 0 | 42.86% 3 | 42.86% 3 | 14.29% 1 | 7 | 2.29 |

Q13 Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

Answered: 7 Skipped: 2



2024 Greeley Provider Survey

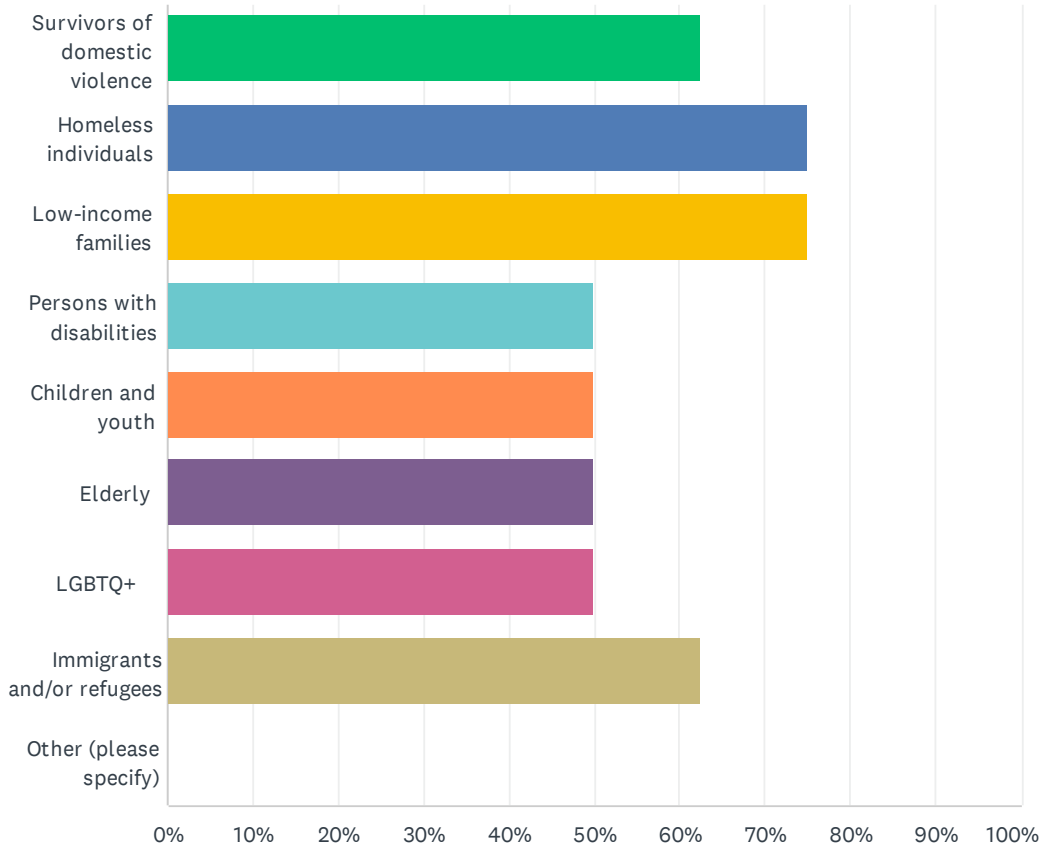


■ Very Acces...
 ■ Moderately...
 ■ Somewhat ...
 ■ Slightly Ina...
■ Not Accessi...

| | VERY ACCESSIBLE | MODERATELY ACCESSIBLE | SOMEWHAT ACCESSIBLE | SLIGHTLY INACCESSIBLE | NOT ACCESSIBLE | TOTAL | WEIGHTED AVERAGE |
|---------------------------------------|-----------------|-----------------------|---------------------|-----------------------|----------------|-------|------------------|
| Tenant-Based Rental Assistance (TBRA) | 0.00% 0 | 42.86% 3 | 28.57% 2 | 28.57% 2 | 0.00% 0 | 7 | 2.86 |
| Affordable Housing | 0.00% 0 | 0.00% 0 | 28.57% 2 | 57.14% 4 | 14.29% 1 | 7 | 3.86 |
| Supportive Services | 14.29% 1 | 28.57% 2 | 14.29% 1 | 42.86% 3 | 0.00% 0 | 7 | 2.86 |
| Non-Congregate Shelter (NCS) | 0.00% 0 | 0.00% 0 | 71.43% 5 | 28.57% 2 | 0.00% 0 | 7 | 3.29 |

Q14 Are there populations in the community that are underserved by current services? (Check all that apply)

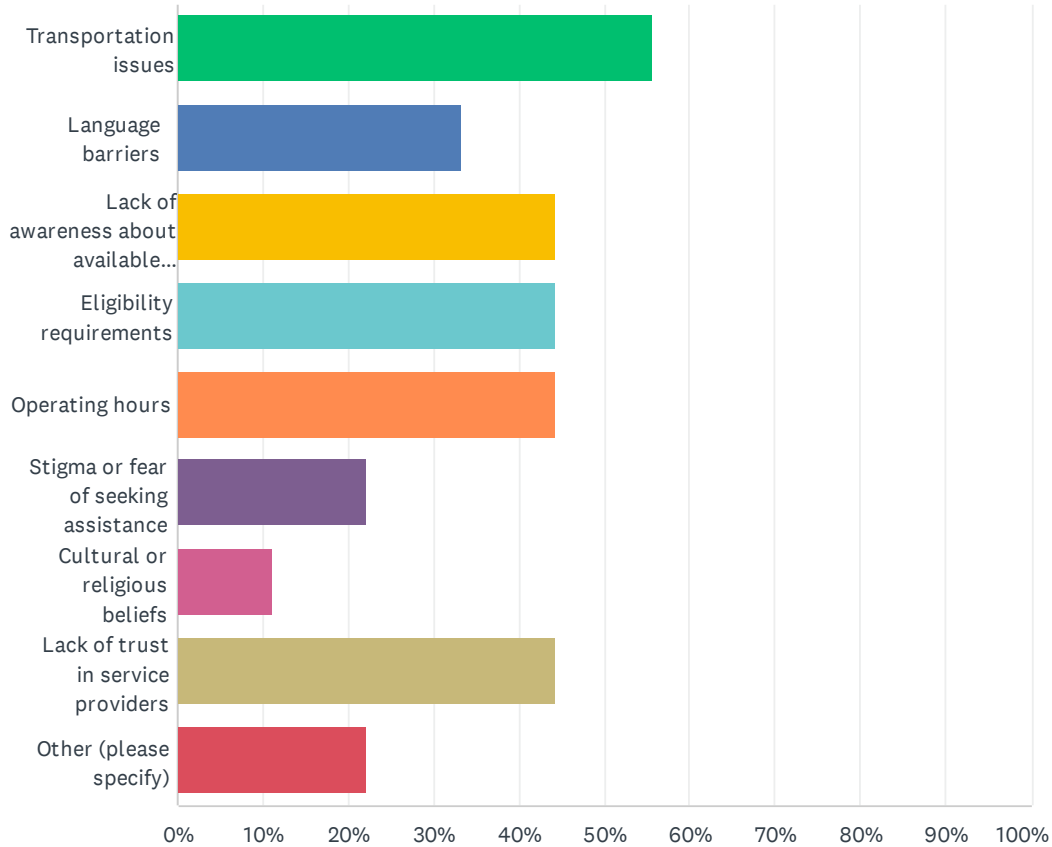
Answered: 8 Skipped: 1



| ANSWER CHOICES | RESPONSES | |
|--------------------------------|-----------|---|
| Survivors of domestic violence | 62.50% | 5 |
| Homeless individuals | 75.00% | 6 |
| Low-income families | 75.00% | 6 |
| Persons with disabilities | 50.00% | 4 |
| Children and youth | 50.00% | 4 |
| Elderly | 50.00% | 4 |
| LGBTQ+ | 50.00% | 4 |
| Immigrants and/or refugees | 62.50% | 5 |
| Other (please specify) | 0.00% | 0 |
| Total Respondents: 8 | | |

Q15 What are the main barriers that residents face when trying to access your services? (Check all that apply)

Answered: 9 Skipped: 0



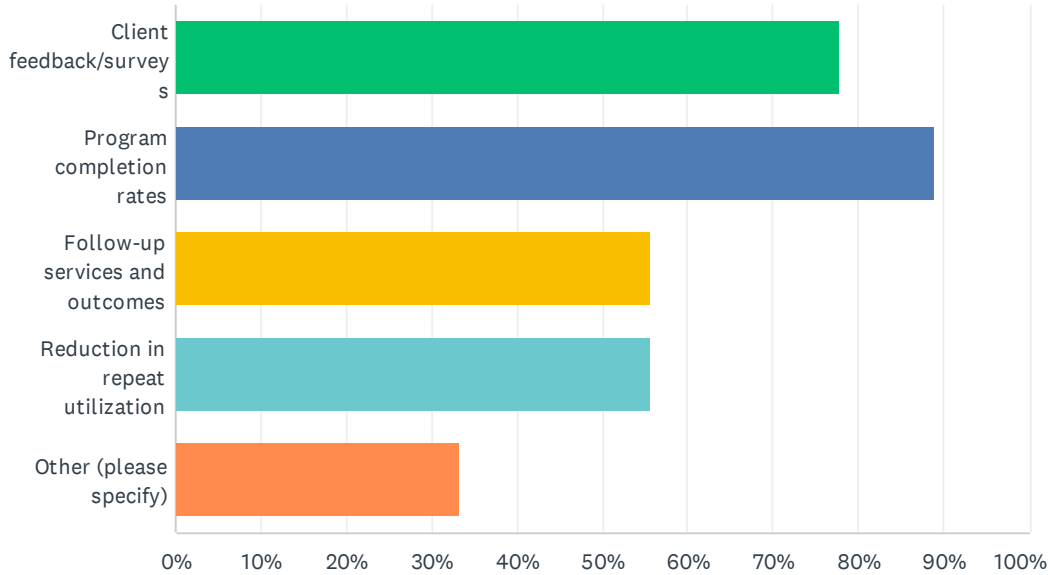
| ANSWER CHOICES | RESPONSES | |
|--|-----------|---|
| Transportation issues | 55.56% | 5 |
| Language barriers | 33.33% | 3 |
| Lack of awareness about available services | 44.44% | 4 |
| Eligibility requirements | 44.44% | 4 |
| Operating hours | 44.44% | 4 |
| Stigma or fear of seeking assistance | 22.22% | 2 |
| Cultural or religious beliefs | 11.11% | 1 |
| Lack of trust in service providers | 44.44% | 4 |
| Other (please specify) | 22.22% | 2 |
| Total Respondents: 9 | | |

Q16 What additional services or resources are needed to serve the community better?

Answered: 8 Skipped: 1

Q17 How do you measure the effectiveness of your services? (Check all that apply)

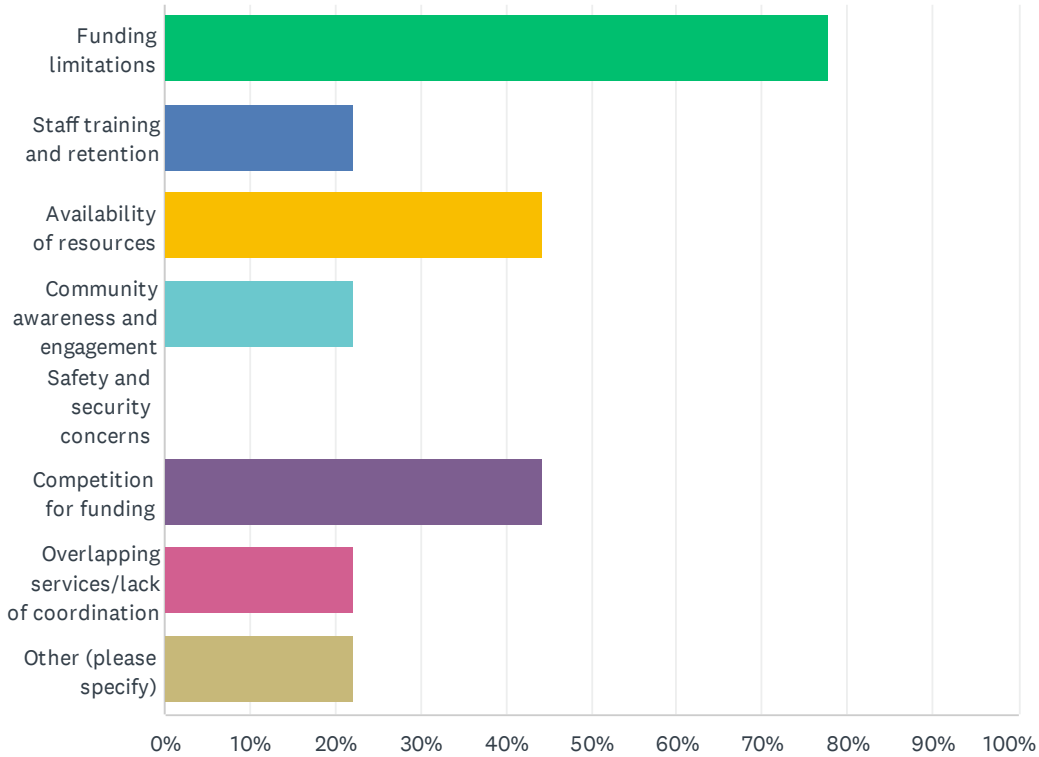
Answered: 9 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|---------------------------------|-----------|---|
| Client feedback/surveys | 77.78% | 7 |
| Program completion rates | 88.89% | 8 |
| Follow-up services and outcomes | 55.56% | 5 |
| Reduction in repeat utilization | 55.56% | 5 |
| Other (please specify) | 33.33% | 3 |
| Total Respondents: 9 | | |

Q18 What are your organization's most significant challenges in providing effective services?

Answered: 9 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|---|-----------|---|
| Funding limitations | 77.78% | 7 |
| Staff training and retention | 22.22% | 2 |
| Availability of resources | 44.44% | 4 |
| Community awareness and engagement | 22.22% | 2 |
| Safety and security concerns | 0.00% | 0 |
| Competition for funding | 44.44% | 4 |
| Overlapping services/lack of coordination | 22.22% | 2 |
| Other (please specify) | 22.22% | 2 |
| Total Respondents: 9 | | |

Q19 How can the city better support your organization's efforts to address the needs of residents?

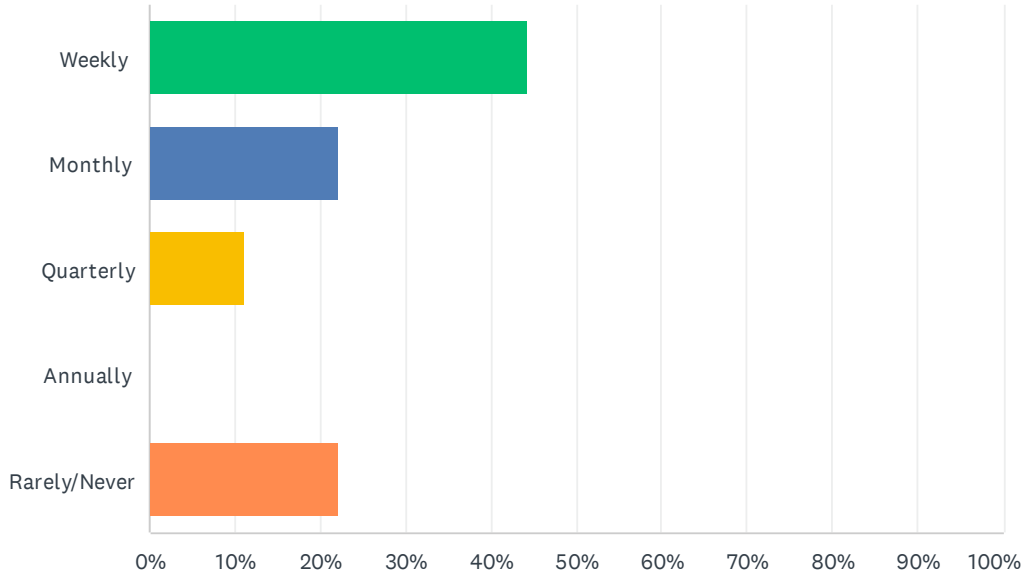
Answered: 7 Skipped: 2

Q20 Are there any policies or practices that you believe should be changed to better support the homeless population?

Answered: 6 Skipped: 3

Q21 How frequently does your organization participate in CoC meetings or planning sessions?

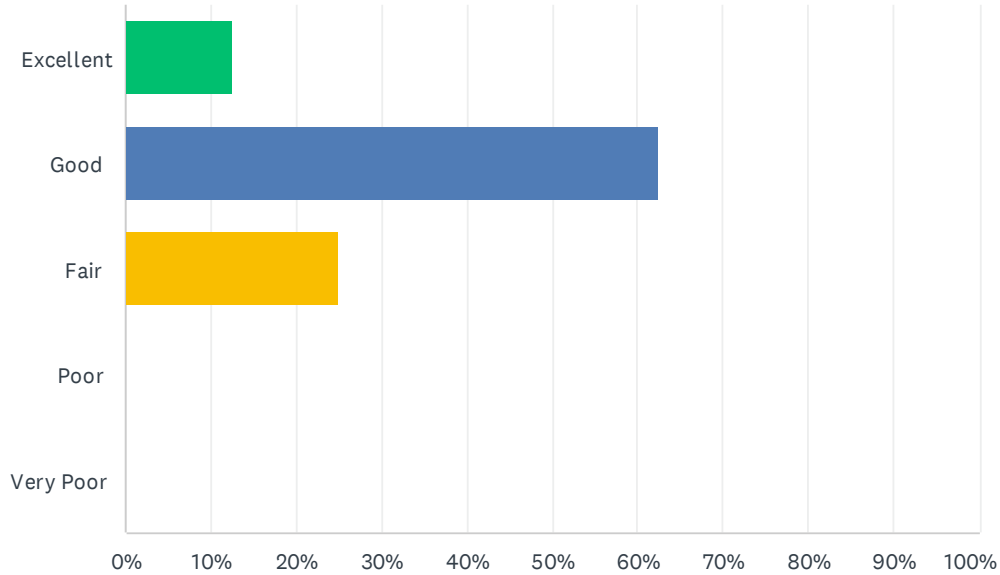
Answered: 9 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|----------|
| Weekly | 44.44% | 4 |
| Monthly | 22.22% | 2 |
| Quarterly | 11.11% | 1 |
| Annually | 0.00% | 0 |
| Rarely/Never | 22.22% | 2 |
| TOTAL | | 9 |

Q22 How would you rate the overall effectiveness of the CoC in coordinating homeless services?

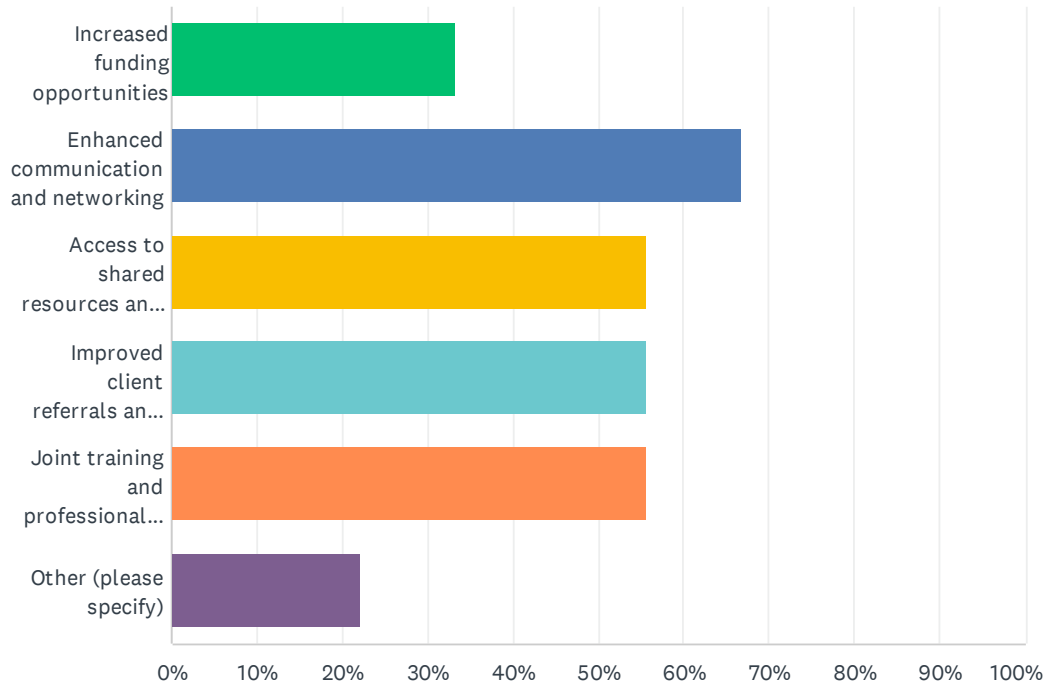
Answered: 8 Skipped: 1



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|----------|
| Excellent | 12.50% | 1 |
| Good | 62.50% | 5 |
| Fair | 25.00% | 2 |
| Poor | 0.00% | 0 |
| Very Poor | 0.00% | 0 |
| TOTAL | | 8 |

Q23 What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

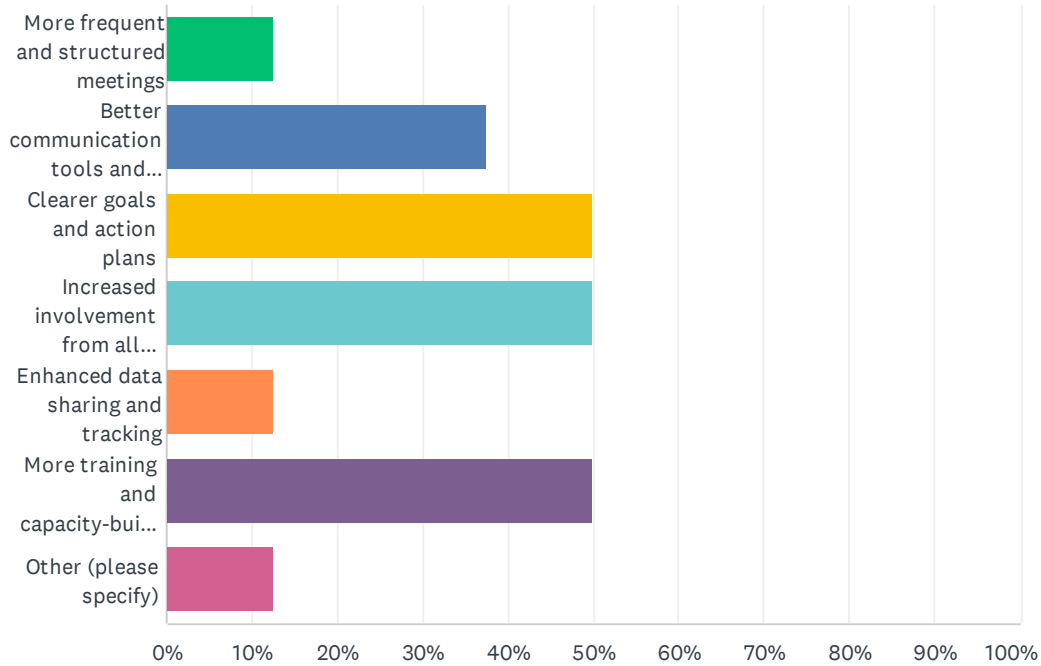
Answered: 9 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|--|-----------|---|
| Increased funding opportunities | 33.33% | 3 |
| Enhanced communication and networking | 66.67% | 6 |
| Access to shared resources and best practices | 55.56% | 5 |
| Improved client referrals and service coordination | 55.56% | 5 |
| Joint training and professional development | 55.56% | 5 |
| Other (please specify) | 22.22% | 2 |
| Total Respondents: 9 | | |

Q24 In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

Answered: 8 Skipped: 1



| ANSWER CHOICES | RESPONSES | |
|---|-----------|---|
| More frequent and structured meetings | 12.50% | 1 |
| Better communication tools and platforms | 37.50% | 3 |
| Clearer goals and action plans | 50.00% | 4 |
| Increased involvement from all stakeholders | 50.00% | 4 |
| Enhanced data sharing and tracking | 12.50% | 1 |
| More training and capacity-building opportunities | 50.00% | 4 |
| Other (please specify) | 12.50% | 1 |
| Total Respondents: 8 | | |

Q25 What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

Answered: 5 Skipped: 4

Q26 Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

Answered: 5 Skipped: 4

Q36. What are the top priorities that you believe the City of Greeley should focus on in the next five (5) years?

Cracking down on criminal activity and substance distribution. In addition to that, ensuring that the cheap fast developments being thrown together are priced more appropriately.

I think the quality and cost of rentable units should be a priority. The home-buying market sort of is what it is nationally, but ensuring that everyone, including those without the savings to buy, have safe, affordable, and high-quality homes is a matter of equity.

We should focus on ways to make better use of the infrastructure we already have by increasing mixed-use areas, reducing dependence on cars (ability to safely walk or bicycle to nearby shops, clinics, etc), and making it easier to retrofit existing buildings to multi-use. Dedicate less wasted space to cars, such as parking lots, and more space for people, such as courtyards, gardens, and paved paths.

Getting housing prices down. Continuing the housing first program for homeless. Enforcing noise and traffic ordinances for street racers and illegal vehicles. Partnerships with UNC.

Affordable housing and long-term solution for housing and caring for the chronically homeless, those situationally homeless and preventing homelessness for those not making a living wage!

Public Safety Affordable Housing Healthcare costs Improving low-income areas

Higher paying, more educated job force

Affordable housing for all - not just those considered in poverty. More accessible public transit (more stops on the west side and south of 24)

Traffic.

Affordable housing, crime, and new schools.

Affordable housing, homelessness especially downtown , public safety , mental health, addiction

Cleaning the east side up. Providing more support from the police on the West side.

Increase tax base with incoming businesses. Annex property on 8th Ave./Highway 85 all the way to Eaton. Buy open space. Keep residential water costs reasonable. Keep infrastructure in good shape. Increase mental health services by partnering with county. Increase funding to parks and recreation because the town is growing. Support for low income residents with services.

Increasing Public Safety and improving traffic flow through the city on Highway 34.

Reduce Crime. Stop incentivizing demographics that crime follows, such as affordable housing. Greeley needs to clean up what it has before developing further or the negative will just multiply.

Expanding marketplace accessibility

Small businesses, single family homes and parks for a sense of community more than just a bedroom community for commuters. Community gardens. Less gang crime.

Improving infrastructure and stigma surrounding Greeley (vs Loveland, Fort Collins, etc.)

Public Safety, affordable housing, mental health programs, homelessness, revitalize downtown

Housing and whatever it takes to keep up with the growing population

Affordable housing, disability services, improve elderly care services, and mental health services

Jobs, affordable housing, economic development

Affordable housing for low & middle income.

Lower housing and utility cost

Infrastructure. traffic.

Substance Use disorder Mental Health Housing HealthCare Veterans

Infrastructure Schools

Affordable housing.

Growth of population and roads, trails, safety, affordable housing.

Code enforcement

Crime, substance abuse/drugs in the community, homelessness, establishing more accountability for the City Manager spending city funds.

Affordable home ownership of townhouses & condos. We have enough "lease able" townhouses & condos that make the developer/owner rich. We need more that individuals can actually own and grow equity through.

1. Safety 2. Economy 3. Homeless population

Roads and housing

Affordable Housing Low income housing Disability Training for officers Community Policing

Prepare for the growth of the City of Greeley by planning for expansion of public safety, infrastructure, and parks and rec. The city should adopt a work first philosophy when it comes to housing homeless.

Homelessness, mental health and gang activity. Keeping criminals locked up.

Making streets safer for people walking and cycling, remove all City fees for adding dwelling units in the redevelopment district

reputation, cost of living, green energy, public transportation, Public health

Public safety, infrastructure, business development, open space, housing diversity options

Cost of living!

Homelessness and homelessness prevention, expanded access to public Transportation including night and Sunday schedules, continued small business development

Enforcing codes in transportation to bring in revenue for all vehicles, fixing current road and infrastructure issues, denying sanctuary or more illegal immigration

Affordable housing and liveable wages.

Homelessness Mental Health Care Roads/sidewalk/gutters Safety Gun Violence

1. Law enforcement 2. Prioritize street and road improvement. The food tax is never sunsetted. 3. Homelessness. Panhandling. 4. City manager needs to set up residency in Greeley. Needs to have limitations on his assistant city manager position hires . His DEI is crushing moral. With Weld being a conservative area his close relationship with the Govenor of Colorado is very concerning. Are the City managers intentions to stay in Greeley for the long term or is the just have a stop over to fluff the resume. These questions need to be asked quickly before to much damage is done.

Make the city safer. Get rid of gangs and crack down on crime.

Maintaining and improving what already exists instead of starting new projects.

Housing, cost of living, drugs and crime

Good job creation...meaning jobs that pay so you can afford to live here. Rent caps Crime Homeless Decrease cost of utilities and insurance Stop allowing investors to out bid normal families trying to purchase a home

Catering to the folks who are getting priced out of areas like Loveland and Longmont. A lot of new home owners on the west side, but there is a lack of food and other services on the west side to sustain us. It's a general view that you want to travel to the east side of town as infrequently as possible.

Affordable housing, parks and recreation facilities, develop trails (Sheep Draw, eat asking the Poudre River). Would it be possible to turn the floodplain near the Poudre in easy Greeley into a huge riverfront park and trails area?

Mental Health, Substance Abuse, Childcare

Neighborhood revitalization. More affordable single-family home options.

Affordable housing for all ages.

