

# 2022

## ANNUAL ACTION PLAN

Community Development Block Grant  
HOME Investment Partnership Grant

Third Year of the 2020-2024 Consolidated Plan



## Executive Summary

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

#### 1. Introduction

The City of Greeley (the City) is an annual recipient of the Community Development Block Grant (CDBG) and HOME Partnership Investment Program (HOME) grant from the U. S. Department of Housing and Urban Development (HUD). These grants assist the City in matters of community development and affordable housing, primarily to the benefit of low- moderate-income (LMI) residents and neighborhoods of the City.

The Annual Action Plan is the City's application to HUD for those grants, with the 2022 Action Plan representing the third year's work program under the 2020-2024 Consolidated Plan. It reemphasizes the goals established in the Consolidated Plan and states how the City will progress in those goals in 2022. The Consolidated Plan estimated annual awards of \$840,000 (CDBG) and \$300,000 (HOME), which will be utilized in budget planning until notification of actual grant awards, probably spring 2022.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The highest priorities identified in the 2020-2024 Consolidated Plan were support for affordable housing and neighborhood revitalization. The majority of the 2022 CDBG grant will support those two priorities. Objectives are briefly described below; more detail on outcomes is available in Section AP20.

Affordable housing support will include continuation of two housing rehab programs – the loan program and grant program; however, the programs will be funded through existing open activities only. The housing rehab loan program will most likely be discontinued at the end of 2022 (or when allocated funds are gone) due to inactivity within the program and issues with finding contractors willing to do work with federal funds. If the loan program closes as expected, revolving loan funds generated through the program will be a part of the 2022 budget (program income).

Staff is also working with several developers of affordable housing and expects to see funds allocated to either new affordable housing (infrastructure, acquisition) and/or multi-family rehab of existing units. Additionally, it is expected that Greeley-Weld Habitat for Humanity will continue to receive assistance for their ownership opportunities for low-moderate-income households wanting to own their own home.

Continuing to support low-moderate-income areas through improvements to infrastructure is the second high priority objective. Outcomes will include the addition of infrastructure where there is none and removal and replacement of substandard infrastructure.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's second year Action Plan (2021) was reviewed and accepted by HUD-Denver in July 2021; the 2020 Consolidated Annual Performance and Evaluation Review was also reviewed and accepted in 2021. It was determined by HUD reviewers, based solely on information contained in the CAPER, that the City was administering its programs in a manner consistent with the applicable regulatory requirements. Additionally, in the most recent review from HUD's Region VIII Fair Housing and Equal Opportunity Division, the City received a Low Risk rating with regard to issues of fair housing.

The City continued to work through findings and concerns identified during a monitoring of a number of CDBG and HOME activities in February 2020 by the City's Community Planning and Development Representative from HUD-Denver. The City's second responses to the findings and concerns were submitted to HUD in April 2021 and included ways to avoid issues identified in the monitoring so that its programs, projects, and overall administration would better meet the requirements of the CDBG and HOME grant programs. HUD-Denver accepted the second responses and closed all findings by letter in July 2021.

The City met its timeliness requirement (no more than 1.5x the annual grant at October 31<sup>st</sup>) in 2018, 2019, and 2020.

Input from City staff, local non-profit agencies serving the City's low- moderate-income residents and neighborhoods, and citizens on a standing committee have driven goals and priorities more so than past performance. However, the GURA Board and members of the Committee for Community Development have recommended a reduction in the number of public services supported and a move back to a CDBG program that is more oriented to affordable housing and construction and activities of a capital nature. Additionally, when considering public facility activities, applicants proposing that a majority of funding come from other than CDBG sources will be given priority.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

With continued concerns for the spread of COVID-19, there again were no in-person neighborhood meetings held during the CDBG process. The City provided information on its website, through emails, and through articles in newsletters. Information was provided to entities in the City's institutional structure, including GURA Board and Citizen Committee members, as well, with encouragement to share at will. Ads in the Greeley Tribune (English and Spanish) invited the public to call or email GURA staff with questions, more detailed information, or comments.

Two required public hearings were held: During the planning process, the GURA Board met August 11, 2021 to hear applications, discuss budget, and make a recommendation to City Council. City Council held the second public hearing on October 5, 2021 to approve the 2022 CDBG and HOME budgets. A public comment period was held between August 12, 2021 and September 14, 2021.

## 5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Two members of a standing committee, the Citizens Committee for Community Development, met to discuss applications as interested Redevelopment District neighborhoods residents. In general, the staff-proposed budget was supported. Discussion and other notes follow.

- The number of applications that either directly or indirectly involved services to homeless persons was noted. Discussion centered on the number of homeless there seem to be and the continued need for housing.
- The recent downtown flooding due to hard rain in a short amount of time was discussed while talking about infrastructure projects. One Committee member plans to attend a City-sponsored open house where public input on a first phase of a large project to create an underground storm drain outfall system is requested.
- The Committee members present particularly support the Parkway Tree Planting program and the support to Senior Resource Services (60+ Ride). The 60+ Ride program is viewed as a means to address affordable housing issues by helping seniors maintain the at-home living status. The members were also very supportive of the alley reconstruction project.
- Staff noted (with regard to Public Services recommendations) that it was following Board's direction to reduce the number/amount of public services and return to "bricks-and-mortar"-type activities. The best way to do that for the 2022 program year, staff felt, was to not fund new public service activities. Discussion on how to move forward with future reductions ensued, with the possibility of discontinuing funding to those agencies which have received CDBG funds the longest. This would possibly open doors for new agencies to be funded. Limiting funding of an agency to three years was also discussed.
- The Committee members were supportive of infrastructure activities. The number of similar activities among applicants (specifically for housing case management/navigation) was noted. The Committee would prefer better collaboration among agencies, thus better collective impact.

Three applicants (A Woman's Place, Senior Resource Services, and Boys and Girls Club of Weld County) spoke during the GURA Board public hearing, noting the need for CDBG funding to support their proposed activities. There were no other comments received at the public hearings or during the public comment period.

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

While the need for non-recommended activities during 2022 (A Woman's Place and Boys and Girls Club of Weld County) was recognized by the GURA Board, the move away from public services and back to affordable housing and capital project priorities was reiterated.

## 7. Summary

The City’s competitive application process for CDBG funds started June 1, 2021. Departments and Divisions of the City and non-profit agencies serving the low- moderate-income population were encouraged to apply. Each activity chosen for 2022 implementation met a priority of the Consolidated Plan and will help meet the goals identified in the Consolidated Plan. The Action Plan will be ready to submit to HUD by the regulatory deadline of November 15, 2021; however, it expected that HUD will require it to be held for submittal until grant awards are posted in (generally) spring 2022.

### PR-05 Lead & Responsible Agencies – 91.200(b)

#### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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, CDBG and HOME Administrator	GREELEY	Greeley Urban Renewal Authority

Table 1 – Responsible Agencies

#### Narrative (optional)

The Greeley Urban Renewal Authority (GURA), a division of the Economic Health and Housing Department, administers both the CDBG and HOME programs for the City under an intergovernmental agreement. During the Coronavirus pandemic, it also administered the Community Development Block Grant-Coronavirus (CDBG-CV) 1 and 3 grants for the City. In addition to general administrative oversight of the grants, responsibilities include project and activity implementation and compliance with crosscutting requirements. The City’s Finance Department works with GURA to ensure proper expenditure of and draws on the CDBG and HOME funds, and the Purchasing Division provides assistance with bidding, contracts, and procurement.

