

2021

ANNUAL ACTION PLAN

Community Development Block Grant
HOME Investment Partnership Grant

Second Year of the 2020-2024 Consolidated Plan



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Action Plan for Year 2021

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 2021 Action Plan representing the second 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 2021. 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 2021.

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.

Council approved activities that continue to support the highest priorities of the 2020-2024 Consolidated Plan: Support for affordable housing and neighborhood revitalization. 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. Additionally, staff will continue to look for other affordable housing opportunities, such as a multi-family rehab project, an acquisition of existing housing or vacant land for a new development, and/or a housing development proposal in which federal funds could be utilized. In addition to single-family housing rehab and working with developers of new multi-family housing, housing objectives include providing support to owners of multi-family developments through the availability of funds for rehab and support for ownership opportunities for low-income households.

Continuing to support low-moderate-income areas through improvements to infrastructure is the second it the high priority objective. Outcomes will include 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 2020-2024 Consolidated Plan and first year Action Plan (2020) were reviewed and accepted by HUD-Denver in April 2020; the 2019 Consolidated Annual Performance and Evaluation Review was approved in June 2020. 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.

A number of CDBG and HOME activities were monitored by the City's Community Planning and Development Representative from HUD-Denver in February 2020, which identified findings and concerns within activity administration. The City worked during the summer and fall of 2020 to remedy the issues found during the monitoring and to make program, project, and administrative changes to better the programs and activities of the federal CDBG And HOME grant programs.

The City met its timeliness requirement (no more than 1.5x the annual grant at October 31st) in 2018 and 2019, and is successfully implementing the activities of the 2020 Action Plan. It expects to meet the 2020 timeliness requirement, as well.

More than past performance, it has been input from the City staff, local non-profit agencies serving the City's low- moderate-income residents and neighborhoods, and citizens themselves that has driven the choice and implementation of goals and projects. 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 construction and activities of a capital nature, with a priority on the development and maintenance of affordable housing. 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.

In person neighborhood meetings were not held during 2020 due to health and safety concerns due to the COVID-19 pandemic. Rather, the City shared information online on the GURA website, distributed information via its institutional structure, and provided information to Board and Committee members to share at will. The public was invited to call or email GURA staff with questions, more detailed information, or comments. Information on the CDBG program was provided in English and Spanish.

Two required public hearings were held; the first during the planning process (on August 12, 2020 at the meeting of the GURA Board, where activities/budget recommendations for City Council were formulated), and the second on October 20, 2020 at the City Council meeting to approve the 2021 budget. The GURA

Board of Commissioners (via GURA staff) made its activities/budget recommendations to the City Council at Council's September 22, 2020 Work Session. The formal public comment period was held between August 13, 2020 and September 15, 2020.

Public notices were placed in the *Greeley Tribune* in both English and Spanish. The draft Action Plan was on the City's website with notifications of its availability sent to the Greeley Housing Authority, Divisions and Departments within the City, and the City's non-profit partners.

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.

The Citizens Committee for Community Development did not meet in person, but was rather provided the applications for review and comment. This Committee is small in numbers, but highly supportive of and an advocate for the needs of the low-moderate-income neighborhoods in Greeley. Comments/observations from three of the members follow:

- Committee member #1 – The applications most recommended for 2021 funding: Housing Rehab Emergency Grants, Clean-up Weekend, Cold Weather Shelter, Northern Colorado Veterans Service Center, and Greeley Transitional House. The activities with a low priority to receive funding: Parkway Tree Planting, and Coordinated Assessment and Housing Placement System (CAHPS).
- Committee member #2 made no comments or rankings, but noted that all activities with applications should be funded (North Colorado Health Alliance and Northern Colorado Veterans Services applications had not yet been received). Reductions in the applied for amounts were within the Redevelopment Infrastructure (sidewalks and alley reconstruction). All other activities had a recommendation to fund at the level requested.
- Committee member #3 commented that the public services activities at Greeley Transitional House, Northern Colorado Veterans Service Center, and Guadalupe Community Center would “fall to the bottom of the list”. This member noted recommendations from prior years to move toward more brick-and-mortar-type activities and affordable housing and away from public service-type activities. The highest priority for this member was to continue funding for parkway tree plantings, alley reconstruction, and the annual clean-up weekend. Other observations:
 - The CAHPS program makes sense, as it takes a broader, regional view when trying to deal with homelessness.
 - The 60+ Ride program probably does help keep elderly people in their homes longer; in support of that activity.
 - This member still feels like putting funds to neighborhood revitalization and housing rehab is preferable to supporting public services.

