

This draft is subject to change, particularly where the font color is red. City Council will determine the final budget numbers, with infrastructure (sidewalks) the activity to be adjusted up or down to balance the budget. The GURA Board recommended that public service activities will adjust with the actual grant amount so that they do not exceed approximately 13.6%. Please contact GURA – 970-350-9380 if you would like to be notified when this document changes.

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 (2022 City of Greeley Annual Growth and Development Projections Report). It has been 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) for many years. 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 serves as the City’s application to HUD for those grants. The 2024 Action Plan is the fifth and final year of implementing activities to help the City reach the goals identified in the 2020-2024 Strategic Plan. The Strategic Plan, a step in HUD’s Consolidated Plan process, estimated annual awards of \$840,000 (CDBG) and \$300,000 (HOME). Those figures will be utilized in budget planning until notification of actual grant awards, probably spring 2024.

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.

Objective 1 – Support affordable housing (High priority of 2020-2024 Strategic Plan)

Outcomes

- Housing rehab grants for emergency repairs to low-moderate-income household.
- Housing-related public service activities through Catholic Charities (Guadalupe Community Center), Greeley Transitional House (aka Greeley Family House), and A Woman’s Place that will assist people who are homeless with housing needs.
- Entertain application from Habitat for Humanity to provide direct subsidies to the buyers of the Habitat homes in Hope Springs in support of low-moderate-income homeownership.
- Prior years’ funds available to developers of affordable housing for new construction or multi-family rehab in support of additional or improved affordable housing.

Objective 2 – Support the revitalization of low- moderate-income neighborhoods.

Outcomes

- Infrastructure improvements (sidewalks, curb/gutter, crosspans, etc.) installed.
- Speed signs in school zones.

- Trees planted in parkways of Redevelopment District.
- Neighborhood clean-up public service.

Objective 4 – Support non-housing related public services

Outcome

- Cold Weather Shelter for people experiencing homelessness.
- Transportation services for people age 60+.

More detail on outcomes is available in Section AP20.

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 fourth year Action Plan (2023) was reviewed and accepted by HUD-Denver in August 2023; the 2022 Consolidated Annual Performance and Evaluation Review (CAPER) was also reviewed and accepted in 2023. The City did not meet its 2022 timeliness requirement (no more than 1.5x the annual grant on October 31st) and provided HUD with a workout plan. Steps within the workout plan were completed within the time noted.

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 continued to drive goals and priorities more so than past performance. After input from the non-profit agencies eligible for public service dollars and considerable conversation among Board members, the GURA Board decided to return to considering public service funding up to the allowable 15%. (In prior years, Board members had leaned toward limiting public service activities to a lower percentage than allowable under CDBG regulations.) 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.

Two in-person neighborhood meetings were offered during the annual funding process. 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. A "What is CDBG" flyer was provided to those entities in the City's institutional structure, including GURA Board members, with the encouragement to share the flyer at will. Ads notifying the public of the meetings were published in the

Greeley Tribune (English and Spanish) and invited the public to call or email GURA staff with questions, more detailed information, or comments.

There were three public hearings held: In February 2023, prior to the start of the annual planning process, the Greeley Urban Renewal Authority Board of Commissioners (administrators of the City's grants) held a public hearing to gain input on how Greeley residents preferred CDBG funds be utilized in 2024t. There were several non-profit agency representations present who provided input to the Board on the importance of continuing to utilize CDBG for public service activities. Then, during the planning process, the GURA Board met, to hear applications (August 9, 2023), conduct a public hearing, discuss budget, and formulate their recommendations to be presented to City Council. The Greeley City Council held the third public hearing on October 3, 2023, to approve the 2024 CDBG and HOME budgets. A public comment period was held between August 10, 2023, and September 10, 2023. Notice of the availability of the Action Plan was posted in the four area libraries, as well.

5. Summary of public comments

Representatives of four applicants (60+ Ride dba Senior Resource Services, Greeley Family House dba Greeley Transitional House, Catholic Charities-Guadalupe Community Center, United Way of Weld County) 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.

There were no written comments received for GURA Board review. Comments received during the 30-day comment period and at the City Council public hearing will be added here.

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

There were no comments or views not accepted. (Will change if there are comments or views not accepted later in the process.)

7. Summary

The City's competitive application process for CDBG funds started in February 2023 with the public hearing to gain input prior to beginning the annual planning process. Applications were available June 1, 2023. Departments and Divisions of the City and non-profit agencies serving the low- moderate-income population were encouraged to apply. Each activity chosen for 2024 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, 2023; however, it expected that HUD will require it to be held for submittal until grant awards are posted in (generally) spring 2024.