GURA consists of a seven-member Board of Commissioners appointed by the City Council. The Board sets policy, makes budget recommendations to the Council through the annual competitive process (CDBG), and reviews and approves applications for HOME funds. GURA staff leadership is provided by the Economic Health and Housing Director and GURA Manager, with support staff including a Grant Specialist and Senior Administrative Specialist.

#### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Greeley is a city with a population estimated at 108,795 residents (April 1, 2020 U. S. Census). City staff working with the HUD grants are frequently in contact with its community partners working with low-moderate-income residents. An open, competitive process is held annually to identify CDBG applicants. The City consults with the applicants and others on its “partner list” during the annual process, as well as at other times throughout the year.

#### **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))**

The Economic Health and Housing Department is one of the implementing City departments with regard to its Strategic Housing Plan. The Plan looks at housing from low-income and assisted housing to luxury homes. Action items are provided in the Plan to provide a framework to meet the need for housing at all income levels. The public was invited to participate in meetings to formulate the plan. The Economic Health and Housing Department advises Greeley City Council on matters related to housing.

The Greeley/Weld Housing Authority is the Public Housing Agency in Greeley and manages the Housing Choice Vouchers, in addition to owning and managing a number of public housing units. The Greeley Housing Authority is operated separate from the City; four of its nine members are recommended for appointment by the Greeley mayor.

City staff coordinate with housing providers, health and mental health providers, and other service agencies when formulating its Consolidated and Annual Action Plans to identify needs within the low-moderate-income residents of the City and potentially provide a source of funding (CDBG and/or HOME).

The City is represented at meetings and in groups involving housing and services, including the Emergency Food and Shelter Program committee, Northern Colorado Continuum of Care (which serves Weld and Larimer Counties), and Connections (a local group of service providers that meets regularly to share resources and information). The City was also active in implementing Weld’s Way Home, the County’s strategic plan to address homelessness.

City Boards include the Housing Authority, the Commission on Disabilities, and the Youth Commission, which convene to discuss the areas of focus for each Commission.

#### **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.**

Weld and Larimer Counties separated from the Balance of State Continuum of Care in early 2020, forming a new Colorado Continuum of Care that serves those two counties only. This area of Northern Colorado has

seen significant growth since the formation of the original Continuums, and it was felt that the homelessness in the two counties could best be addressed by a Continuum representative of only this region.

Greeley, Loveland, and Fort Collins have worked regionally on homelessness for a number of years, including collaboration on the annual Point-in-Time Count and the Coordinated Assessment and Housing Placement System (CAHPS) program. The CAHPS system includes a “by name list” for housing, which then gives priority to those most vulnerable. The Northern Colorado Continuum of care has members from non-profit agencies, housing providers, citizens, the school districts, and government.

A City staff representative is on the governing board of the Continuum of Care and attends general membership meetings, as well.

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

Performance standards, standards for the evaluation of projects, funding policies, and procedures for the operation and administration of HMIS were all part of the documents needed to become and operate as a new continuum of care. The Northern Colorado Continuum of Care Governing Board will sub-grant ESG Homeless Prevention and Rapid Rehousing dollars, on behalf of the Colorado Department of Local Affairs, Division of Housing. The City of Greeley itself does not receive an allocation of ESG funds.

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

Agency/Group/ Organization	Type	Funded 2020-2024
A Woman’s Place	Domestic violence shelter	
Boys & Girls Club	Services for children and youth	
City – Forestry Program	Self-explanatory	Yes
City – Streets	Self-explanatory	Yes
City of Greeley – Public Works	Self-explanatory	Yes
Connections for Independent Living	Services and advocacy – disabilities	Yes
Greeley Center for Independence (Adeo)	Housing and services - disabilities	
Greeley Housing Authority	Housing Authority	
Greeley Transitional House (dba Greeley Family House)	Shelter, transitional housing, services-families	Yes
Guadalupe Community Center (Catholic Charities)	Shelter and services-homeless	Yes
Habitat for Humanity	Affordable for-sale housing developer	Yes
Life Stories	Services-children; Child Welfare Agency	
Northern Colorado Health Alliance – Community Action Collaborative	Services-health; Health Agency	Yes
Northern CO Veterans Resource Center	Veterans services	Yes
North Range Behavioral Health	Housing and services - mental disabilities	
Senior Resource Services dba 60+ Ride	Services-elderly	Yes
The Salvation Army	Services for homeless and other in need	
United Way – Cold Weather Shelter, Welds Way Home, & Northern Colorado Continuum of Care	Shelter & services for homeless	Yes
Weld County Department of Health & Environment	County-wide health/ environment	

**Table 2a – Agencies, groups, organizations who participated**

City staff has long-standing relationships with most of the City’s non-profit agencies serving its low-moderate-income population and is continually available for consultation and recommendations surrounding the City’s federal fund allocations. The above agencies were consulted in detail during the formation of the 2020-2024 Consolidated Plan. In years following that, consultation is by outreach during the Action Plan planning process to determine interest in applying for the Plan’s funding and for information, as applicable, to assist with the completion of the Action Plan.

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

The agencies in the table below were provided with an opportunity for one-on-one consultation during the formation of the 2020-2024 Consolidated Plan and did not respond to meeting requests. The agencies are considered good community partners and resources for the City and, if/when needed, will be consulted.



Agency	Focus
Catholic Charities	Farm labor and migrant housing
Sunrise Health	Low-income health care
Weld County Human Services	Social services
Weld County School District Six	Education

Table 3b – Agencies, groups, organizations who did not participate

**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?
Continuum of Care	Northern Colorado Continuum of Care	The goal for the housing of all people is the overlapping goal of the Continuum and is a goal of the City’s Strategic Plan.
Strategic Housing Plan	City of Greeley-Community Development Department; Economic Health and Housing Department	The Strategic Housing Plan was adopted to address housing concerns for all people in Greeley. Council also adopted the need to expand the number of affordable units and maintain those units already affordable in the City.
City of Greeley-Analysis of Impediments to Fair Housing	GURA	The impediments identified in the Analysis were reviewed to see if any application(s) would help meet the work program of the Analysis.

Table 4 – Other local / regional / federal planning efforts

**Narrative (optional)**

No further narrative.

**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City used both in-person and an electronic platform during the formation of the 2022 Action Plan, due to ongoing COVID-19 concerns. GURA’s website included information on the CDBG grant and the annual process. The City used its CDBG Partners group (agencies that have received CDBG or work with a low-moderate-income population) to distribute information and to encourage the clientele worked with to participate in hearings or comment periods. Word was also spread through City and Economic Health and Housing newsletters. The GURA Board public hearing was via Zoom; the City Council meeting could be attended either via Zoom or in person.

## Citizen Participation Outreach

Mode of Outreach	Outreach Target	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
Internet outreach/ website availability	Non-targeted/ broad community	None	No comments received.	Not applicable.
Outreach through institutional structure, including partner agencies and Board and Committee members	Particularly residents of Redevelopment District neighborhoods and underserved populations	No response received.	No comments.	Not applicable.
Meeting of Citizens Committee for Community Development	Residents of Redevelopment District neighborhoods	Two members in attendance	See Executive Summary for citizen comments.	Not applicable
1 <sup>st</sup> public hearing	Non-targeted/ broad community	None	See Executive Summary for citizen comments.	See Executive Summary.
30-day comment period	Non-targeted/ broad community	None	No comments received.	Not applicable.
2 <sup>nd</sup> public hearing	Non-targeted/ broad community	None	No comments received.	Not applicable.

