

Executive Summary

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

1. Introduction

Greeley is a city in Northern Colorado with a population of approximately 111,000. It 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 provide federal resources to 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 2023 Action Plan representing the fourth 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 2023. The Consolidated Plan estimated annual awards of \$840,000 (CDBG) and \$300,000 (HOME); actual grants were \$823,480 (CDBG) and \$434,257 (HOME).

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.

Funds received in 2023 will continue to support the two highest priorities identified in the 2020-2024 Consolidated Plan: Affordable housing and neighborhood revitalization. Objectives are briefly described below; more detail on outcomes is available in Section AP20.

Affordable housing:

1. The City will continue to offer housing rehab grants for emergency repairs. The housing rehab loan activity was closed in 2022 due to inactivity and issues with finding contractors willing to do work with federal funds, but the activity will continue to generate revenue through open loans. CDBG accepted a multi-family rehab in late 2022. Old windows at Hope Apartments will be replaced to increase safety and energy efficiency for the low-income tenants. Supply chain issues will delay the start until 2023. Other CDBG funds allocated in prior years will continue to be made available to developers of affordable housing for acquisition, infrastructure, or rehab associated with multi-family developments. 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.

Infrastructure:

1. 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 and planting of trees in the parkways of the Redevelopment District.

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 third year Action Plan (2022) was reviewed and accepted by HUD-Denver in August 2022; the 2021 Consolidated Annual Performance and Evaluation Review (CAPER) was also reviewed and accepted in 2022. The City met its timeliness requirement (no more than 1.5x the annual grant at October 31st) in years 2018-2021.

During its review of the 2020 CAPER, HUD identified an activity that, through discussions with City staff, was determined to be ineligible. The funds drawn for this activity were returned to the line of credit by the City at HUD's direction. The City has not received notice of any concerns from the Fair Housing and Equal Opportunities Office. The most recent report (2021) showed a Low-Risk rating with regard to issues of fair housing.

Input from City staff, local non-profit agencies serving the City's low- moderate-income residents and neighborhoods, and citizens interested in community development have driven goals and priorities more so than past performance. The GURA Board continues to recommend a move back to a CDBG program that supports fewer public services, making more funds available to affordable housing, construction, and activities of a capital nature. Public facility activities are considered, but those with most of the funding from other than CDBG would receive priority.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City returned to offering in-person neighborhood meetings during the CDBG process after two-years without due to COVID-19. Additionally, information on the process was provided on the city website, through emails, by flyer at the four local libraries, and through articles in newsletters and on social media platforms. 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 Greeley Urban Renewal Authority Board of Commissioners (administrators of the City's grants) met August 10, 2022, to hear applications, conduct a public hearing, discuss budget, and make a recommendation to City Council. City Council held the second public hearing on October 4, 2022, to approve the 2023 CDBG and HOME budgets. A public comment period was held between August 11, 2022, and September 11, 2022. The Action Plan was also made available in the four area libraries for the public to review.

Because large loan payoffs occurred after the budget was set, public hearings, one with the GURA Board and one with City Council, were re-held in February (GURA Board) and March 2023 (City Council). The ads for those public hearings are part of the Unique Appendices attachment. There were no comments from the public on the changes made.

5. Summary of public comments

Two members of a former committee, the Citizens Committee for Community Development, were provided with a copy of the applications and invited to submit comments on the budget proposed to the GURA Board and/or the 2023 Action Plan. Notice of the GURA Board public hearing and the proposed budget were provided to interested residents who had attended a neighborhood meeting.

Executive Directors of three applicants (60+ Ride dba Senior Resource Services, Greeley Family House dba Greeley Transitional House, Catholic Charities-Guadalupe Community Center) spoke during the GURA Board public hearing in support of their applications. Statements were about the importance of the work they do, the difficulty finding grant funds, and the opinion that the City should support their organizations with CDBG funds.

Comments received:

- A citizen expressed support for alley reconstruction, citing the improvements to her neighborhood in less dust and better weed control, and for the tree planting activity. She feels that activity mitigates heat, improve air quality, and make neighborhoods more aesthetically pleasing. She also noted the need for additional affordable housing and the difficulty around that with higher costs for land and building materials.
- The Executive Director of United Way voiced concern that the application submitted by that agency was not recommended for funding. The letter was made part of the City Council packets.
- The Executive Director of Guadalupe Community Center spoke at the City Council public hearing with regard to the need for support by the City for all of the local shelters.