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

While some members of the Citizens Committee for Community Development preferred that capital projects and affordable housing continue to be supported in higher priority than public services, the GURA Board felt that due to the unprecedented circumstances of the COVID-19 pandemic, public services be supported in greater percentage during 2021 than might have been recommended if the pandemic was not ongoing.

7. Summary

The City's competitive application process for CDBG funds started June 1, 2020. Departments and Divisions of the City and agencies serving the low- moderate-income population were encouraged to apply. Each activity chosen for 2021 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, 2020; however, it is expected that HUD will require it to be held for submittal until grant awards are posted in (generally) spring 2021.

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	GREELEY	Greeley Urban Renewal Authority
CDBG Administrator	GREELEY	Greeley Urban Renewal Authority
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. 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 includes a Manager, Grant Specialist, and Senior Administrative Specialist, with oversight by the Economic Health and Housing Director.

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

1. Introduction

Greeley is a relatively small city, with a population estimated at 108,649 residents (July 1, 2019 U. S. Census QuickFacts). As such, City staff working with the HUD grants are aware of and frequently are in contact with its community partners working with low-moderate-income residents. Consulting is not just done annually, but throughout the year as ideas are shared and solutions sought.

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 City restructured departments to add the Economic Health and Housing Department in 2019. The Greeley Urban Renewal Authority, administrator of the federal grants, is a Division of this department. This Department will implement much of the City’s new Strategic Housing Plan, which may involve many types of housing providers. Staff of the Urban Renewal Authority participate in community committees with membership that spans a variety of agencies and focuses, including the Northern Colorado Continuum of Care, which serves both Weld and Larimer Counties. 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.

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. A GURA staff member represents the City of Greeley as a member of both the Governing Board and the Continuum’s general membership. 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 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	
Greeley Center for Independence (Adeo)	Housing and services - disabilities	
Greeley Housing Authority	Housing Authority	
Greeley Transitional 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	Recommend
North Range Behavioral Health	Housing and services - mental disabilities	
Senior Resource Services	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 2 – Agencies, groups, organizations who participated

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

The above agencies were consulted in detail during the formation of the 2020-2024 Consolidated Plan. In years following that, consultation is by outreach at the start of 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 Plan. GURA 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 federal funds it administers.

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 3 – 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

Because of the ongoing COVID-19 pandemic, the citizen process was moved to a more electronic platform during the formation of the 2021 Action Plan. GURA's website was updated to include more detailed information on the CDBG grant and the annual process, and the information was provided to agencies and residents within the City's institutional structure for distribution within the community.

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	Three of the members responded.	See Executive Summary for citizen comments.	Not applicable
1 st public hearing	Non-targeted/ broad community	None	No comments received.	Not applicable
30-day comment period	Non-targeted/ broad community	None	No comments received.	Not applicable.
2 nd 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 and \$1.2 million in HOME funds, as shown in the table below. Program income and revolving loan funds from the repayment of loans will also contribute to the expected CDBG resources; a modest amount of program income attributed to the HOME program will also be available.

As applications are received annually, the City review options and other funding sources that may be available to support the CDBG and HOME activities identified for funding. Those sources may include the City's general fund, Low-income Housing Tax Credits, funding through the Northern Colorado Continuum of Care, Section 8 Housing Choice Vouchers, and affordable housing funds available through the State of Colorado Division of Housing. Applicant agencies also support the proposed/accepted activities through their own budgets and funding sources.

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	\$832,431	\$105,721	618,254	\$1,556,406	\$2,835,000	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	\$409,150	\$4,062	\$1,358,622	\$1,852,901	\$915,000	Expected amount for the remainder of the ConPlan years includes: annual HOME grant of \$300,000 and program income of \$5,000.

Table 6 - 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

CDBG non-profit applicants are expected to provide the majority of funding for the activities for which assistance is requested. City funds will support infrastructure activities, as 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. HOME projects will provide match in the percentage required or utilize the City's accumulated match funds.

If appropriate, describe publicly 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 2021 Action Plan need.