Table 5 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

In its 2020-2024 Strategic Plan, the City of Greeley projected receiving approximately \$4.2 million in CDBG funds (\$840,000 annually) and \$1.2 million in HOME funds (\$300,000 annually). The table below is the initial, estimated budget for 2022. Prior to submittal to HUD in spring 2022 and after the City finalizes 2021 receipts, the program and grant figures will be updated with the correct figures. The budget includes the grants, program income, and revolving loan funds from the repayment of loans; a modest amount of program income attributed to the HOME program will also be available.

The City leverages its CDBG and HOME funds with outside (non-federal) funding to the extent possible. Outside funding sources may include the City’s general fund, Low-Income Housing Tax Credits, non-profits’ funding sources, etc.

#### Anticipated Resources

Program Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG - Federal	Administration Affordable housing Public improvements Public facilities Public services	\$840,000	\$260,000	\$0.00	\$1,100,000	\$1,050,000	For the remainder of the ConPlan years includes: annual CDBG of \$840,000 and program income of \$105,000 per/yr.
HOME - Federal	Administration Affordable housing	\$300,000	\$5,000	\$1,155,307	\$1,460,307	\$610,000	Expected amount for the remainder of the ConPlan years includes: annual HOME grant of \$300,000 and program income of \$5,000.

Table 5 – Expected 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**

CDBG non-profit applicants are expected to provide funding for the activities for which assistance is requested, and to the extent possible, provide the majority of funds for the proposed activities. City funds (non-federal) will support infrastructure activities if general/departmental funds are available. Affordable housing projects will be supported (it is anticipated) with funding from the Division of Housing and/or Low-Income Housing Tax Credits and Private Activity Bonds from the City (and in some cases, Weld County). HOME projects will provide match in the percentage required or utilize the City's accumulated match funds. Matching funds most often come from the Greeley-Weld Habitat for Humanity home-ownership program.

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

It is not expected at this time that any publicly owned land or property in Greeley will be used to address a 2022 Action Plan need.

**Discussion**

The City's 2022 Action Plan was initially developed in coordination with the City of Greeley's budget process, with the GURA Board's recommendation to Council defined at the Board's August 11, 2021 meeting and Council's approval of the budget occurring October 5, 2021. Because formation of the 2022 budget occurs prior to the end of fiscal year 2021 and thus utilizes estimates, the final budget will not be completed until spring 2022. The Board recommended and Council accepted that changes to the budget will occur within the proposed infrastructure activity (for sidewalks, curb/gutter, etc.).

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Goal Name	Funding	Goal Outcome Indicator	Goal Description
<b>Priority (Category): Affordable housing</b>			
<b>Administration of Grants</b>	CDBG: \$168,000 HOME: \$30,000	NA	Administration of the CDBG and HOME programs.
<b>Property Acquisition or infrastructure support for new SF Housing</b>	CDBG: \$40,000 HOME: \$264,000	8 units of Habitat for Humanity SF units	Provide funding to developers needing acquisition or infrastructure support for the development of affordable SF ownership units. Infrastructure support includes payment of fees and water/sewer tap fees, which will be a subsidy to the homeowner and require affordability periods.
<b>Property Acquisition or infrastructure support for new MF Housing</b>	CDBG: \$145,000 HOME: \$1,166,307	40 new units or acquisition of existing units of MF housing	Provide funding to developers needing acquisition or infrastructure support for developing new multi-family housing.
<b>MF Housing Rehab Loans/Grants</b>	CDBG: \$50,000	5 units of multi-family housing rehabbed	Loans will be available to owners of affordable multi-family units in need of rehab; grants available to non-profit owners or on a case-by-case basis.
<b>Housing related Public Services</b>	CDBG: \$20,000	150 people served	Provide funding to agencies who provide a housing-specific service to clients.

<b>Priority (Category): Neighborhood improvements</b>			
<b>Public improvements- infrastructure (curb, gutter, sidewalks, drainage, etc.)</b>	CDBG: \$468,500	1 infrastructure activities; 2000 households	Support the City’s continued efforts to install missing infrastructure or replace existing that is substandard or unsafe in Redevelopment District neighborhoods. This might include sidewalks, curbs and gutters, accessibility ramps, and drainage.
<b>Public improvements-Alley reconstruction</b>	CDBG: \$126,500	1 infrastructure activities; 50 households	Support the City’s continued efforts to improve neighborhoods by reconstructing of gravel alleys to asphalt in the Redevelopment District.
<b>Public Improvements-Parkway Tree Planting</b>	CDBG: \$15,800	1 infrastructure activities; 300 households	Support the City’s continued improvements in LMI neighborhoods by reforestation in the parkway areas of the Redevelopment District.
<b>Property Conditions-Clean-up Weekend</b>	CDBG: \$15,000	1 public service activities; 1,250 households	Support the annual clean-up weekend to improve conditions in the City, predominantly in the LMI neighborhoods.
<b>Priority (Category): Public Facilities Assistance</b>			
<b>Assistance to public facilities</b>	CDBG: \$11,200	1 facility; 100 people	Support ADA improvements, including new front entrance and handrails from parking lot for public facility that supports the needs of the community of people with disabilities.
<b>Priority (Category): Public Services Assistance</b>			
<b>Assistance to agencies/ organizations providing a public service not related to housing</b>	CDBG: \$40,000	3 public services; 200 people	Provide assistance to agencies/organizations that provide a public service that is not specifically a housing service to clients, with at least 51% of those receiving the service qualifying as an LMI household.

Table 6 – Goals Summary

**Goal Descriptions – Part of the table information**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

There is a project associated with each of the goals identified in the previous section with the exception of the affordable housing goals. Housing projects will be identified by separate process in 2022. The GURA Board recommended the projects in Table 58 for approval along with the 2022 budget based on applications received, resources available, and how well they met a priority of the Consolidated Plan. City Council will formally set the budget on October 5, 2021.

#	Project Name
1	CDBG Administration-2022
2	Acquisition or infrastructure support for single-family housing
5	Acquisition or infrastructure support for multi-family housing
6	Multi-family rehab loans/grants
7	Non-profit housing public service-Greeley Transitional House-Housing Case Manager
8	Non-profit housing public service-Guadalupe Community Center-Case Manager
9	Public Improvements-Infrastructure Improvements-Redevelopment District-Phase I-5 <sup>th</sup> Street
10	Public Improvements-Infrastructure Improvements-Alley reconstruction in RD-Phase IV
11	Public Improvements-Parkway Tree Planting
12	Public Service Property Conditions-Clean-up Weekend
13	Public Facility Rehab – Connections for Independent Living – ADA improvements
14	Non-profit Public Service-United Way of Weld County-Cold Weather Shelter
15	Non-profit Public Service-Northern Colorado Veterans Service Center-veteran’s services
16	Non-profit Public Service-Senior Resource Services-Transportation Assistance
17	HOME Grant Administration-2022
18	HOME Program Homeownership-Habitat for Humanity
19	HOME Program Rental-TBD Project

**Table 7 - Project Information**

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

Budget allocations for 2022 were determined by the applications received, how well they met the priorities of the 2020-2024 Consolidated Plan, and current conditions within the community. The Board moved forward with its intent to move away from public service activities and chose not to recommend funding of new service applications. By doing so, it reduced its public service exposure from 11.9% to

8.9%. Highest priorities (affordable housing and neighborhood revitalization) received the majority of expected funding.