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

The GURA Board recognized the need for the services provided by the applicants not recommended for funding and discussed that COVID-19 funding that has provided rental assistance will not be available much longer, which is expected to create additional hardships for community residents. However, they voted 5-2 in favor of recommending a budget that would continue moving away from public services and into providing affordable housing and funding for other capital projects.

City Council supported the Board's decision to continue to move toward affordable housing and capital projects by a vote of 7-0.

7. Summary

The City's competitive application process for CDBG funds started June 1, 2022. Departments and Divisions of the City and non-profit agencies serving the low- moderate-income population were

encouraged to apply. Each activity chosen for 2023 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, 2022; however, it is expected that HUD will require it to be held for submittal until grant awards are posted in (generally) spring 2023.

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. 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

An open, competitive process is held annually to identify CDBG applicants. City staff 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 City continues to work on action items identified in its 2019 Strategic Housing Plan, which looks at housing from low-income and assisted housing to executive-level homes. When drafting the Strategic Housing Plan, the public was invited to participate in meetings. The Economic Health and Housing Department advises Greeley City Council on matters related to housing and was one of the Strategic Housing Plan’s implementing departments.

The Greeley/Weld Housing Authority is the Public Housing Agency in Greeley and manages the Housing Choice Voucher Program, 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. The same staff administers the Weld County Housing Authority, which serves all Weld County other than the City of Greeley.

In 2022, City staff and an outside consulting firm hosted community conversations, stakeholder interviews, and conducted a survey to discuss homelessness and housing alternatives. The meetings were led by the consulting firm hired to look at the City with regard to the issue of homelessness and housing. In June 2022, Greeley City Council was provided with a final report and recommendations resulting from the conversations, which included a suggestion that the City create a Housing Advisory Council. City officials have initiated steps to conduct a housing needs assessment. Other recommendations will be taken into consideration at a later date.

City staff spoke with housing providers, health and mental health providers, and other service agencies when forming the 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. United Way of Weld County is the lead agency.

City Boards include the Greeley Housing Authority, the Commission on Disabilities, the Human Relations Commission, 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 (and includes the cities of Greeley, Loveland, Fort Collins, and Estes Park). 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 many 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.

The City’s CDBG-CV funding is supporting the Housing Navigation Center, which provides persons experiencing homelessness with services, including help in locating housing, and other needed services. The Homeless Management Information System (HMIS) is utilized at the Center. The Center also serves as a day-use facility and cold weather shelter for persons experiencing homelessness.

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

The City of Greeley does not receive 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 of Greeley – Forestry Program	Self-explanatory	Yes
City of Greeley – 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	Yes
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	
North 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

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 2b – Agencies, groups, organizations not participating

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.
Analysis of Impediments to Fair Housing	City of Greeley-GURA	The impediments identified in the Analysis were reviewed to see if any application(s) would help meet the work program of the Analysis.
Homeless and Housing Services in Greeley, CO Assessment and Recommendations Report	City of Greeley	Housing and housing services are priorities of the current Strategic Plan. The City’s work to identify solutions to homelessness directly relate to the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

There is a long-standing relationship between City staff and local non-profit agencies that serve the City’s low-moderate-income population. Staff has frequent contact with funded agencies and provides all with the opportunity to apply and receive reports and plans. The above agencies were consulted in detail during the formation of the 2020-2024 Consolidated Plan. In years following that, consultation was by outreach during the Action Plan planning process to determine interest in applying for the Plan’s funding, for input on the proposed Plan, and for information, as applicable, to assist with the completion of the Action Plan.

Broadband – In March 2020 a consultant was hired to look at available options and decide next steps for broadband in the City. In the report it was noted that 85% of households in Greeley utilize internet at home, but 15% are not connected. Speed and pricing were the highest complaints. While a broadband task force recommended that the City bring municipal broadband to Greeley (a public/private partnership between the city and a private provider which would have competed with existing fully private options), the City Council decided against it due to costs and liabilities. Per the City’s Application Services Manager in the City’s IT Department, Council did develop, however, an incentive package for any provider to take advantage of in the effort to provide more services within the community. This enabled a company to come into the community and begin work to provide a fiber to the home network. The build-out process is underway and should be completed in 2024. There is more the one provider in Greeley, which increases competition and helps regulate costs.