Gang violence and mental health along with addiction and homelessness

Infrastructure, controlled growth, job growth

Curbing homelessness; redevelopment of blighted areas

Highways the view of the city improvements of streets like riverview we get forgotten we have to drive 1/2 of a mile just to get into our community from the highway instead of having an off ramp

Safety

I believe that the city of Greeley should really focus on how to become a self-sufficient urban center and understanding that they are a large city with large city issues within Weld County rather than a "small town". In this vein, I believe that an area of focus needs to be creating more affordable housing, easier multi family zoning options for property owners, and economic incentives to develop mid market apartments on the east side of the city (east of 35th Ave)

Higher earning job opportunities as well as cheaper first-time homes.

Schools, homeless services (shelters, and mental health) veteran services

Safety. Rent rates. Benefit services

Upgrading transportations corridors and hubs. Repairing deteriorating existing infrastructure Upgrading community parks and centers

Crime Gangs Homelessness/ drugs

Stop building and make the properties we have now more affordable for people who actually WORK for a living without having to jump through the hoops of public assistance

Mental health care and availability of resources for the homeless. Working to create more sustainable energy use. Decrease housing costs

Economy, jobs, housing

Crime Homeless

Affordable housing and living expenses.

Cleaning up residential areas (following through on city ordinances for properties, maintaining infrastructure in low income neighborhoods). Maybe a project to clean up the small businesses and homes downtown (10th and 9th st east of 23rd comes to mind) -- grants to help them paint, do maintenance, create off-street parking, add safe sidewalks.

Parks in new areas

Public Safety

Homeless

Decrease the house cost. Decrease taxes. Decrease everything that prices gone up high. Kick out illegal immigration's- they are lacking by not follow rules and law. Also taking advantage our taxes and government. They lie on their documents.

Roads, preparing for more traffic since we are #1 in growth right now. Another community center like the funplex.

Affordable Housing, Public Transit, and Roadway efficiency

Legitimate affordable housing Mental health outside of NRBH Accessible work for those with disabilities Proper training for the police department on Disability interactions

Affordable housing for all including housing for the homeless

Air quality & crime

Growth, traffic congestion, crime

Bring in new businesses besides low income jobs. Greeley does not attract millionaires. Every community needs them. Greeley is so focused on everything low income. We need to start getting a mix of folks with all income levels. I'm afraid for Greeley's future.

Development of the west side of Greeley and stop developing downtown

Our schools are not good. Help our students learn to read and do math. Quit building new houses and rejuvenate older neighborhoods

Lower rent. Tell these property managers that they need to stop using AI to make the prices higher. Please look into the Real Page lawsuit.

Low income housing, discount grocery store, traffic (even the police speed)

Low income housing, permanent shelter, education on relief assistance programs

Law enforcement and quality housing.

Help in lower the cost of living, build more stuff and activities for the youth. Work out parks

Crimes and gangs

Climate resilience and adaptation in every facet of planning. And more thoughtful planning across departments!

Obviously affordable housing and promote bringing in companies to increase higher paying jobs with benefits.

Economic growth more pools

Safety Housing the people on section 8 waitlist before immigrants

Better pay, rreducib goelwssmes% ness

Maintaining or increasing the quality of life in Greeley. The Roads-they were never meant to handle the traffic you've created and the way the town is, you can't change the road structure-so stop with the "density increase." What do you want to turn Greeley into Aurora? Education. Quality education. Public safety.

Focusing on youth programs, events, and community opportunities. Focus on bringing larger businesses to Greeley. More jobs that pay strong wages is key.

Reducing water/utility bills Improve schools Stop the multi family housing complex (no infrastructure to support it)

Affordable housing, eliminate homelessness, maintain and improve infrastructure

Sustainable living that doesn't create a city full of dependent individuals on the government.

Infrastructure

Clearing out homeless and drugs from our parks

Houseing density and zoning changes

Substance abuse

More housing. Providing assistance only to people that have earned it. (too many people think they shouldn't have to work HARD and that everything should be given to them)

There is so much drug usage going on and not enough support to get people clean. People are picking drugs over everything. Even parents. This causes someone to not have that grit to better their lives and instead, chose to not work and get government assistance wherever they can. Government funds are being used too easily and should be restricted. Offer substance abuse help and mental health care too. That will help the economy thrive with more people willing to put in an

effort.

Keeping young people here with good careers. Affordable child care. Vehicle idling ordinances to improve air quality.

Transportation infrastructure, downtown development, homelessness and vagrant issues - loitering, trespassing, littering

Homeless population, education

House taxes

Schools, law enforcement, help for low income families

Better quality affordable housing Reducing homelessness or housing insufficiency More parks and access to safe outdoor area

Economic development Less apartments and condos no trailer parks

City of Greeley facilities need major renovations and repairs. I feel the city can't support current population with the facilities and resources we currently have, so we are set up to fail as Greeley grows. City manager and council need to support the people who support the community.

Growing westward. Housing has increased greatly in west Greeley but those residents are not supported with stores, shops, restaurants, and other businesses and services.

Reduce the perception of crime and gangland image issues with many more officers, much more visible patrolling. Give out tickets for jay walking. Pull everyone who is speeding and changing lanes without a signal so that the visual presence and effectiveness of patrolling is highly visible. Right now, it seems like the only time Police are known to exist is after they are called to the scene. They seem incognito and ineffective. I want to SEE THEM doing their job.

Public transportation needs revamping. There should be transportation throughout the entire city. Population is increasing and lack of public transport hurts a lot of people.

Fixing our infrastructure and figuring out the overcrowded schools. Traffic is horrible on 35th AVE and highway 34. Brand

new schools are overwhelmed and have overflow class rooms.

Addressing crime

I believe Greeley needs to focus on schools and the amount of homes being built. We do not have room for the amount of growth we are seeing out West. Our children attend a brand new school that is way over capacity. Large families are moving into apartments in the boundary causing more overflow. There need to be regulations on how many people can live in an apartment. The city should focus on building more family homes, rather than vertical living.

Infrastructure and Actually maintaining our roads! Since the new City Manager came on, Absolutely Notyhas been done!!

Affordable housing, reliable public transportation, opioid epidemic and prevention, more jobs.

Rent control, and minimum wage raised.

Homelessness Affordable home buying

Public safety (though, this hard in a soft on crime state). Keeping Greeley affordable. Instilling a focus on morality in schools again. Tackling chronic illness in our kids!

Crime prevention, public safety

Kick the homeless problem

1. Dont build more housing, instead support current residents in their housing issues (we are just becoming a dumping ground for commuters- people that don't love Greeley but need somewhere to live when they work in Fort Collins/Loveland/Denver. We don't need commuters) 2. Create green spaces in west Greeley to match the unparalleled number of parks in East Greeley 3. Improve traffic and public transit options

Affordable housing a higher living wage

Reducing homelessness/ housing instability -- this has greatly improved over the last few years, in my opinion

Helping the homeless and drug addicted persons

Road improvement

Infrastructure

Affordable housing, raising of minimum wage, and access to work. I'd love to see if we can't help lift our homeless population off of the streets so that they don't have to panhandle in the roads. It's dangerous out there and they need to have shelter, it's not right to subject them to that because they can't afford a residence

Senior support

MAKE US34 A TRUE BY-PASS !!!

Public safety & homelessness.

Supporting our neighbors who are struggling with mental health, housing, and work force training. Acknowledge and integrate climate change into planning and priorities (open space, continued Life After Lawn efforts and similar, mass transit that makes sense, neighborhood hubs that create "20 minute communities"). Continue to encourage law enforcement to work in tandem with social workers and others to provide more comprehensive response to 911 calls and ensure that a culture of care, not necessarily correction, is fostered in Greeley.

Homelessness Drugs Gangs Drugs Vehicle thefts Panhandling Permits for vendors on the street selling stuff Code violations

Affordable housing

Infrastructure, especially roads Traffic, especially US.34 More funding for police, firefighters, teachers

Stop buying farmland and building housing on it. Focus on the homeless population and making the city safe again.

Stop building. You are causing climate change by taking away our farm lands.

More single family homes at affordable costs.

Combating drugs and violence in schools. Creating more opportunities for youth programs that are free and widely available. The kids here are struggling hard.

Affordable housing Large park in west Greeley High paying jobs

Housing single mothers or families with young children Helping those who actually want a better future Services for those getting released from prison Things to do in the area Greeley don't really have much to offer so I get why people say it's boring and honestly makes it easier for one to turn to drugs when they hit rock bottom.

more progressive programs

Localizing necessities such as housing and food production. Making Greeley more easily traversable without a car.

1. Public Safety 2. Parks & Rec maintenance and upkeep 3. Continued Economic growth 4. Homelessness- though I am unsure what the right thing to do is. 5. Maintain roads and sidewalks.

Lower housing cost lower inflation on necessities used to create a good quality of life a balanced inflation to minimum wage

Fix roads. slow growth as infrastructure can't handle more people and traffic. Help residents feel safe once again.

Getting the homeless out of residential neighborhoods!

Affordable housing Improved roads

Public Safety: Police, Fire, EMS needs to increase proportionally with the increasing population, along with the increase in asylum seekers, immigrants, refugees bleeding over from surrounding counties. Greeley should not be responsible or lending a hand in these resources/programs, where 1) they are already established in Fort Collins, Denver, and Boulder areas 2) Greeley is already trying to play catch up in attempting to expand their own infrastructure and resources to accommodate the rapid growth. Our previously established Greeley citizens should come and remain first.

1. Not letting foreign/local rental companies use single family homes as multi residence apartments. 2. Put money into cleaning up ward 1 not just the commercial areas but the neighborhoods surrounding it as well. 3. Put money into planting

more trees in older neighbors and cleaning up those streets and homes

Affordability and increase wages

Veterans housing and jobs. Homelessness. Greedy landlords.

Making affordable to live here, the homeless and panhandlers, crime and restaurants throughout Greeley not in just same spots.

Housing and public works

More outreach for underserved communities as well as addressing language barriers.

Businesses coming to town. School systems. Safety and homelessness. Infrastructure. Childcare

Increased diversity and equity of services.

Affordable and quality housing (these new apartments being built seem to have high rent. Their should be quality choices around \$1100-\$1500 in safe neighborhoods and near public transportation.

Housing. Downtown Greeley for residents — everyone's getting nice parks and new facilities in west Greeley and it feels that downtown isn't getting things like that.

Building more houses and increasing bus routes and hours. There are sufficient apartment buildings.

Q37. Do you have additional comments or suggestions for improving community services and development in Greeley?

I would love to see a development that encourages high-income living in the downtown area. (Is there actually a market for this? I have no idea.) I constantly get ads for co-ops in Fort Collins with swanky, well-lit apartments and lofts with community gardens and dog parks all within walking distance of amenities in Old Town/along College. I would *love* to ditch my house for an owned, elegant apartment or brownstone-style townhouse within walking distance of downtown. Both my husband and I work downtown (me at City Hall, him in a District 6 building), and we spend a lot of time at downtown businesses and city amenities. But there aren't a lot of properties to buy in that area that meet our needs, as we don't have the time/finances to take on an older property that requires major maintenance, nor do we want to rent when we have so much equity in ownership. I think as the city continues to grow and diversify in terms of economic development and demographics, there could be a serious market for this in the young professionals demographic.

Support local small businesses by not allowing commercial properties to remain vacant or charge high lease rates when there are local business owners that could be utilizing that space to provide for the community.

Road infrastructure in many high traffic areas (e.g Hwy 34 and 35th Ave) in Greeley is becoming difficult to navigate and dangerous. What solutions can be offered to address these types of issues?

Support multiple solutions program approaches to end homelessness.

I think there are more people that could benefit from the food bank, I just think most don't because they either aren't aware it is available, or they are afraid to ask for help because of the stigmatism associated with need.

This was a weird mix of questions ranging from economic development, housing, and general city services. From the title I thought it was more focused on housing.

There should be housing that is affordable for public service workers, such as teachers.

Encourage business to build on the West side. Tax incentives or building on city owned land and renting to businesses.

Please enable our law enforcement to address public theft and better enforce traffic laws.

On the topic of affordable housing: One thing the city can do is mandate complexes that rent out units make a clause in their lease that if anyone (not just the renter) gets criminally charged while living there they be evicted. This will reward those that

actually need the housing by decriminalizing the area and keep surrounding areas safe so less people become victim to those that are taking advantage of the system. PLEASE CONSIDER THIS FOR ALL APARTMENT COMPLEXES AND RENTAL UNITS. Other cities have done this (Longmont) and it has compounding benefits by reducing crime and doesn't spread local police as thin.

Add more to Longview park/ promontory area

repair roads in neighborhoods more than just filling potholes. People comment on the gang activity when I mention Greeley

Greeley is not bike friendly... more cross-city trails would be great. I loved that in Fort Collins.

I like that West Greeley is being developed with restaurants, shops and retail.

Get Greeley Community Management under control. They are frequently discriminatory, do not maintain their common-use areas, and are trying to push my family out of our home.

Lower housing and utilities cost. Stop the monopoly of Xcel Energy

If I could live in a quality apartment in downtown or near downtown, that's safe, and costs \$500 less per month than what I pay now, that would be great! Then I could start to save for a down payment on a home. Also, it would be really wonderful to have new neighborhoods of new homes built around UNC and the downtown area; or re-build old houses. Turn old neighborhoods into new ones.

More should be done to rehab older homes for multi family use & ownership. Developers & owners who live outside of Weld County should not receive special tax rates unless they put in extra amenities like park areas in their developments. People who spend their money here & pay taxes in Weld County should get first priority in tax incentives.

I see the Greeley government as an overstuffed, inept group of non-elected parasites on the tax dollar. Just look at the physical appearance- sad!

The city should also continue to attract businesses to provide jobs for Greeley's future expansion. The Water Valley Holdings MOU is a great step in that direction! Focus on incentivizing other companies to move to Greeley. If done correctly the

Promontory area could become a Tech Center of the North.

We should not allow any more low density residential zoning. Use medium density or higher so that new neighborhoods can include a mix of housing types.

People who own more than one residual property should be paying a income tax on their 2nd property. Homes should be maintained better by landlords, we should raise the "condition of living" and there should be PSA about what condition of living is because I know 1000s of people are living in mold. Wi-Fi should be mandatory in all rentals- in this day and age every person needs it to function in society. There should be more types of homes being built- co-living, multi-generational, handicap acceptable. "Affordable housing" should actually be affordable, \$1800 for a 2 bed room is not affordable! Maybe rent should be based on income. Public transportation should be included as part of affordable housing. If I have to have a \$500 car payment to get to and from work because the only affordable housing is on the east side of Greeley and I work on the west side, that living situation is no longer affordable.

We need better & higher paying jobs. Who will hire a teenager when minimum wage is so high? If someone wants more than minimum wage they need more than minimum skills! If you make it easy for someone to be lazy and not work to earn their living they WILL NOT develop the skills to take care of themselves!

Building permits. Stimulate development by lowering permit fees for new construction. Planning department needs a good kick in the ass with delays raising costs.

Weed control. The city needs to have the same standards for city property and private property. When mowing weeds. Clean up the mowed weeds instead of letting the wind do it. When mowing in the parks, pick up the trash instead of mowing it to bits and letting the wind blow it around town or the neighborhood.

Stop wasting money on ugly space consuming and dangerous medians! Rip out all the medians along 8th Ave. Put left hand turn lanes in on all roads. Cross walk suggestion previously mentioned

I love the trail system in Greeley and the funplex being off of the trail. Honestly, having this trail and funplex is one of the major reasons we haven't sold our home and moved.

The city needs to financially assist in the development of affordable housing.

Create a walking path or just side walk in riverview farms in the east side of Greeley or an off ramp so we don't have to go in a huge loop to get into our community..don't waste our tax money on programs that won't help them self's shit I can stay home and work 30 hours to if the city is going to pay my rent

Ive noticed that its very difficult to work with The Parks and Recreation department, particularly in the multiple "crown jewel" facilities in the Greeley Ice Haus and Butch Butler Field. For a city of 100,000 people with HS athletics/rivalries that date back 30/40+ years, junior hockey, minor league baseball in the area, it always seems like those two places are underutilized or potential tenants experience a lot of frustration and wind up leaving. It seems like there's a lack of cooperation/communication between tenants and the department about who these facilities "serve" and it devolves into Turf wars that cost the general public opportunities. Compared to what other areas in NoCo are doing in sports and entertainment, it feels like Greeley is squandering an opportunity to be at the forefront of those conversations.

I am happy with Greeley but we can always improve.

Stop building expensive high rise apartments in neighborhoods

Go to each home to see if they have multiple family in single home and false documents that they aren't married but still taking government assistance. Need to go to jail. I seen few in my neighborhood. Too many cars and misc. decrease the rental prices and allowed us have pets. I need new home but not a lot of them won't take pets. My landlord refuse to follow HA regulations on keep up mantiances like replace carpet or hardwood floor every 5-7 years. I live in this house for 13 years- they harressing by drive by to see if anything to make excuses to come inside muliply a year.

We shouldn't focus on adding more housing until our roads can handle the traffic and influx of residents.

Holding businesses accountable for illegally discriminating and holding the police department accountable for upholding state laws.

Visit other communities and see how they are bringing in business. I'm sure you have. FOCO for example had all income levels and huge support for downtown, college support etc. Greeley is so focused on accommodating all low income. Do you really think anything will get supported when we are a bedroom community????

Develope west Make community resources for broader areas then just giving and enabling the homeless and making that population more in our town

Just lower the rent and housing prices. Rent should not be 1500-2000\$ for an apartment or a half a million dollars for stick houses!!!!

Fund 60+ ride

Aligning community development with climate resilience is KEY. We need people to be housed in safe, durable structures that can weather climate extremes. We need to plan for the future thoughtfully so we don't increase the heat island effect, but also don't unnecessarily develop habitat!!

Focusing on kids programs and school partnerships to ensure kids are being fed, support their education and promote innovation and science programs to ensure they stay off the streets and have a better chance at a future.

Better traffic engineering

Please stop with the growth. It's ruining the quality of life here. It's obvious city planners are getting \$\$\$ from selling out the town.

Incentivize new businesses coming to Greeley. Focus on business growth and supporting the kids of the community

Avoid new building multiple apartment in the same or adjacent neighborhoods like in Northridge trails, especially near schools. New homeowners may leave Greeley when new neighborhoods are overpopulated with large apartment structures. The streets become dangerous with many people running stop sign/intersections.

More frequent busses. Busses/city shuttles to/from the Denver airport and to union station in Denver. I like going to see shows in Denver, but hate driving all the way there and back, plus paying for parking. More access to Denver could help recruit employees who don't want to leave Denver but do want to work in Greeley.

Cleaning up 23rd

I think that we need to continue to develop Greeley as a community that people feel is safe has good schools parks and community services We need the city to have good roads and sidewalks that are in good condition but are also attractive clean and maintained

Small business is the lifeblood of America's economy. Do everything possible to encourage and support small business. The big companies make big headlines but are fraction of the 'real' economy. A thriving playground for small business will open up revenue streams and opportunities. Right now, the only businesses in Greeley seem to be national chains and those with extremely deep pockets. That must be changed. 'Mom and Pop' stores are what makes a community, not national chains.

Make renting affordable. There's no reason why an apartment should cost \$2,000/month

Greeley growth needs to slow down so the community can catch up.

Add more mental health professionals to the Greeley Police Department. Expand training and education of officers.

Do your job, Greeley has so much potential, but killed with the homeless, and Mexican gangs all over the city.

Fix the roads prior to more developing

Please don't allow big corporations to steal all of the business spots downtown. Those places are suffering for funding because no one has any money, and those big corporations will only continue to price gouge if they aren't actively part of the community they serve.

Our parks are being ruined by the homeless, people don't wanna go to the parks due to drug use and homeless. The homeless are scouring trash cans and taking items off personal property. The people sleeping on 11th is a hazard, what if a car jumps the curb and kills someone. Open drug use is ridiculous, I feel as I don't see enough patrols like I used too. Expired plates, modified exhausts, even license plate lights used to get you pulled over. I understand laws change but what has happened in this town in less than a year. Our youth should not be seeing society like this, why doesn't other towns have the problems we are facing. Just sad to see Greeley is turning into Aurora.

Until the schools and healthcare systems are the top in the nation - stop trying to expand anything!

Make Greeley safe and affordable. Stop building apartments and build affordable homes.

Revamp Friday fest to include 9th st and do 2 stages every week

Fund public schools. I'm hearing some unnerving stories about charter schools in Fort Collins jeopardizing funding for public schools. These charter schools are allegedly being supported by people out-of-state and I don't like the idea of some random person with no ties to Colorado making decisions about what resources and curricula our kids have access to.

Help homeless help tax payers lower cost of goods by lowering tax cost utilizing each tax received and applying it to what it's initially for to better our economy by aiding the backbone of this city the working class

Hopefully there will be a way to get the younger generation to want to work and that cities can find more individuals to become police officers. City & state needs to support our police.

Keep the homeless out of residential neighborhoods!

Recognizing that not all homeless persons are capable/willing to admit themselves into Mental Health/Substance Abuse treatment facilities. There needs to be a hard line where after a time, if they are deemed a public nuisance and become a strain on Public Safety resources, that a more long term solution is explored, such as "sanatorium/psychiatric hospital," lack of a better term: insane asylum.

Allow bigger businesses to operate in Greeley. Also focus on the east side of Greeley!!!! Clean it up add big businesses and restaurants to promote people who are scared to come to the east side of Greeley to visit and see the diversity! Education to those "boomers" who grew up in Greeley to broaden their horizons and embrace the new culture of Greeley and to promote growth. This is not the town of the 1970's anymore. Let's move forward and grow!

Developers should be required to reserve 30% of their properties for low income households.

Listen to the non profits that do this everyday

Please make it affordable!!

Greeley Gov has done a fine job in responsibly evolving the city. However, government and citizens can see the incoming population boom, and both should be prepared for it.

Have interpreters when having meetings.

More dog parks and trails

Bilingual messaging, access of food/groceries in low income areas

There also needs to be "executive" or "luxury" houses built if we are to attract executives and leaders to move to Greeley and contribute in leadership ways. I applaud the city of Greeley team for doing everything you are doing. Keep up the good work!

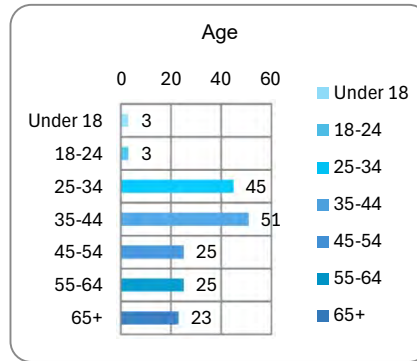
Listen to renters, not just homeowners or corporations. Join in on the crackdown on realpage happening now.

APPENDIX B: COMMUNITY SURVEY

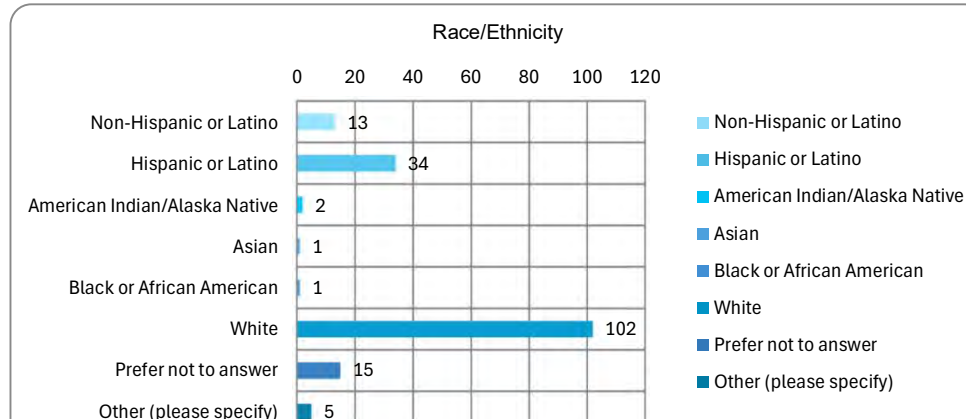
| Please select one of the following that best describes you. | |
|---|-----|
| Live and work in Greeley | 116 |
| Live in Greeley, work elsewhere | 19 |
| Work in Greeley, live elsewhere | 15 |
| Greeley small business owner | 7 |
| Live and work elsewhere | 4 |
| Live in Greeley | 28 |



| Age | |
|----------|----|
| Under 18 | 3 |
| 18-24 | 3 |
| 25-34 | 45 |
| 35-44 | 51 |
| 45-54 | 25 |
| 55-64 | 25 |
| 65+ | 23 |



| Race/Ethnicity | |
|-------------------------------|-----|
| Non-Hispanic or Latino | 13 |
| Hispanic or Latino | 34 |
| American Indian/Alaska Native | 2 |
| Asian | 1 |
| Black or African American | 1 |
| White | 102 |
| Prefer not to answer | 15 |

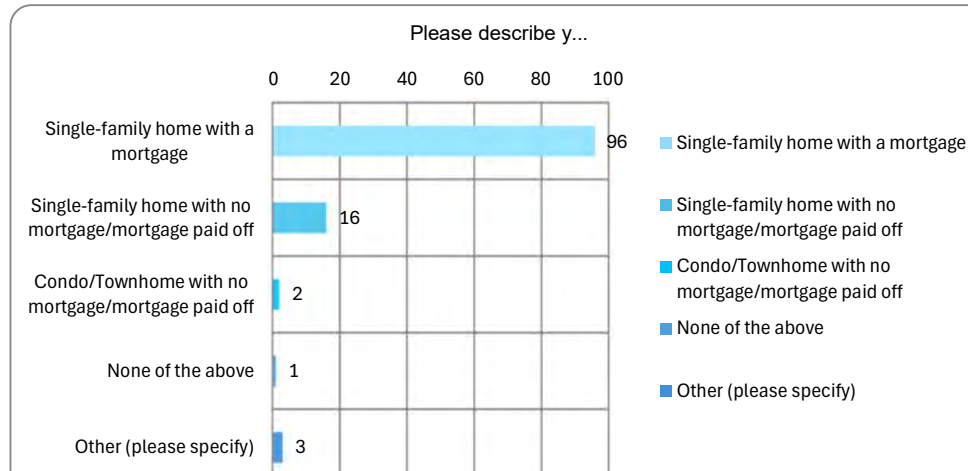
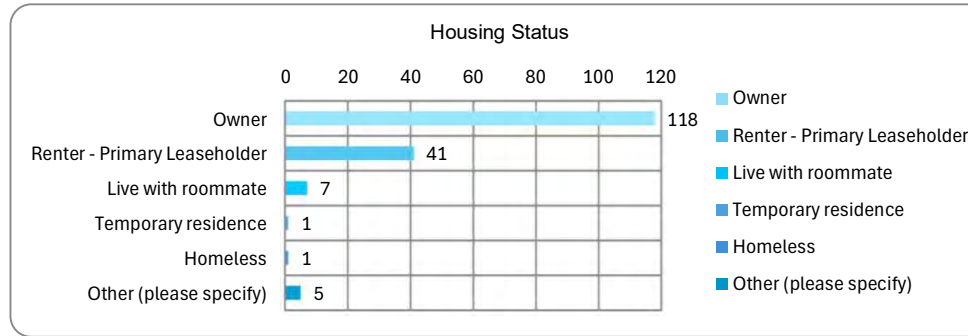
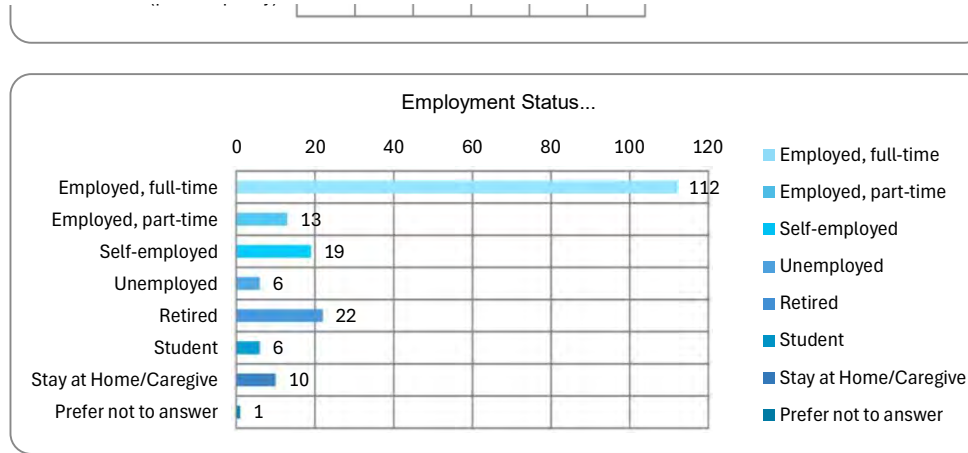


| | |
|------------------------|---|
| Other (please specify) | 5 |
|------------------------|---|

| Employment Status (Please check all that apply.) | |
|--|-----|
| Employed, full-time | 112 |
| Employed, part-time | 13 |
| Self-employed | 19 |
| Unemployed | 6 |
| Retired | 22 |
| Student | 6 |
| Stay at Home/Caregiver | 10 |
| Prefer not to answer | 1 |

| Housing Status | |
|------------------------------|-----|
| Owner | 118 |
| Renter - Primary Leaseholder | 41 |
| Live with roommate | 7 |
| Temporary residence | 1 |
| Homeless | 1 |
| Other (please specify) | 5 |

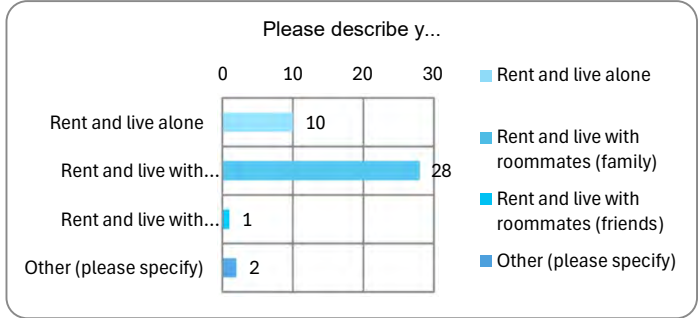
| Please describe your housing situation. (Select best option.) | |
|---|----|
| Single-family home with a mortgage | 96 |
| Single-family home with no mortgage/mortgage paid off | 16 |
| Condo/Townhome with no mortgage/mortgage paid off | 2 |
| None of the above | 1 |
| Other (please specify) | 1 |



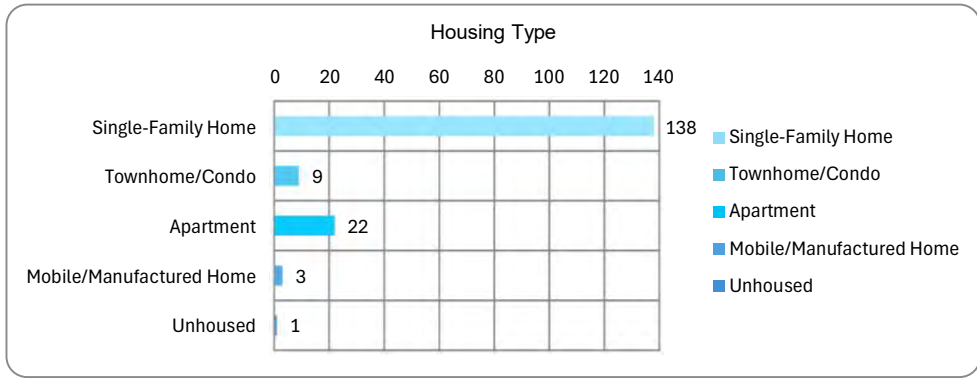
| | |
|------------------------|---|
| Other (please specify) | 3 |
|------------------------|---|

Please describe your situation. (Select best option.)