Discussion

The City's Action Plan utilizes all resources expected during 2021. Knowing the estimated budget proposed in October will not be the actual budget in spring 2021 when submitted to HUD, Council approved budget adjustments within the Redevelopment District Infrastructure activity. Other activities will be supported as approved within the October budget. There are prior year funds not yet allocated in IDIS but part of the 2020 Action Plan that were budgeted for affordable housing activities that have not yet been realized. Additionally, while budgets were set for different types of affordable housing projects/activities, the approved budget includes movement within those individual housing budgets to support the best and most viable options. The City expects those funds will be allocated to affordable housing in 2021.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Funding	Goal Outcome Indicator	Goal Description
Priority (Category): Affordable housing			
Administration of Grants	CDBG: \$166,486 HOME: \$122,318	NA	Administration of the CDBG and HOME programs.
SF Housing Rehab Loans	CDBG: \$114,422	4 units rehabbed	Loans will be provided to LMI single-family owner households to improve energy efficiency, address major systems' needs (HVAC, plumbing, etc.), or other issues that cause for substandard housing.
SF Housing Rehab Grants	CDBG: \$10,000	5 units rehabbed	Rehab grants will be provided to LMI single-family owner households unable to make payments on a loan. Typical usage is for accessibility ramps, water heaters, and furnace repairs, though other types of needs are also considered.
Property Acquisition or infrastructure support for new SF Housing	CDBG: \$80,000 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.
Property Acquisition or infrastructure support for new MF Housing	CDBG: \$581,222 HOME: \$1,466,583	40 new units of MF housing	Provide funding to developers needing acquisition or infrastructure support for developing new multi-family housing.
MF Housing Rehab Loans/Grants	CDBG: \$100,000	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.
Housing related Public Services	CDBG: \$10,000	100 people served	Provide funding to agencies who provide a housing-specific service to clients.

Priority (Category): Neighborhood improvements			
Public improvements- infrastructure (curb, gutter, sidewalks, drainage, etc.)	CDBG: \$242,278	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.
Public improvements-Alley reconstruction	CDBG: \$151,500	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.
Public Improvements-Parkway Tree Planting	CDBG: \$20,500	1 infrastructure activities; 300 households	Support the City's continued improvements in LMI neighborhoods by reforestation in the parkway areas of the Redevelopment District.
Property Conditions-Clean-up Weekend	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.
Priority (Category): Public Services Assistance			
Assistance to agencies/ organizations providing a public service not related to housing	CDBG: \$65,000	5 public services; 1,725 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 7 – Goals Summary

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 91.215(b)

Affordable housing goals are estimated at 68 households receiving assistance, with income distributions anticipated as follows:

- Extremely low-income total 15 – 5 (rehab grants); 5 homeless provided a new MF unit; 5 special needs provided a new MF unit
- Low-income total 44 – 2 (rehab loans); 5 multi-family units rehabbed; 2 Habitat buyers; 30 new MF units
- Moderate-income total 9 – 2 (rehab loans); 6 Habitat buyers

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 2021. The GURA Board recommended the projects in Table 58 for approval along with the 2021 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 20, 2020.

Projects

#	Project Name
1	CDBG Administration-2021
2	Single-family Housing Rehab Loans
3	Single-family Housing Rehab Grants
4	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-United Way-CAHPS
8	Non-profit housing public service-Greeley Transitional House-Housing Case Manager
9	Public Improvements-Infrastructure Improvements-Redevelopment District
10	Public Improvements-Infrastructure Improvements-Alley reconstruction in RD
11	Public Improvements-Parkway Tree Planting
12	Public Service Property Conditions-Clean-up Weekend
13	Non-profit Public Service-Northern Colorado Health Alliance-Community Action Collaborative
14	Non-profit Public Service-Northern Colorado Veterans Service Center-veteran's services
15	Non-profit Public Service-Senior Resource Services-Transportation Assistance
16	Non-profit Public Service-United Way of Weld County-Cold Weather Shelter
17	Non-profit Public Service-Guadalupe Community Center-Case Manager
18	HOME Grant Administration-2020
19	HOME Program Homeownership-Habitat for Humanity
20	HOME Program Rental-TBD Project

Table 8 - Project Information

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

Budget allocations for 2021 were determined by the applications received, how well they met the priorities of the 2020-2024 Consolidated Plan, and current conditions within the community. While they Board's intent was to move away from public service activities and into support of brick-and-mortar-type activities during the five years of the current Consolidated Plan, it took into consideration the needs of public service agencies during the COVID-19 pandemic. Highest priorities (affordable housing and neighborhood revitalization) still 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.