Management of flood prone areas, public land or water resources, and emergency management - The City of Greeley is a member of the National Flood Insurance Program (NFIP). Among other benefits, Greeley's membership allows property owners to purchase flood insurance from the NFIP and makes the community eligible for federal disaster assistance and federal grants for flood hazard mitigation. Development within regulatory floodplains is subject to FEMA regulation. Greeley has a Floodplain Administrator on staff and an Office of Emergency Management. Greeley has a long and storied history of providing water and in 2022 started investing in several important public health and safety projects. While resulting in slightly larger utility bills, the projects will (in part) fund a new surface water storage reservoir, state-mandated upgrades to the city's sewer system, and improvements to eliminate area flooding from large rain events. The City is very supportive of public lands and has an extensive trail system within the city boundaries.

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 offered both in-person and an electronic platform during the formation of the 2023 Action Plan, due to ongoing COVID-19 concerns. Social media notifications on the planning process, including neighborhood meetings, was increased and the four area libraries were used as notification and distribution points. The Greeley Tribune published a press release, in addition to the public notice postings. GURA’s website included information on the CDBG grant and the annual process. The City continued to use 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 newsletter. The GURA Board public hearing was via Zoom; the City Council meeting could be attended either via Zoom or in person. Ads for public hearings included information on reasonable accommodations.

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.
Social media- YouTube, Twitter, Facebook, etc.	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.
Press release in Greeley Tribune	Non-targeted/ broad community	None	No comments received.	Not applicable.
EHH Newsletter	Non-targeted/ broad community	None	No comments received.	Not applicable.
Library posting of notices & Plan	Non-targeted/ broad community	None	No comments received.	Not applicable.

1 st public hearing	Non-targeted/ broad community	There were seven members of the GURA Board and four non-profit agency applicants in attendance. (One was there for a housing application, not the CDBG process.) There were no other members of the public.	See Executive Summary for citizen comments.	See Executive Summary.
30-day comment period	Non-targeted/ broad community	Response from one community member and one agency not recommended for funding.	<ul style="list-style-type: none"> • A citizen expressed support for alley reconstruction, citing the improvements to her neighborhood in less dust and better weed control, and for the tree planting activity. She feels that activity mitigates heat, improve air quality, and make neighborhoods more aesthetically pleasing. She also noted the need for additional affordable housing and the difficulty around that with higher costs for land and building materials. • The Executive Director of United Way voiced concern that the application submitted by that agency was not recommended for funding. The letter was made part of the City Council packets. 	Council's decision was to continue on the path set forth in the 5-year Strategic Plan to focus on affordable housing and capital projects and reduce funding to public service activities.

2 nd public hearing	Non-targeted/ broad community	One member of public spoke.	<ul style="list-style-type: none"> The Executive Director of Guadalupe Community Center spoke at the City Council public hearing with regard to the need for support by the City for all of the local shelters. 	See above comment.
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Table 4 – Citizen Participation Outreach

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Expected Resources

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

Introduction

The City used \$840,000 and \$300,000 (as identified in the 2020-2024 Strategic Plan) when planning for 2023. The initial budget will be created in October 2022 and then updated in 2023 after receiving notification of actual grant amounts and final audited City figures for program income and prior-years' grant funds.

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, Private Activity Bonds, 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	\$823,480	\$689,525	\$1,136,008	\$2,649,013	\$945,000	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	\$434,257	\$238,944	\$1,247,373	\$1,920,574	\$305,000	Expected amount for the remainder of the ConPlan years include: annual HOME grant of \$300,000 and program income of \$5,000.

Table 5 - 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 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 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 2023 Action Plan need.