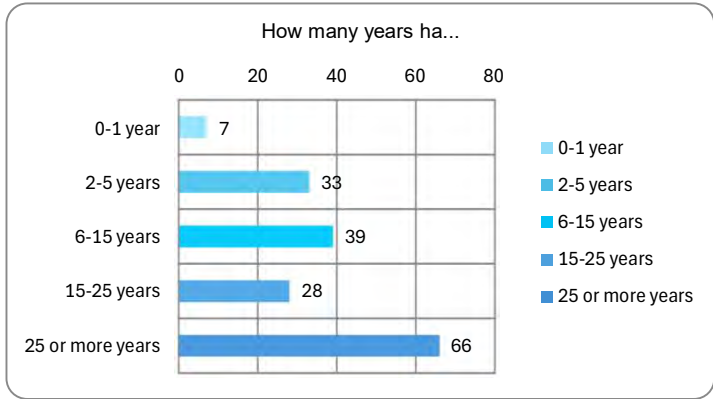
| | |
|--|----|
| Rent and live alone | 10 |
| Rent and live with roommates (family) | 28 |
| Rent and live with roommates (friends) | 1 |
| Other (please specify) | 2 |



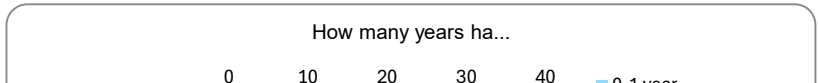
| Housing Type | |
|--------------------------|-----|
| Single-Family Home | 138 |
| Townhome/Condo | 9 |
| Apartment | 22 |
| Mobile/Manufactured Home | 3 |
| Unhoused | 1 |



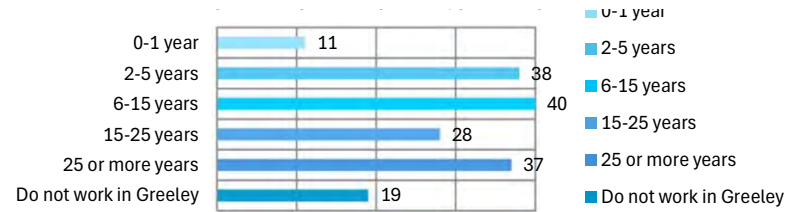
| How many years have you lived in Greeley? | |
|---|----|
| 0-1 year | 7 |
| 2-5 years | 33 |
| 6-15 years | 39 |
| 15-25 years | 28 |
| 25 or more years | 66 |



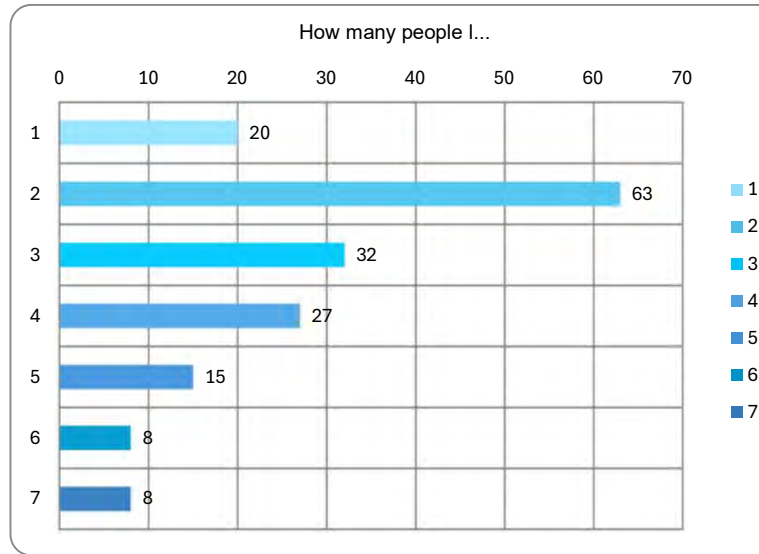
How many years have you worked in Greeley?



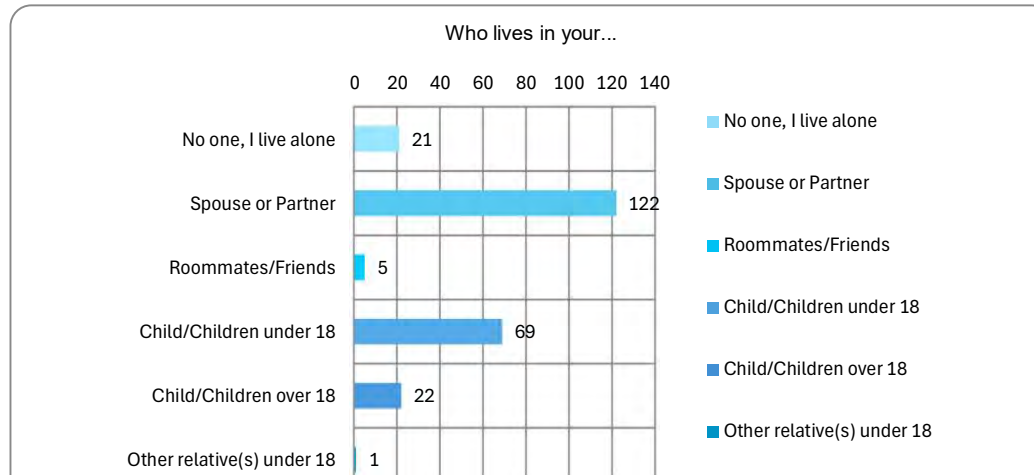
| | |
|------------------------|----|
| 0-1 year | 11 |
| 2-5 years | 38 |
| 6-15 years | 40 |
| 15-25 years | 28 |
| 25 or more years | 37 |
| Do not work in Greeley | 19 |



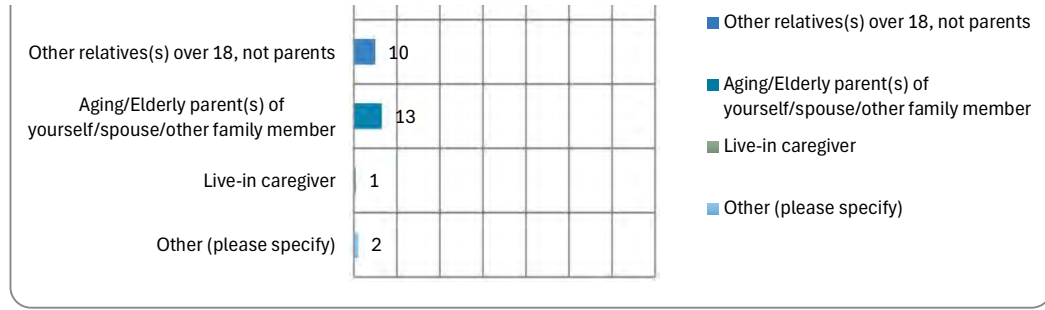
| | |
|---|----|
| How many people live in your household? | |
| 1 | 20 |
| 2 | 63 |
| 3 | 32 |
| 4 | 27 |
| 5 | 15 |
| 6 | 8 |
| 7 | 8 |



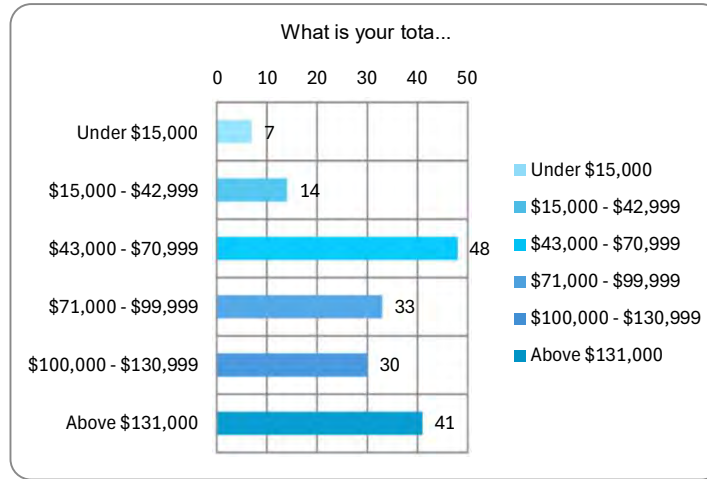
| | |
|--|-----|
| Who lives in your household? (Please check all that apply) | |
| No one, I live alone | 21 |
| Spouse or Partner | 122 |
| Roommates/Friends | 5 |
| Child/Children under 18 | 69 |
| Child/Children over 18 | 22 |
| Other relative(s) under 18 | 1 |



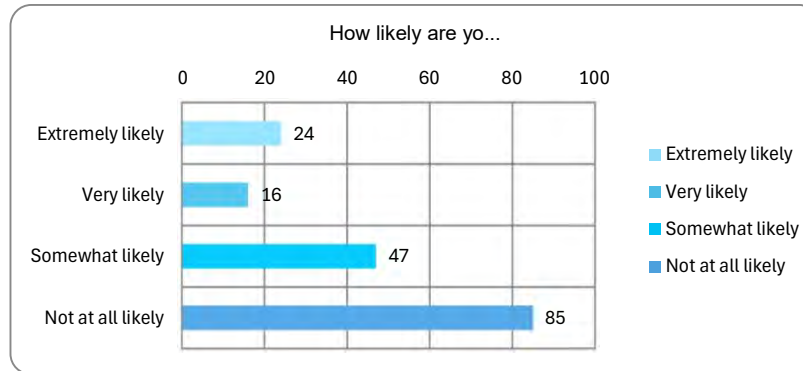
| | |
|--|----|
| Other relatives(s) over 18, not parents | 10 |
| Aging/Elderly parent(s) of yourself/spouse/other family member | 13 |
| Live-in caregiver | 1 |
| Other (please specify) | 2 |



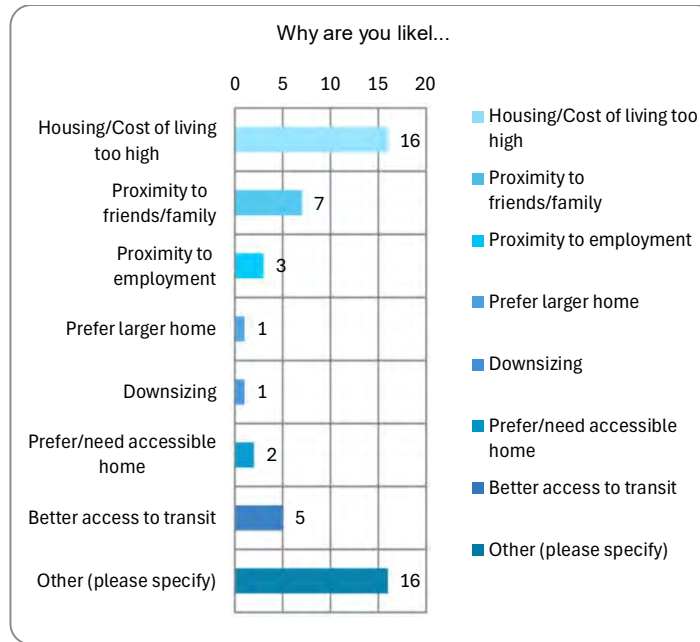
| | |
|---|----|
| What is your total household gross annual income? | |
| Under \$15,000 | 7 |
| \$15,000 - \$42,999 | 14 |
| \$43,000 - \$70,999 | 48 |
| \$71,000 - \$99,999 | 33 |
| \$100,000 - \$130,999 | 30 |
| Above \$131,000 | 41 |



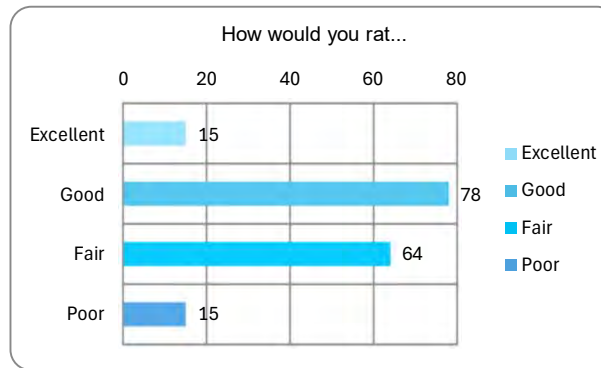
| | |
|---|----|
| How likely are you to move out of Greeley in the next five (5) years? | |
| Extremely likely | 24 |
| Very likely | 16 |
| Somewhat likely | 47 |
| Not at all likely | 85 |



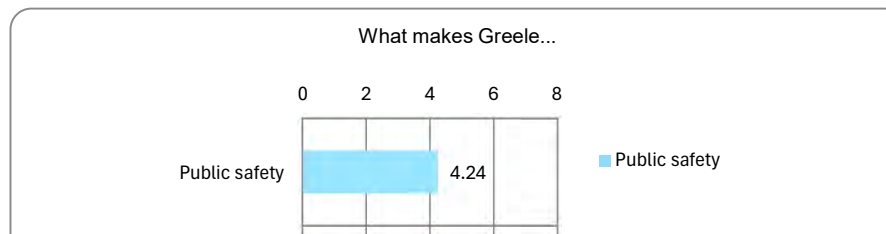
| Why are you likely to move within the next five (5) years? Please select all that apply. | |
|--|----|
| Housing/Cost of living too high | 16 |
| Proximity to friends/family | 7 |
| Proximity to employment | 3 |
| Prefer larger home | 1 |
| Downsizing | 1 |
| Prefer/need accessible home | 2 |
| Better access to transit | 5 |
| Other (please specify) | 16 |



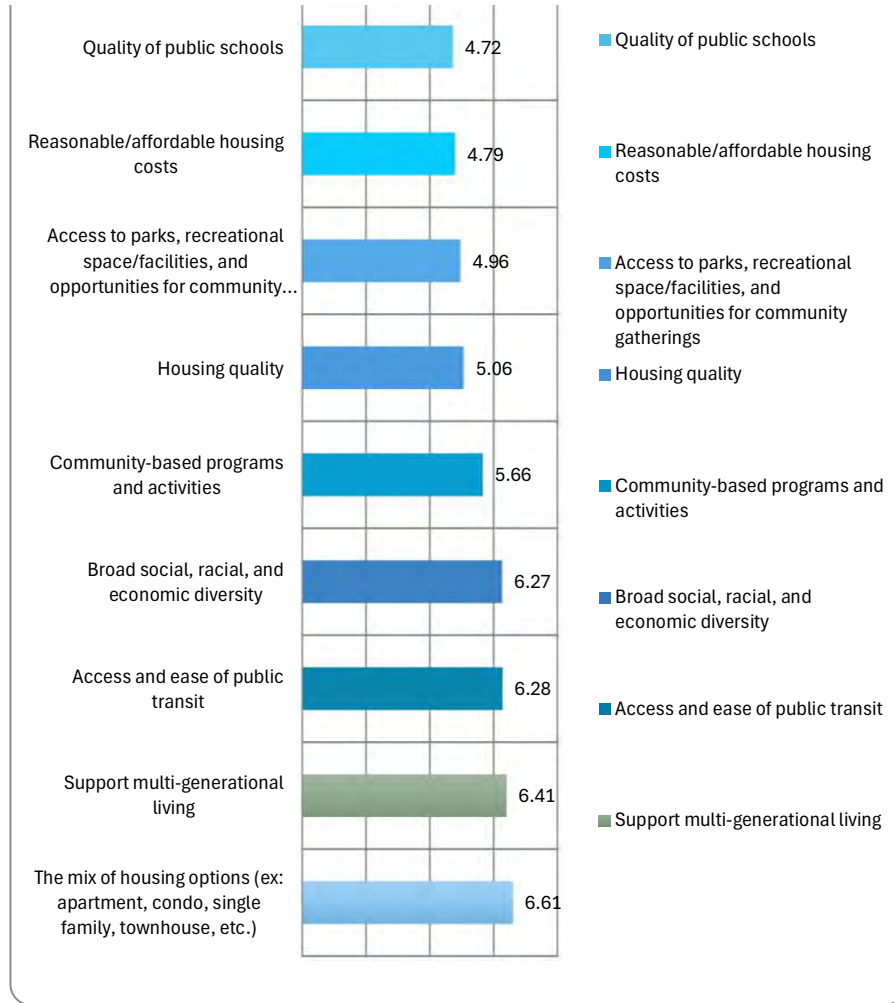
| How would you rate the overall quality of life in Greeley? | |
|--|----|
| Excellent | 15 |
| Good | 78 |
| Fair | 64 |
| Poor | 15 |



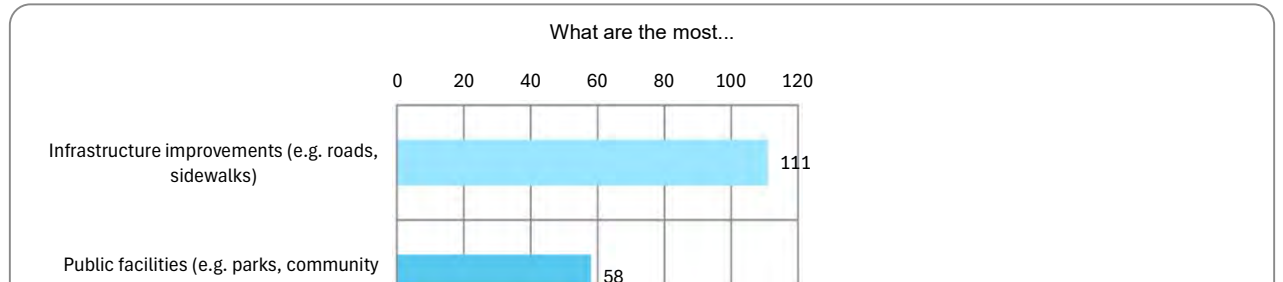
| What makes Greeley an ideal place to live? Rank from most important (1) to least important (10). | |
|--|------|
| Public safety | 4.24 |



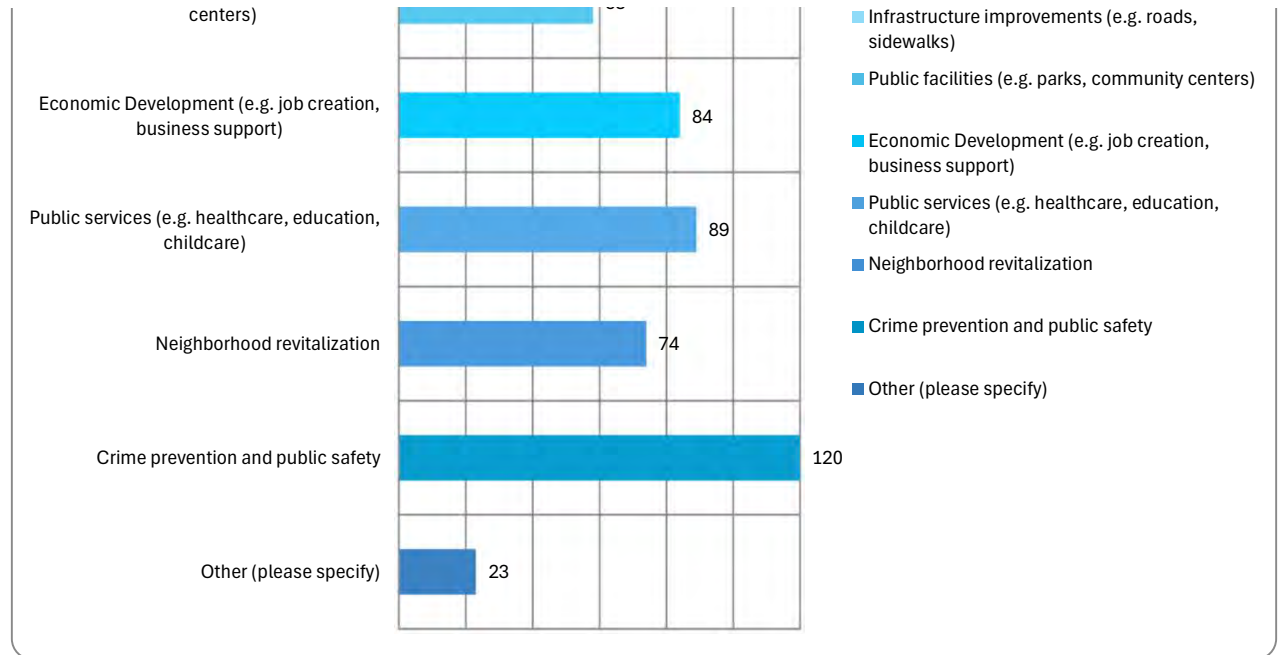
| | |
|--|------|
| Quality of public schools | 4.72 |
| Reasonable/affordable housing costs | 4.79 |
| Access to parks, recreational space/facilities, and opportunities for community gatherings | 4.96 |
| Housing quality | 5.06 |
| Community-based programs and activities | 5.66 |
| Broad social, racial, and economic diversity | 6.27 |
| Access and ease of public transit | 6.28 |
| Support multi-generational living | 6.41 |
| The mix of housing options (ex: apartment, condo, single family, townhouse, etc.) | 6.61 |



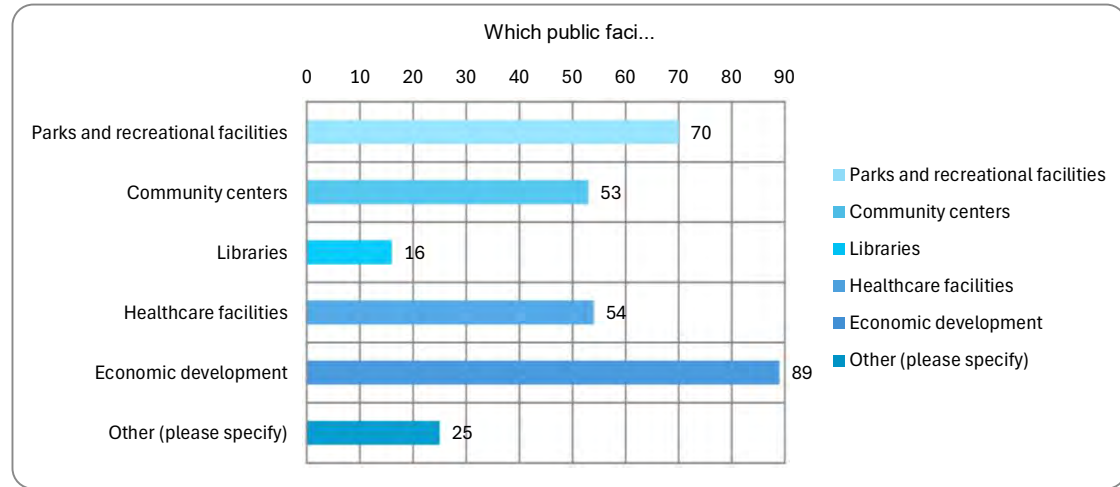
| | |
|---|------------|
| What are the most pressing community development needs in Greeley? (Select all that apply.) | |
| Infrastructure improvements (e.g. roads, sidewalks) | 111 |



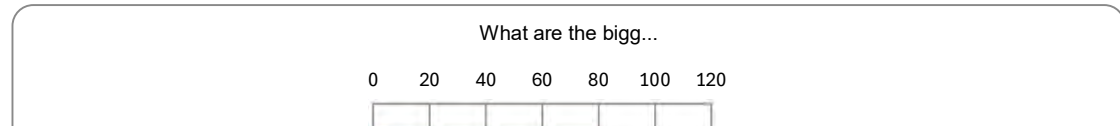
| | |
|--|------------|
| Public facilities (e.g. parks, community centers) | 58 |
| Economic Development (e.g. job creation, business support) | 84 |
| Public services (e.g. healthcare, education, childcare) | 89 |
| Neighborhood revitalization | 74 |
| Crime prevention and public safety | 120 |
| Other (please specify) | 23 |



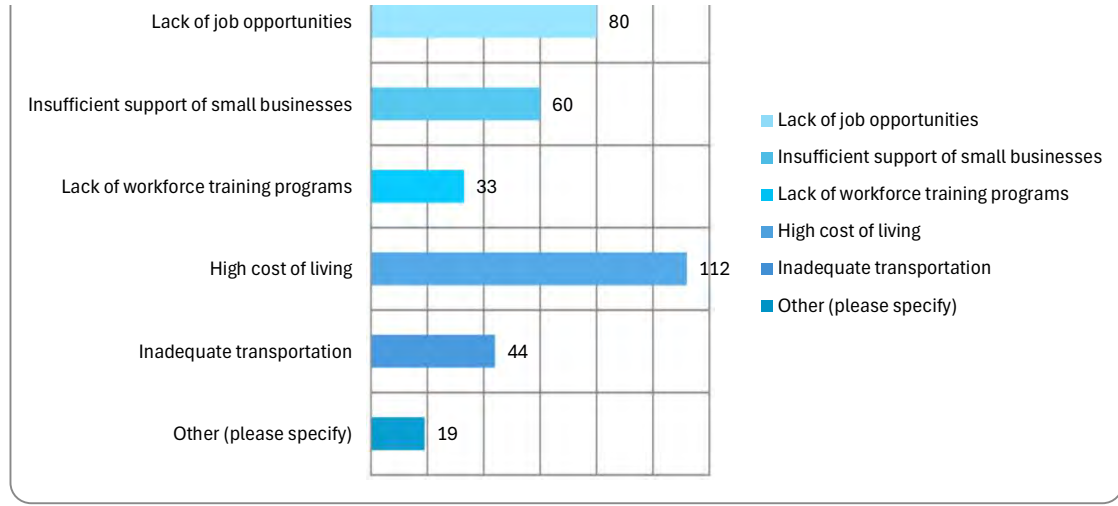
| | |
|---|-----------|
| Which public facilities do you think need the most improvement or expansion? (Select all that apply.) | |
| Parks and recreational facilities | 70 |
| Community centers | 53 |
| Libraries | 16 |
| Healthcare facilities | 54 |
| Economic development | 89 |
| Other (please specify) | 25 |



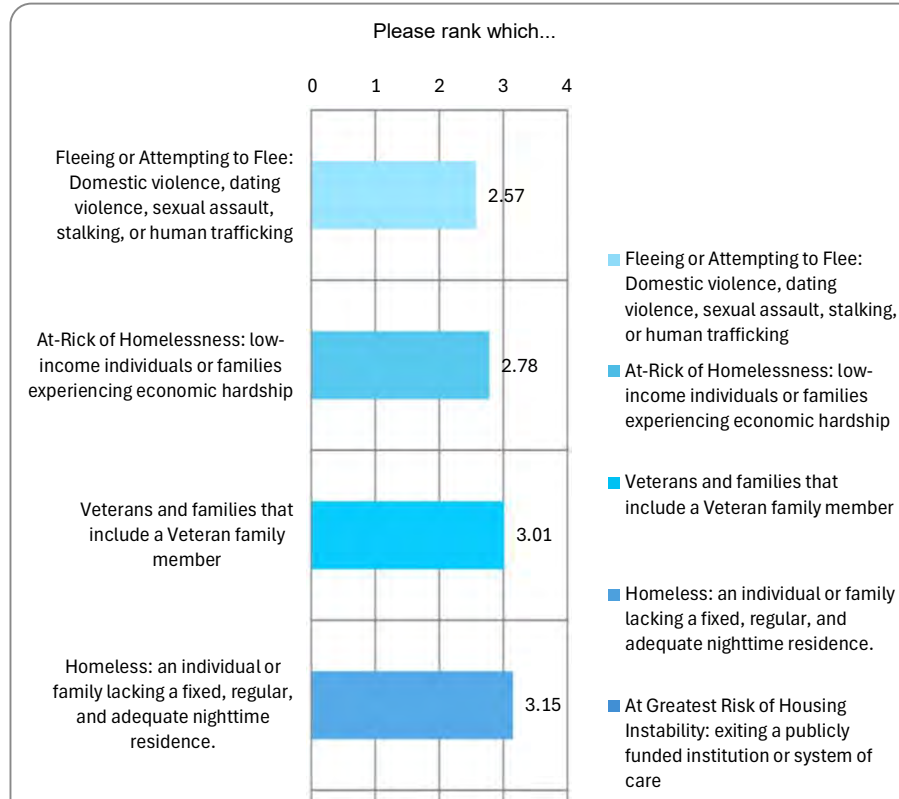
| | |
|--|--|
| What are the biggest barriers to economic development in Greeley? (Select all that apply.) | |
|--|--|