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-2021	\$ 166,486
Single-family Housing Rehab Loans	114,422
Single-family Housing Rehab Grants	10,000
Acquisition or infrastructure-single-family housing	80,000
Acquisition or infrastructure-multi-family housing	581,220
Multi-family rehab loans/grants	100,000
Housing public service-Greeley Transitional House	10,000
Redevelopment District infrastructure improvements	242,278
Infrastructure Improvements-Alley reconstruction in RD	151,500
Public Improvements-Parkway Tree Planting	20,500
Public service property conditions-Clean-up Weekend	15,000
Public Service-Northern Colorado Health Alliance	15,000
Public Service-Northern Colorado Veterans Resource Center	10,000
Public Service-United Way-Cold Weather Shelter	20,000
Public Service-Senior Resource Services	10,000
Public Service-Guadalupe Community Center	10,000
CDBG Total	\$1,556,406

HOME Project	Expected Resources 2021
Administration	\$ 122,318
Habitat for Humanity Homeownership	264,000
TBD Rental project	1,466,583
HOME Total	\$1,852,901

Table 9 – Project Summary

1.	Project Name	CDBG Administration
	Target Area	NA
	Goals Supported	All
	Needs Addressed	NA
	Funding	CDBG: \$166,486
	Description	General administrative costs associated with CDBG program.
	Target Date	NA
	Number of Families to benefit from activity	NA
	Location Description	1100 10 th Street, Suite 201, Greeley, CO
	Planned Activities	NA
2.	Project Name	SF Owner-Occupied Housing Rehab Loans
	Target Area	Redevelopment District-Comprehensive, Primarily (80%).
	Goals Supported	SF Housing Rehab Loans.
	Needs Addressed	Affordable housing.
	Funding	\$114,422
	Description	Funds will be used to provide zero-interest loans to qualified homeowners in need of housing rehab including work to address code deficiencies (such as electrical or plumbing updates), energy efficiency, and other needs within program parameters. Funding will include all available and unallocated revolving loan funds plus revolving loan funds received during the year. The maximum allowable loan is \$24,500.
	Target Date	This ongoing activity rolls available revolving loan funds forward into a new activity each year.
	Number of families to benefit from activity	Four households, two low-income and two moderate-income, estimated.
	Location Description	TBD, as applications are received and approved. A minimum of 80% of the work done must be within the Redevelopment District boundaries, as noted above.
	Planned Activities	Assist homeowners with housing rehab needs. Work could include improvements to energy efficiency or to address code issues (such as outdated electrical service).

3.	Project Name	SF Owner-Occupied Housing Rehab Grants
	Target Area	Redevelopment District-Comprehensive, Primarily (80%)
	Goals Supported	SF Housing Rehab Grants
	Needs Addressed	Affordable housing
	Funding	\$10,000
	Description	Funds will be used to provide grants to homeowners of single-family housing who have an immediate need and do not have the resources to repay a loan. Generally, work done in this program includes ramps for accessibility, water heaters, furnace repair/replacement, etc. Grants are capped at \$4,000 per household and once per homeowner.
	Target Date	This is an ongoing activity that continues until funds are gone.
	Number of families to benefit from activity	Five extremely-low-income households, estimated.
	Location Description	TBD, as applications are received and approved. A minimum of 80% of the work done must be within the Redevelopment District boundaries, as noted above.
	Planned Activities	Provide assistance to homeowners of single-family housing as a grant when housing rehab is needed, and the household does not have income sufficient to pay for a loan.
4.	Project Name	TBD Acquisition or Infrastructure for single-family housing project
	Target Area	TBD
	Goals Supported	Acquisition or infrastructure support for new SF housing
	Needs Addressed	Affordable housing
	Funding	CDBG: \$80,000
	Description	Funds will be made available to developers of single-family housing to support the construction of units, through either acquisition or infrastructure assistance.
	Target Date	12/31/21
	Number of families to benefit from activity	One low-income (Habitat for Humanity or other owner-occupied supported with CDBG)
	Location Description	Clover Meadows Subdivision and/or TBD
	Planned Activities	See description.

5.	Project Name	Acquisition or Infrastructure for multi-family housing
	Target Area	TBD
	Goals Supported	Affordable multi-family housing
	Needs Addressed	Affordable housing
	Funding	CDBG: \$581,220
	Description	Funds will be made available to developers of multi-family housing to support the construction of affordable units, through either acquisition or infrastructure assistance.
	Target Date	12/31/21
	Number of families to benefit from activity	40 households, estimated at five homeless (extremely-low-income), five special needs (extremely-low-income) and 30 low-income
	Location Description	TBD
	Planned Activities	See description.
6.	Project Name	TBD Multi-family housing rehab loans/grants program
	Target Area	TBD
	Goals Supported	Multi-family housing rehab loans/grants
	Needs Addressed	Affordable housing
	Funding	CDBG: \$100,000
	Description	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.
	Target Date	12/31/21
	Number of families to benefit from activity	Five low-income households estimated
	Location Description	TBD
	Planned Activities	Rehab multi-family housing units to maintain the supply of decent, affordable units.