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	City Manager’s Office/Housing & Homeless Solutions Department

Table 1 – Responsible Agencies

Narrative (optional)

Organizational changes within the City affected the structure of the grant administration. Board oversight of the grants continued to be through the Greeley Urban Renewal Authority Board of Commissioners (a seven-member, Council-appointed board). The Board sets policy, makes budget recommendations to City Council through the annual competitive process (CDBG), and reviews and approves applications for HOME funds.

Staff with grant administration responsibilities moved under the direction of Juliana Kitten, Assistant City Manager, whose focus is Homeless and Housing Services. The position of Assistant City Manager started in September 2022. At this time, it is expected that new staff with the Homeless and Housing Services office will hold the responsibility of general administrative oversight of the grants (including project and activity implementation) and compliance with crosscutting requirements. The City’s Finance Division provides assistance to ensure proper expenditure of and draws on the CDBG and HOME funds, and the Purchasing Division provides assistance with bidding, contracts, and procurement.

Consolidated Plan Public Contact Information

- Juliana Kitten, Assistant City Manager
juliana.kitten@greeleygov.com

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

1. Introduction

The City holds an open, competitive process for CDBG funds annually. Consultations occur on an as-needed basis throughout the year with agencies and City departments on the consultation list and others identified as having an interest in being a part of the consultation process.

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))

City staff that oversees the CDBG and HOME grants stays connected to the neighborhoods and populations the grants serve. The Homeless and Housing Services Assistant City Manager is on the governing board of the Northern Colorado Continuum of Care and the Greeley Housing Authority. Staff is the first point of contact for affordable housing developers that it has worked with or may be interested in CDBG and/or HOME funding and notifies them when there are funds available, as well as including them on notices of the annual CDBG application process.

In 2023, the new Homeless and Housing Services Department began adding staff to more directly impact the areas of homelessness and housing. As the staff expands, there will be increased coordination among housing and health agencies.

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.

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.

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).

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

The Northern Colorado Continuum of Care (which serves Weld and Larimer Counties) is in its third year as a Continuum separate from the Balance of State Continuum of Care. The City is an active Continuum partner, with a seat on the governing board and attendance at general membership meetings. The

Assistant City Manager over the Homeless and Housing Services meets with staff of the Continuum on a regular basis to discuss issues and possible solutions in Greeley.

A case management team was created in Greeley in late 2022 to enroll people experiencing homelessness in the Homeless Management Information System (HMIS), resulting in many people experiencing homelessness working with a case manager and becoming enrolled. The goal is to get people off the streets and into secure housing or to help avoid homelessness. The City is a proponent of the Housing First approach. The Northern Colorado Continuum of care has members from non-profit agencies, housing providers, citizens, the school districts, and government who work with different segments of the population.

Greeley also participates in the annual January Point-in-Time Count and many of its agencies work with the Coordinated Assessment and Housing Placement System (CAHPS) program to put people on a by-name list for housing, particularly those most vulnerable.

The City's CDBG-CV funding supported the Housing Navigation Center, which provides persons experiencing homelessness with services and connections to services, including help in locating housing. The HMIS is utilized at the Center. The Center also serves as a day-use facility and cold weather shelter for persons experiencing homelessness.

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)

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.

City of Greeley Broadband Status – In 2017-2020 the City of Greeley conducted an extensive Broadband study of the community. From that effort the City Council determined that at the municipal level the agency would not undertake their own utility service for broadband. The conclusion was to support and aid other 3rd party agencies to enter the Greeley market to create a more competitive environment to better serve the citizens. Part of this decision was to develop an incentive package for any provide to apply for as part of their expansion or development of their own network services within the community. This has been utilized by 3rd party agencies and has created increased options and opportunities for the citizens of Greeley. A new provider has been developing a fiber to the home network for the past year and a half and will complete build out of the community in 2025. The City has also been able to partner with the new provider to increase internal network coverage for within the City government organization in the effort to bring other services and opportunities as part of the City's internal offerings. This includes expansion of Wi-Fi coverage, smart city services, and better-connected facilities like Fire stations and water assets. Overall, the City of Greeley is well covered by broadband services for citizens and the 3rd party agencies provide a number of low-cost solutions to aid in connecting all members of the community.