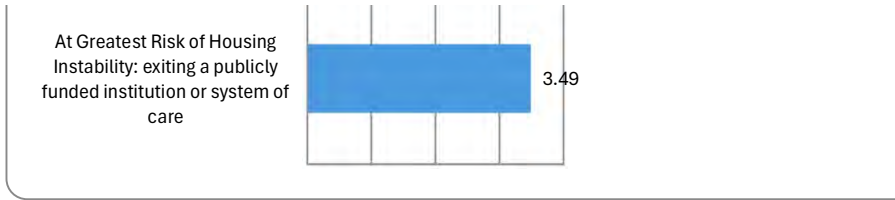
| | |
|--|------------|
| Lack of job opportunities | 80 |
| Insufficient support of small businesses | 60 |
| Lack of workforce training programs | 33 |
| High cost of living | 112 |
| Inadequate transportation | 44 |
| Other (please specify) | 19 |



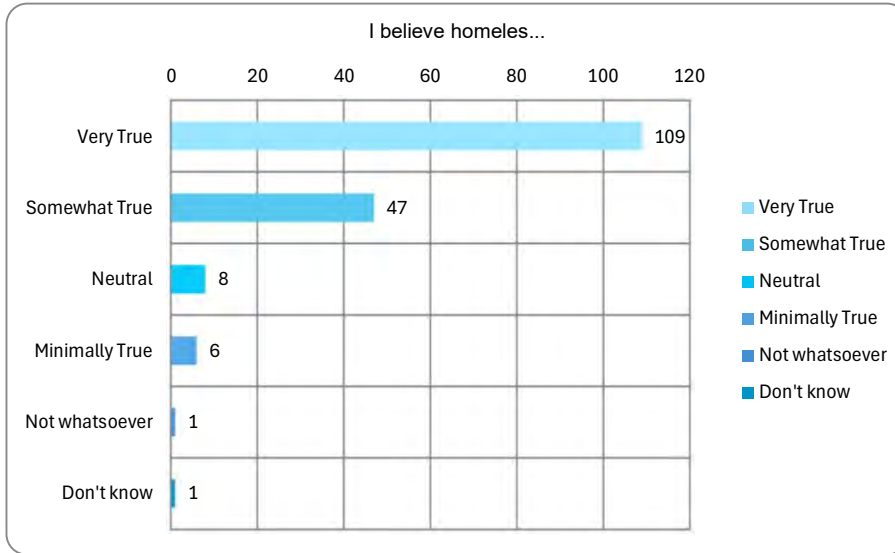
| Please rank which populations are in need (1) to least in need (5) of assistance in Greeley. | |
|---|------|
| Fleeing or Attempting to Flee: Domestic violence, dating violence, sexual assault, stalking, or human trafficking | 2.57 |
| At-Risk of Homelessness: low-income individuals or families experiencing economic hardship | 2.78 |
| Veterans and families that include a Veteran family member | 3.01 |
| Homeless: an individual or family lacking a fixed, regular, and adequate nighttime residence. | 3.15 |



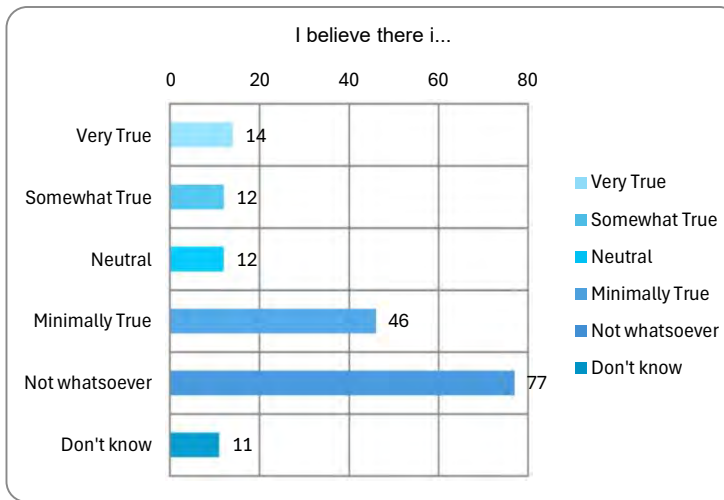
| | |
|---|-------------|
| At Greatest Risk of Housing Instability: exiting a publicly funded institution or system of care | 3.49 |
|---|-------------|



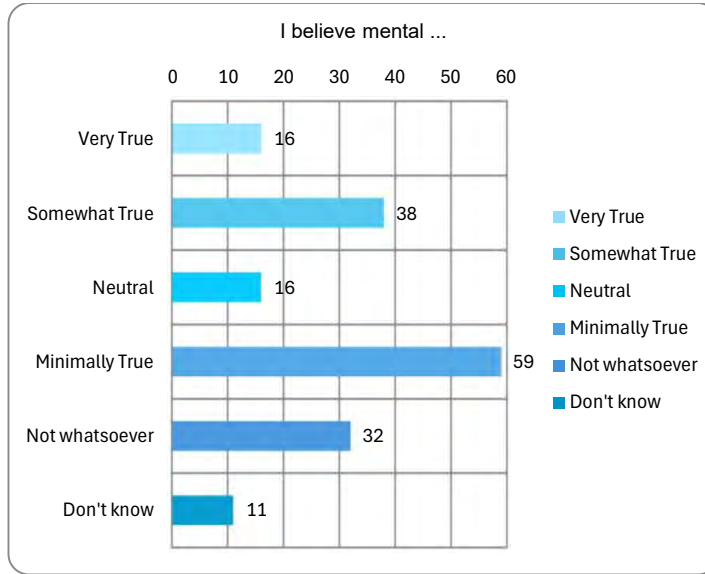
| | |
|-------------------------------------|------------|
| I believe homelessness is a problem | |
| Very True | 109 |
| Somewhat True | 47 |
| Neutral | 8 |
| Minimally True | 6 |
| Not whatsoever | 1 |
| Don't know | 1 |



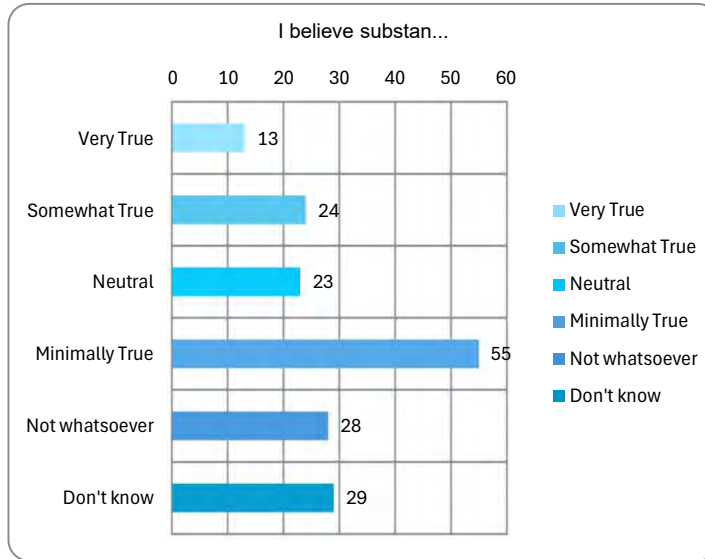
| | |
|--|-----------|
| I believe there is plenty of affordable housing available to residents | |
| Very True | 14 |
| Somewhat True | 12 |
| Neutral | 12 |
| Minimally True | 46 |
| Not whatsoever | 77 |
| Don't know | 11 |



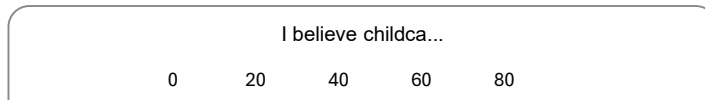
| I believe mental health services are widely available | |
|---|-----------|
| Very True | 16 |
| Somewhat True | 38 |
| Neutral | 16 |
| Minimally True | 59 |
| Not whatsoever | 32 |
| Don't know | 11 |



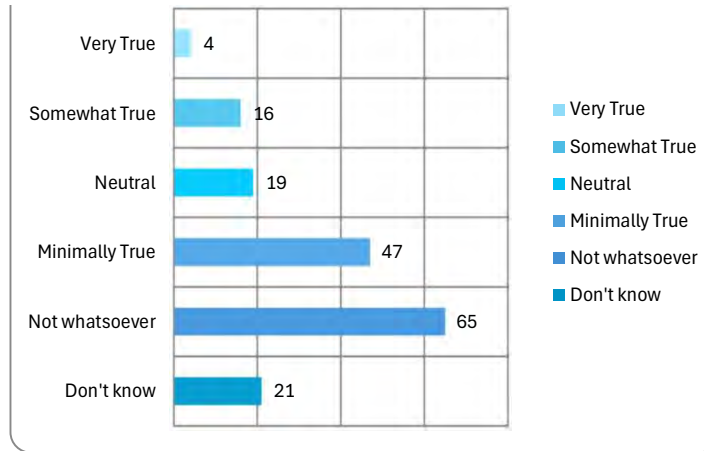
| I believe substance use treatment services are widely available | |
|---|-----------|
| Very True | 13 |
| Somewhat True | 24 |
| Neutral | 23 |
| Minimally True | 55 |
| Not whatsoever | 28 |
| Don't know | 29 |



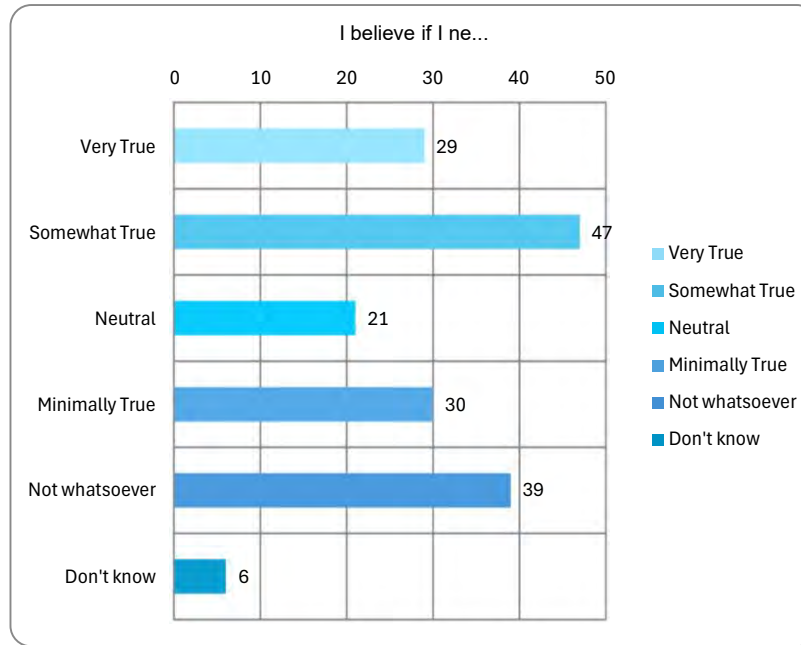
| I believe childcare is plentiful and affordable | |
|---|--|
|---|--|



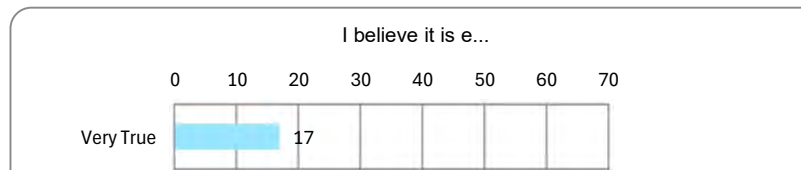
| | |
|-----------------------|-----------|
| Very True | 4 |
| Somewhat True | 16 |
| Neutral | 19 |
| Minimally True | 47 |
| Not whatsoever | 65 |
| Don't know | 21 |



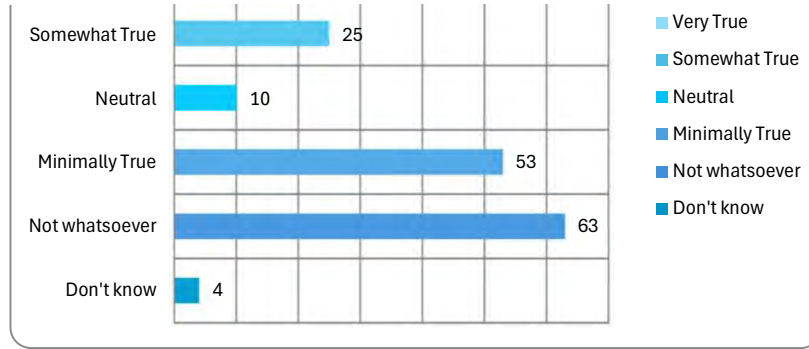
| | |
|---|-----------|
| I believe if I needed to access an assistance program, I know where and how to get it | |
| Very True | 29 |
| Somewhat True | 47 |
| Neutral | 21 |
| Minimally True | 30 |
| Not whatsoever | 39 |
| Don't know | 6 |



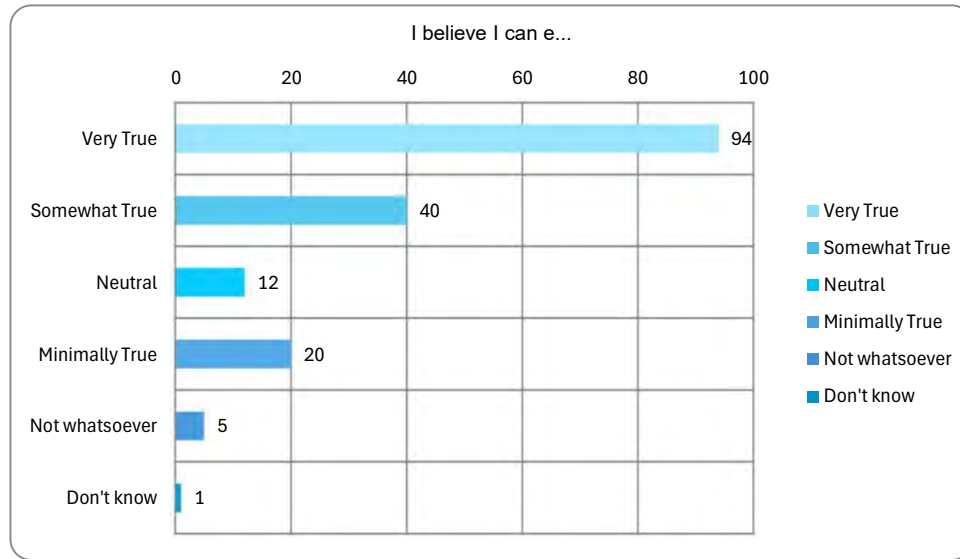
| | |
|---|----|
| I believe it is easy to earn a livable wage | |
| Very True | 17 |



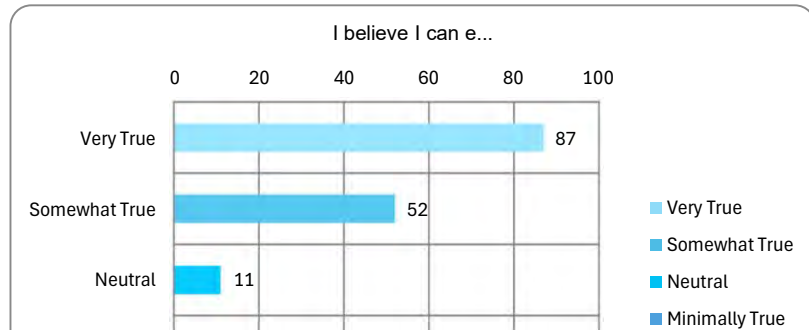
| | |
|-----------------------|-----------|
| Somewhat True | 25 |
| Neutral | 10 |
| Minimally True | 53 |
| Not whatsoever | 63 |
| Don't know | 4 |



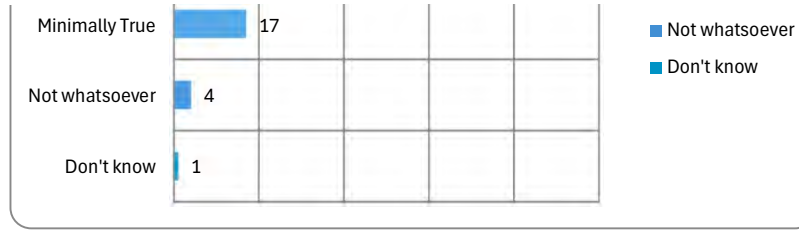
| | |
|--|-----------|
| I believe I can easily access a grocery store or food pantry | |
| Very True | 94 |
| Somewhat True | 40 |
| Neutral | 12 |
| Minimally True | 20 |
| Not whatsoever | 5 |
| Don't know | 1 |



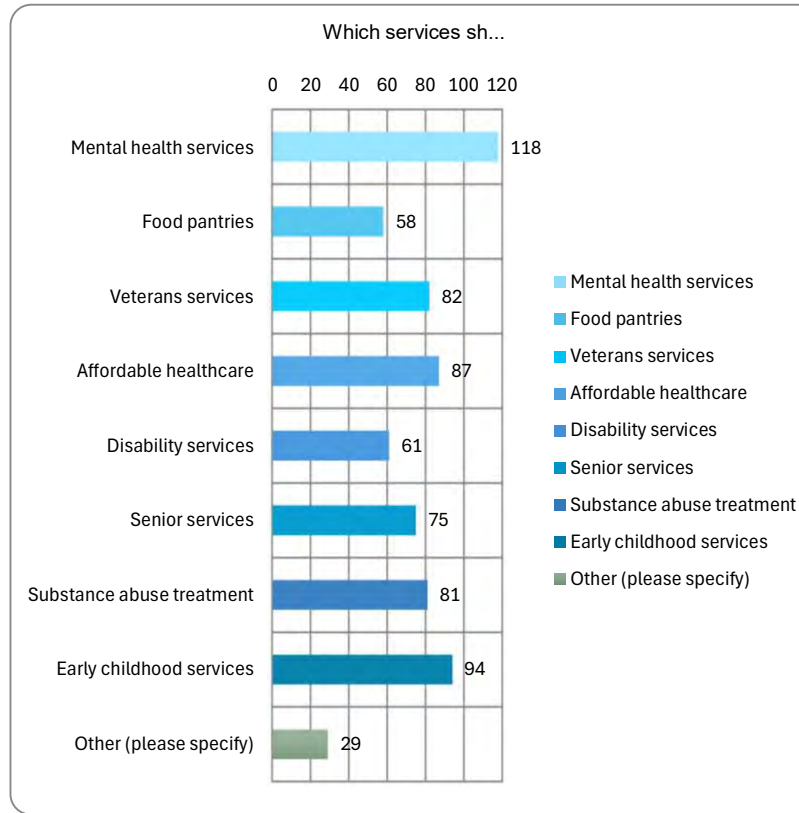
| | |
|---|-----------|
| I believe I can easily access a health care provider, hospital, or clinic | |
| Very True | 87 |
| Somewhat True | 52 |
| Neutral | 11 |



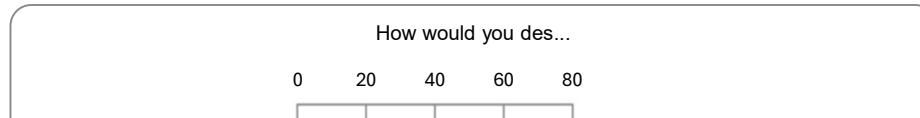
| | |
|----------------|----|
| Minimally True | 17 |
| Not whatsoever | 4 |
| Don't know | 1 |



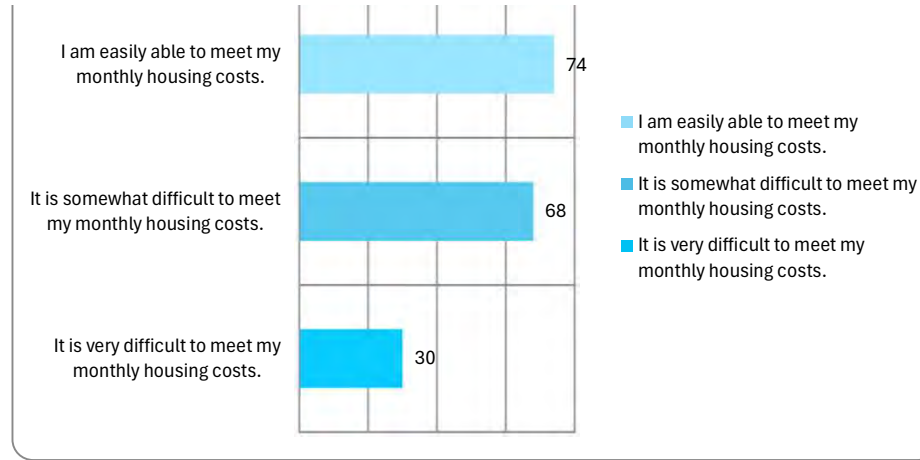
| | |
|--|------------|
| Which services should Greeley invest more in to address the needs in the community? (Select all that apply.) | |
| Mental health services | 118 |
| Food pantries | 58 |
| Veterans services | 82 |
| Affordable healthcare | 87 |
| Disability services | 61 |
| Senior services | 75 |
| Substance abuse treatment | 81 |
| Early childhood services | 94 |
| Other (please specify) | 29 |



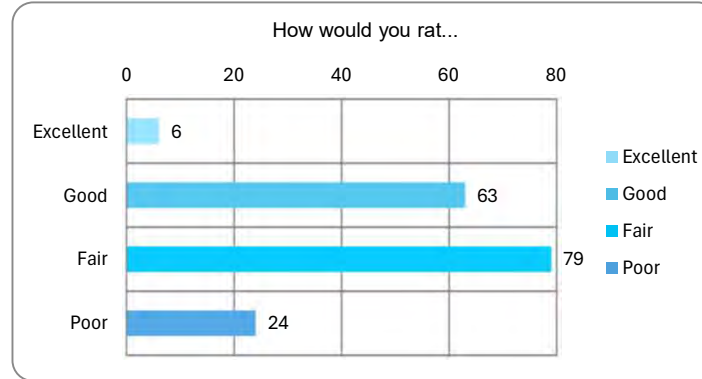
How would you describe your ability to meet your monthly housing costs?



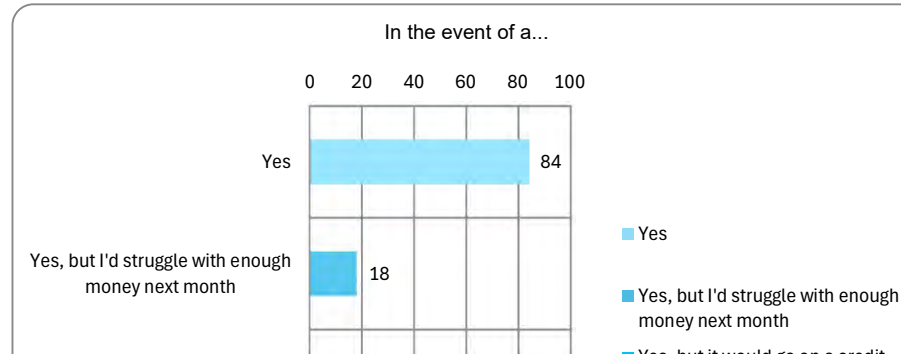
| | |
|---|-----------|
| I am easily able to meet my monthly housing costs. | 74 |
| It is somewhat difficult to meet my monthly housing costs. | 68 |
| It is very difficult to meet my monthly housing costs. | 30 |



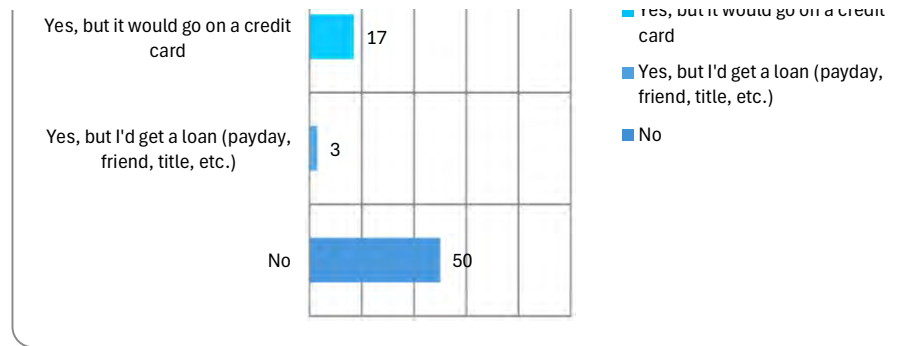
| | |
|---|-----------|
| How would you rate the overall quality of housing in Greeley? | |
| Excellent | 6 |
| Good | 63 |
| Fair | 79 |
| Poor | 24 |



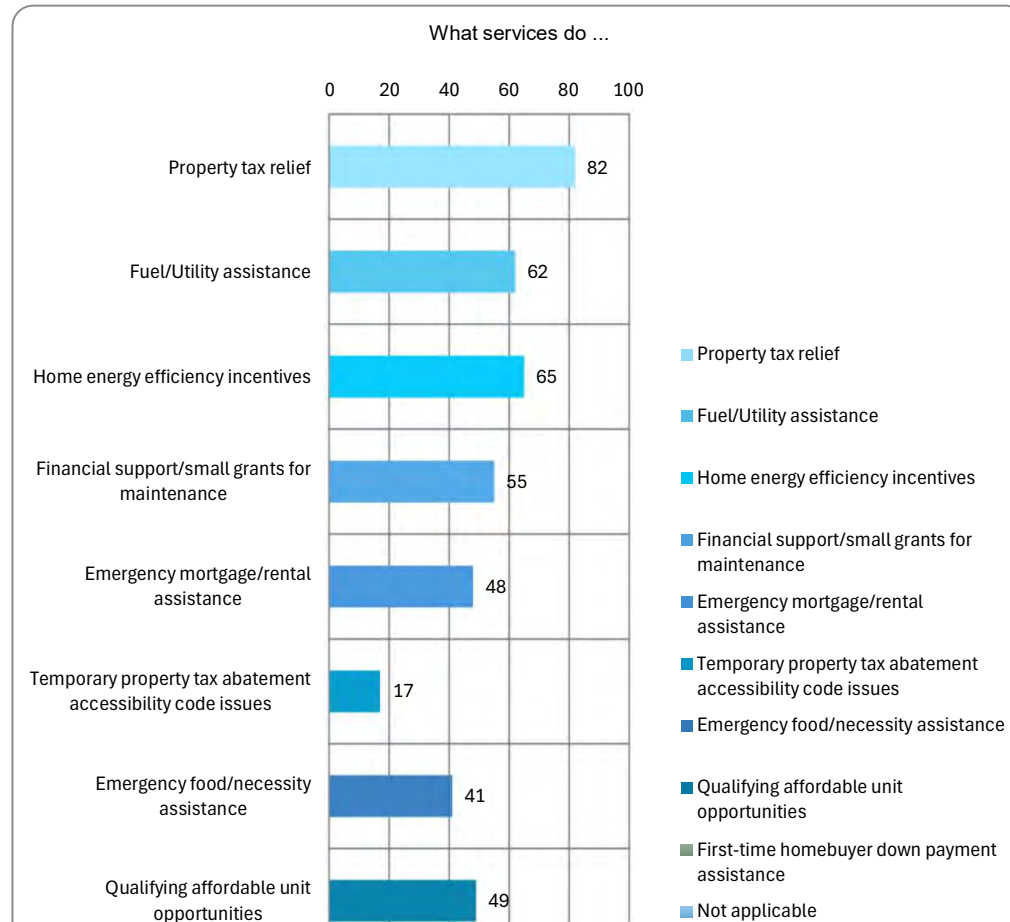
| | |
|---|-----------|
| In the event of a personal emergency, do you have \$1,000 to cover costs? | |
| Yes | 84 |
| Yes, but I'd struggle with enough money next month | 18 |



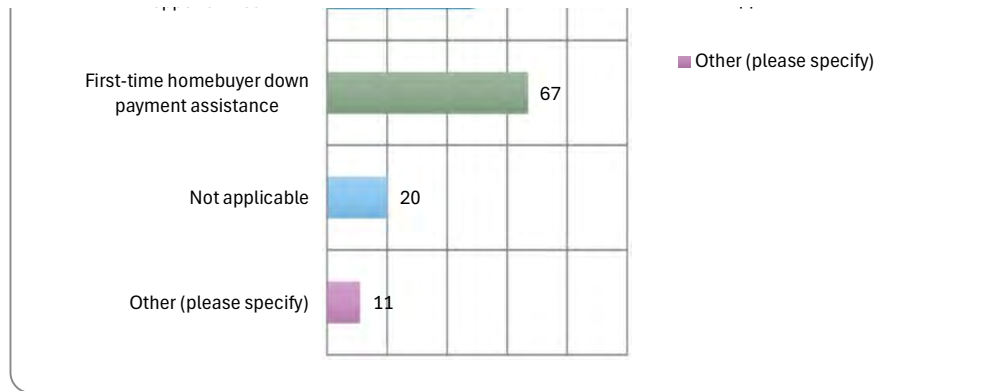
| | |
|---|----|
| Yes, but it would go on a credit card | 17 |
| Yes, but I'd get a loan (payday, friend, title, etc.) | 3 |
| No | 50 |