7.	Project Name	Non-profit Public Service-Greeley Transitional House-Housing Case Manager
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Support public services that are specific to housing
	Needs Addressed	Affordable housing
	Funding	CDBG: \$10,000
	Description	Funds will support the cost of a continuing a part-time staff position.
	Target Date	8/1/2022
	Number of families to benefit from activity	100 homeless (extremely-low-income) families
	Location Description	1206 10 th Street, Greeley
	Planned Activities	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.).
8.	Project Name	Public Improvements-Infrastructure Improvements-Redevelopment District (RD) Phase V
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements-infrastructure
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$242,278
	Description	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 4 th Phase of a multi-year undertaking.
	Target Date	12/31/21
	Number of families to benefit from activity	LMA Benefit to 2,000 households estimated
	Location Description	TBD in Redevelopment District
	Planned Activities	Install missing/replace deficient infrastructure per description above.

9.	Project Name	Public Improvements-Infrastructure Improvements-Alley reconstruction in RD-Phase III
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements-infrastructure
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$151,500
	Description	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, the Street Division is only able to reconstruct 4-5 alleys annually; this funding will increase the number reconstructed by 10-12.
	Target Date	12/31/21
	Number of families to benefit from activity	LMA Benefit to 50 households estimated
	Location Description	TBD alleys in the Redevelopment District
	Planned Activities	Reconstruct 10-12 alleys.
10.	Project Name	Public Improvements-Parkway Tree Planting
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements-infrastructure
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$20,500
	Description	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.
	Target Date	8/31/21
	Number of families to benefit from activity	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).]
	Location Description	TBD as households willing to work within the program parameters are identified; all will be within the boundaries of the Redevelopment District.
	Planned Activities	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.

11.	Project Name	Public Service Property Conditions-Clean-up Weekend
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Property conditions
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$15,000
	Description	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.)
	Target Date	5/31/21
	Number of families to benefit from activity	1,250 households.
	Location Description	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%.
	Planned Activities	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).

12.	Project Name	Non-profit Public Service-Northern Colorado Health Alliance-Community Action Collaborative
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Assist agencies providing non-housing specific public service
	Needs Addressed	Assist homeless, special needs, underserved persons
	Funding	CDBG: \$15,000
	Description	The Collaborative provides non-emergency services when a 911 call is non-emergent. A collaboration of first responders, law enforcement, healthcare, behavioral health, and community agencies work with other agencies to establish activities to enhance prevention and diversion strategies. Typically, persons assisted are homeless or on Medicaid. The Collaborative worked with the cold weather shelter staff to identify health issues (physical, mental) and engage in conversations about housing. The activity enables practitioners to meet with this low-income clientele and determine what services they need.
	Target Date	8/1/2022
	Number of families to benefit from activity	500
	Location Description	Mobile van meets people at their point of need.
	Planned Activities	Funds will support the coordinator position responsible for implementing and managing the Community Action Collaborative.
13.	Project Name	Non-profit Public Service-Northern Colorado Veterans Resource Center
	Target Area	City-wide
	Goals Supported	Assist agencies providing non-housing-specific public services
	Needs Addressed	Assist underserved
	Funding	CDBG: \$10,000
	Description	Support a full-time navigator position to assist veterans as they deal with issues surrounding employment, mental health, enrollment in veterans' services, education, substance abuse, etc.
	Target Date	12/31/2021
	Number of families to benefit from activity	400 Veterans
	Location Description	Northern Colorado Veterans Service Center is located at 4650 W. 20 th Street, Suite A, Greeley
	Planned Activities	Provide funds to support a peer navigator as veterans look for work, deal with mental health or substance abuse issues, locate housing, etc.

14.	Project Name	Non-profit Public Service-United Way of Weld County-Cold Weather Shelter
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Assist agencies providing non-housing-specific public service
	Needs Addressed	Assist homeless
	Funding	CDBG: \$20,000
	Description	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.
	Target Date	7/1/2021
	Number of families to benefit from activity	500 homeless individuals
	Location Description	2930 11 th Avenue, Evans, or such place as TBD
	Planned Activities	Staff the shelter and for provide for other directly related expenses, as needed.
15.	Project Name	Non-profit Public Service-Senior Resource Services-Transportation Assistance
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Assist agencies providing non-housing specific public service
	Needs Addressed	Assist underserved persons-seniors
	Funding	CDBG: \$10,000
	Description	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.
	Target Date	8/1/2022
	Number of families to benefit from activity	100 Seniors 60 or older
	Location Description	800 8 th Avenue, Greeley
	Planned Activities	This funding will provide transportation service to seniors (+60).