Funding availability is always an obstacle. Prioritizing brick-and-mortar-type projects during 2020-2024 to support affordable housing and neighborhood revitalization may result in less funding availability for non-profit agencies needing improvement to a public facility and for public services that provide services to underserved populations.

## AP-38 Project Summary

### Project Summary Information

The recommended CDBG and HOME budgets re below; a summary table follows.

CDBG Project	Expected Resources 2021
CDBG Administration-2022	\$ 168,000
Acquisition or infrastructure-single-family housing <sup>3</sup>	40,000*
Acquisition or infrastructure-multi-family housing	145,000*
Multi-family rehab loans/grants	50,000*
Housing public service-Greeley Transitional House	10,000
Housing public Service-Guadalupe Community Center	10,000
Redevelopment District infrastructure improvements	468,500
Infrastructure Improvements-Alley reconstruction in RD	126,500
Public Improvements-Parkway Tree Planting	15,800
Public service property conditions-Clean-up Weekend	15,000
Public Facilities-Connections For Independent Living	11,200
Public Service-United Way-Cold Weather Shelter	20,000
Public Service-Northern Colorado Veterans Resource Center	10,000
Public Service-Senior Resource Services	10,000
<b>CDBG Total</b>	<b>\$1,100,000</b>
*Placeholder amounts are identified for each type of potential housing project; however, these amounts may change as actual projects and funding needs are identified. They will also be combined with prior years, as needed.	
HOME Project	Expected Resources 2021
Administration	\$ 30,000
Habitat for Humanity Homeownership	264,000
TBD Rental project	1,166,307
<b>HOME Total</b>	<b>\$1,460,307</b>

Table 8 – Project Summary



1.	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	All
	<b>Needs Addressed</b>	NA
	<b>Funding</b>	CDBG: \$168,000
	<b>Description</b>	General administrative costs associated with CDBG program.
	<b>Target Date</b>	NA
	<b>Number of Families to benefit from activity</b>	NA
	<b>Location Description</b>	1100 10 <sup>th</sup> Street, Suite 201, Greeley, CO
	<b>Planned Activities</b>	NA
2.	<b>Project Name</b>	TBD Acquisition or Infrastructure for single-family housing project
	<b>Target Area</b>	TBD
	<b>Goals Supported</b>	Acquisition or infrastructure support for new SF housing
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Funds will be made available to developers of single-family housing to support the construction of units, through either acquisition or infrastructure assistance.
	<b>Target Date</b>	12/31/22
	<b>Number of families to benefit from activity</b>	One low-income (Habitat for Humanity or other owner-occupied supported with CDBG)
3.	<b>Project Name</b>	Acquisition or Infrastructure for multi-family housing
	<b>Target Area</b>	TBD
	<b>Goals Supported</b>	Affordable multi-family housing
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	CDBG: \$145,000
	<b>Description</b>	Funds will be made available to developers of multi-family housing to support the construction of affordable units, through either acquisition or infrastructure assistance.
	<b>Target Date</b>	12/31/22
	<b>Number of families to benefit from activity</b>	40 households, estimated at five homeless (extremely-low-income), five special needs (extremely-low-income) and 30 low-income
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	See description.

4.	<b>Project Name</b>	TBD Multi-family housing rehab loans/grants program
	<b>Target Area</b>	TBD
	<b>Goals Supported</b>	Multi-family housing rehab loans/grants
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Loans will be available to owners of affordable multi-family units in need of rehab; grants available to non-profit owners or on a case-by-case basis.
		12/31/22
		Five low-income households estimated
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Rehab multi-family housing units to maintain the supply of decent, affordable units.
5.	<b>Project Name</b>	Non-profit Public Service-Greeley Transitional House-Housing Case Manager
	<b>Target Area</b>	Redevelopment District-Comprehensive, but available City-wide
	<b>Goals Supported</b>	Support public services that are specific to housing
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funds will support the cost of a continuing a part-time staff position.
	<b>Target Date</b>	8/1/2023
	<b>Number of families to benefit from activity</b>	50 homeless (extremely-low-income) families
	<b>Location Description</b>	1206 10 <sup>th</sup> Street, Greeley
	<b>Planned Activities</b>	A part time housing caseworker and associated costs of the Landlord Recruitment Program will continue to be supported with CDBG. The case manager works with families to help repair housing/credit histories and make them more marketable to landlords. The case manager also explores potential grant funding for landlord risk mitigation funding (second security deposit, clean-up fund, etc.).

6.	<b>Project Name</b>	Non-profit Public Service-Guadalupe Community Center- Housing Navigator
	<b>Target Area</b>	Redevelopment District-Comprehensive, but available City-wide
	<b>Goals Supported</b>	Assist agencies providing housing specific public service
	<b>Needs Addressed</b>	Assist homeless
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funds will support the case management services provided at the homeless shelter.
	<b>Target Date</b>	8/1/2023
	<b>Number of families to benefit from activity</b>	100 homeless individuals
	<b>Location Description</b>	1442 N. 11 <sup>th</sup> Avenue, Greeley
	<b>Planned Activities</b>	Provide shelter residents in extended-stay with a case manager to develop goals pertaining to employment, establishing income, building a savings, and permanent housing. Classes on computer skills, money management, parenting, life skills, etc. are provided. GCC also provides supportive services including Emergency Assistance with rent/utility, Emergency Assistance to victims of crime and Services to Seniors and Kinship Families. Those receiving this service are not necessarily homeless.
7.	<b>Project Name</b>	
	<b>Target Area</b>	Public Improvements-Infrastructure Improvements-Redevelopment District (RD) Phase 1 (5 <sup>th</sup> Street)
	<b>Goals Supported</b>	Redevelopment District-Comprehensive
	<b>Needs Addressed</b>	Neighborhood revitalization
	<b>Funding</b>	CDBG: \$468,500
	<b>Description</b>	Funding will help complete missing or replace deficient infrastructure in the Redevelopment District neighborhoods, particularly sidewalks ramps for accessibility, curbs, and gutters, for improved public safety, and other costs that may be incurred as part of this activity. This is the 1 <sup>st</sup> Phase of a multi-year undertaking along 5 <sup>th</sup> Street between 14 <sup>th</sup> and 21 <sup>st</sup> Avenues.
	<b>Target Date</b>	12/31/22
	<b>Number of families to benefit from activity</b>	LMA Benefit to 2,000 households estimated
	<b>Location Description</b>	TBD in Redevelopment District
	<b>Planned Activities</b>	Install missing/replace deficient infrastructure per description above.