Discussion

The 2023 Action Plan was initially developed in coordination with the City's annual budget process. The review of applications culminated with the GURA Board recommendation to City Council on August 10, 2022; City Council approved the recommendations on October 4, 2022. This original budget utilized estimates and identified how changes to the budget would be incorporated (once actual the actual grants and other revenue were available) in the initial budget. 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
Priority (Category): Affordable housing			
Administration of Grants	CDBG: \$164,696 HOME: \$127,993	NA	Administration of the CDBG and HOME programs.
Housing Rehab Program Admin	CDBG: \$25,000	NA	Administration of Housing Rehab Program
Property Acquisition or infrastructure support for new SF Housing	CDBG: \$120,000 HOME: \$330,000	10 units of Habitat for Humanity or other SF units	Provide funding to developers needing acquisition or infrastructure support for the development of affordable SF ownership units. This goal, when receiving HOME funds, includes direct benefit support to a homebuyer through the developer of the affordable housing units.
Property Acquisition or infrastructure support for new MF Housing	CDBG: \$857,220 HOME: \$1,462,581	15 CDBG; 30 HOME 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.
MF Housing Rehab Loans/Grants	CDBG: \$150,000	5 units of multi-family housing rehabbed	Loans will be available to for-profit owners of affordable multi-family units in need of rehab; grants available to non-profit owners or on a case-by-case basis.

Priority (Category): Neighborhood improvements			
Public improvements- infrastructure (curb, gutter, sidewalks, drainage, etc.)	CDBG: \$1,158,897	1 infrastructure activity; 1000 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: \$127,500	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: \$10,000	1 public service; 150 people	Provide assistance to an agency that provides a public service that is not specifically a housing service to clients. This is a presumed benefit activity for seniors.

Table 6 – 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 92.215(b)

Affordable housing goals are estimated at 60 households receiving assistance, with income distributions anticipated as follows:

Income level	# of Units	CDBG	CDBG Location	HOME	HOME Location
Extremely Low	20	10	TBD MF	10	TBD MF
Special Needs	5			5	TBD MF
Homeless	5			5	TBD MF
Low Income	25	10	5 TBD MF new; 5 rehabs	15	10 TBD MF; Habitat (5)
Mod Income	5			5	TBD Habitat (5)
Totals	60	20		40	

Table 7 – Housing Goals by Income

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 2023. The GURA Board recommended the projects in Table 8 for approval along with the 2023 budget based on applications received, resources available, and how well they met a priority of the Consolidated Plan. Formally setting the budget will occur by City Council vote on October 4, 2022.

#	Project Name
1	CDBG Administration-2023
2	Housing Rehab Administration
3	Acquisition or Infrastructure support for single-family housing
4	Acquisition or infrastructure support for multi-family housing
5	Multi-family rehab grants
6	Public Improvements-Infrastructure Improvements-Redevelopment District-Phase VI
7	Public Improvements-Infrastructure Improvements-Alley reconstruction in RD-Phase V
8	Public Improvements-Parkway Tree Planting
9	Public Service Property Conditions-Clean-up Weekend
10	Non-profit Public 60+ Ride dba Service-Senior Resource Services-Transportation Assistance
11	HOME Grant Administration-2023
12	HOME Program Homeownership-Habitat for Humanity
13	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 2023 were determined by the applications received, how well they met the priorities of the 2020-2024 Consolidated Plan, and current conditions within the community. Additionally, by Board directive, the amount of public service exposure was reduced to return to focusing on construction/capital improvement-type activities. Highest priorities (affordable housing and neighborhood revitalization) continued to receive the majority of expected funding.

AP-38 Project Summary

Project Summary Information

CDBG Project	Expected Resources 2023
CDBG Administration-2023	\$ 164,696
CDBG Housing Rehab Administration-2023	25,000
Acquisition or infrastructure-single-family housing	120,000
Acquisition or infrastructure-multi-family housing	857,220*
Multi-family rehab loans/grants	150,000*
Redevelopment District infrastructure improvements	1,158,897
Infrastructure Improvements-Alley reconstruction in RD	127,700
Public Improvements-Parkway Tree Planting	20,500
Public service property conditions-Clean-up Weekend	15,000
Public Service-Senior Resource Services	10,000
CDBG Total	\$2,649,013
*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 2023
Administration	\$ 127,993
Habitat for Humanity Homeownership	330,000
TBD Rental project	1,462,581
HOME Total	\$2,574,347

Table 9 – Projects by \$\$ Amount

1.	Project Name	CDBG Administration
	Target Area	NA
	Goals Supported	All
	Needs Addressed	NA
	Funding	CDBG: \$164,696
	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 402, Greeley, CO
	Planned Activities	NA