16.	Project Name	Non-profit Public Service-Guadalupe Community Center-Case Managers
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Assist agencies providing non-housing specific public service
	Needs Addressed	Assist homeless
	Funding	CDBG: \$10,000
	Description	Funds will support the case management services provided at the homeless shelter.
	Target Date	8/1/2022
	Number of families to benefit from activity	225 homeless individuals
	Location Description	1442 N. 11 th Avenue, Greeley
	Planned Activities	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.
17.	Project Name	HOME Grant Administration
	Target Area	NA
	Goals Supported	All
	Needs Addressed	NA
	Funding	HOME: \$122,318
	Description	General administrative costs associated with HOME program.
	Target Date	NA
	Number of families to benefit from activity	NA
	Location Description	1100 10 th Street, Suite 201, Greeley, CO
	Planned Activities	NA

18.	Project Name	HOME Program Homeownership-Habitat for Humanity
	Target Area	Redevelopment District-Comprehensive; other TBD
	Goals Supported	Acquisition or infrastructure support for new SF housing
	Needs Addressed	Affordable housing.
	Funding	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).
	Description	As available, HOME funds may be allocated to seven (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.
	Target Date	9/30/2022
	Number of families to benefit from activity	Seven
	Location Description	TBD
	Planned Activities	See description.
19.	Project Name	HOME Program Rental-TBD Project
	Target Area	City; Redevelopment District
	Goals Supported	Create and maintain desirable and affordable housing.
	Needs Addressed	Affordable housing.
	Funding	HOME: \$1,466,583
	Description	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.
	Target Date	12/31/2023
	Number of families to benefit from activity	40 – five homeless (extremely-low-income), five special needs (extremely-low-income), 30 low-income, estimated.
	Location Description	TBD
	Planned Activities	See description

Table 10 – Project descriptions

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

Neighborhood Revitalization (not formally identified as a HUD Revitalization Area) activities take place in the Redevelopment District, which encompasses the low-moderate-income Census Tracts in the City.

These activities include the installation or replacement of sidewalks, ramps, etc.; alley reconstruction, and parkway tree planting. The Housing Rehab Program Loan and Grant Programs both target the neighborhoods of the Redevelopment District, but 20% of the funding during the year can assist households outside of the District. The Redevelopment District map is attached for reference.

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

The location(s) of affordable housing activities are not known. Availability of land suitable for housing development or redevelopment and the availability of larger sources of funding will be key. The City encourages 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 11 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Redevelopment District encompasses the low-moderate-income Census Tracts in the City. These are older neighborhoods, some are the oldest in the City, and have infrastructure that may be incomplete, substandard, or missing entire. While developers of new housing are responsible for infrastructure, installation of infrastructure missing in existing neighborhoods has to be done within the City's general fund budget, and there is nowhere near sufficient funds to provide the level of infrastructure that can be done with CDBG funds. The neighborhoods of the Redevelopment District can be provided with infrastructure that is not sub-standard in this manner. These older neighborhoods are valuable to the economic and housing health of the City. CDBG funding helps improve the lives of residents there.

Discussion

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. However, with the University of Northern Colorado, Downtown, numerous schools (elementary, middle, and secondary) and public facilities, and the City's more affordable housing, it is important that these neighborhoods maintain their viability and attract residents interested in homeownership and business opportunities in the area. CDBG can provided 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's substantiated the need to make housing a priority during the drafting of its Strategic Housing Plan. The GURA Board followed suit by recommending that support for affordable housing be a high priority during the 2020-2024 Consolidated Plan years. While not yet being able to capitalize on allocating funds specifically to support affordable housing (other than through the long-standing rehab programs and support to Habitat for Humanity), groundwork is being laid to work with affordable housing developers during the Consolidated Plan years. Goals below reflect this.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless – 10 loans, 5 grants, 8 HFH, 5 MF rehabbed units, 35 new MF other than those for homeless and special needs that could be served	58
Special-Needs	5
Total	68

Table 12 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
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
Total	62

Table 13 – One Year Goals for Affordable Housing by Support Type

Discussion

The Economic Health and Housing Department will continue to look for developers with which to partner on affordable housing. As mentioned elsewhere in this Action Plan, that could take the form of single- or multi-family rehab or new units or development of single-family, owner-occupied housing or multi-family rental developments. This Action Plan year will be the second 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 based on reasonable expectation.