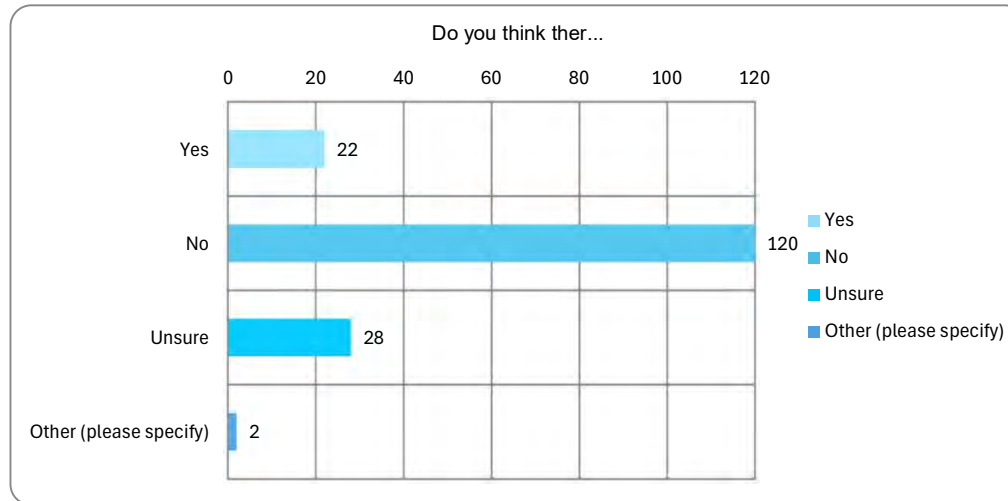
| | |
|--|-----------|
| What services do you feel are needed and/or would you be interested in utilizing? (Select all that apply.) | |
| Property tax relief | 82 |
| Fuel/Utility assistance | 62 |
| Home energy efficiency incentives | 65 |
| Financial support/small grants for maintenance | 55 |
| Emergency mortgage/rental assistance | 48 |
| Temporary property tax abatement accessibility code issues | 17 |
| Emergency food/necessity assistance | 41 |



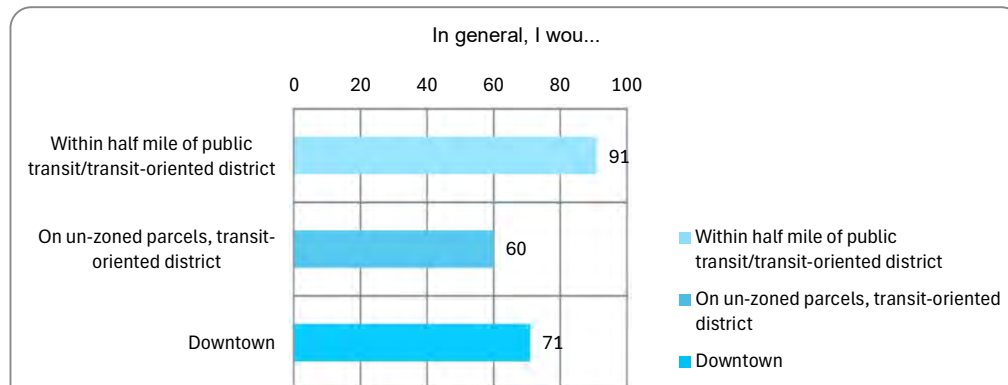
| | |
|---|-----------|
| Qualifying affordable unit opportunities | 49 |
| First-time homebuyer down payment assistance | 67 |
| Not applicable | 20 |
| Other (please specify) | 11 |



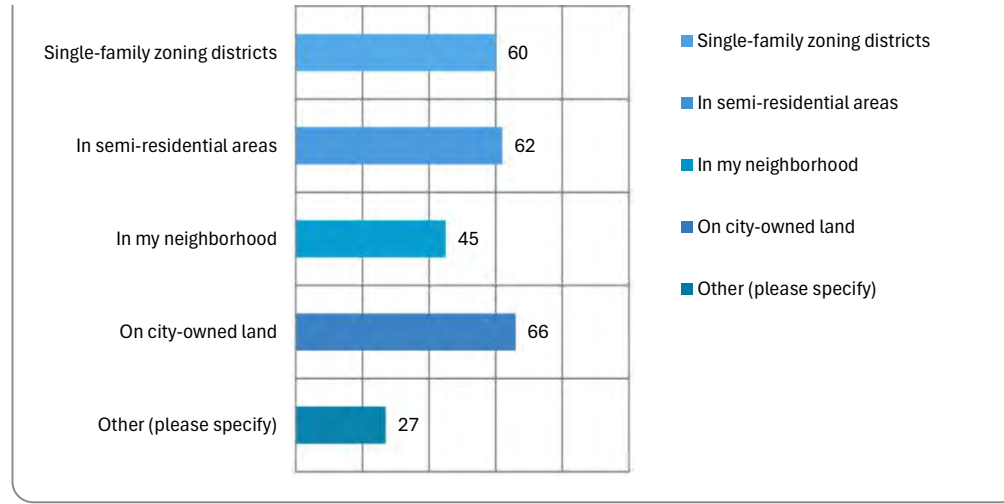
| | |
|--|------------|
| Do you think there is enough affordable housing for those who live and work in Greeley?"Affordable housing" is defined as housing that costs less than 30% of your household's monthly income. | |
| Yes | 22 |
| No | 120 |
| Unsure | 28 |
| Other (please specify) | 2 |



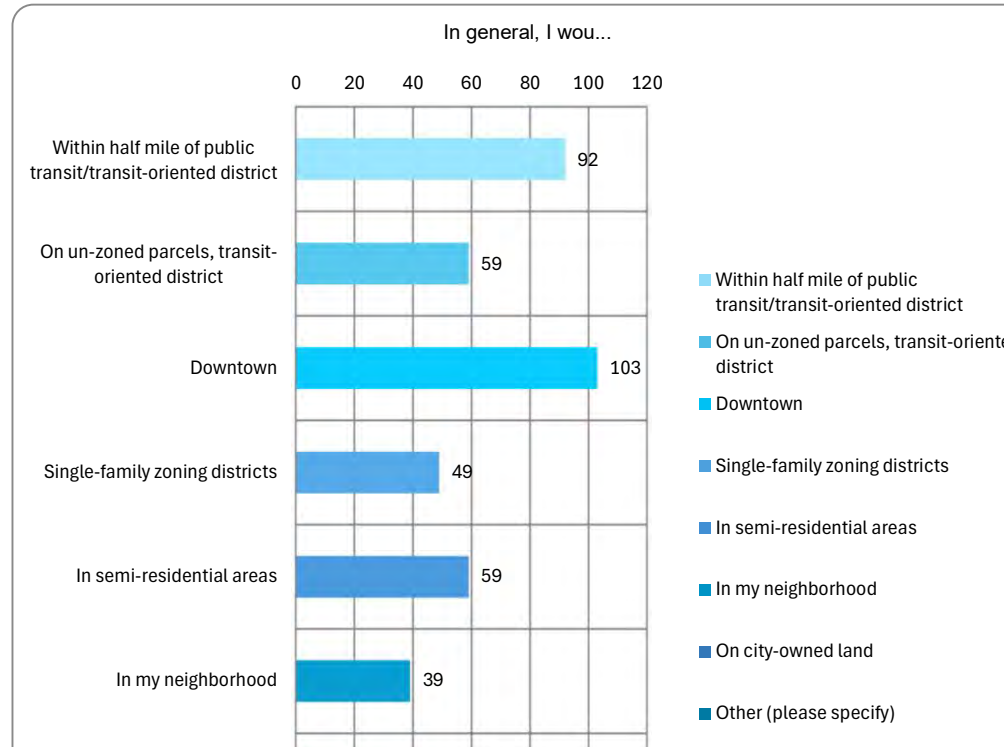
| | |
|--|-----------|
| In general, I would support increased housing density in the following areas. (Select all that apply.) | |
| Within half mile of public transit/transit-oriented district | 91 |
| On un-zoned parcels, transit-oriented district | 60 |



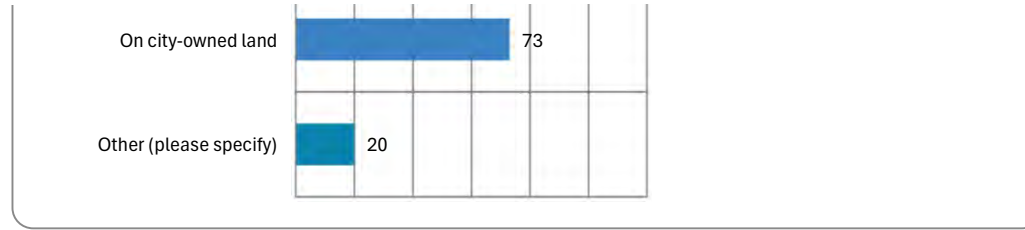
| | |
|--------------------------------|----|
| Downtown | 71 |
| Single-family zoning districts | 60 |
| In semi-residential areas | 62 |
| In my neighborhood | 45 |
| On city-owned land | 66 |
| Other (please specify) | 27 |



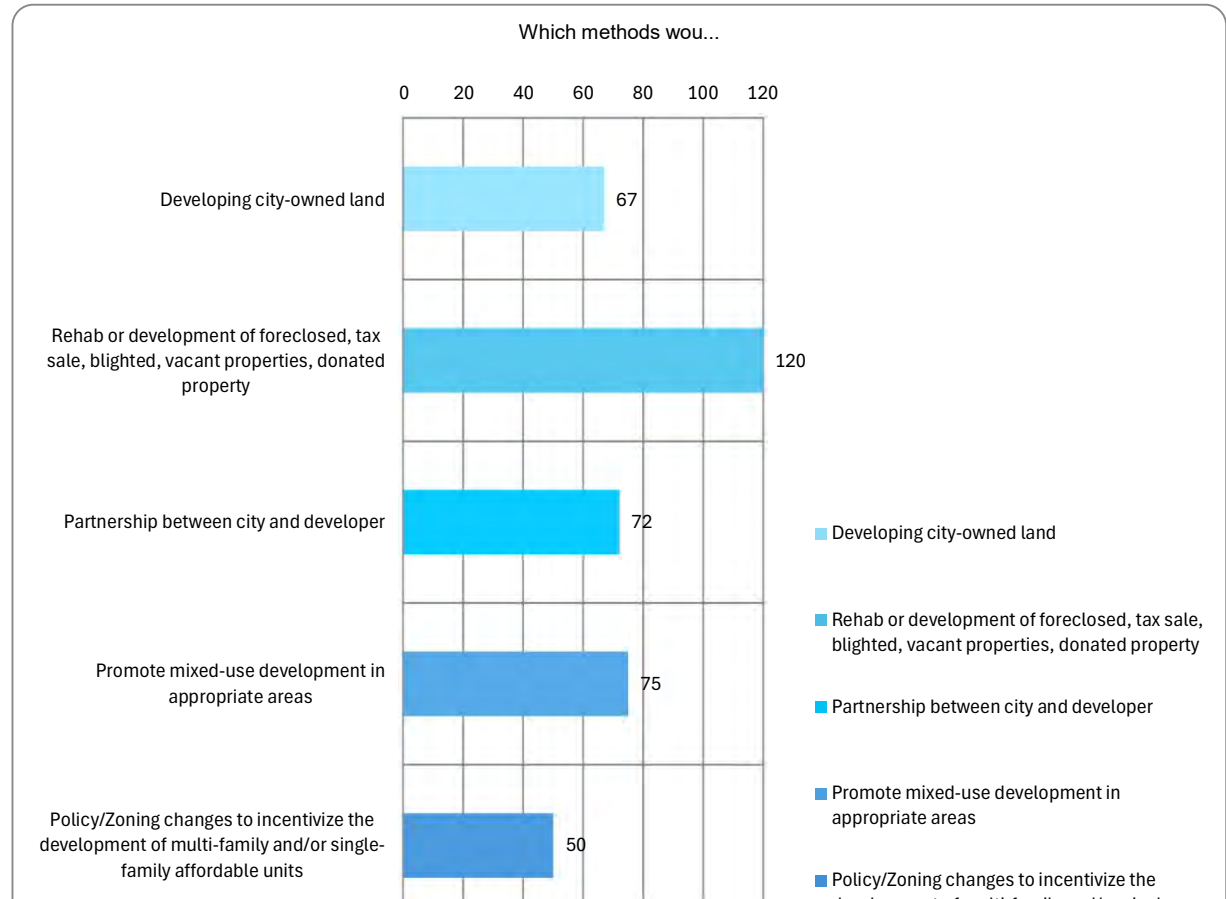
| | |
|---|------------|
| <p>In general, I would support increased housing density if it were part of a commercial component (restaurants, shops, retail, offices) in the following areas. (Select all that apply.)</p> | |
| Within half mile of public transit/transit-oriented district | 92 |
| On un-zoned parcels, transit-oriented district | 59 |
| Downtown | 103 |
| Single-family zoning districts | 49 |
| In semi-residential areas | 59 |



| | |
|------------------------|----|
| In my neighborhood | 39 |
| On city-owned land | 73 |
| Other (please specify) | 20 |

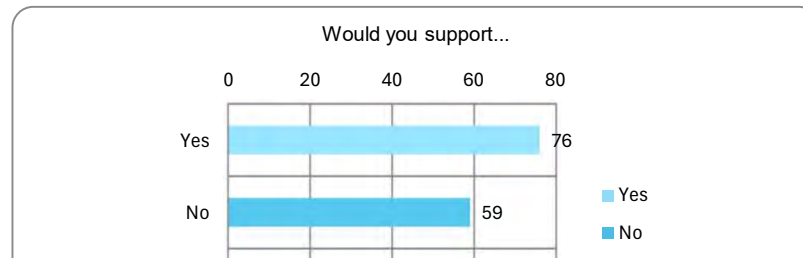
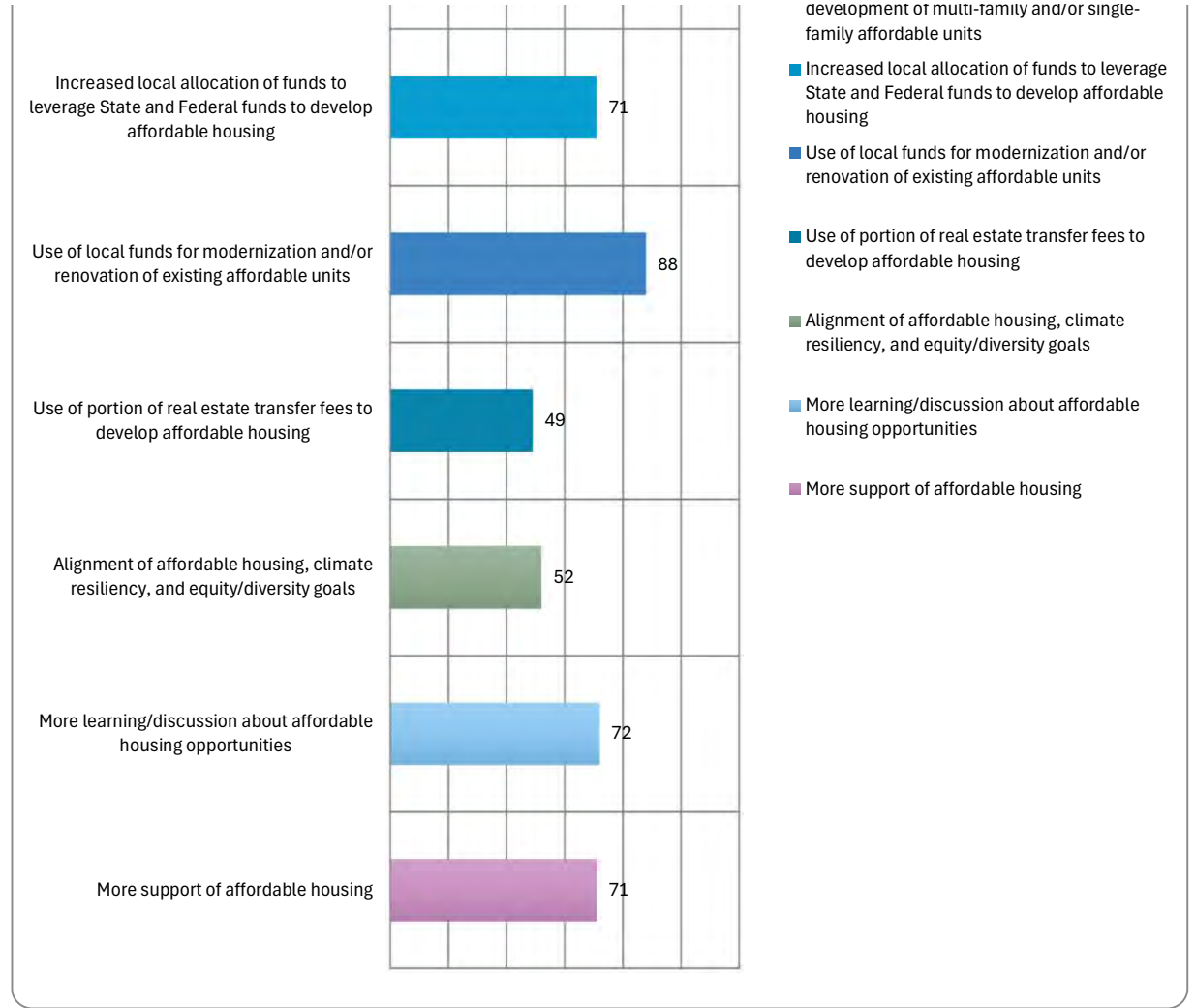


| | |
|--|------------|
| Which methods would you support to create affordable housing in Greeley? (Select all that apply.) | |
| Developing city-owned land | 67 |
| Rehab or development of foreclosed, tax sale, blighted, vacant properties, donated property | 120 |
| Partnership between city and developer | 72 |
| Promote mixed-use development in appropriate areas | 75 |
| Policy/Zoning changes to incentivize the development of multi-family and/or single-family affordable units | 50 |

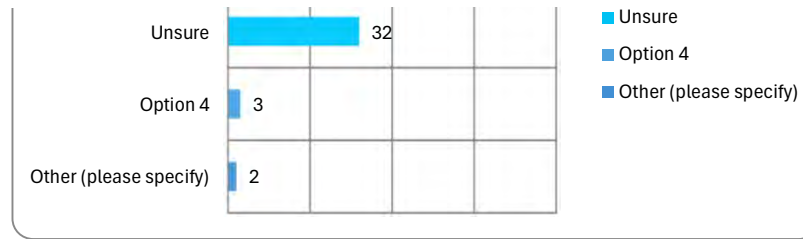


| | |
|---|----|
| Increased local allocation of funds to leverage State and Federal funds to develop affordable housing | 71 |
| Use of local funds for modernization and/or renovation of existing affordable units | 88 |
| Use of portion of real estate transfer fees to develop affordable housing | 49 |
| Alignment of affordable housing, climate resiliency, and equity/diversity goals | 52 |
| More learning/discussion about affordable housing opportunities | 72 |
| More support of affordable housing | 71 |

| | |
|---|----|
| Would you support the City in assessing a short-term rental fee on units being rented through 3rd party services (AirBNB, Vrbo, etc.) in Greeley? | |
| Yes | 76 |



| | |
|------------------------|----|
| No | 59 |
| Unsure | 32 |
| Option 4 | 3 |
| Other (please specify) | 2 |



APPENDIX C: COMMUNITY FORUMS

City of Greeley

Consolidated 5-Year Plan

Community Form/Special Mayor's Taskforce
September 9, 2024

Agenda

1. Overview of Plan & Considerations
2. Key Trends & Survey Results
3. Timeline
4. Next Steps – Q&A

Welcome from the City of Greeley



Deb Callies
City of Greeley

Introduction to Anser Advisory



Chelsea Everett
Anser Advisory



Matt Little
Anser Advisory

Technology we'll be leveraging today...

 **Mentimeter**

Instructions

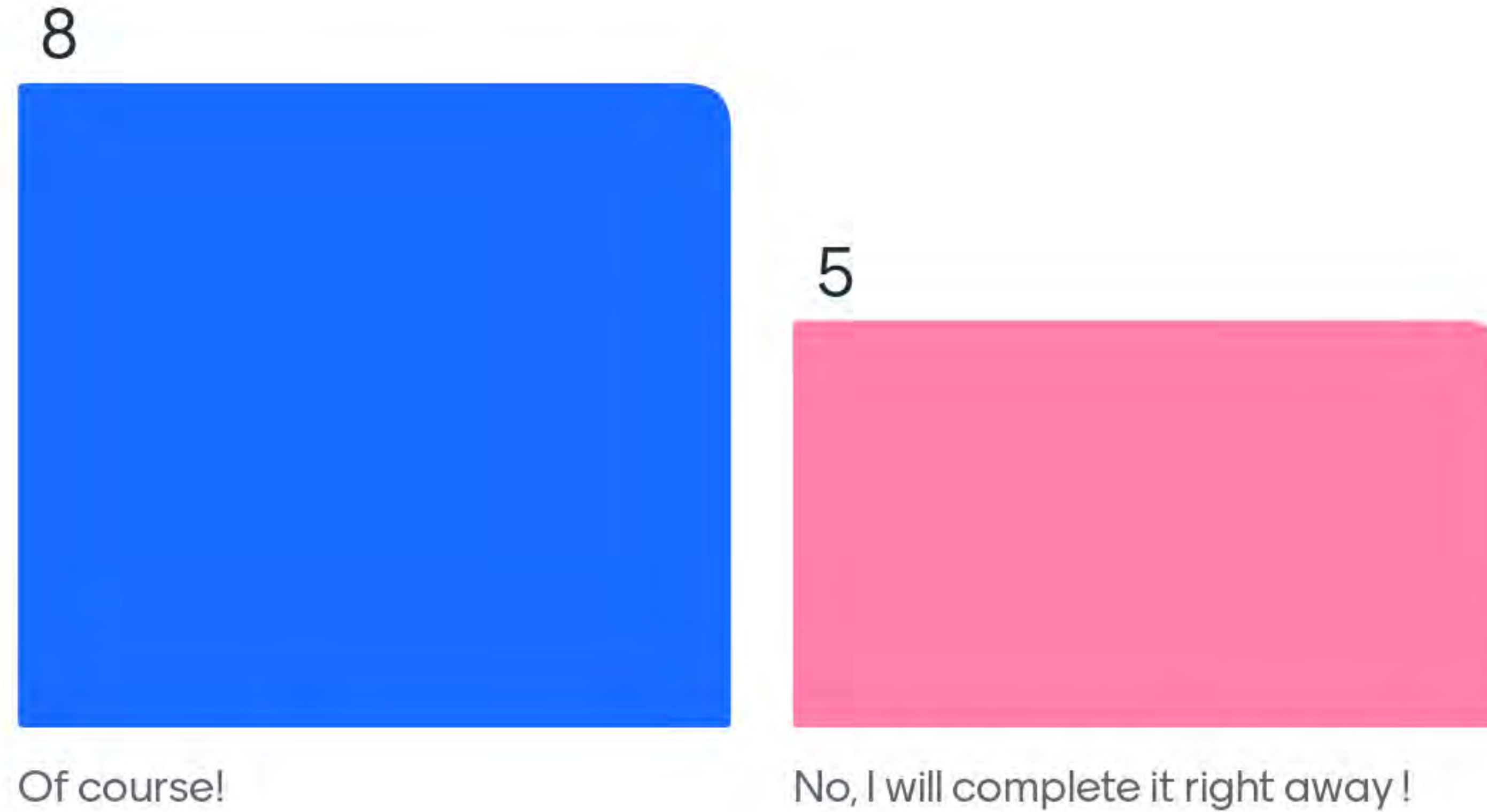


In one word, how can we make Greeley a better place to live?

17 responses



Have you completed the Housing Community Survey?



**Lets Stay Connected! More questions
coming along**



5-Year Consolidated Plan

- A consolidated plan is a **comprehensive planning document** required by the U.S. Department of Housing and Urban Development (HUD)
- The plan addresses issues like **affordable housing, community development, and homelessness** over a specified period of 5 years.
- The plan will then **determine how the funding will be allocated.**



Why Is This Plan Important?



Planning



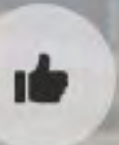
Community Input



Monitoring



Allocation of Funds

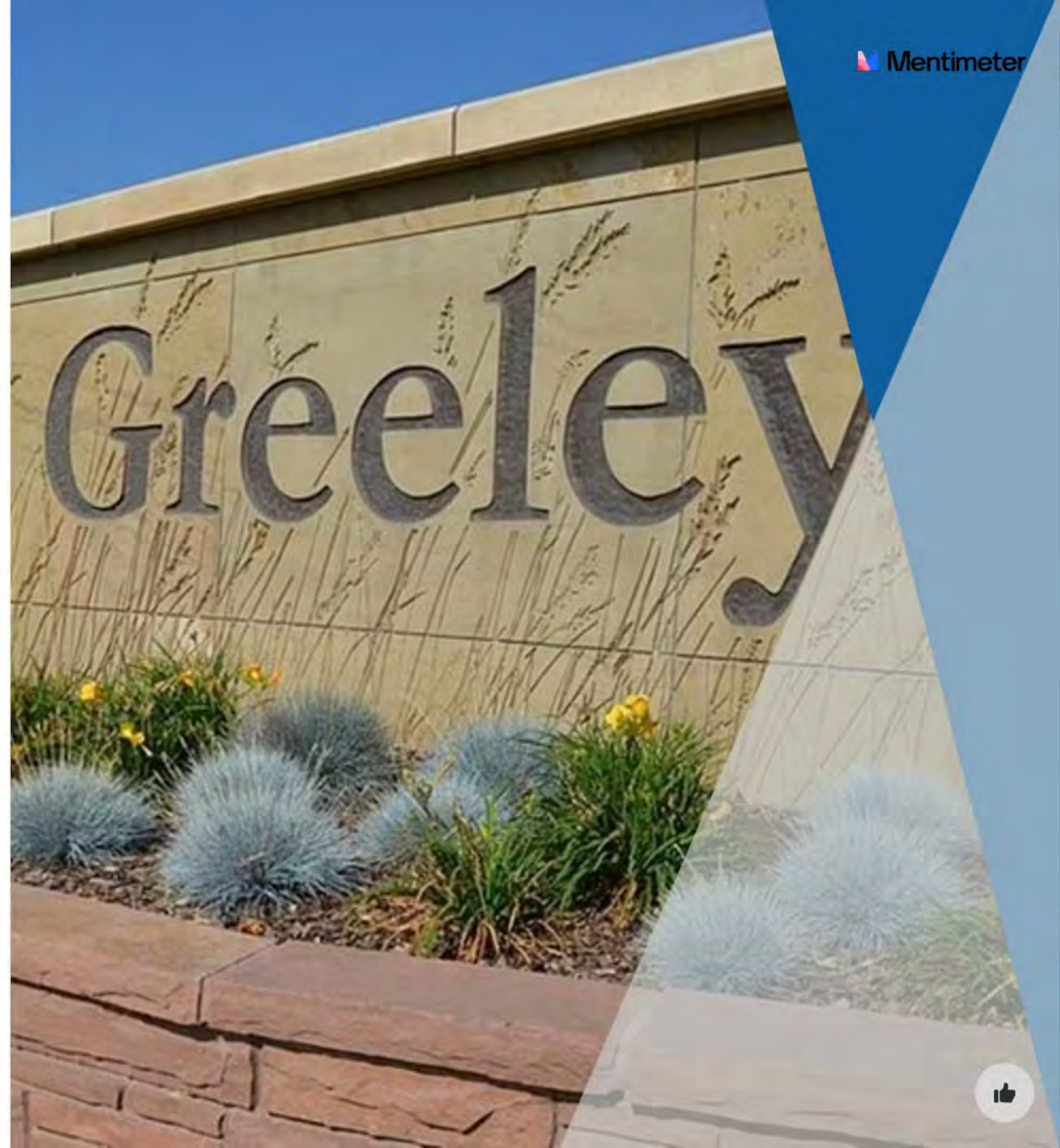


Goals & Objectives

- Affordable Housing
- Homelessness Prevention
- Community Development
- Fair Housing

Proposed Strategies & Priorities

- Incentives & Financing
- Leverage Funding
- Private/Public Partnerships



Funding Snapshot

| | CDBG | HOME |
|--------------|-------------|-------------|
| 2020 | \$838,398 | \$423,374 |
| 2021 | \$844,698 | \$409,150 |
| 2022 | \$837,611 | \$436,526 |
| 2023 | \$823,480 | \$434,257 |
| 2024 | \$840,613 | \$373,292 |
| Total | \$4,184,800 | \$2,076,599 |