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, which works to improve Greeley's capabilities in mitigating against, preparing for, responding to, and recovering from natural and human-caused disasters. 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 in-person meetings and public hearings during the formation of the 2024 Action Plan, with a Zoom option also available for public hearings. 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, the local newspaper, published the legal notices for public hearings in English and Spanish. 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 the City’s newsletter. Meeting rooms are accessible to people with disabilities; ads for public hearings included information on requesting 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.
Notice of public hearings and comment period in City Scoop 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, pre-Plan formation	Non-targeted/ broad community	GURA Board members, several non-profit agency representatives, and one city department representative. There were no other members of the public.	See Executive Summary for citizen comments.	See Executive Summary.
2 nd public hearing- GURA Board	Non-targeted/ broad community	Five representatives of CDBG applicants were present; no other public in attendance.	Four applicant representatives spoke to the need for CDBG in their organizations and to how difficult it is to find funding sources.	Not applicable.
30-day comment period	Non-targeted/ broad community	Will add if comments are received.	Will add any comments received.	Will add at the end of the comment period.
3 rd public hearing – City Council	Non-targeted/ broad community	Will add if comments are received.	Will add any comments received.	Will add at the end of the comment period.

Table 4 – Citizen Participation Outreach

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 2024. The initial budget will be created in October 2023 and then updated in 2024 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, other state and/or local grant funds, etc.

Anticipated Resources

Program Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG - Federal	Administration Affordable housing Public improvements Public facilities Public services	\$840,000	\$60,000	1,127,220	\$2,027,220	\$0	This is the final Action Plan of the 2020-2024 Strategic Plan.
HOME - Federal	Administration Affordable housing	\$300,000	\$5,000	\$1,082,223	\$1,521,400	\$0	This is the final Action Plan of the 2020-2024 Strategic Plan.

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 2024 Action Plan need.

Discussion

The 2024 Action Plan was initially developed in coordination with the City's annual budget process. The review of applications culminated with the GURA Board's public hearing on August 9, 2023 and recommendation to City Council; City Council approved the recommendations at a public hearing on October 3, 2023. This original budget utilized revenue estimates, and City Council accepted how changes to the approved budget would be incorporated (once actual the actual grants and other revenue were available). **The Board recommended and Council accepted that changes to the budget will occur within the proposed infrastructure activity (for sidewalks, curb/gutter, etc.).**

DRAFT

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: \$168,000 HOME: \$30,000	NA	Administration of the CDBG and HOME programs.
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. 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: \$857,220 HOME: \$1,027,223	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.
Assistance to agencies/ organizations providing a public service related to housing	CDBG: \$44,370	3 agencies supported; 1945 people	Provide assistance to three agencies agency that provide a public service that is specifically a housing service to clients. One is a presumed benefit activity for victims of domestic violence, two are presumed benefits activities for people experiencing homelessness.

Priority (Category): Neighborhood improvements			
Public improvements- infrastructure (curb, gutter, sidewalks, drainage, etc.)	CDBG: \$557,630	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-Speed signs in school zones	CDBG: \$45,000	1 infrastructure activities; 300 households	Support the City's continued improvements in LMI neighborhoods by installing speed zone signs at low- moderate-income neighborhood schools.
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: \$55,000	2 public service; 775 people	Provide assistance to two agencies agency that provide a public service that is not specifically a housing service to clients. Once is a presumed benefit activity for people who are homeless, the other 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)

There are no specific affordable housing activities in the 2024 Action Plan. Estimates below are contingent on housing fund and HOME applications being received during the year and projects identified. Affordable housing goals are estimated at 60 households receiving assistance, with potential income distributions 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 rehab grants	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

Projects for 2024 are identified below. Housing projects are not yet known and will be identified by separate process in 2024. The GURA Board recommended the projects in Table 8 for approval along with the 2024 budget based on applications received, resources available, and that they met a priority of the Consolidated Plan. **The budget will be set by City Council vote on October 3, 2023.**

#	Project Name
1	CDBG Administration-2024
2	Acquisition or infrastructure support for single-family housing
3	Acquisition or infrastructure support for multi-family housing
4	Multi-family rehab grants
5	Non-profit public service-Catholic Charities, Guadalupe Community Center
6	Non-profit public service-Greeley Transitional (Family) House-case management services
7	Non-profit public service-A Woman’s Place
8	Public Improvements-Infrastructure Improvements-Redevelopment District-NE Greeley
9	Public Improvements-Infrastructure Improvements-Speed signs in school zones
10	Public Improvements-Parkway Tree Planting
11	Public Service Property Conditions-Clean-up Weekend
12	Non-profit public service-United Way of Weld County-homeless services
13	Non-profit Public Service 60+ Ride dba Service-Senior Resource Services-Transportation Assist.
14	HOME Grant Administration-2024
15	HOME Program Homeownership-TBD Project
16	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 2024 were determined by the applications received, whether they met a priority of the 2020-2024 Strategic Plan, and current conditions within the community. Affordable housing (acquisition, infrastructure, rehab) did not receive 2024 funds as a significant amount of funds remain available from 2020-2023 awards. Although the Strategic Plan anticipated supporting a public facility activity each of the five years, this is the first year an application was supported. Because of the need for a new safehouse for victims of domestic violence (they continually turn people away due to lack of space in the current facility), that public facility activity received support.