2.	Project Name	Housing Rehab Program Administration
	Target Area	Redevelopment District
	Goals Supported	Affordable housing
	Needs Addressed	Affordable housing
	Funding	CDBG: \$25,000
	Description	Funds will be used to service housing rehab loans and administer the housing rehab grant program.
	Target Date	NA
	Number of families to benefit from activity	NA-administration only
	Location Description	1100 10 th Street, Suite 402, Greeley, CO
	Planned Activities	NA
3.	Project Name	Acquisition and/or infrastructure for single-family housing
	Target Area	TBD
	Goals Supported	Acquisition or infrastructure support for new SF housing
	Needs Addressed	Affordable housing
	Funding	CDBG: \$120,000
	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	12/31/23
	Number of families to benefit from activity	An undetermined number of low-income (Habitat for Humanity or other owner-occupied supported with CDBG); project not yet identified.
	Location Description	TBD City of Greeley
	Planned Activities	Assist Habitat for Humanity or other developer of owner-occupied low-income housing with acquisition or infrastructure new development.
4.	Project Name	Acquisition and/or Infrastructure for multi-family housing
	Target Area	TBD
	Goals Supported	Affordable multi-family housing
	Needs Addressed	Affordable housing
	Funding	CDBG: \$857,220
	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	12/31/22
	Number of families to benefit from activity	15 households, estimated at five homeless (extremely-low-income), five special needs (extremely-low-income) and 5 low-income

	Location Description	TBD City of Greeley
	Planned Activities	See description.
	Location Description	TBD City of Greeley
	Planned Activities	Provide CDBG-eligible support to new multi-family housing units to help increase the supply of affordable units.
5.	Project Name	TBD Multi-family housing rehab
	Target Area	TBD
	Goals Supported	Rehab of existing multi-family, affordable housing units
	Needs Addressed	Affordable housing
	Funding	CDBG: \$150,000
	Description	Funds will be made available to owners of multi-family housing developments with at least 51% of tenants LMI for rehab of units, including improvements to accessibility and energy efficiency.
	Target Date	12/31/23
	Number of families to benefit from activity	Five low-income
	Location Description	TBD City of Greeley
	Planned Activities	See description.
6.	Project Name	Public Improvements-Infrastructure Improvements-Redevelopment District (RD) Phase 6 (Maplewood); Phase 1 Wilshire
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements-infrastructure
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$1,158,897
	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 6 th Phase of a multi-year undertaking in the Maplewood neighborhood (and, depending on funding availability, the 1 st year in the Wilshire neighborhood).
	Target Date	12/31/23
	Number of families to benefit from activity	LMA Benefit to 1,000 households estimated
	Location Description	Maplewood Neighborhood; secondary location is Wilshire neighborhood.
	Planned Activities	Install missing/replace deficient infrastructure per description above.

7.	Project Name	Public Improvements-Infrastructure Improvements-Alley reconstruction in RD-Phase V
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements-infrastructure
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$127,700
	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.
	Target Date	12/31/23
	Number of families to benefit from activity	LMA Benefit to 50 households estimated
	Location Description	TBD alleys in the Redevelopment District-Sunrise Neighborhood
	Planned Activities	Reconstruct 10-12 alleys.
8.	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	8/31/23
	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 20 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.	

9.	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	5/31/23
	Number of families to benefit from activity	Area benefit-1,250 households (by number of 80631 cars through gate).
	Location Description	Citywide, with 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).

10.	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, dba 60+ Ride) 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	8/1/2023
	Number of families to benefit from activity	150 Seniors aged 60 or older
	Location Description	800 8 th Avenue, Greeley
	Planned Activities	This funding will provide transportation services to seniors (60 and older).
11.	Project Name	HOME Grant Administration
	Target Area	NA
	Goals Supported	All
	Needs Addressed	NA
	Funding	HOME: \$127,993
	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 402, Greeley, CO
	Planned Activities	NA

12.	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: \$330,000. The City will utilize its 15% CHDO requirement for this activity, approximately \$45,000 and prior years' CHDO funds (included in the \$330,000).
	Description	As available, HOME funds may be allocated to ten (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	12/31/2023
	Number of families to benefit from activity	Ten (Five low-income; five moderate income)
	Location Description	TBD
	Planned Activities	See description.
13.	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: \$1,463,581
	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	30 – 20 extremely-low-income, including five homeless and five special needs 10 low-income, estimated.
	Location Description	TBD
	Planned Activities	See description

Table 10 – Projects, Detailed

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

Geographically, the city directs assistance to its Redevelopment District. This is a city-identified/named area that includes the areas of highest minority concentration and the low-moderate-income census tracts. The Redevelopment District encompasses some of the oldest parts of town east of 35th Avenue. Funds utilized are typically for infrastructure improvements (curb, gutters, sidewalks, drainage improvements, parkway tree plantings, and alley reconstructions). The Redevelopment District map is attached for reference.