- Single-family owner-occupied housing rehab will continue in 2021. Within GURA staffing and outside contractor constraints, 4 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 an additional 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 seven 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 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. 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 had been working with four-five higher-income public housing residents about the possibility of home ownership; however, COVID-19 concerns with employers deferred their plans. Homeownership will continue to be encouraged when events surrounding the pandemic stabilize.

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 City is fortunate to have a well-managed housing authority. (The Greeley Housing Authority and the Weld County Housing Authority are operated with one staff.) Staff from the City maintain close contact with the Executive Director of the Housing Authority, and will continue to support the Housing Authority through partnerships for acquiring or rehabbing additional public housing units when opportunities arise.

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

Introduction

Larimer and Weld Counties successfully became a Continuum of Care area, breaking away from the Balance of State Continuum in 2020. The Northern Colorado Continuum of Care will regionally work towards achieving functional zero 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.

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.

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 City leadership and police department, human services providers at the area shelters and other non-profits (many of which are members of the Northern Colorado Continuum of Care), the Housing Navigation Center, and residents and business that support the Weld's Way Home initiative. Outreach is 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) process to connect homeless persons to appropriate housing and services. Through the CAHPS process, the most vulnerable of the homeless population can be identified and provided with assistance. There is also outreach through the faith community in Greeley.

CDBG provides grant support of several agencies that do outreach or specific work with the homeless community, including:

- North Colorado Health Alliance – Community Action Collaborative
- United Way – CAHPS
- Guadalupe Community Center
- Greeley Transitional House

Outreach and assessment are best done by those agencies with expertise helping homeless individuals and families, and in 2021 will include the annual Point-In-Time Count and outreach through the Community Action Collaborative, Cold Weather Shelter, and the Housing Navigation Center.

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 City supports this work through the payment of rent for the building that houses the Housing Navigation Center and Cold Weather Shelter. As the lease term expires in a couple of years, it is expected that City leadership will be involved in either a new lease or in finding a new facility. The City owns Camfield Corner and provides it to the Greeley Transitional House, which manages the property and makes it available for up to two years for families exiting the Greeley Transitional House shelter. Emergency shelter for victims of domestic violence is provided at A Woman's Place.

Many agencies and the city came together in March 2020, when the COVID-19 pandemic hit, to move the Cold Weather Shelter from its location in the Housing Navigation Center to a facility jointly owned by the City and Weld County, where social distancing and 24-hour a day shelter was available. If the pandemic continues into winter 2020-2021. Discussions on how to best address the needs of the homeless, particularly those that are most vulnerable, with a continuing pandemic this winter are already underway.

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, opened in the fall of 2018. It shares a location with other non-profits that work with low- moderate-income and underserved households, including North Colorado Health Alliance (which is the lead agency for the Community Action Collaborative), the Immigrant and Refugee Center of Northern Colorado, and Sunrise Community Health Monfort Family Clinic (a federally funded community health center).

Staff of the Housing Navigation Center 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. 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, 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, that 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, 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 called the Hospital to Housing Program grant from North Colorado Medical Center (NCMC). There are two hospital systems in Greeley; NCMC is the older of the two and borders a low-income census tract. During Catholic Charities 2019-2020 fiscal year the grant was \$267,216; in 2020-2021 it is \$280,946). The grant provides the Guadalupe Community Center with assistance to serve homeless patients being discharged from the hospital. During the first grant year, 13 patients were discharged to the care of Guadalupe Community Center, were healed, transitioned to housing, and maintained that housing. These patients were a part of the Greeley homeless population who struggled (usually for years) with significant physical and mental health challenges. Advocates, a Health Care Coordinator, and Banner Home Health Care nurses and therapists help them get benefits, go to medical appointments, and learn to manage their health care issues. The Program is also a recipient of Rapid Housing funds, which provide up to three months of rent. The North Colorado Health Alliances provides continued support for the 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 affordable housing buyers.

- Sales prices continue to be high – The median sales price in July 2020 was \$330,000. Median sales price in April 2020 reached \$345,000, the highest seen in Greeley. (Sears Real Estate Northern Colorado Market Statistics). The average sales price for a single-family home in Greeley rose from \$154,742 in May 2012 to \$324,465 in May 2020. (The Group Insider, August 2020 edition). Wages have not seen anywhere close to that kind of appreciation.
- Stagnant inventory – *The Group Insider*, in its April 2020 edition, noted 580 new listings in the last quarter of 2019 vs. 650 listed in the same quarter in 2018. The coronavirus pandemic further affected the market with a 21% drop in listings for the period March 25-May 3 (2019 vs 2020).
- Reduction in building permits – According to the Building Inspection Division of the City in its June 2020 Construction Report, 53 building permits for new single-family houses had been issued, compared to 86 through June of 2019.