Considerations



Available Funding



Available Data



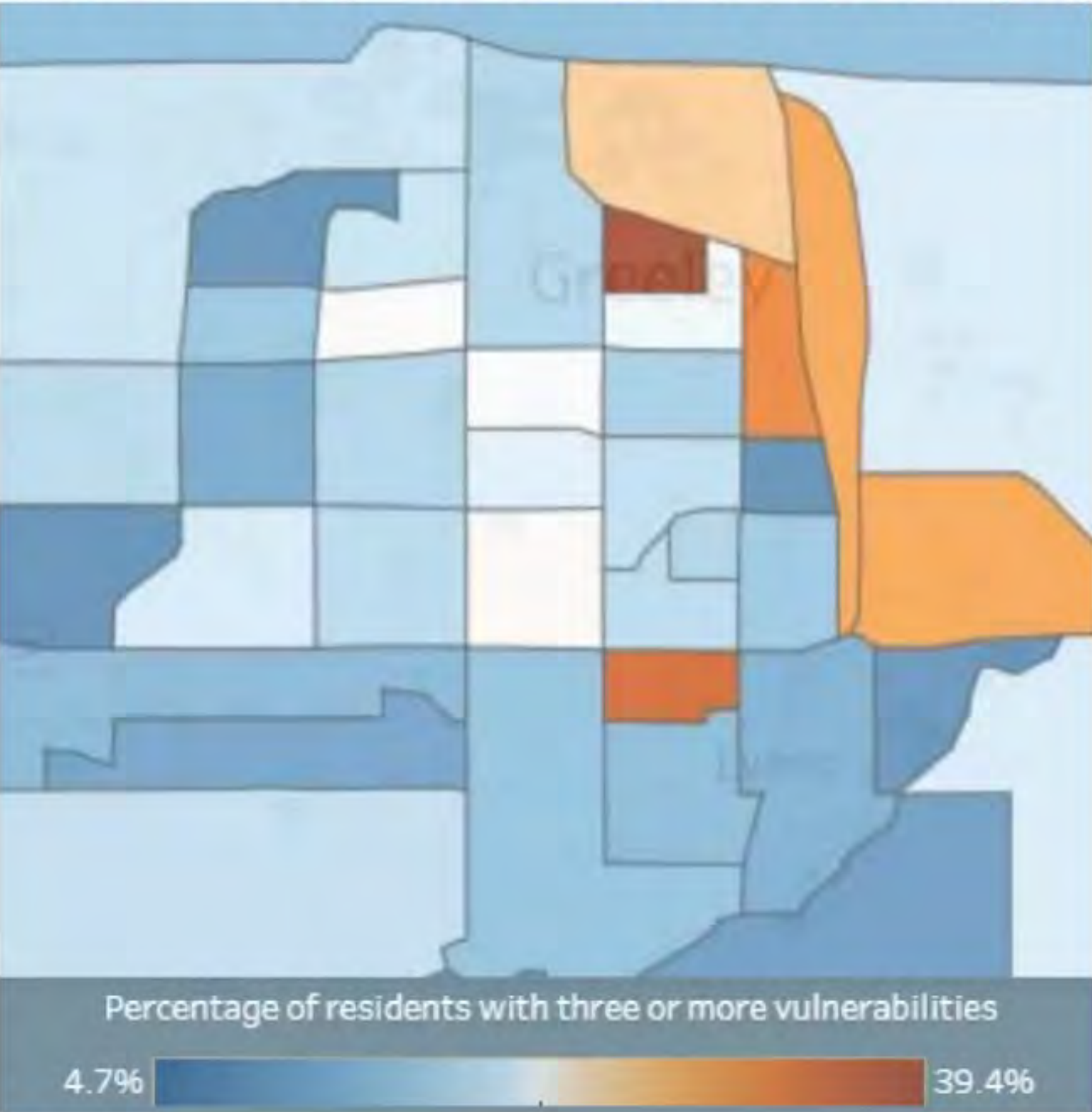
Key Stakeholders



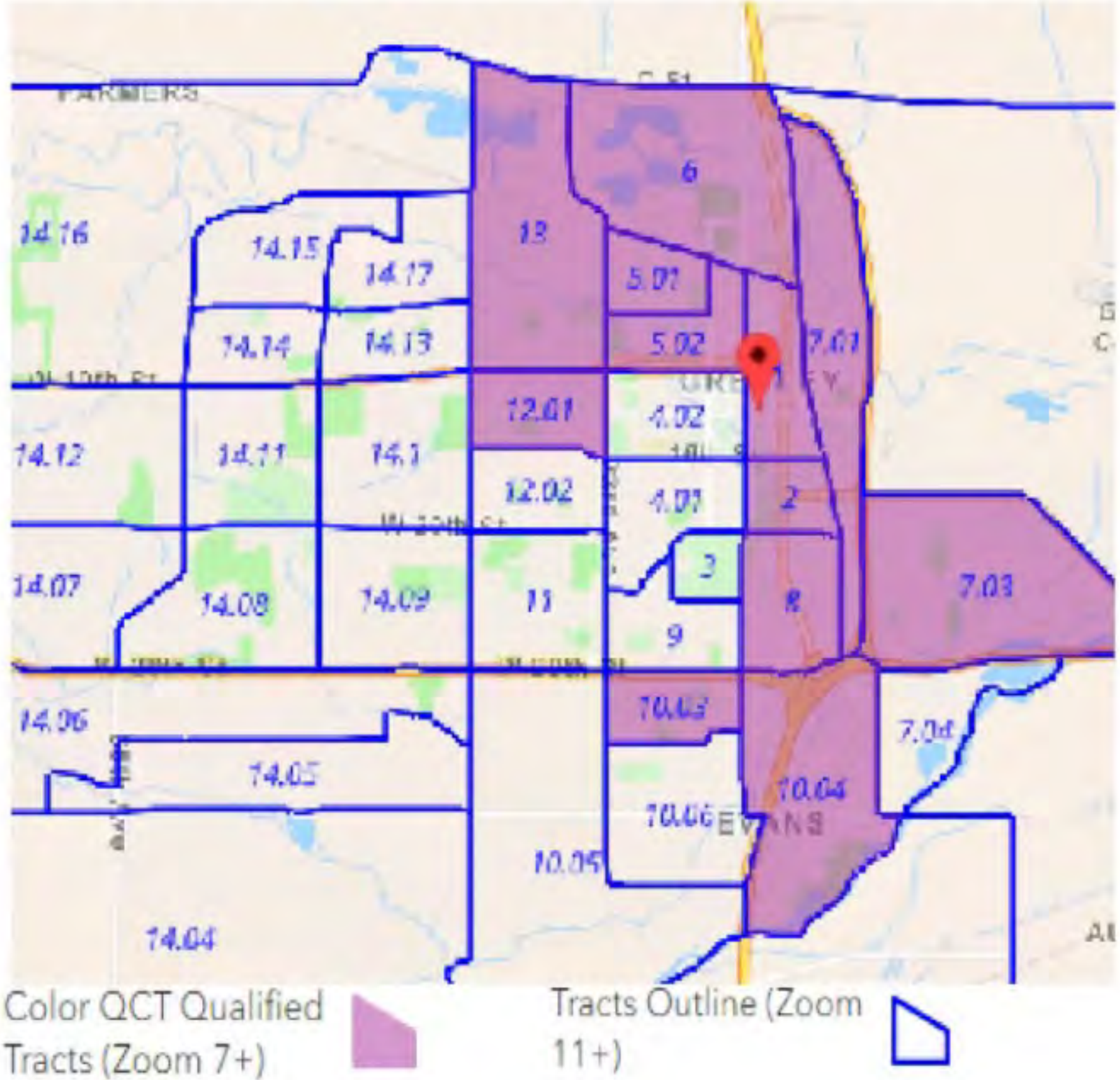
Survey Responses

Map Visualizations – QCTs and Vulnerable Populations

MAP OF VULNERABLE POPULATION (%)



MAP OF QUALIFIED CENSUS TRACTS



Key Trends – Vulnerable Populations

- Educational Challenges
- Economic Instability
- Housing & Infrastructure
- Healthcare Gaps
- Cultural Relevance

What other needs do you see in the community for vulnerable populations?
How would you rank those against the needs on the left?

What other needs do you see in the community for vulnerable populations?

17 responses



Key Trends - Housing Data



Increased cost



Limited stock



Population Surge



Resilient Development

What other trends in accessing, developing, or building affordable housing do you see?

What other trends in accessing, developing, or building affordable housing do you see?

Unfunded state mandates

Prices increasing

Companies buying homes and renting or Airbnb.

Lack of funding resources to build affordable housing

Land cost increases causing builders to develop higher cost properties

Not enough low income

Cost

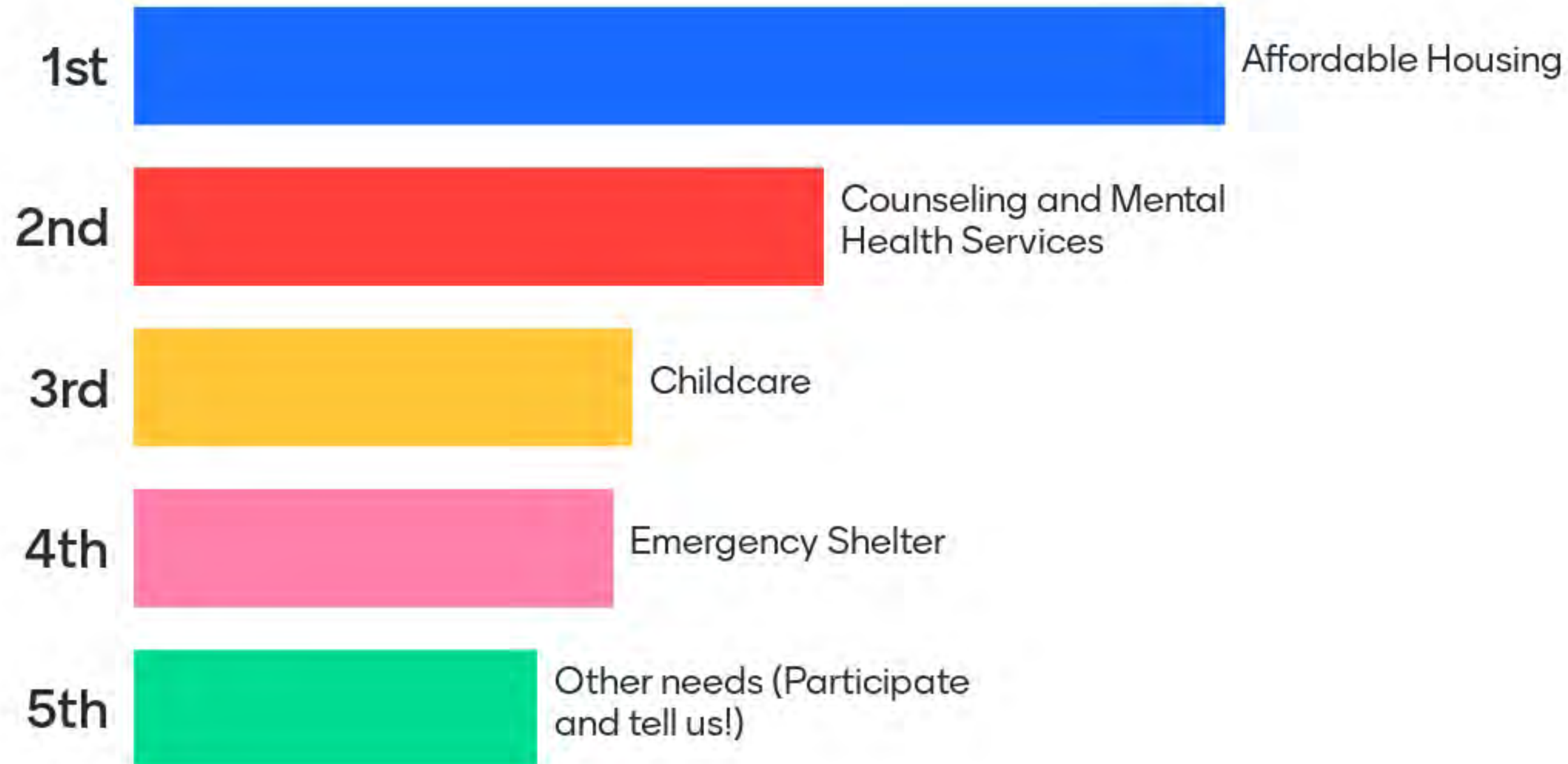
Construction materials inflation.

Key Trends – Community Needs

- Affordable Housing
- Emergency Shelter
- Counseling and Mental Health Services
- Childcare

What other needs do you see in the community? How would you rank those against the needs on the left?

How would you rank these community needs?



Key Trends – Barriers to Service

- Language Barriers
- Transportation
- Eligibility Requirements
- Lack of Trust

What other barriers do you see in the community? How would you rank those against the needs on the left?

How would you rank the following barriers to service?



Are there any other barriers you can think about?

Lack of centralized services

Bias

Agency communications/understanding

Employment, wages

Complexity of process

Poverty and all that it means to daily living

Representation .

Covid funding cliff

Key Trends – Gaps in Service

- Underserved Populations
- Accessibility Issues
- Coordination and Communication

What other gaps do you see in the community? How would you rank those against the needs on the left?

Are there any other gaps you see in the community?

13 responses



Outlook & Strategy

- Creation of City Housing & Homeless Solutions Department
- New State funding – Prop 123
- Housing for All Advisory Board
- Inter-Departmental Cohesion & Support
- Growth Projections – Energy & Opportunity

What other strategies do you see in the community? How would you rank those against the needs on the left?

What other strategies could help the community?

Collaboration. Outreach to the underserved community.

More city support of agencies already serving the vulnerable populations

Ladder of housing options— need balance

Commitment to aggressively build new affordable housing units. We are already behind. We need an aggressive approach to financing and developing more units.

Universal service application and sharing of information

Educational support of local youth to develop the community

Next Steps

| Activity | Date | Outcome |
|-------------------------|--------------------|--|
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Questions / Discussion

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Thank you!

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ANSER

ADVISORY

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ANSER

ADVISORY

QUESTIONS/DISCUSSION

CONTACT - GREELEY
[ADD CONTACT INFORMATION]

CONTACT – ANSER/ACCENTURE
[ADD CONTACT INFORMATION]





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- **Introduction of the City of Greeley**
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 - **Menti / MURAL**
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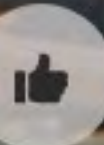
5-YEAR CONSOLIDATED PLAN

- A consolidated plan is a comprehensive planning document required by the U.S. Department of Housing and Urban Development (HUD)
- The plan addresses issues like affordable housing, community development, and homelessness over a specified period of 5 years.
- The plan will then determine how the funding will be allocated.



WHY IS THIS PLAN IMPORTANT?

- Planning
- Community Input
- Monitoring
- Allocation of Funds



| Community Input Opportunities | Date |
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PROPOSED STRATEGIES & PRIORITIES

- Incentives & Financing
- Leverage Funding
- Private/Public Partnerships



Speaker: Matt

Add more content

GOALS & OBJECTIVES

- Affordable Housing
- Community Development
- Homelessness Prevention
- Fair Housing

ICE BREAKER ACTIVITY



City of Greeley

Consolidated 5-Year Plan

Community Form/Special Mayor's Taskforce
September 9, 2024

Agenda

1. Overview of Plan & Considerations
2. Key Trends & Survey Results
3. Timeline
4. Next Steps – Q&A

Welcome from the City of Greeley



Deb Callies
City of Greeley

Introduction to Anser Advisory



Chelsea Everett
Anser Advisory



Matt Little
Anser Advisory

Technology we'll be leveraging today...

 **Mentimeter**

Instructions



In one word, how can we make Greeley a better place to live?

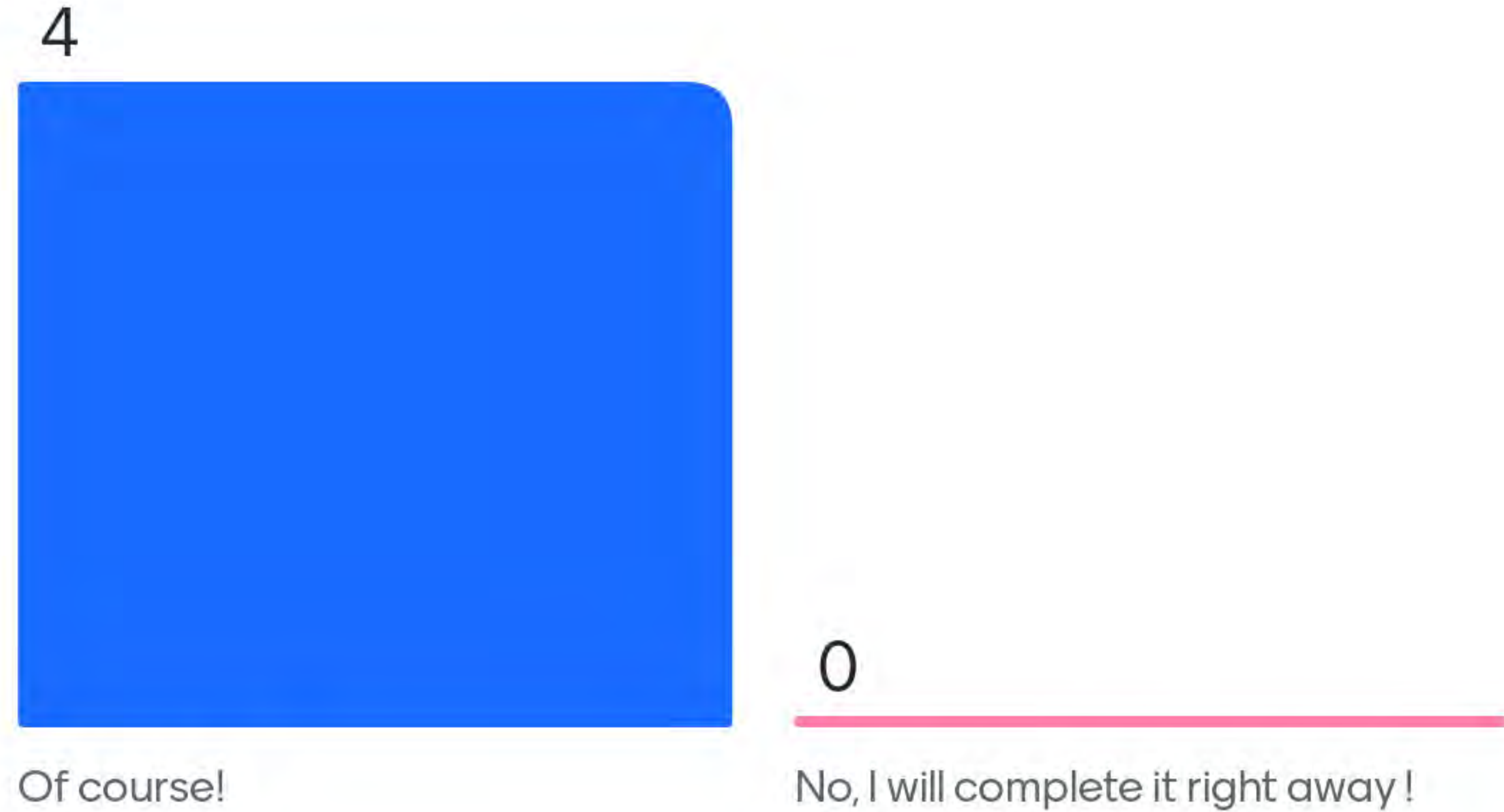
4 responses

community

affordable

attractive

Have you completed the Housing Community Survey?



**Lets Stay Connected! More questions
coming along**



5-Year Consolidated Plan

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Why Is This Plan Important?



Planning



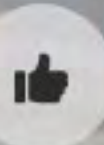
Community Input



Monitoring



Allocation of Funds

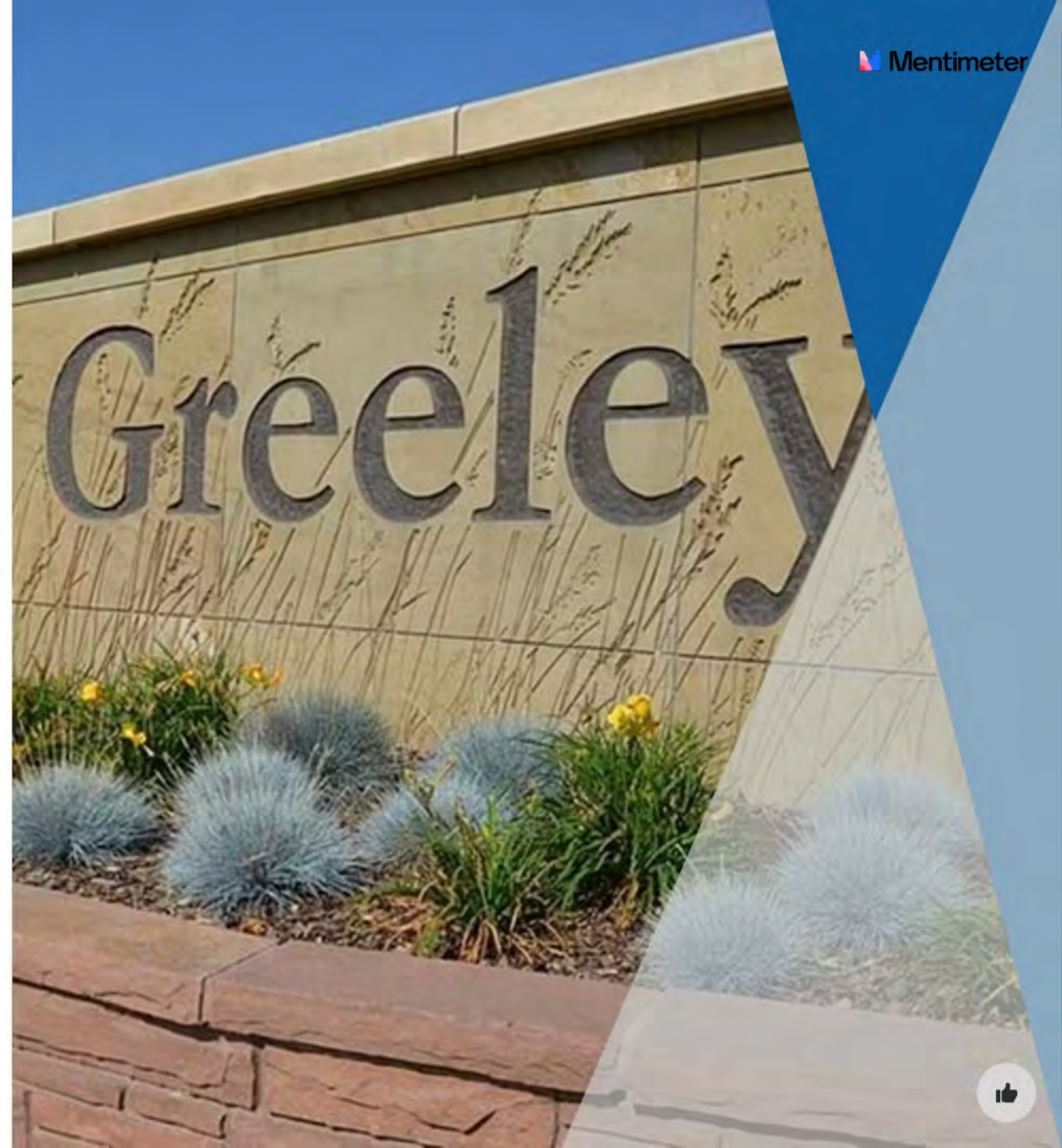


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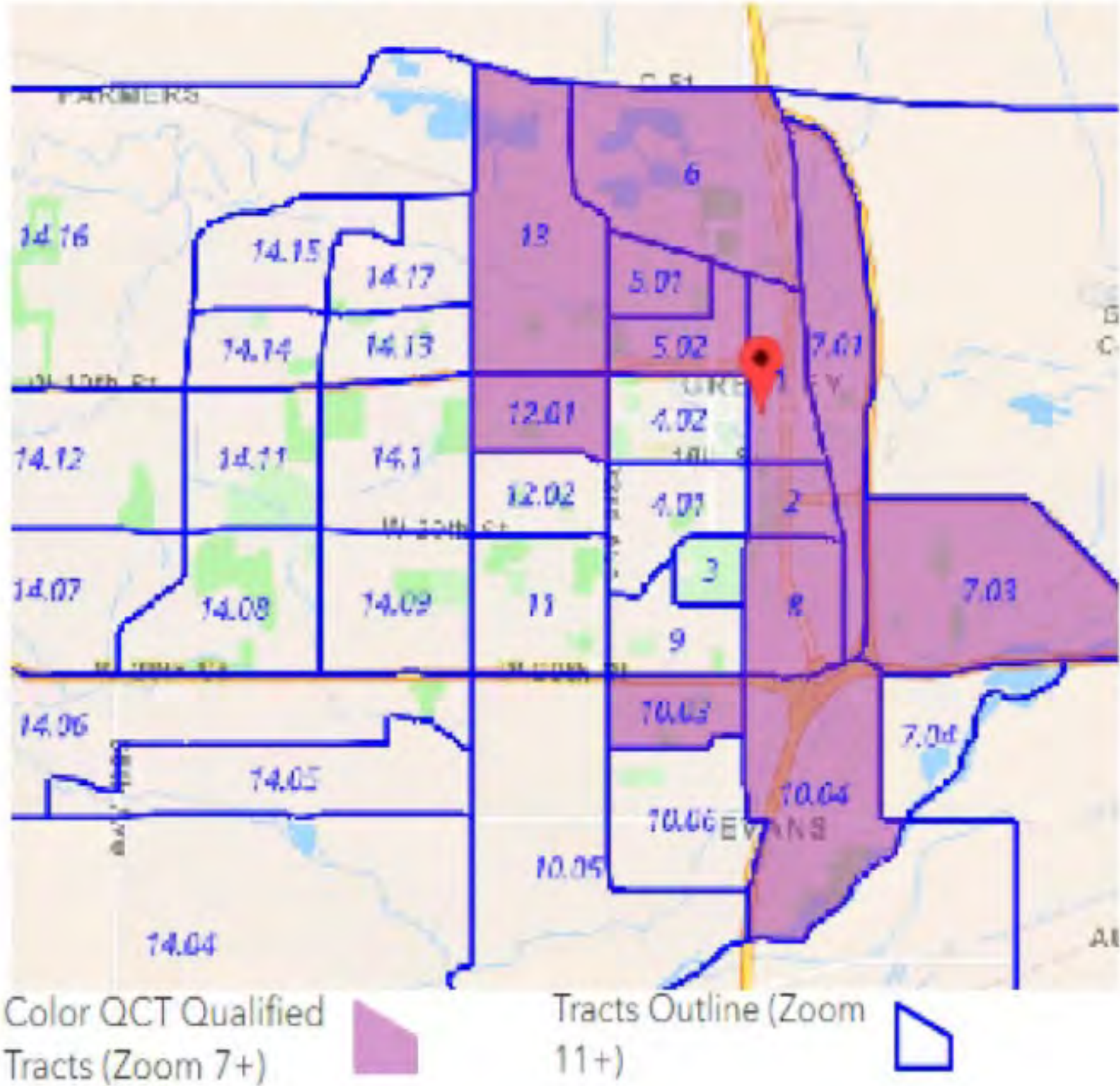
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- Healthcare Gaps
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How would you rank those against the needs on the left?

What other needs do you see in the community for vulnerable populations?

5 responses

ease of food shopping

teen recreation

language barriers

representation

transportation



3



Key Trends - Housing Data



Increased cost



Limited stock



Population Surge



Resilient Development

What other trends in accessing, developing, or building affordable housing do you see?



What other trends in accessing, developing, or building affordable housing do you see?