To the extent possible, new developments of affordable housing are disbursed throughout the city. During 2023, construction will begin (or continue, if it is able to being in late 2022) on a development of senior housing on an in-fill lot in the north downtown neighborhood of the Redevelopment District. The Greeley-Weld Habitat for Humanity continues to plan for a development that will include multi-family rental units (by another developer) and single-family for-sale units (by Habitat) to be located west of 23rd Avenue, South of 29th 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 11 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Because the neighborhoods of the Redevelopment District are aged, infrastructure is often incomplete, substandard, or in some cases, missing entirely. Federal funds, supported with City general funds when available, provide a means to improve infrastructure from sub-standard to being more comparable to new neighborhoods, thereby enhancing the quality of life for residents and supporting the overall housing and economic health of the Redevelopment District neighborhoods. Poor quality (or lack of) infrastructure poses safety concerns for residents and can be detrimental to the overall health and aesthetics of the neighborhoods.

Discussion

Because public service activities are clientele-based rather than geographically based, the activities were not included in the percentage of funds made available within the Redevelopment District, which may make the percentage look low. However, all the funded public service activities are in facilities located in a Redevelopment District neighborhood.

The neighborhoods of the Redevelopment District are home to 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 the 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.

DRAFT

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Support for affordable housing, whether new development support or multi-family rehab, is a high priority of the 2020-2024 Consolidated Plan. Several projects with potential for 2022-2025 development are either in construction stage or should materialize in 2023 (see other sections of the Annual Action Plan for additional information.) The City continues to implement the strategies of its Strategic Housing Plan and is undertaking a Housing Needs Assessment. HOME funds are supporting a 30-unit development of housing for seniors at or below 30% of AMI. The City does not sponsor rental assistance programs, as there are other sources of funding for this type of assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	50
Special-Needs	5
Total	60

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	35
Rehab of Existing Units	5
Acquisition of Existing Units	20
Total	60

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

Discussion

The City's 2020-2024 goals for affordable housing have proved challenging to meet. There are developments in various stages of being ready to apply for assistance; the City is hopeful one or more will be underway in 2023. In the meantime, 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 fourth 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, goals are again based on reasonable expectation.

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 724 vouchers.

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

The Executive Director of the Greeley Housing Authority reported that they expect to replace and paint damaged siding at two multi-family locations. (It was originally thought the siding replacement would occur in 2022.) 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, high home prices 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

Larimer and Weld Counties have been their own HUD-designated Continuum of Care (CO-505) since January of 2020. Forming the new Continuum will allow for the Counties to work together to meet the needs of those experiencing homelessness through regional collaboration.

Weld's Way Home (available for review at www.weldswayhome.org), was formulated under the leadership of United Way of Weld County and continues to be the initiative to address and prevent homelessness in Weld County (including the City of Greeley). 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 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 2022, an award of \$360,000 in CDBG-CV funding was granted to United Way of Weld County to support the Housing Navigation Center/Cold Weather Shelter/day use facility (all under one roof) that provide services to people experiencing homelessness. CDBG also supported the Guadalupe Community Center and the Greeley Family (Transitional) House for many years.

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

The Housing Navigation Center added two Housing Navigator staff positions during 2022. These positions will increase the HNC's capacity to quickly find housing for its guests and expand street outreach efforts across Weld County. Outreach is also 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 Family house dba Greeley Transitional House, A Women's Place, the Cold Weather Shelter), faith-based outreach, and first responders. Street outreach actively tries to locate people, connect them to services, or bring services to them, rather than waiting for a call for assistance.