8.	<b>Project Name</b>	Public Improvements-Infrastructure Improvements-Alley reconstruction in RD-Phase IV
	<b>Target Area</b>	Redevelopment District-Comprehensive
	<b>Goals Supported</b>	Public improvements-infrastructure
	<b>Needs Addressed</b>	Neighborhood revitalization
	<b>Funding</b>	CDBG: \$126,500
	<b>Description</b>	To help deal with dust and drainage issues, provide a smoother driving surface, and encourage residents to keep their property cleaner, alleys will be reconstructed. Due to limited funding from the general funds, the Street Division is only able to reconstruct 4-5 alleys annually; this funding will increase the number reconstructed by 10-12.
	<b>Target Date</b>	12/31/22
	<b>Number of families to benefit from activity</b>	LMA Benefit to 50 households estimated
	<b>Location Description</b>	TBD alleys in the Redevelopment District
	<b>Planned Activities</b>	Reconstruct 10-12 alleys.
9.	<b>Project Name</b>	Public Improvements-Parkway Tree Planting
	<b>Target Area</b>	Redevelopment District-Comprehensive
	<b>Goals Supported</b>	Public improvements-infrastructure
	<b>Needs Addressed</b>	Neighborhood revitalization
	<b>Funding</b>	CDBG: \$15,500
	<b>Description</b>	Funds provided to this program will continue infrastructure improvements by planting trees in the parkway area of neighborhoods in the Redevelopment District. These neighborhoods are some of the oldest in the City and most also have a high minority population. All have more than 51% low-moderate-income residents. Homeowners contract with the City Forestry Program and care for the trees post-planting.
	<b>Target Date</b>	8/31/22
	<b>Number of families to benefit from activity</b>	This is an LMA benefit with an estimated 300 households benefiting. All addresses receiving a tree(s) are within the boundaries of the Redevelopment District (map attached) in a Census Tract with an LMI percentage of more than 51%. Actual Census Tracts to be included in the LMA calculations in IDIS will be determined once the homeowners are identified. [For informational purposes only, it is expected that approximately 15 households will receive a tree(s).]
	<b>Location Description</b>	TBD as households willing to work within the program parameters are identified; all will be within the boundaries of the Redevelopment District.
	<b>Planned Activities</b>	Identify parkway areas where trees are needed. Contact owner and contract with those who agree to commit to appropriate care of the tree(s) planted. Purchase and plant trees.

10.	<b>Project Name</b>	Public Service Property Conditions-Clean-up Weekend
	<b>Target Area</b>	Redevelopment District-Comprehensive
	<b>Goals Supported</b>	Property conditions
	<b>Needs Addressed</b>	Neighborhood revitalization
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	This annual event provides residents of Greeley with a place to bring trash for a cost that is less than using the landfill. (This project is available to the entire community; the percentage of LMI residents compared to the percent of CDBG funds in the activity is calculated.)
	<b>Target Date</b>	5/31/22
	<b>Number of families to benefit from activity</b>	1,250 households.
	<b>Location Description</b>	Citywide, with intense efforts in north and east Greeley (low- moderate-income areas) in order to reduce code violations and cleanup in this area. The event drop-off spot is in Census Tract 1, which has an LMI percentage of 79% and is surrounded by LMI tracts. However, because the activity is available city-wide, when calculating the LMI percentage for IDIS, the following census tracts are included: 1, 2, 3, 4.01, 4.02, 5.01, 5.02, 6, 7.01, 7.03, 8, 9, 10.03, 11, 12.01, 12.02, 13 (block groups 2, 3, and 4) 14.08, 14.09, 14.10, 14.11, 14.13, 14.14, 14.15, and 14.17. The only Census Tracts in the city that are not included are those on the far west side of Greeley. The housing and landscaping are newer there and it is a greater distance to access the event. These census tracts are not appropriate due to that reasoning. With the Census Tracts noted, the LMI percentage for the 2019 Clean-up activity was 53.78%.
	<b>Planned Activities</b>	Hold the annual clean-up weekend. The event is staged in northeast Greeley, an area most convenient to the LMI neighborhoods in the City. Flyers will be distributed in low-income neighborhoods and help provided to the residents, if needed and requested. (City trucks will be available to haul debris to the site if needed).

11.	<b>Project Name</b>	Public Facility Rehab for ADA Improvements-Connections for Independent Living
	<b>Target Area</b>	Redevelopment District-Comprehensive
	<b>Goals Supported</b>	Support for public facilities
	<b>Needs Addressed</b>	Support needs of persons with disabilities
	<b>Funding</b>	\$10,000
	<b>Description</b>	Reconfigurations of the entryway, removing the inner door altogether, and to rebuild the outer door to allow for greater ease in passing and full accessibility for all peoples of any mobility level. Install a hand railing along the walkway from the parking lot to provide stability assistance to all, and to repair the exterior cement walkway to allow provide ease in travel to the entry from the organizations multiple accessible parking spaces.
	<b>Target Date</b>	12/31/22
	<b>Number of families to benefit from activity</b>	100 persons
	<b>Location Description</b>	1331 8 <sup>th</sup> Avenue, Greeley
	<b>Planned Activities</b>	See description
12.	<b>Project Name</b>	Non-profit Public Service-United Way of Weld County-Cold Weather Shelter
	<b>Target Area</b>	Redevelopment District-Comprehensive, but available City-wide
	<b>Goals Supported</b>	Assist agencies providing non-housing-specific public service
	<b>Needs Addressed</b>	Assist homeless
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Funds will help staff and provide services to homeless persons during the cold weather months, most likely from November 1, 2021, through April 15, 2022.
	<b>Target Date</b>	7/1/2021
	<b>Number of families to benefit from activity</b>	100 homeless individuals
	<b>Location Description</b>	TBD location.
	<b>Planned Activities</b>	Staff the shelter and for provide for other directly related expenses, as needed.

13.	<b>Project Name</b>	Non-profit Public Service-Senior Resource Services-Transportation Assistance
	<b>Target Area</b>	Redevelopment District-Comprehensive, but available City-wide
	<b>Goals Supported</b>	Assist agencies providing non-housing specific public service
	<b>Needs Addressed</b>	Assist underserved persons-seniors
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funds will support the provision of transportation services for persons over the age 60+. Senior Resource Services (SRS) transports seniors to medical appointments, grocery stores, financial and government institutions, social events, houses of worship, and personal grooming appointments. The services directly increase seniors' ability to maintain their health and independence through consistent availability of medical care, and reduce re-hospitalization, offer a way to increase nutrition quality through fresh food, and decrease social isolation and the resulting depression.
	<b>Target Date</b>	8/1/2023
	<b>Number of families to benefit from activity</b>	50 Seniors 60 or older
	<b>Location Description</b>	800 8 <sup>th</sup> Avenue, Greeley
	<b>Planned Activities</b>	This funding will provide transportation service to seniors (+60).
14.	<b>Project Name</b>	Non-profit Public Service-Northern Colorado Veterans Resource Center
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Assist agencies providing non-housing-specific public services
	<b>Needs Addressed</b>	Assist underserved
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Support the Peer Navigator position to assist veterans as they deal with issues surrounding employment, mental health, enrollment in veterans' services, education, substance abuse, etc.
	<b>Target Date</b>	8/1/23
	<b>Number of families to benefit from activity</b>	50 Veterans
	<b>Location Description</b>	Northern Colorado Veterans Service Center is located at 4650 W. 20 <sup>th</sup> Street, Suite A, Greeley
	<b>Planned Activities</b>	Provide funds to support a peer navigator as veterans look for work, deal with mental health or substance abuse issues, locate housing, etc.

15.	<b>Project Name</b>	HOME Grant Administration
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	All
	<b>Needs Addressed</b>	NA
	<b>Funding</b>	HOME: \$30,000
	<b>Description</b>	General administrative costs associated with HOME program.
	<b>Target Date</b>	NA
	<b>Number of families to benefit from activity</b>	NA
	<b>Location Description</b>	1100 10 <sup>th</sup> Street, Suite 401, Greeley, CO
	<b>Planned Activities</b>	NA
16.	<b>Project Name</b>	HOME Program Homeownership-Habitat for Humanity
	<b>Target Area</b>	Redevelopment District-Comprehensive; other TBD
	<b>Goals Supported</b>	Acquisition or infrastructure support for new SF housing
	<b>Needs Addressed</b>	Affordable housing.
	<b>Funding</b>	HOME: \$264,000. The City will utilize its 15% CHDO requirement for this activity, approximately \$61,372 and prior years' CHDO funds (included in the \$264,000).
	<b>Description</b>	As available, HOME funds may be allocated to eight (or more) units of housing for Habitat for Humanity families. Assistance will reduce the sales price of the house and establish the period of affordability. (See AP90-Program Specific Requirements-HOME for description of the assistance provided under this project.) CHDO funds will be utilized on one house and provide partial funding for a second with total up to 15% of HOME grant reserved for CHDOs.
	<b>Target Date</b>	12/31/2022
	<b>Number of families to benefit from activity</b>	Eight
	<b>Location Description</b>	TBD
<b>Planned Activities</b>	See description.	