A number of new multi-family developments are recently completed or under construction in Greeley, but none are considered in the affordable realm.

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 will continue 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:

Implementation of the Housing Plan strategies and action steps will take time. The need for additional units of affordable housing, and maintaining the current affordable housing stock, was a high priority in the current Consolidated Plan. The Economic Health and Housing Department will continue to work with affordable housing developers (single-family and multi-family) and offer assistance. The entire Housing Plan is available for review.

AP-85 Other Actions – 91.220(k)

Introduction:

The City's Analysis of Impediments to Fair Housing coincides with its 2020-2024 Consolidated Plan. Implementation of the Fair Housing Action Plan will include monitoring CDBG and HOME activities for Fair Housing issues and promoting Fair Housing learning opportunities.

Actions planned to address obstacles to meeting underserved needs

Formulation of the 2021 Action Plan is occurring during the time of pandemic and activities selected have been to keep moving forward in as normal a manner as possible, while also meeting as many needs as funding will allow. The addition of CDBG-CV funds has allowed for the City to implement an Emergency Rental Assistance Program to help qualifying households maintain housing after being affected financially by COVID-19. Other actions to meet underserved needs have been discussed in other section of the Action Plan and include:

- Support for the CAHPS program for homeless persons as they try to become housed.
- CDBG funds will continue to support the housing case manager at the Greeley Transitional House and case managers at the Guadalupe Community Center. Both help homeless become more self-sufficient.
- Support from CDBG will continue the efforts of the Community Action Collaborative, which assists underserved including those with mental or health issues and those who are homeless.
- 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.

Refer to AP-20 (Annual Goals) for descriptions of the goals.

Actions planned to foster and maintain affordable housing

GURA began working with the developer of affordable housing on a small development (25-30 units) in early 2020. It is expected that federal funds (HOME and/or CDBG) will provide assistance to the project to help maintain its affordability. Because completion is not expected until 2022, the units are not included in the affordable housing projections. GURA is working with the developer on a developer agreement, after which the design phase will begin. It is anticipated the developer will submit an application for Low-Income Housing Tax Credits during November 2020.

Staff has also had discussions with other developers interested in constructing affordable housing in Greeley and will make funds available from the federal grant as available. The Economic Health and Housing Department of the City will also continue with the following to foster and maintain affordable housing:

- Assist with the implementation of affordable housing components of the Housing Strategy.

- Continue to provide the single-family owner-occupied housing rehab revolving loan and emergency grant programs.
- Monitor existing HOME projects for affordability and property standards. The City has ten HOME projects that serve a variety of households, including agricultural workers, elderly, and disabled.
- Continue to assist in the construction of affordable housing for ownership (such as Habitat for Humanity) and rental units to the extent HOME funds will allow.
- Look for opportunities to acquire infill lots provide infrastructure assistance, and other ways that would support development of affordable multi-family or single-family units.

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.

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 can best help reduce the number of poverty-level families in the community by increasing the economic opportunities available and will continue to promote growth in the business community, particularly in areas that offer higher wages. 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.

While none of the noted actions are specifically to reduce the number of poverty level families, the actions do provide those families with assistance as they move to improve their lives. 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.

Actions planned to develop institutional structure

The City will maintain the institutional structure it has in place and expand it as new agencies that work with the low-moderate-income community are identified. As noted elsewhere in the Action Plan,

Greeley has a good institutional structure with great networking and outreach. The City will continue to have representation on regional committees, to the extent possible, and maintain its membership on the Northern Colorado Continuum of Care.

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

The City of Greeley will continue participate through general and Governing Board membership in the Northern Colorado Continuum of Care and with local non-profit agency members, affordable housing providers, and social service agencies, when appropriate. City staff will maintain and develop relationships as it is able with developers, both non-profit and private, to provide support for 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 with regard to the Other Actions noted above and will continue to develop new partnerships and maintain good relations with the partnerships already formed.

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 consecutive period of 2019-2021 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
Total Program Income:	\$0.00

Table 14 – CDBG Program

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

The City's only urgent need activity was part of the CARES Act Substantial Amendment and does not involve CDBG funding. There are no funds allocated to an urgent need activity in the 2021 Action Plan.

The City expects that 100% of its 2021 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 does not anticipate acquiring units with HOME funds.

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.

Attachments

The following will be attached for submittal to HUD and are available for review on request.

- Citizen Comments
- Map of Redevelopment District
- Map of Census Tracts in Greeley with LMI Tracts highlighted
- HOME Affordability and Recapture Policies and Procedures