Annually, 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 will continue to 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 2023, the City's CDBG-CV will continue to provide grant support to the Housing Navigation Center as a response to COVID-19. The funds will not be available past mid-year 2023.

Outreach and assessment are best done by those agencies with expertise helping homeless individuals and families, and in 2023 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

Emergency shelter is provided at the Guadalupe Community Center, Greeley Family Housing (families only, dba Greeley Transitional House), A Woman's Place (domestic violence survivors), and, seasonally, the Cold Weather Shelter within the Housing Navigation Center. All but the Cold Weather Shelter offer extended stays (past just overnight shelter), which serves as transitional housing. Additionally, the City owns Camfield Corner and provides it to the Greeley Family House, which manages the property and makes it available for up to two years for families exiting that shelter.

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 goal of the Northern Colorado Continuum of Care is to make homelessness rare, short-lived, and non-recurring in Weld and Larimer counties. The Continuum's member agencies strive to use the housing first model when working with persons experiencing homelessness.

In Greeley, the Housing Navigation Center helps the homeless regain housing as quickly as possible and works to prevent those at risk of homelessness from losing housing. Staff of the Housing Navigation Center provides a number of services which help divert people by helping them return to support networks other than the homeless services system and maintain housing with supporting services. As needed, they connect people experiencing homelessness with mental/physical health care, non-emergency shelter, and other long-term resources. The Housing Navigation Center is close to North Colorado Health Alliance and Sunrise Community Health both of which provide services critical to meeting the needs of persons experiencing homelessness. The HNC also offers space to numerous homeless service providers who can "set up shop" there. This provides people experiencing homelessness the convenience of one place to access services they may need.

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.

Members of a broad networking group started in 2014 and now comprised of more than 200 individuals (“Connections”), work together to assist individuals and families noted in the question. The Connections network includes staff from local non-profit agencies (including the shelters), Habitat for Humanity, United Way, mental health providers, the Department of Corrections and Public Defender’s 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.

A grant from the Weld Trust, a local foundation, makes it possible for Catholic Charities at Guadalupe Community Center to continue operating the Hospital to Housing Program. 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 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 can stabilize their health and well-being and break the cycle of continued in and out trips to the hospital.

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.

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

Discussion

Homelessness is not a “let’s set a goal and work together and we can end homelessness” situation. The reasons for homelessness are as many and varied as those experiencing it. A one-size solution will not be the answer.

The City in 2022 took a deep look into housing and homelessness with the help of an outside consulting firm to better identify the issues and gaps that might exist in current responses. Extensive research, through neighborhood meetings and surveys, consultations, and outreach resulted in the *Homeless and Housing Services Assessment and Recommendations* report. It identified six key recommendations,

which were presented to City Council in June. One recommendation, to conduct a housing needs assessment, started in 2022 with completion expected in 16-18 months.

The City has dedicated significant financial support to aid efforts to end homelessness for many years. It is expected that work will continue in 2023, particularly with collaborations with the Northern Colorado Continuum of Care and implementation of “Weld’s Way Home” and the “Homeless and Housing Needs Assessment”.

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

Introduction:

The City of Greeley grew 17% between 2010 and 2020, increasing in population during those years from 93,155 to 109,084. With the most affordable house sales prices in Northern Colorado, “affordability” is undoubtedly a draw. Greeley issued 915 residential permits in 2021 (303 single-family units, 612 multi-family units) and projects an additional 768 will be issued in 2022. However, the “most affordable Northern Colorado city” saw a 14.6% increase in median sales price between 2020 and 2021, with 2021’s median sales price at \$385,000. A stagnant inventory of for-sale houses during the past several years and increased cost of construction are two barriers to affordable housing being seen in Greeley.

There are several affordable housing developments that are underway or are expected to be underway during 2023. Underway are Copper Platte (224 units, with Private Activity Bond assistance); Immaculata Plaza (new construction of 30 units; rehab of 25 supported with the City’s HOME funds and Private Activity Bonds); in early stages of planning are Hope Springs (a 421-unit Habitat for Humanity development that has received initial approval from City Council), and 123 9th Avenue (in preliminary planning stages).

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.

The City has a program of down payment assistance, the G-HOPE program, for employees of participating businesses that are located in Greeley. It specifically targets homeownership in the Redevelopment District, including the neighborhoods around the University of Northern Colorado. The boundaries of neighborhoods eligible for the program are expected to expand in 2022. The G-HOPE program does not restrict housing price or household income.