17.	<b>Project Name</b>	HOME Program Rental-TBD Project
	<b>Target Area</b>	City; Redevelopment District
	<b>Goals Supported</b>	Create and maintain desirable and affordable housing.
	<b>Needs Addressed</b>	Affordable housing.
	<b>Funding</b>	HOME: \$1,166,307
	<b>Description</b>	A project has not yet been identified. It is expected that an early-year 2020 application will be released to identify a project. New construction of a multi-family development will be prioritized, but two-four units for rental will also be considered.
	<b>Target Date</b>	12/31/2023
	<b>Number of families to benefit from activity</b>	40 – Five homeless (extremely-low-income), five special needs (extremely-low-income), 30 low-income, estimated.
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	See description

### 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 continues to focus its revitalization efforts on the neighborhoods within the Redevelopment District and will direct assistance to that District to the extent possible. Generally, funds directed to the District are for infrastructure improvements (curb, gutters, sidewalks, drainage improvements, parkway tree plantings, and alley reconstructions.). The Redevelopment District map is attached for reference. The Redevelopment District includes the low-moderate-income Census Tracts of the City, as well as neighborhoods with high Hispanic ethnicity populations.

The assistance provided to non-profits for public service activities are low-moderate-income clientele based, rather than being geography-based.

Three potential developments of affordable housing have been identified for HUD grant assistance (CDBG, HOME, CDBG-Coronavirus, and HOME-American Recovery Act). One development is on an in-fill lot in the north downtown Greeley neighborhood of the Redevelopment District and a second is an acquisition/rehab of existing buildings in the southeast section of the District. The third potential development is west of 23<sup>rd</sup> Avenue, south of 29<sup>th</sup> Street. The neighborhood is in a low-moderate-income Census Tract, but not in the Redevelopment District. The City supports the development of affordable housing in neighborhoods outside the Redevelopment District, where such housing is not as concentrated.

## Geographic Distribution

Target Area	Percentage of Funds
Redevelopment District-Comprehensive	50%

Table 9 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City allocates federal HUD funds to neighborhoods of the Redevelopment District to help improve the quality of infrastructure and enhance the lives of residents. The Redevelopment District neighborhoods are important to the City's overall housing and economic health. The neighborhoods, and thus the infrastructure, are the oldest ones in the City, and some infrastructure is incomplete, substandard, or in some cases, missing entirely. The condition and/or lack of infrastructure poses safety concerns for residents and can be a detriment to neighborhood aesthetics. Federal funds provide a means to improve infrastructure from sub-standard to being more comparable to new neighborhoods.

### Discussion

Within the neighborhoods of the Redevelopment District are the University of Northern Colorado, Banner Health, numerous elementary/middle/high schools, Downtown and other commercial districts, public facilities and non-profits that serve low-moderate-income residents, and City offices. As new development in Greeley occurs in the western part of the community and the amount of infrastructure the City has to maintain expands, funds are not always available to better the infrastructure in the Redevelopment District neighborhoods. It is important that these neighborhoods maintain their viability and attract residents interested in homeownership and business opportunities in the area. CDBG can provide support that is needed and not available through the City's General Fund.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City continued to work with developers of affordable housing during 2021 and has identified several projects with the expectation of involving federal funds. This is in support of the City-Council-approved high priority in the Consolidated Plan to address the need for additional needs of affordable housing. It also helps support the City’s Strategic Housing Plan to address housing at all income levels. Applications for available federal funds (CDBG, CDBG-CV, HOME, HOME-ARP) are expected during the fall of 2021 with funding in 2022. The goals below reflect that.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	5
Non-Homeless – 4 rehab loans, 5 rehab grants, 8 HFH, 5 MF rehabbed units, 30 new MF other than those for homeless and special needs that could be served; 5 MF rehabs	52
Special-Needs	5
<b>Total</b>	<b>62</b>

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units (8 HFH; 40 rental)	48
Rehab of Existing Units (4 SF loans; 5 SF grants; 5 MF loans/grants)	14
Acquisition of Existing Units	0
<b>Total</b>	<b>62</b>

**Table 11 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City is retaining its housing goals from 2021, as none of the housing goals for that year were met. Several potential developers were identified; however, the time needed to put together financing packages did not allow for development to get underway. The Economic Health and Housing Department continues to look for affordable housing projects that could be supported with CDBG and/or HOME, including single-or multi-family rehab, new construction of single-or-multi-family units, and owner-occupied housing rehab. This Action Plan year is the third year of specifically identifying funds for affordable housing. Because specific activities to add units of affordable housing or to provide multi-family loans/grants are not identified (other than work with Habitat for Humanity), goals are again based on reasonable expectation.

- Single-family owner-occupied housing rehab will continue in 2022. Within GURA staffing and outside contractor constraints, four homes could be rehabbed. The program offers loans to low-

moderate-income homeowners with income to support a payment (one-half becomes a grant if conditions are met). Grants are available to households with a housing rehab emergency and insufficient funds to support a loan payment. The goal to assist five households with a rehab grant.

- The City expects to continue HOME assistance to housing developed by Habitat for Humanity. It is anticipated that funds will assist with eight single-family houses (ownership).
- The City intends to make funds available to owners of existing or developers of new affordable housing. The goal is to rehab five affordable multi-family units and construct 40 new units (or help acquire 40 existing units) of multi-family housing, with five possibly housing someone formerly homeless and five available to persons with special needs.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Greeley Housing Authority owns and manages 86 units of Federal Public Housing, including 80 apartments (at three locations) and six single-family, stand-alone houses. The Housing Authority also manages the Section 8 Housing Voucher Program, with authorization for 611 vouchers.

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

The Executive Director of the Greeley Housing Authority reported that damaged siding will be replaced and painted at two multi-family locations. (It was originally thought the siding replacement would occur in 2021.) The possibility of providing air conditioning at one of the multi-family properties is being considered.

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

A public housing resident is a member of the Board of Housing Commissioners. Staff of the Greeley Housing Authority continues to work with public housing residents about the possibility of home ownership; however, COVID-19 concerns with employers and low incomes are barriers to ownership. Homeownership for public housing residents will continue to be encouraged.

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

The Greeley Housing Authority is not troubled.

### **Discussion**

The Greeley Housing Authority and the Weld Housing Authority operate with one staff. As opportunities arise, the City will consider support of partnerships for acquiring or rehabbing additional public housing units. The City is fortunate to have a well-managed housing authority.

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

### **Introduction**

In January of 2020, Larimer and Weld Counties successfully became a HUD-designated Continuum of Care (CO-505), after realizing that the needs of its population experiencing homelessness could be better met outside of the larger Balance of State Continuum of Care (CO-500). The Northern Colorado Continuum of Care (NoCO CoC) will regionally work towards ending homelessness.