Permanent supportive housing

Application process for help is a hard process to get approved

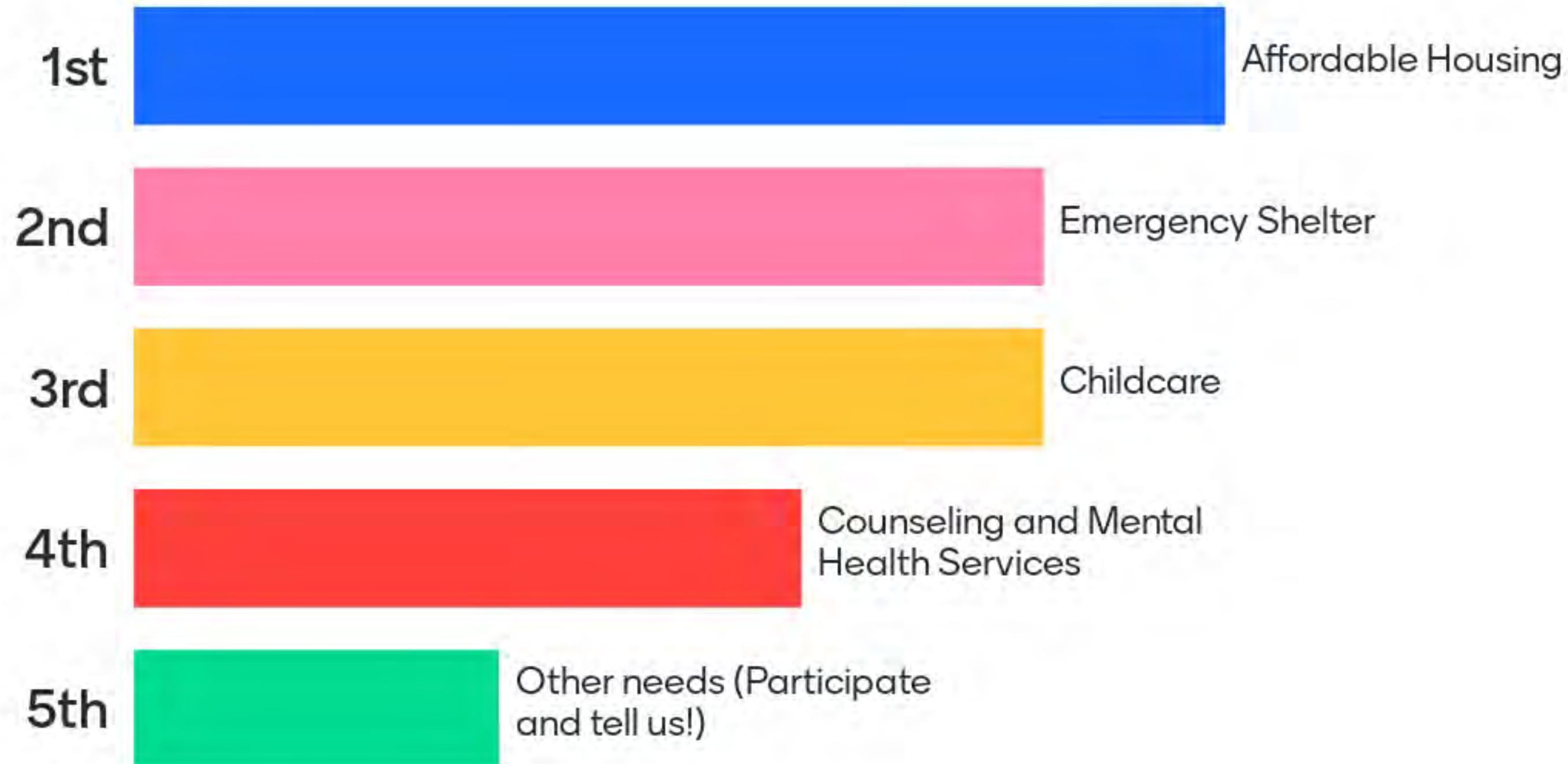
Independent senior living

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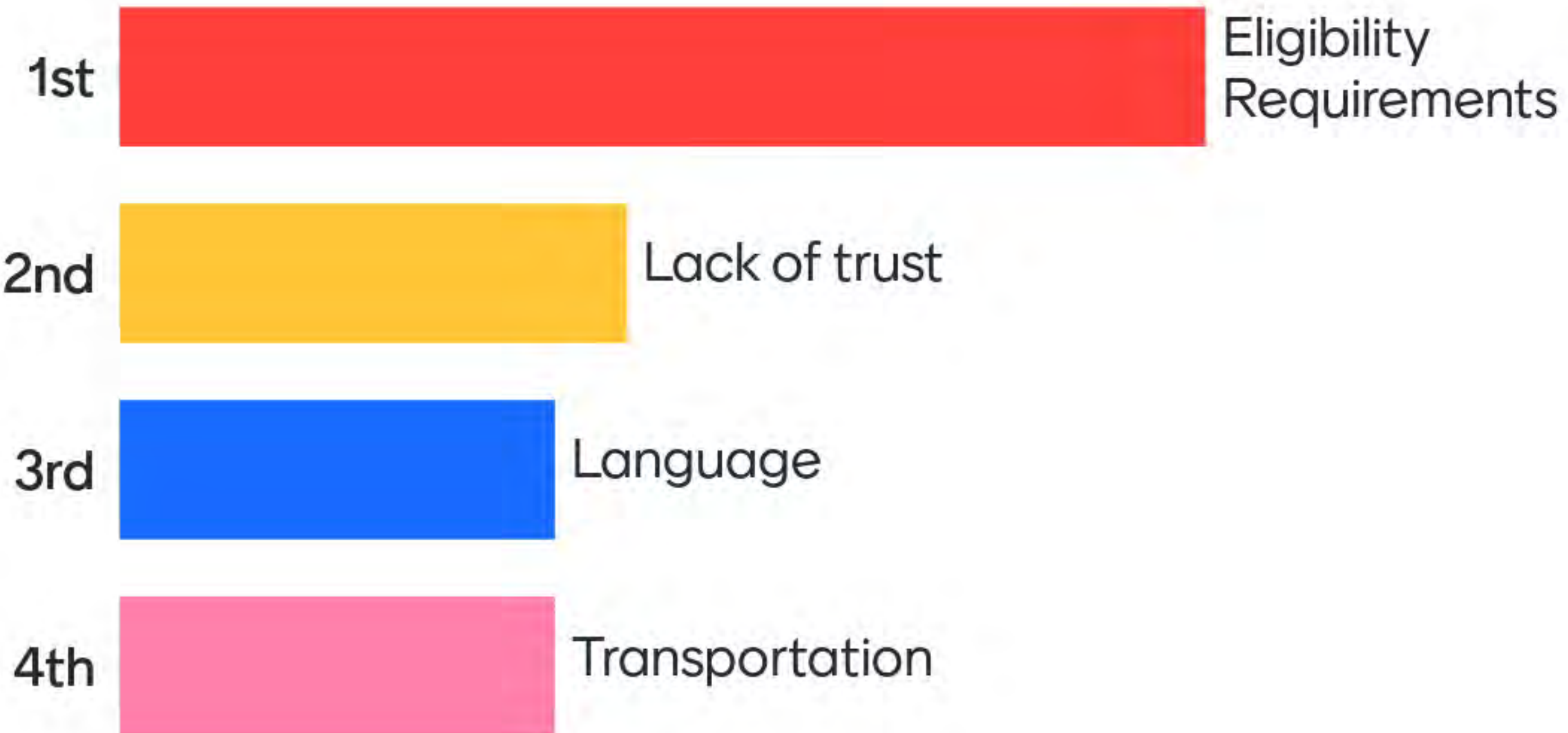


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- Language Barriers
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What other barriers do you see in the community? How would you rank those against the needs on the left?

How would you rank the following barriers to service?



Are there any other barriers you can think about?

Jobs

Representation



2



Key Trends – Gaps in Service

- Underserved Populations
- Accessibility Issues
- Coordination and Communication

What other gaps do you see in the community? How would you rank those against the needs on the left?

Are there any other gaps you see in the community?

3 responses

more employers

life skills

help for ya addicted



3



Outlook & Strategy

- Creation of City Housing & Homeless Solutions Department
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- Inter-Departmental Cohesion & Support
- Growth Projections – Energy & Opportunity

What other strategies do you see in the community? How would you rank those against the needs on the left?

What other strategies could help the community?

More outreach

More employers for non degree jobs

Case managers do their job,

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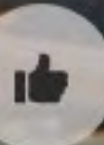
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- Incentives & Financing
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Speaker: Matt

Add more content

GOALS & OBJECTIVES

- Affordable Housing
- Community Development
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- Fair Housing

ICE BREAKER ACTIVITY



APPENDIX D: QCT DATA SYNTHESIS PROFILE

Census Tracts 5.01, 6, 7.01, 7.03, and 10.03 in Weld County, Colorado, collectively present a community grappling with a range of socio-economic challenges that highlight the need for targeted interventions across multiple domains, including education, economic development, healthcare, housing, and infrastructure.

Education and Language Proficiency

Across these tracts, educational attainment is consistently lower than national averages, with high school graduation rates varying from 59.4% to 76.8%. Census Tracts 5.01 and 7.03 exhibit particularly low graduation rates, indicating a pressing need for educational support. Additionally, language barriers are a significant issue, particularly in Census Tracts 6, 7.01, 7.03, and 10.03, where a substantial portion of the population speaks English less than "very well" (ranging from 16.1% to 24.2%). This language barrier further exacerbates educational challenges and limits access to services and employment opportunities.

Recommendation: Implement robust educational programs focusing on increasing high school graduation rates and expanding English as a Second Language (ESL) offerings. These initiatives should be culturally sensitive and tailored to meet the needs of the predominantly Hispanic or Latino population, which is the majority in most tracts.

Economic Stability and Employment

Economic challenges are pervasive across these tracts, with poverty rates exceeding national averages, particularly in Census Tracts 6, 7.01, and 10.03, where poverty rates range from 21.3% to 38.5%. Employment is unstable, with only a portion of the population employed full-time, year-round. The Gini Index of Income Inequality varies but indicates moderate to significant income disparities across the tracts. Health insurance coverage also varies, with Census Tracts 7.01 and 10.03 showing higher percentages of uninsured residents, highlighting gaps in healthcare access.

Recommendation: Focus on job creation and employment stability through tailored job training programs and support for small business development. Additionally, efforts to increase health insurance coverage and provide accessible healthcare services are crucial. Financial literacy programs and support for minority-owned businesses could help reduce income inequality and economic vulnerability.

Housing and Infrastructure

Housing conditions and infrastructure present mixed challenges. Broadband internet access is relatively high in most tracts but still leaves a portion of the population disconnected, particularly in Census Tracts 6 and 7.03. Vehicle availability is generally adequate, although Census Tracts 6 and 10.03 show higher percentages of households without vehicles, which could limit access to employment and essential services. Overcrowding is a concern in some areas, particularly in Census Tract 6, where over 9% of households have more than 1.5 occupants per room.

Recommendation: Invest in affordable housing development and rehabilitation, ensuring that housing meets the needs of all residents, including those in vulnerable groups. Enhance transportation options, particularly in areas with lower vehicle ownership, and continue to expand digital inclusion efforts by improving broadband access and digital literacy.

Vulnerable Populations and Health

Vulnerability is a significant concern across these tracts, with high percentages of residents facing multiple socio-economic challenges. Disabilities are prevalent, particularly in Census Tracts 5.01, 6, and 10.03. Female-headed households with children are notably high in Census Tracts 7.03 and 10.03, suggesting that women and children in these areas are particularly at risk.

Recommendation: Develop comprehensive community support programs that address the specific needs of vulnerable populations, including those with disabilities and female-headed households. These programs should include access to healthcare, mental health services, childcare, and financial support.

Cultural Sensitivity and Community Engagement

The demographic composition of these tracts, particularly the strong Hispanic or Latino presence, underscores the importance of culturally appropriate interventions. Community engagement is critical to ensure that programs are effective and meet the unique needs of the population.

Recommendation: Engage with community leaders and organizations to develop culturally relevant programs and services. Efforts should be made to involve residents in decision-making processes to ensure that interventions are aligned with community needs and preferences.

Summary of Key Points

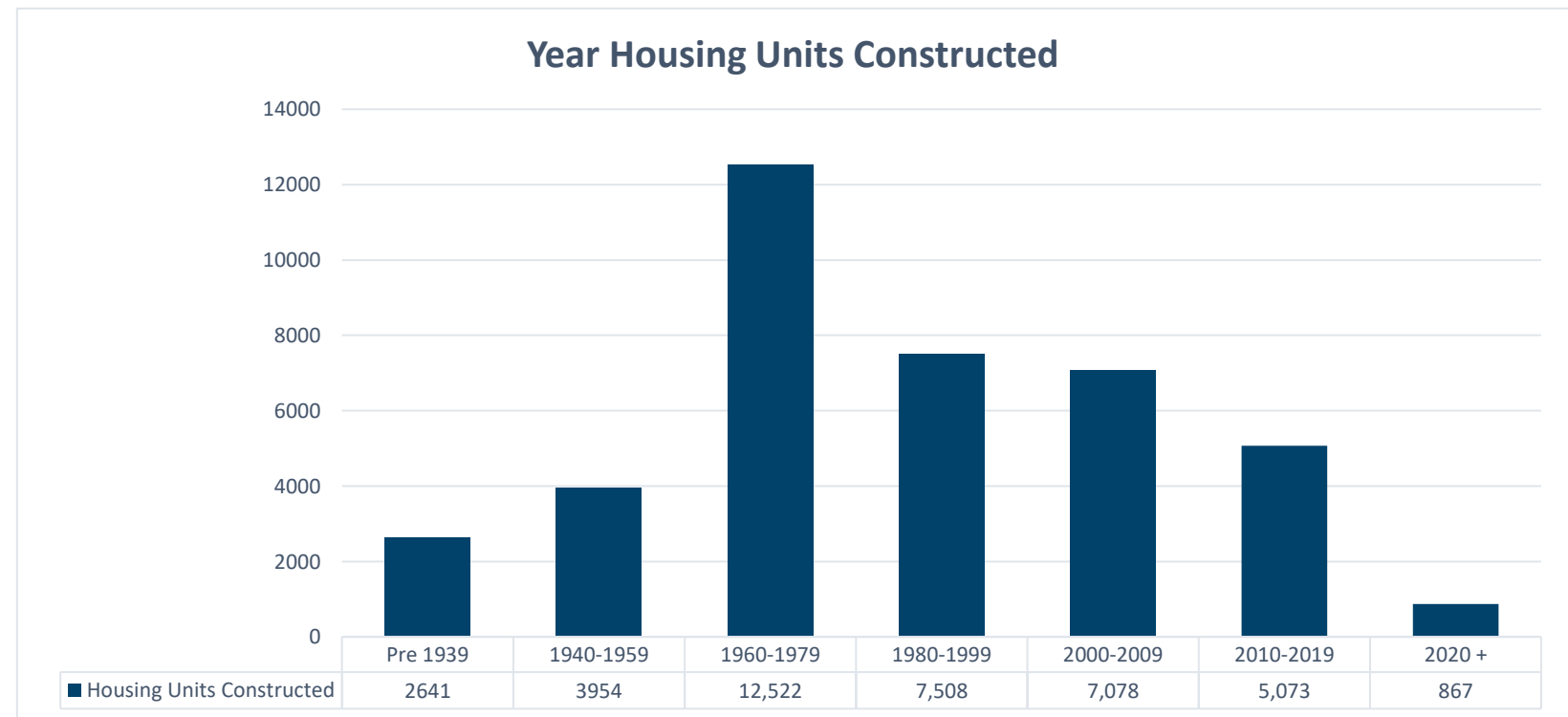
- **Educational Challenges:** Low high school graduation rates and significant language barriers necessitate targeted educational and language support programs.
- **Economic Instability:** High poverty rates, income inequality, and unstable employment highlight the need for job training, financial literacy, and small business support.
- **Housing and Infrastructure:** Investments in affordable housing, transportation, and digital inclusion are essential to improve living conditions and access to opportunities.
- **Healthcare Gaps:** Expanding health insurance coverage and access to healthcare services is crucial, particularly for vulnerable populations.
- **Vulnerable Populations:** Comprehensive support programs tailored to the needs of disabled residents and female-headed households are critical for reducing vulnerability.
- **Cultural Relevance:** Culturally sensitive interventions and community engagement are vital to the success of any programs implemented in these tracts.

In conclusion, the challenges faced by residents of Census Tracts 5.01, 6, 7.01, 7.03, and 10.03 in Weld County, Colorado, are complex and interrelated. Addressing these challenges will require a coordinated, multi-faceted approach that emphasizes education, economic stability, healthcare access, housing, and cultural sensitivity. By implementing the recommended interventions, there is an opportunity to significantly improve the quality of life for residents and build a more resilient and equitable community.

APPENDIX E: DATA SOURCE WORKBOOK

| Year Constructed | Housing Units Constructed |
|------------------|---------------------------|
| Pre 1939 | 2641 |
| 1940-1959 | 3954 |
| 1960-1979 | 12,522 |
| 1980-1999 | 7,508 |
| 2000-2009 | 7,078 |
| 2010-2019 | 5,073 |
| 2020 + | 867 |

<https://data.census.gov/table?q=Greeley%20city,%20Colorado%20s2504>



of homes sold

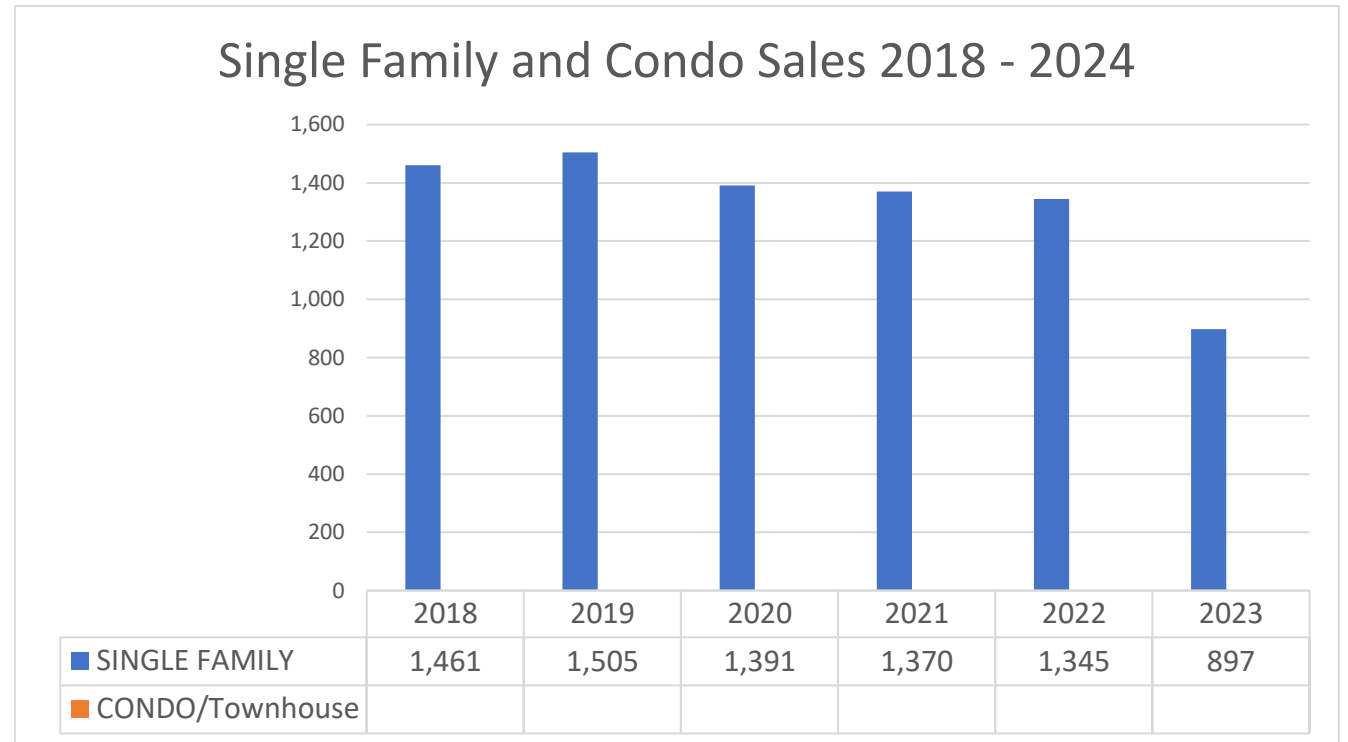
SINGLE FAMILY

| Year | |
|------|-------|
| 2018 | 1,461 |
| 2019 | 1,505 |
| 2020 | 1,391 |
| 2021 | 1,370 |
| 2022 | 1,345 |
| 2023 | 897 |
| 2024 | 452 |

*Full year data per Association of Realtors

CONDO/Townhouse

| Year | |
|------|--|
| 2018 | |
| 2019 | |
| 2020 | |
| 2021 | |
| 2022 | |
| 2023 | |
| 2024 | |



<https://greeleygov.com/docs/default-source/lrp/2022-annual-growth-development-report-2-16-2202e990a3-f6a8-4fb5-981b-640c12f1b4b6.pdf>

[Greeley, Colorado Housing Market Report April 2024 - RocketHomes](#)

[Greeley CO - Northern Colorado Homes \(maryanddick.com\)](#)

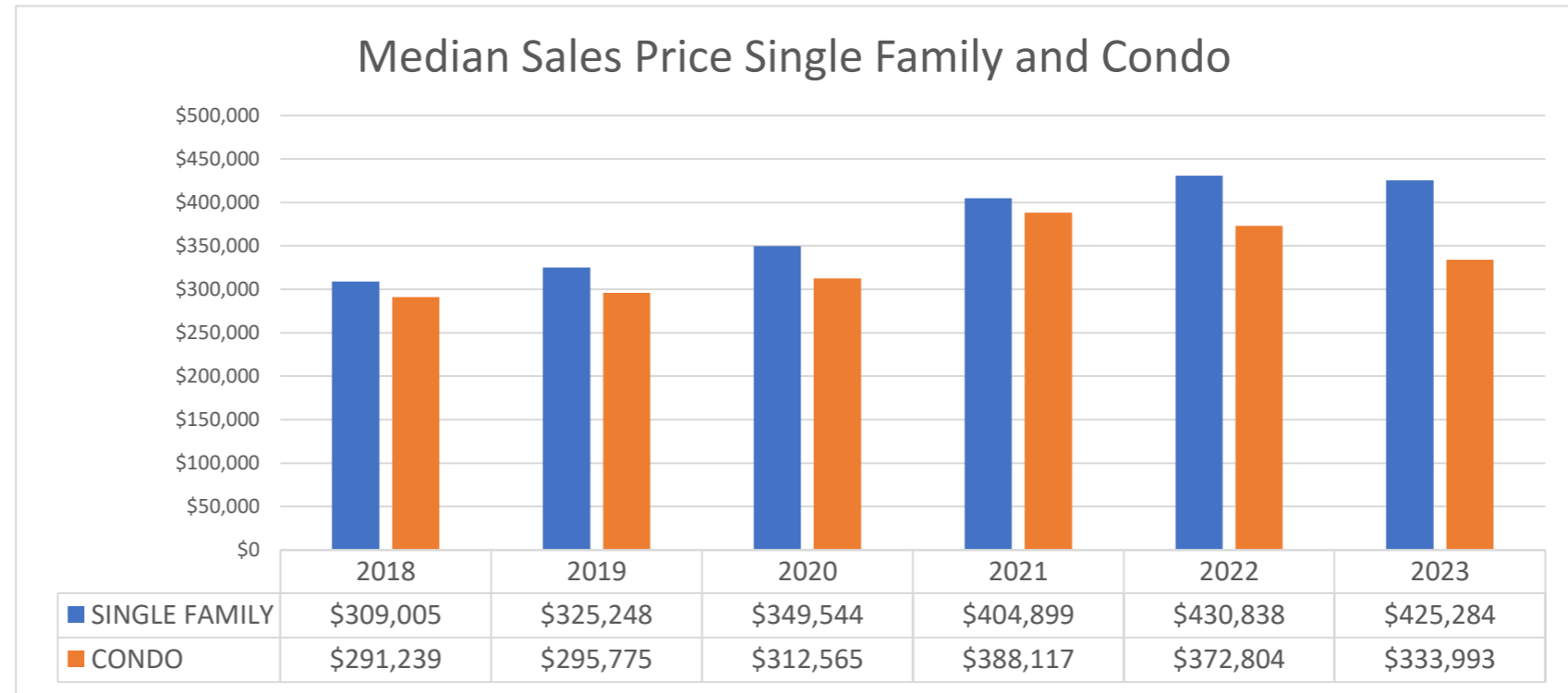
Median Sales Price

SINGLE FAMILY

| | |
|------|-----------|
| 2018 | \$309,005 |
| 2019 | \$325,248 |
| 2020 | \$349,544 |
| 2021 | \$404,899 |
| 2022 | \$430,838 |
| 2023 | \$425,284 |
| 2024 | \$424,813 |

CONDO

| | |
|------|-----------|
| 2018 | \$291,239 |
| 2019 | \$295,775 |
| 2020 | \$312,565 |
| 2021 | \$388,117 |
| 2022 | \$372,804 |
| 2023 | \$333,993 |
| 2024 | \$334,077 |



Source - MAR

[Greeley, CO Housing Market: 2024 Home Prices & Trends | Zillow](#)

| | | | | | |
|---------------------------------------|------------|-------------------------|-------|--------|-------------------------|
| Population | Households | Median Household Income | % Own | % Rent | |
| | 109,203 | 39,643 | | 62.60% | 37.50% |
| | | | | | FMR 2 Bed Rent |
| Median Single Family Home Price | | | | | 1,533 |
| | \$433,000 | | | | Income Needed to Afford |
| Monthly Payment (30 year payoff plan) | | | | | 113,172 |
| | \$1,082 | | | | |
| Income Needed to Afford | | | | | |
| | \$93,439 | | | | |

[Greeley, CO | Data USA](#)

[Greeley rent - Census Bureau Tables](#)

| Household Type | 2020 | Percentage |
|--|--------|------------|
| Married Couple Household | 23,562 | 51.30% |
| With own Children under 18 years | n/a | 0.00% |
| Cohabiting Couple Household | 2,632 | 5.70% |
| With own children under 18 | n/a | 0.00% |
| Male householder, no spouse/partner | 7,686 | 16.70% |
| With own children under 18 years | n/a | 0.00% |
| Female householder, no spouse/partner | 12049 | 26.20% |
| With own children under 18 years | n/a | 0.00% |
| Nonfamily households: | n.a | 0 |
| Householder living alone | 6,242 | 14% |
| Householder 65 and over living alone | 3,470 | 7.60% |
| Average household size | 2.97 | 0.00% |
| Average family size | 3.51 | 0.00% |
| Total Households | 45,929 | 121.10% |

[Greeley CCD, Weld County, Colorado ... - Census Bureau Tables](#)

| Town | 2010 | 2015 | 2020 | % Increase 2010-2020 |
|--------------|--------|--------|---------|----------------------|
| Greeley | 43,555 | 48,968 | 59,100 | 36.00% |
| Windsor | 75,970 | 80,512 | 103,933 | 36.80% |
| Kersey | 57,303 | 55,179 | 62,083 | 8.34% |
| Eaton | 54,046 | 63,909 | 75,231 | 39.20% |
| Evans City | 46,168 | 54,894 | 64,007 | 36.64% |
| Johnstown | 70,379 | 81,313 | 115,069 | 63.50% |
| HUD FMR Area | | | | |
| Colorado | 54,046 | 63,909 | 75,231 | 39.00% |
| US | 50,046 | 55,775 | 64,994 | 40.00% |

2020 Data:

[U.S. Census Bureau QuickFacts: United States](#)

2010 Data:

<https://www.census.gov/programs-surveys/acs.html>

2015 Data:

[DP03: SELECTED ... - Census Bureau Table](#)

[Data Profiles | American Community Survey | U.S. Census Bureau](#)

[2015 american community survey data - Search \(bing.com\)](#)

[Federal Poverty Guidelines / Levels for 2023 & Their Relevance to Medicaid Eligibility \(medicaidplanningassistance.org\)](#)

[median income - Census Bureau Tables](#)

| Housing Units Per Structure | 2015 | | 2020 | |
|--------------------------------------|---------------|----------------|---------------|----------------|
| | Number | Percent | Number | Percent |
| 1, detached | 21,747 | 59.60% | 21,037 | 57.70% |
| 1, attached | 1632 | 4.50% | 2168 | 5.70% |
| 2 apartments | 1,332 | 3.60% | 1523 | 5.90% |
| 3 or 4 apartments | 1940 | 5.30% | 1,887 | 4.20% |
| 5 to 9 apartments | 1941 | 5.30% | 2,421 | 6.00% |
| 10 to 19 Apartments | 2102 | 5.80% | 2,193 | 6.60% |
| 20 Plus apartments | 3423 | 9.40% | 2983 | 8.20% |
| | | | | |
| Mobile Homes | 2394 | 6.60% | 2196 | 6.00% |
| | | | | |
| Total Number of Housing Units | 36,511 | 100.10% | 36,408 | 100.30% |

[DP04: SELECTED HOUSING CHARACTERISTICS - Census Bureau Table](#)
[greeley Dp04 - Census Bureau Tables](#)

| Schedule | |
|---|---------------------------------|
| Timeline-Benchmark | Dates |
| Initial email to agencies – Survey | 7/9/2024 |
| Community survey | 08/16/2024 |
| Organization Survey | 7/9/24: Issued (open – 60 days) |
| Community Forum | 7/8/2024 |
| Agency Engagement – Focus Groups/One-On-One | 7/22/2024 - 8/12/2024 |
| Organization of Research | 8/12/2024-8/16/2024 |
| Public Notice for First Hearing | 8/6/2024 |
| First Public Hearing | 9/9/2024 |
| Revised Draft Completion | 10/04/2024 |
| Public Notice for Second Hearing | 9/13/2024 |
| Second Public Hearing: | 10/15/2024 |
| Final Draft Completion | 11/08/2024 |
| Governing Body Approval: | 10/15/2024 |
| Submission to HUD | 11/15/2025 |

1. **Public Notice for First Hearing:** August 6, 2024 (allow for 30 days before public hearing)
2. **First Public Hearing:** September 9, 2024

3. **Revised Draft Completion:** October 4, 2024
4. **Public Notice for Second Hearing:** October 1, 2024 (allow for 30 days before public hearing)
5. **Second Public Hearing:** October 15, 2024

6. **Final Draft Completion:** November 8, 2024
7. **Submission to HUD:** November 15, 2024

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------------|
| < 30 Minutes | 414,055 | 35.59% |
| 30-59 Minutes | 343,110 | 29.49% |
| 60 or More Minutes | 406,195 | 34.92% |
| <i>Total</i> | 1,163,365 | 100% |

[B08135: AGGREGATE TRAVEL TIME TO ... - Census Bureau Table](#)

| Occupations by Sector | Number of People |
|--|-------------------------|
| Management, business, science, and arts occupations | 14,623 |
| Service occupations | 9,271 |
| Sales and office occupations | 10,392 |
| Natural resources, construction, and maintenance occupations | 6,632 |
| Production, transportation, and material moving occupations | 9,225 |

[S2401: Occupation by Sex for the ... - Census Bureau Table](#)

| Town | 2020 |
|-------------|-------------|
| Greeley | 41,299 |
| Windsor | 85,455 |
| Kersey | 49,167 |
| Eaton | 47,328 |
| Evans city | 37,143 |
| Johnstown | 60,721 |
| USA | 47,484 |

[S1903: MEDIAN INCOME IN THE PAST 12 ... - Census Bureau Table](#)