AP-85 Other Actions – 91.220(k)

Introduction:

Other actions the City will take during 2023 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 2023 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.
- Funds will be available to owners and/or developers of affordable housing to assist with rehab or eligible activities associated with new construction.
- CDBG will provide assistance to Senior Resource Services for transportation for the elderly.

Actions planned to foster and maintain affordable housing

The Economic Health and Housing Department worked throughout 2022 with Archdiocesan Housing, Inc., a developer of affordable housing, on a small development resulting in construction beginning in July. The project is primarily funded with Low-Income Housing Tax Credits; the City's HOME funds will also support the project. This is a project-based-voucher development, as well, and tenant incomes (all of whom will be seniors) will be restricted to 30% or less of AMI.

Copper Platte received Private Activity Bonds from the City. At completion, this development will have 224 units with tenant incomes restricted to 60% and less of AMI. Units will have one- four-bedrooms.

Other projects were noted in the introduction of this section. 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.

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 emergency grant program.
- Monitor the eight 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.

With the closure of the housing rehab loan program, the City does not have a specific program through which lead-based paint hazards can be addressed.

During the 2020-2024 Consolidated Plan, housing rehab activities may expand to include multi-family rehabilitations, which would be subject to the federal standards for lead-based paint mitigation.

Actions planned to reduce the number of poverty-level families

The City will continue its ongoing efforts to strengthen economic development with the intent of bringing more employment opportunities and higher wages into the City. Grant funding will be provided to seniors 60+ to assist with transportation needs and will evaluate all CDBG applications to determine whether CDBG is an appropriate funding source for agencies applying. Work will continue on increasing/supporting affordable housing in the community and in working toward significant reduction in homelessness.

Equally important are educational opportunities, and while the City does not support education through funding, it does provide free bus passes to School District 6 students (elementary through high school).

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

Through networking and continued partnerships, the City will continue to nurture its existing institutional structure, which is comprised of many entities that work with the low-moderate-income

community residents and neighborhoods. As new entities are identified, they will be added to the CDBG “partner list”. The City will support the Northern Colorado Continuum of Care efforts to the extent it feels appropriate as the Continuum works to end homelessness. Representation on local and regional committees will continue to the extent possible, with continued membership on the Northern Colorado Continuum of Care governing board.

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

Several recommendations in the *Homeless and Housing Services Assessment and Recommendations* report will help enhance coordination, including

- Utilizing a collective impact framework (a network of community members, organizations, and institutions that work to align and integrate efforts for a more coordinated response to problems) to coordinate cross-organizational collaboration.
- Continued research of service-based campus models as a way to address homelessness and affordable housing.
- Creation of a user-friendly resource guide for organizations, housed, and un-housed community members, focusing on collective impact.
- Conducting a housing needs assessment (underway) may identify ways for coordination.

While the City has not formally adopted the first three of the above recommendations, a housing needs assessment is underway. Other recommendations within the report remain under consideration as the results of the report are analyzed. Other ways coordination between public and private housing and social service agencies occurs has been discussed throughout this Action Plan.

There is good coordination among the local agencies, frequently by email through the Connections group (as noted in other areas of this Action Plan). 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.

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 2023 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.

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.

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. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$60,000.00
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	\$60,000.00

Table 14 – Program Income

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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Table 15 – CDBG Other

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(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 24 CFR 92.254(a)(4) section discusses qualification as affordable housing for homeownership. The City does not intend to acquire units of housing for homeownership with HOME funds but will instead support the Greeley-Weld Habitat for Humanity’s homeownership program.

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

Resubmit requirements:

1. The City will utilize the HOME affordable homeownership limits for the area that are provided annually by HUD.
2. The City maintains a list of affordable housing developers that might be interested in developing in Greeley (past partners; developers who have expressed interest). Periodically, the City requests letters of interest from interested developers for HOME funds that are available and works with responding developers towards a development. The City does not currently have an annual competitive process for HOME funds. The HOME application is available from the City’s HOME administrator’s office.
3. At this time, the City gives no preference nor limits beneficiaries other than that they qualify as LMI households. The department that oversees HOME funds and affordable housing at the City

is being restructured; this may change in the future.

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