*Weld's Way Home*, under the leadership of United Way of Weld County, continues to be the initiative to address and prevent homelessness in Weld County. Beginning in the fall of 2016, this initiative set forth priorities identified by a Blue-Ribbon Committee that represented gaps in Weld County's current continuum of services for individuals experiencing housing instability, including homelessness. The initiative also works to change the systematic response of homelessness, from managing challenges of homelessness to a Housing First and prevention system. The entire report can be found at [www.weldswayhome.org](http://www.weldswayhome.org).

The City stays engaged with its community partners and service providers and assists when possible in meeting increasing needs of the homeless in the community. In recent years, this has included paying rent for the Cold Weather Shelter/Housing Navigation Center, providing CDBG-CV for rent for a non-congregate shelter during the COVID-19 pandemic, and providing CDBG for staff costs for those working with the homeless at the Cold Weather Shelter, Guadalupe Community Center and Shelter, and the Greeley Transitional House (dba Greeley Family House). Additionally, the Economic Health and Housing Director has been heavily involved in longer-term solutions for a cold weather shelter, as the lease on the current space expires in fall 2021 and is not available for extension.

**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**

Outreach to homeless persons is done through a network that includes Department of Human Services, multiple community non-profit organizations, shelter facilities (The Guadalupe Community Center and Shelter, The Greeley Transitional House (dba Greeley Family House), A Women's Place, the Cold Weather Shelter, United Way Housing Navigation Center, faith based outreach, and first responders. Outreach is also done annually in January during the Point-in-Time (PIT) Count to determine the number of homeless that are unsheltered (and in some years, sheltered, also). Northern Colorado counties of Weld and Larimer use the Coordinated Assessment and Housing Placement System (CAHPS, also known as Coordinated Entry) to connect homeless persons to appropriate housing and services. Through the CAHPS process, the most vulnerable of the homeless population can be identified and prioritized with a coordinated effort to support housing for these individuals.

In 2022, CDBG will provide grant support to several agencies that do outreach or specific work with the homeless community, including:

- United Way of Weld County – Cold Weather Shelter
- Guadalupe Community Center and Shelter
- Greeley Transitional House (Greeley Family House)
- Northern Colorado Veterans Service Center

Outreach and assessment are best done by those agencies with expertise helping homeless individuals and families, and in 2022 will include the annual Point-In-Time Count and outreach through the Community Action Collaborative, Housing Navigation Center, Cold Weather Shelter, and all partners participating in the local Coordinated Entry (aka CAHPS) system.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The agencies noted above work in different capacities to address emergency shelter and transitional housing needs. The lease on the Cold Weather Shelter/Housing Navigation Center expired in 2021, and the City is invested in continuing rental support of the new building identified to house these two programs. City leadership is supportive of continuing to support this facility with General Funds and possibly CDBG, as well.

The City owns Camfield Corner and provides it to the Greeley Transitional House (Greeley Family House), which manages the property and makes it available for up to two years for families exiting that shelter. Emergency shelter for victims of domestic violence is provided at A Woman's Place.

Agencies and city leadership continue to look for ways to prevent, respond to, and prepare for continued COVID-19 outbreaks. The City was notified of HOME American Recovery Act funds that will be made available in 2022 to assist with housing for homeless as a way to address COVID-19 among that population.

### **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**

The Housing Navigation Center, part of the Weld County-wide housing first strategy, will move locations late in 2021 and again have space for the Cold Weather Shelter. Housing Navigation Center staff is there to help those experiencing homelessness as they work to regain housing and to prevent those at-risk of homelessness from losing their housing. The new location is still close to North Colorado Health Alliance

and Sunrise Community Health, which provide services critical to meeting the needs of persons experiencing homelessness. Goals of the Center include:

- Divert people from homelessness by helping them return to support networks and avoid the homeless services system;
- Assist people in getting back into permanent housing as quickly as possible;
- Help people maintain their housing with supportive services;
- Connect those experiencing homelessness with mental/physical health care, non-emergency shelter, and other long-term resources;
- Provide essential services to help people survive homelessness (cold weather shelter, shower, laundry, mail collection, help with acquiring personal forms of identification needed for employment and applications for benefits and housing, etc.);
- Offer space to numerous homeless serving providers to connect with those they serve.

**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.**

The City supports, to the extent possible, agencies which offer shelter for persons being discharged and participates in conversations with regard to discharge policies through the Northern Colorado Continuum of Care.

There is a broad networking group, Connections, which works together to assist individuals and families noted in the question. Connections includes staff from local non-profit agencies (including the shelters, Habitat for Humanity, United Way, and mental health providers), corrections and public defenders' offices, the educational system, local libraries, the City, etc. This network is quick to request assistance and quick with responses when there is someone within their system that is in need.

Catholic Charities at Guadalupe Community Center received a grant for a new intensive service, the Hospital to Housing Program, from The Weld Trust a local foundation. The two hospital systems in Greeley refer homeless patients upon discharge to the Hospital-to-Housing Program where they are connected to home health care providers, therapists and other specialists at the Guadalupe Shelter who support the transition into either independent housing or a supportive living facility. The grant also provides "rapid rehousing funding". The grant funding during 2020-2021 was \$280,946. During the first almost two years, forty individuals completed the program and 39 individuals remain housed. To date, the patients have been receiving continued support primarily by the Hospital-to-Housing staff. Understanding this is not sustainable with the two current staff member and a growing number of housed patients, the Trust has recommended developing a collaboration team with North Colorado Health Alliance and North Range Behavioral Health to provide "after housed" support. This plan is being developed. The patients served by this program are part of the Greeley homeless population who

struggled with significant physical and mental health challenges. In stable housing they now have the opportunity to stabilize their health and well-being-- and break the cycle of continued in and out trips to the hospital—no longer a bandage—but a more permanent end of homeless for each one of these patients.

Jobs of Hope, a Greeley non-profit whose mission is to assist gang-affiliated individuals and those involved in the justice system, opened a 14-bed, low-barrier sober living home in 2021 as part of its program.

## **Discussion**

No further discussion.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The for-sale, single-family housing market in Greeley is an ongoing challenge for buyers looking for affordable prices.

- Sales prices continue to be high – The median sales price in July 2021 was \$385,000, up from \$330,000 one year ago. (Sears Real Estate Northern Colorado Market Statistics). Greeley has the most affordable housing of any of the northern Colorado cities; however, wages have not kept pace with housing appreciation.
- Stagnant inventory – The Sears Real Estate Northern Colorado Market Statistics showed a decreasing inventory of for sale houses. In July 2020, the for-sale inventory in Greeley was 154; the July 2021 inventory was 95. The average number of days on the market for Greeley in July 2021 was 31 days.

According to the Building Inspection Division of the City in its July 2021 Construction Report, the City is seeing an increase in building permits for single-family homes with 79 issued to date in 2021 compared to 55 through July in 2020. However, the homes are not “affordable” to persons earning 80% or less of the Greeley Median Income (HUD’s definition of low-income).

The cost to construct an average single-family home rose by \$35,872 over the last 12 months, according to the National Association of Homebuilders, and by \$12,966 to the market value of an average new multi-family home. The multi-family increase translates to households payment \$119 a month more to rent a new apartment.

Several new multi-family developments have been recently completed or are under construction in Greeley, but none are considered in the affordable realm. However, there are several developments in the “pipeline” which would add to the number of affordable units available in Greeley.