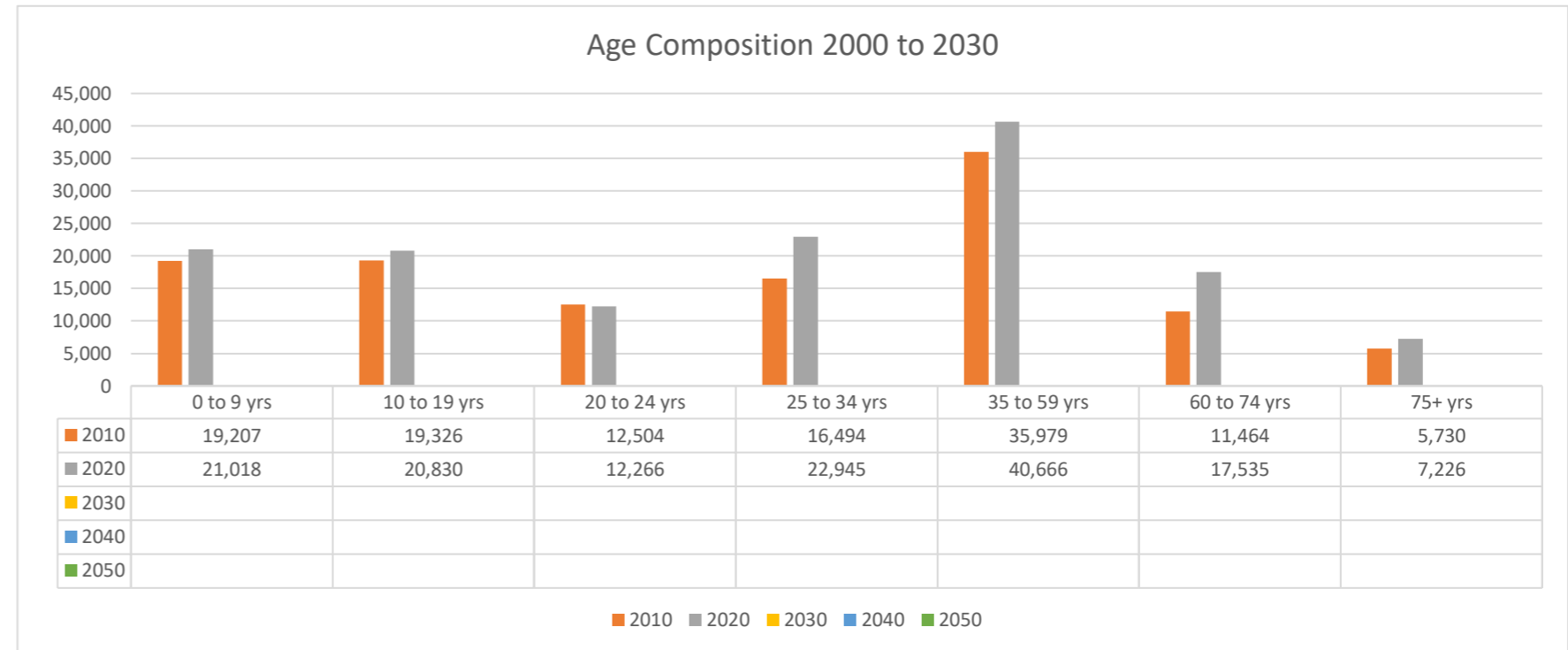
Scroll left for median income

| | 2010 | 2020 | 2030 | 2040 | 2050 |
|--------------|--------|--------|------|------|------|
| 0 to 9 yrs | 19,207 | 21,018 | | | |
| 10 to 19 yrs | 19,326 | 20,830 | | | |
| 20 to 24 yrs | 12,504 | 12,266 | | | |
| 25 to 34 yrs | 16,494 | 22,945 | | | |
| 35 to 59 yrs | 35,979 | 40,666 | | | |
| 60 to 74 yrs | 11,464 | 17,535 | | | |
| 75+ yrs | 5,730 | 7,226 | | | |

[Municipal Totals MAPCM139.xlsx \(live.com\)](#)

Median Age: 57.8

[DP05: ACS DEMOGRAPHIC AND ... - Census Bureau Table](#)



2000, 2010, and 2020 are actual census results

| Age Cohorts | 2010 | | | 2020 | | | 2030 | | | 2040 | | | 2050 | | | % Change 2020-2050 |
|-------------------------|----------------|-------------|----------|----------------|-------------|----------|----------|--------------|----------|----------|-----------|----------|----------|-----------|----------|--------------------|
| | Number | % | % Change | Number | % | % Change | Number | % | % Change | Number | % | % Change | Number | % | % Change | |
| 0 to 9 years | 19,207 | 15.90% | | 21,018 | 14.70% | | | | | | | | | | | |
| 10 to 19 years | 19,326 | 16.10% | | 20,830 | 14.60% | | | | | | | | | | | |
| 20 to 24 years | 12,504 | 10.40% | | 12,266 | 8.60% | | | | | | | | | | | |
| 25 to 34 years | 16,494 | 13.70% | | 22,945 | 16.10% | | | | | | | | | | | |
| 35 to 59 years | 35,979 | 29.80% | | 40,666 | 28.60% | | | | | | | | | | | |
| 60 to 74 years | 11,464 | 9.50% | | 17,535 | 12.30% | | | | | | | | | | | |
| 75+ years | 5,730 | 4.80% | | 7,226 | 5.10% | | | | | | | | | | | |
| Total Population | 120,704 | 100% | | 142,486 | 100% | | 0 | 0.00% | | 0 | 0% | | 0 | 0% | | |

| Year | Population | % Change | Households | % Change |
|-------|------------|----------|------------|----------|
| 2010 | 120,704 | | 43,503 | |
| 2020* | 142,486 | | 45,929 | |
| 2030 | 482,139 | | | |
| 2040 | 530,828 | | | |
| 2050 | 619,627 | | | |

[Municipal Totals MAPCM139.xlsx \(live.com\)](#)

*Based on ACS 2021 survey data

[Pop & Devt Report \(weld.gov\)](#)

Summary Level: County
 Data for: Weld County, Colorado
 Year Selected: 2016-2020 ACS

| Income Distribution Overview | Owner | Renter | Total |
|---------------------------------------|--------|--------|---------|
| Household Income <= 30% HAMFI | 5,575 | 6,395 | 11,970 |
| Household Income >30% to <=50% HAMFI | 7,050 | 5,050 | 12,100 |
| Household Income >50% to <=80% HAMFI | 12,095 | 5,660 | 17,755 |
| Household Income >80% to <=100% HAMFI | 8,380 | 3,425 | 11,805 |
| Household Income >100% HAMFI | 42,950 | 5,465 | 48,415 |
| Total | 76,050 | 25,995 | 102,045 |

| Housing Problems Overview 1 | Owner | Renter | Total |
|---|--------|--------|---------|
| Household has at least 1 of 4 Housing Problems | 19,190 | 12,705 | 31,895 |
| Household has none of 4 Housing Problems OR cost burden not available no other problems | 56,860 | 13,290 | 70,150 |
| Total | 76,050 | 25,995 | 102,045 |

| Severe Housing Problems Overview 2 | Owner | Renter | Total |
|--|--------|--------|---------|
| Household has at least 1 of 4 Severe Housing Problems | 8,545 | 7,435 | 15,980 |
| Household has none of 4 Severe Housing Problems OR cost burden not available no other problems | 67,505 | 18,560 | 86,065 |
| Total | 76,050 | 25,995 | 102,045 |

| Housing Cost Burden Overview 3 | Owner | Renter | Total |
|--------------------------------|--------|--------|---------|
| Cost Burden <=30% | 58,030 | 13,895 | 71,925 |
| Cost Burden >30% to <=50% | 10,835 | 5,780 | 16,615 |
| Cost Burden >50% | 6,920 | 5,835 | 12,755 |
| Cost Burden not available | 265 | 475 | 740 |
| Total | 76,050 | 25,995 | 102,045 |

| Income by Housing Problems (Owners and Renters) | Household has at least 1 of 4 Housing Problems | Household has none of 4 Housing Problems OR cost burden not available no other problems | Total |
|---|--|---|---------|
| Household Income <= 30% HAMFI | 9,310 | 2,665 | 11,970 |
| Household Income >30% to <=50% HAMFI | 8,250 | 3,845 | 12,100 |
| Household Income >50% to <=80% HAMFI | 7,995 | 9,755 | 17,755 |
| Household Income >80% to <=100% HAMFI | 2,870 | 8,935 | 11,805 |
| Household Income >100% HAMFI | 3,465 | 44,950 | 48,415 |
| Total | 31,895 | 70,150 | 102,045 |

| Income by Housing Problems (Renters only) | Household has at least 1 of 4 Housing Problems | Household has none of 4 Housing Problems OR cost burden not available no other problems | Total |
|---|--|---|--------|
| Household Income <= 30% HAMFI | 5,005 | 1,395 | 6,395 |
| Household Income >30% to <=50% HAMFI | 3,990 | 1,060 | 5,050 |
| Household Income >50% to <=80% HAMFI | 2,480 | 3,175 | 5,660 |
| Household Income >80% to <=100% HAMFI | 870 | 2,555 | 3,425 |
| Household Income >100% HAMFI | 360 | 5,105 | 5,465 |
| Total | 12,705 | 13,290 | 25,995 |

| Income by Housing Problems (Owners only) | Household has at least 1 of 4 Housing Problems | Household has none of 4 Housing Problems OR cost burden not available no other problems | Total |
|--|--|---|--------|
| Household Income <= 30% HAMFI | 4,305 | 1,270 | 5,575 |
| Household Income >30% to <=50% HAMFI | 4,260 | 2,785 | 7,050 |
| Household Income >50% to <=80% HAMFI | 5,515 | 6,580 | 12,095 |
| Household Income >80% to <=100% HAMFI | 2,000 | 6,380 | 8,380 |
| Household Income >100% HAMFI | 3,105 | 39,845 | 42,950 |
| Total | 19,190 | 56,860 | 76,050 |

| Income by Cost Burden (Owners and Renters) | Cost burden > 30% | Cost burden > 50% | Total |
|--|-------------------|-------------------|---------|
| Household Income <= 30% HAMFI | 9,070 | 7,475 | 11,970 |
| Household Income >30% to <=50% HAMFI | 7,930 | 3,650 | 12,100 |
| Household Income >50% to <=80% HAMFI | 7,365 | 1,325 | 17,755 |
| Household Income >80% to <=100% HAMFI | 2,490 | 180 | 11,805 |
| Household Income >100% HAMFI | 2,525 | 135 | 48,415 |
| Total | 29,380 | 12,755 | 102,045 |

| Income by Cost Burden (Renters only) | Cost burden > 30% | Cost burden > 50% | Total |
|---------------------------------------|-------------------|-------------------|--------|
| Household Income <= 30% HAMFI | 4,800 | 4,045 | 6,395 |
| Household Income >30% to <=50% HAMFI | 3,780 | 1,575 | 5,050 |
| Household Income >50% to <=80% HAMFI | 2,190 | 180 | 5,660 |
| Household Income >80% to <=100% HAMFI | 670 | 25 | 3,425 |
| Household Income >100% HAMFI | 175 | 10 | 5,465 |
| Total | 11,615 | 5,835 | 25,995 |

| Income by Cost Burden (Owners only) | Cost burden > 30% | Cost burden > 50% | Total |
|---------------------------------------|-------------------|-------------------|--------|
| Household Income <= 30% HAMFI | 4,270 | 3,430 | 5,575 |
| Household Income >30% to <=50% HAMFI | 4,145 | 2,070 | 7,050 |
| Household Income >50% to <=80% HAMFI | 5,175 | 1,145 | 12,095 |
| Household Income >80% to <=100% HAMFI | 1,820 | 155 | 8,380 |
| Household Income >100% HAMFI | 2,345 | 120 | 42,950 |
| Total | 17,755 | 6,920 | 76,050 |

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)
 For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

CO-505 Fort Collins, Greeley, Loveland/Larimer, Weld Counties CoC Point-in Time Date: 1/24/2023

Summary by household type reported:

| | Sheltered | | Unsheltered | Total |
|---|-------------------|-----------------------|-------------|------------|
| | Emergency Shelter | Transitional Housing* | | |
| Households without children ¹ | 392 | 24 | 258 | 674 |
| Households with at least one adult and one child ² | 35 | 21 | 0 | 56 |
| Households with only children ³ | 0 | 0 | 0 | 0 |
| Total Homeless Households | 427 | 45 | 258 | 730 |

Summary of persons in each household type:

| | Emergency Shelter | Transitional Housing* | Unsheltered | Total |
|--|-------------------|-----------------------|-------------|------------|
| Persons in households without children¹ | 394 | 26 | 266 | 686 |
| Persons Age 18 to 24 | 12 | 3 | 14 | 29 |
| Persons Age 25 to 34 | 68 | 6 | 53 | 127 |
| Persons Age 35 to 44 | 94 | 11 | 66 | 171 |
| Persons Age 45 to 54 | 94 | 3 | 58 | 155 |
| Persons Age 55 to 64 | 89 | 2 | 58 | 149 |
| Persons Over Age 64 | 37 | 1 | 17 | 55 |
| Persons in households with at least one adult and one child² | 120 | 76 | 0 | 196 |
| Children Under Age 18 | 72 | 50 | 0 | 122 |
| Persons Age 18 to 24 | 8 | 4 | 0 | 12 |
| Persons Age 25 to 34 | 17 | 9 | 0 | 26 |
| Persons Age 35 to 44 | 14 | 8 | 0 | 22 |
| Persons Age 45 to 54 | 7 | 4 | 0 | 11 |
| Persons Age 55 to 64 | 2 | 0 | 0 | 2 |
| Persons Over Age 64 | 0 | 1 | 0 | 1 |
| Persons in households with only children³ | 0 | 0 | 0 | 0 |
| Total Homeless Persons | 514 | 102 | 266 | 882 |

Demographic summary by ethnicity:

Demographic summary by gender:

| | Sheltered | | Unsheltered | Total |
|---|-------------------|-----------------------|-------------|------------|
| | Emergency Shelter | Transitional Housing* | | |
| Hispanic / Latino | 366 | 38 | 186 | 590 |
| Non-Hispanic / Non-Latino | 148 | 64 | 80 | 292 |
| Total | 514 | 102 | 266 | 882 |
| Female | 185 | 51 | 83 | 319 |
| Male | 321 | 51 | 180 | 552 |
| Transgender | 4 | 0 | 1 | 5 |
| Gender Non-Conforming (i.e. not exclusively male or female) | 4 | 0 | 2 | 6 |
| Questioning | 0 | 0 | 0 | 0 |
| Total | 514 | 102 | 266 | 882 |

Demographic summary by race:

| | Sheltered | | Unsheltered | Total |
|---|-------------------|-----------------------|-------------|------------|
| | Emergency Shelter | Transitional Housing* | | |
| Black or African-American | 412 | 86 | 219 | 717 |
| White | 102 | 16 | 47 | 165 |
| Asian | 6 | 0 | 2 | 8 |
| American Indian or Alaska Native | 29 | 2 | 20 | 51 |
| Native Hawaiian or Other Pacific Islander | 19 | 8 | 2 | 29 |
| Multiple Races | 18 | 3 | 14 | 35 |
| Total | 514 | 102 | 266 | 882 |

Demographic summary by age:

Summary of chronically homeless households by household type reported:

| | Sheltered | | Unsheltered | Total |
|--|-------------------|-----------------------|-------------|-------|
| | Emergency Shelter | Transitional Housing* | | |
| Chronically Homeless households with at least one adult and one child ² | 0 | 0 | 0 | 0 |

Summary of chronically homeless persons in each household type:

| | Sheltered | | Unsheltered | Total |
|---|-------------------|-----------------------|-------------|------------|
| | Emergency Shelter | Transitional Housing* | | |
| Chronically Homeless persons in households without children ¹ | 130 | 0 | 97 | 227 |
| Chronically Homeless persons in households with at least one adult and one child ² | 0 | 0 | 0 | 0 |
| Chronically Homeless persons in households with only children ³ | 0 | 0 | 0 | 0 |
| Total Chronically Homeless Persons | 130 | 0 | 97 | 227 |

Summary of all other populations reported:

| | Sheltered | | Unsheltered | Total |
|------------------------------|-------------------|-----------------------|-------------|-------|
| | Emergency Shelter | Transitional Housing* | | |
| Severely Mentally Ill | 113 | 13 | 90 | 216 |
| Chronic Substance Abuse | 89 | 14 | 47 | 150 |
| Veterans | 34 | 1 | 12 | 47 |
| HIV/AIDS | 3 | 0 | 22 | 25 |
| Victims of Domestic Violence | 58 | 2 | 21 | 81 |
| Unaccompanied Youth | 11 | 2 | 14 | 27 |
| Unaccompanied Youth Under 18 | 0 | 0 | 0 | 0 |
| Unaccompanied Youth 18-24 | 11 | 2 | 14 | 27 |
| Parenting Youth | 2 | 1 | 0 | 3 |
| Parenting Youth Under 18 | 0 | 0 | 0 | 0 |
| Parenting Youth 18-24 | 2 | 1 | 0 | 3 |
| Children of Parenting Youth | 5 | 2 | 0 | 7 |

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 4,881 | 394 | 3,081 |
| High school graduate (includes equivalency) | 10,401 | 744 | 4,083 |
| Some college or Associate's degree | 12,149 | 585 | 3,543 |
| Bachelor's degree or higher | 10,778 | 313 | 1,748 |

[B23006: EDUCATIONAL ATTAINMENT BY ... - Census Bureau Table](#)

Educational Attainment by Age

| | Age | | | | |
|---------------------------------|-------|-------|-------|-------|------------|
| | 18-24 | 25-34 | 35-44 | 45-65 | 65 + years |
| Less than 9th grade | 331 | 732 | 1,050 | 2,434 | 974 |
| 9th to 12th grade, no diploma | 1,115 | 1,486 | 988 | 1,666 | 939 |
| High school graduate | 5,609 | 5,709 | 3,518 | 6,001 | 3,203 |
| Some college, no degree | 6,541 | 3,614 | 2,692 | 5,080 | 3,374 |
| Associate's degree | 773 | 1,459 | 1,409 | 2,053 | 898 |
| Bachelor's degree | 820 | 3,054 | 2,002 | 3,072 | 2,243 |
| Graduate or Professional Degree | 36 | 1,103 | 1,074 | 2,563 | 1,425 |

[B15001: SEX BY AGE BY EDUCATIONAL ... - Census Bureau Table](#)

Educational Attainment - Median Earnings for the Past 12 Months

| Educational Attainment | Median Earning for the Past 12 Months |
|---------------------------------|---------------------------------------|
| Less than High School Graduate | \$28,972 |
| High school graduate | \$40,977 |
| Associate's degree | \$40,026 |
| Bachelor's degree | \$52,166 |
| Graduate or Professional Degree | \$63,633 |

[B20004: Median Earnings in the Past ... - Census Bureau Table](#)

| | |
|---|---------------|
| Total Population in the Civilian Labor Force | 53,133 |
| Civilian Employed Population 16 years and over | 50,143 |
| Unemployment Rate | 5.63% |
| Unemployment Rate for Ages 16-24 | 22.20% |
| Unemployment Rate for Ages 25-65 | 29.00% |

| Business by Sector | Number of Workers | Share of Workers |
|---|--------------------------|-------------------------|
| Agriculture, Mining, Oil & Gas Extraction | 2,585 | 5.16% |
| Arts, Entertainment, Accommodations | 4,756 | 9.48% |
| Construction | 4,858 | 9.69% |
| Education and Health Care Services | 10,657 | 21.25% |
| Finance, Insurance, and Real Estate | 2,484 | 4.95% |
| Information | 718 | 1.43% |
| Manufacturing | 5,846 | 11.66% |
| Other Services | 2,874 | 5.73% |
| Professional, Scientific, Management Services | 4,607 | 9.19% |
| Public Administration | 1,581 | 3.15% |
| Retail Trade | 5,689 | 11.35% |
| Transportation and Warehousing | 2,241 | 4.47% |
| Wholesale Trade | 1,247 | 2.49% |
| Total | 50,143 | 100% |

[C24070: INDUSTRY BY CLASS OF WORKER ... - Census Bureau Table](#)

[DPO3: SELECTED ... - Census Bureau Table](#)

| Development | # of Units | Income/Type of Family Serve |
|---------------------------|------------|-----------------------------|
| The Pines at Southmoor | 342 | |
| Island Grove Village Apt. | 108 | |
| Lincoln Square Apartments | 21 | |
| Pine Meadows Apartments | 110 | |
| Woodside Village Apts | 160 | |
| Creekstone Apartments | 200 | |
| Meeker Commons | 104 | |
| West Park Village | 192 | |
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| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 1,062 | 1190 | 1533 | 2160 | 2391 |
| High HOME Rent | 1,062 | 1190 | 1533 | 1902 | 2103 |
| Low HOME Rent | 1,022 | 1073 | 1288 | 1488 | 1661 |

[Version 9.4 SAS System Output \(huduser.gov\)](http://huduser.gov)

| Risk of Lead-Based Paint Hazard | Owner Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 8,335 | 44% | 8,670 | 59% |
| Housing Units build before 1980 with children present | 3,040 | 16% | 1,710 | 12% |

From previous Plan

Rent Paid

| Rent Paid | Number | % |
|-----------------|--------|--------|
| Less than \$500 | 1,214 | 9.10% |
| \$500-\$999 | 4,763 | 35.80% |
| \$1000-\$1499 | 4,540 | 34.10% |
| \$1500-\$1999 | 2,012 | 15.10% |
| \$2000 or more | 772 | 5.70% |
| Total | 13,301 | 99.80% |

[DP04: SELECTED HOUSING CHARACTERISTICS - Census Bureau Table](#)

Cost of Housing

| | Base Year:2015 | Most Recent Year:2022 | % Change |
|-----------------------|-----------------------|------------------------------|-----------------|
| Median Home Value | \$194,500 | \$385,900 | 98.41% |
| Median Contract Value | \$861 | \$1,243 | 44.37% |

Condition of Units

| Condition of Units | Owner Occupied | Renter-Occupied | | |
|-------------------------------|----------------|-----------------|--------|--------|
| | Number | Number | | |
| With one selected condition | 4,749 | 6683 | 22.55% | 31.73% |
| With two selected condition | 85 | 697 | 0.40% | 3.31% |
| With three selected condition | 0 | 56 | 0.00% | 0.27% |
| With four selected condition | 0 | 0 | 0.00% | 0.00% |
| No selected conditions | 16,229 | 6222 | 77.05% | 29.54% |
| Total | 21,063 | 13658 | | |

[B25123: TENURE BY SELECTED PHYSICAL ... - Census Bureau Table](#)

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|--------|-----------------|--------|
| | Number | % | Number | % |
| 2000 or later | 6,195 | 29.41% | 2,813 | 20.60% |
| 1980-1999 | 5,936 | 28.18% | 3,449 | 25.25% |
| 1960-1979 | 5,858 | 27.81% | 4,532 | 33.18% |
| Before 1960 | 3,074 | 14.59% | 2,864 | 20.97% |
| <i>Total</i> | 21,063 | 99.99% | 13,658 | 100% |

[DP04: SELECTED HOUSING CHARACTERISTICS - Census Bureau Table](#)

| Race | Cold Weather Shelter | Point in-Time-Count | |
|----------------------------------|----------------------------|---------------------|-------------|
| | Sheltered (overnight only) | Sheltered | Unsheltered |
| White | | 498 | 219 |
| American Indian/Native Alaskan | | 33 | 9 |
| Native Hawaiian/Pacific Islander | | 6 | 2 |
| African American | | 31 | 20 |
| Asian | | 27 | 2 |
| Multiple races | | 21 | 14 |
| Don't Know | | | |
| Race | | | |
| Hispanic | | 212 | 80 |
| Not-Hispanic | | 404 | 186 |

[CoC PopSub CoC CO-505-2023 CO 2023.pdf \(hudexchange.info\)](#)

Fort Collins, Greeley, Loveland/Larimer, Weld Counties CoC

| Demographics | Base Year:2016 | Most Recent Year:2022 | % Change |
|---------------|----------------|-----------------------|----------|
| Population | 132,476 | 140,297 | 5.90% |
| Households | 45,699 | 48,985 | 7.19% |
| Median Income | 51,234 | 67,941 | 46.96% |

[DP02: Selected Social ... - Census Bureau Table](#)

[S1901: Income in the Past 12 Months ... - Census Bureau Table](#)

[DP05: ACS DEMOGRAPHIC AND ... - Census Bureau Table](#)

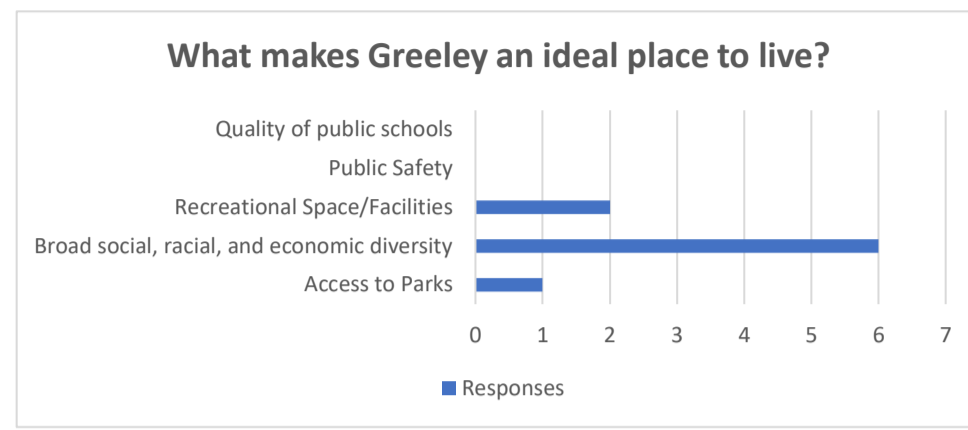
| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|--|-------------|---------------|---------------|----------------|-------------|
| Total Households | 5,575 | 7,050 | 12095 | 8380 | 42950 |
| Small Family (2-4 people) | 1,090 | 2,235 | 4670 | 3500 | 25090 |
| Large Family (More than 4 People) | 505 | 946 | 1695 | 1360 | 4710 |
| With at least one person ages 62-74 | 910 | 1,150 | 2470 | 1535 | 7255 |
| With at least one person ages 75+ | | | | | |
| With one or more children 6 or younger | | | | | |

| Property Type | Number | % |
|----------------------------------|--------|--------|
| 1-unit detached structure | 21,037 | 57.70% |
| 1-unit, attached structure | 2,168 | 5.90% |
| 2-4 units | 3,410 | 9.40% |
| 5-9 units | 4,614 | 12.60% |
| 10 or more units | 2,983 | 8.20% |
| Mobile Home, boat, RV, van, etc. | 2,237 | 6.10% |
| Total | 36,449 | 100% |

[DP04: SELECTED HOUSING CHARACTERISTICS - Census Bureau Table](#)

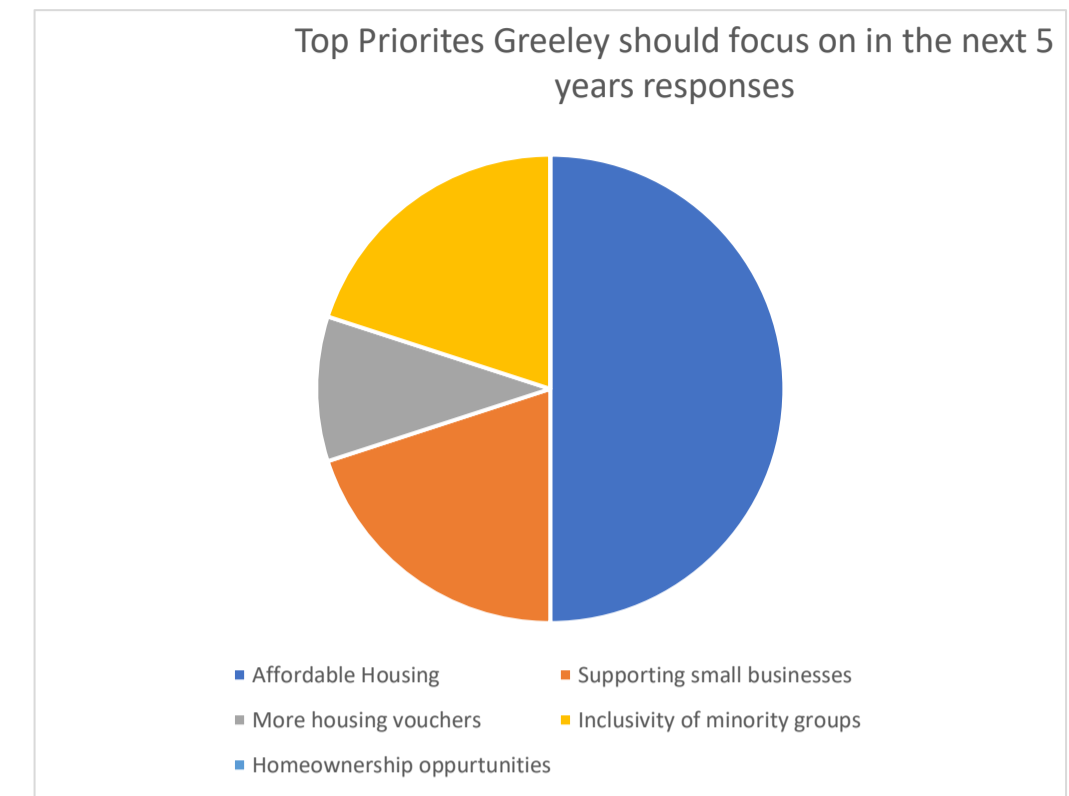
Responses

| | |
|--|---|
| Access to Parks | 1 |
| Broad social, racial, and economic diversity | 6 |
| Recreational Space/Facilities | 2 |
| Public Safety | 0 |
| Quality of public schools | 0 |



Responses

| | |
|--------------------------------|---|
| Affordable Housing | 5 |
| Supporting small businesses | 2 |
| More housing vouchers | 1 |
| Inclusivity of minority groups | 2 |
| Homeownership opportunities | 0 |



Ranking Number of Votes

| Ranking | Number of Votes |
|---|-----------------|
| 1st Place :Homeless: an individual or family lacking a fixed, regular, and adequate nighttime residence | 4 |
| 2nd Place: At-Risk of Homelessness: low-income individuals or families experiencing economic hardship | 2 |
| 3rd Place: Fleeing or Attempting to Flee: Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking | 2 |
| 4th Place: At Greatest Risk of Housing Instability: exiting a publicly funded institution or system of care | 4 |
| 5th Place: Veterans and Families that include a Veteran Family Member | 5 |