**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**

The City continues to implement its Strategic Housing Plan. Some of the strategies that could impact affordable housing include the following:

- Amendment of the development code to promote housing choice.
- Development of financial strategies that minimize development costs.
- Engaging alternative housing providers (land trusts, affordable housing developers, land banks, etc.)
- Addressing the impact of raw water on affordability
- Facilitate development of manufactured communities

**Discussion:**

The City will continue to use its HOME funds to assist developers of affordable housing. Additionally, the City expects to continue allocating a portion of its CDBG funds to assist with affordable housing development. Implementation of the Housing Plan strategies and action steps will take time. The City's Strategic Housing Plan is available for review.

**AP-85 Other Actions – 91.220(k)**

**Introduction:**

Other actions the City will take during 2022 to address the community's needs follow.

**Actions planned to address obstacles to meeting underserved needs**

The Annual Goals section of this Plan (AP-20) lists the City's 2022 planned activities, most of which address the needs of the underserved. Descriptions of the activities can be found in previous sections of the Action Plan, but briefly:

- Support for infrastructure activities will provide low-moderate-income neighborhoods with quality improvements to sidewalks, curbs, and gutters and bring them to an infrastructure level that is more comparable to newer neighborhoods.
- CDBG funds will continue to support the housing case manager/housing navigator at the Greeley Transitional House and the Guadalupe Community Center. Both help people experiencing homelessness become more self-sufficient with the ultimate goal to get into permanent housing.
- CDBG will provide assistance to Senior Resource Services for transportation for the elderly.
- CDBG support will also be provided to the Northern Colorado Veterans Service Center to assist with peer navigation for veterans who need to be connected to services and housing.

- CDBG assistance will be provided to Connections for Independent Living to address insufficient ADA accessibility at the facility.

### **Actions planned to foster and maintain affordable housing**

The Economic Health and Housing Department continued to work with the developer of affordable housing on a small development (25-30 units) during 2021. The developer also intends to apply for Low-Income Housing Tax Credits, which has made movement on getting the project going slower. The City also is working with a developer to potentially acquire and rehab about 75 units of existing housing and with a third developer on a large project that would include about 240 units of affordable for-sale housing. It is expected that federal funds (HOME CDBG, and/or CDBG-CV and HOME-ARP) will provide assistance to the projects to help maintain affordability.

The City also intends to support a development near the Greeley Mall through its Private Activity Bonds that would provide approximately 240 units of one-four bedroom apartments income-restricted to 60% of AMI.

Other ways the City will continue with the following to foster and maintain affordable housing:

- Implementation of affordable housing components of the Strategic Housing Plan.
- Continue to provide the single-family owner-occupied housing rehab revolving loan and emergency grant programs through 2022.
- Monitor the 10 existing HOME projects for affordability and property standards.
- Continue to partner with Greeley-Weld Habitat for Humanity in the construction of affordable housing for ownership.

### **Actions planned to reduce lead-based paint hazards**

There are no specific actions designed to reduce lead-based paint hazards; however, lead-paint regulations will be adhered to during reconstructions and/or single- or multi-family housing rehab activities.

CDBG revolving loan funds have supported a single-family housing rehabilitation program for many years. Policies for the program follow federal Lead-Based-Paint mitigation standards. The rehab program can address hazards and thus increase access to housing without lead-based paint hazards. If the rehab program is closed, as is anticipated, the City will not have a specific program through which it could address lead-based paint hazards.

During the 2020-2024 Consolidated Plan, the rehabilitation activity may expand to include multi-family rehabilitations, which would again be subject to the federal standards for lead-based paint migration.

### **Actions planned to reduce the number of poverty-level families**

The City will continue its ongoing efforts to strengthen economic development and provide the City's lowest-income households with needed housing-related assistance and services directly address needs

identified in this plan. In its work with agencies within its CDBG institutional structure, the City will continue to evaluate CDBG applications to determine whether or not CDBG funding is appropriate. Additionally, by intentionally addressing affordable housing needs, the City can improve lives by lowering housing cost burdens as new units of affordable housing become available.

Equally important are educational opportunities, and while the City does not support education through funding, does provide free bus passes to School District 6 students (elementary through high school). And, as noted throughout the Action Plan, the City supports non-profits that help poverty-level families through CDBG funds.

There are many social service assistance opportunities that can be accessed through Weld County Human Services and a good support system of non-profit agencies that provide help in the form of food, shelter, mental and physical health services, transportation, etc.

It is important to remember that while government and assistance agencies can help provide residents with the framework needed to reduce poverty, personal responsibility is even more important. The first step to poverty reduction is making a choice... to access the services and housing needed, but also to resolve to make life-changes.

### **Actions planned to develop institutional structure**

The City has a good institutional structure comprising many entities that work with the low-moderate-income community (residents and neighborhoods). New entities are added to the “partner list” as they express interest or are identified as an important piece to the structure by City staff. The City will continue to have representation on local and regional committees, to the extent possible, and maintain its membership on the Northern Colorado Continuum of Care and as a governing board member of the Continuum.

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

The City will continue to look for innovative ways to coordinate while maintaining its participation in the general and Governing Board of the Continuum of Care and collaboration with its CDBG partner group. Additionally, City staff will continue to work with developers interested in affordable housing.

There is good coordination among the local agencies, frequently by email through the Connections group. City staff receives the emails that go out looking for support for clients in the Connections system and is able to share and respond when possible.

### **Discussion:**

The City recognizes the need for partnerships and collaboration, and to the extent possible with develop new partnerships and maintain good relationships with community partners and interested parties. It will also monitor emails among the Connections group to keep abreast of needs and concerns among those providing housing and services to people in need.

## Program Specific Requirements

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

**Introduction:**

The City has no Section 108 loan guarantees, surplus funds from urban renewal settlements, or float funded activities. Program income and revolving loan funds will be utilized to further the goals identified.

The 2022 grant year will be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

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

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. Program income expected to be received has been allocated to an activity and is noted in AP-15 Expected Resources.

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	\$0.00
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.	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
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	\$0.00
5. The amount of income from float-funded activities	\$0.00
<b>Total Program Income:</b>	<b>\$0.00</b>

Table 12 – CDBG Program

#### **Other CDBG Requirements 1. The amount of urgent need activities.**

The City’s only urgent need activities that may occur would be by the CARES Act Substantial Amendment to the 2020-2024 Consolidated Plan and 2020 Annual Action Plan. (The funds were CDBG-Coronavirus rounds 1 and 3.) There are no CDBG funds allocated to an urgent need activity in the 2022 Action Plan.

The City expects that 100% of its 2022 CDBG grant will meet the Benefit to Low-Moderate-Income National Objective.

### 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:**

Section 92.205(b)(1) defines forms of investment in the following manner:

*“A participating jurisdiction may invest HOME funds as equity investments, interest-bearing loans or advances, non-interest-bearing loans or advances, interest subsidies consistent with the purposes of this part, deferred payment loans, grants, or other forms of assistance that HUD determines to be consistent with the purposes of this part and specifically approves in writing. Each participating jurisdiction has the right to establish the terms of assistance, subject to the requirements of this part.”*

The City does not utilize a form of investment that is not identified under the noted section.

- 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:**

See Appendix B for the City’s Policies and Procedures for affordability and recapture of HOME funds for homebuyer activities.

- 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:**

The City will place a Deed Restriction and Use Covenant on any property/units acquired with HOME funds. The Period of Affordability will not exceed the minimum length of time (based on the amount of HOME funds provided) required by HUD. The City will utilize the recapture model of ensuring affordability.

- 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:**

There are no plans to use HOME funds to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds.

### Discussion

No further discussion.