AP-38 Project Summary

Project Summary Information

CDBG Project	Expected Resources
CDBG Administration-2024	\$ 168,000
Acquisition or infrastructure-single-family housing	120,000*
Acquisition or infrastructure-multi-family housing	857,220*
Multi-family rehab loans/grants	150,000*
Non-profit public service-Catholic Charities, Guadalupe Community Center	20,000
Non-profit public service-Greeley Transitional (Family) House-case management	14,063
Non-profit public service-A Woman's Place-housing program support	10,307
Redevelopment District infrastructure improvements	557,630
Infrastructure Improvements-Speed signs in school zones	45,000
Public Improvements-Parkway Tree Planting	15,000
Public service property conditions-Clean-up Weekend	15,000
Non-profit public service-United Way of Weld County-Cold Weather Shelter	40,000
Non-profit public service-Senior Resource Services dba 60+ Ride-transportation	15,000
CDBG Total (2024 Resources)	\$900,000
Additional funds available: (Noted by * in above table): These represent available prior year grant funds that are not attached to an activity. Placeholder amounts are identified for each type of potential housing project; however, these amounts may change as actual projects and funding needs are identified.	\$1,127,220
HOME Project	Expected Resources 2024
HOME Administration 2024	\$ 30,000
Habitat for Humanity Homeownership	330,000
TBD Rental project	1,027,223
HOME Total	\$1,387,223

Table 9 – Projects by \$\$ Amount

1.	Project Name	CDBG Administration
	Target Area	NA
	Goals Supported	All
	Needs Addressed	NA
	Funding	CDBG: \$168,000
	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	Acquisition and/or Infrastructure for single-family housing
	Target Area	TBD
	Goals Supported	Affordable housing
	Needs Addressed	Affordable housing
	Funding	CDBG: \$120,000
	Description	These are funds from 2020-2023 that were set aside for a housing activity. The use is still TBD.
	Target Date	12/31/24
	Number of families to benefit from activity	TBD
	Location Description	TBD
	Planned Activities	Provide CDBG-eligible support to new single-family housing units to help increase the supply of affordable units.
3.	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: \$15-,000
	Description	These are funds from 2020-2023 set aside for a TBD housing activity.
	Target Date	12/31/24
	Number of families to benefit from activity	TBD
	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.

4.	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	These are funds from 2020-2023 that were set aside for a housing activity. The use is still TBD.
	Target Date	12/31/24
	Number of families to benefit from activity	Five low-income
	Location Description	TBD City of Greeley
	Planned Activities	See description.
5.	Project Name	Non-profit Public Service-Guadalupe Community Center
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Assist agencies providing housing related public service
	Needs Addressed	Assist homeless
	Funding	CDBG: \$20,000
	Description	Funds will support the case management services (intake specialist and case manager) provided at Guadalupe.
	Target Date	8/1/2025
	Number of families to benefit from activity	1500 homeless individuals
	Location Description	1442 N. 11 th Avenue, Greeley
	Planned Activities	Provide shelter residents in extended-stay with intake services and case management.
6.	Project Name	Non-profit Public Service-Greeley Transitional (Family) 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: \$14,063
	Description	Funds will support the cost of a continuing a housing-related staff position.
	Target Date	8/1/2025
	Number of families to benefit from activity	60 homeless (extremely-low-income) families
	Location Description	1206 10 th Street, Greeley
	Planned Activities	A housing caseworker that implements 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.).
7.	Project Name	Non-profit Public Service-A Woman's Place-Housing Programs Staff
	Target Area	Redevelopment District-Comprehensive, but available City
	Goals Supported	Support public services that are specific to housing
	Needs Addressed	Affordable housing
	Funding	CDBG: \$10,307
	Description	Funds will support the cost of housing programs at safehouse.
	Target Date	8/1/2025
	Number of families to benefit from activity	385
	Location Description	Undisclosed
	Planned Activities	Assist with staff costs for housing program at domestic violence safehouse.
8.	Project Name	Public Improvements-Infrastructure Improvements-Redevelopment District (RD) Northeast Greeley
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements-infrastructure
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$557,630
	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.
	Target Date	12/31/24
	Number of families to benefit from activity	LMA Benefit to 1,000 households estimated
	Location Description	Northeast Greeley; north of 10 th Street, south of C Street; east of 35 th Avenue, west of 11 th Avenue
	Planned Activities	Install missing/replace deficient infrastructure per description above.

9.	Project Name	Public Improvements-Infrastructure Improvements-Radar Speed Feedback Signs in School Zones
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements-infrastructure
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$45,000
	Description	Install speed feedback signs in school zones around schools in Redevelopment District.
	Target Date	12/31/24
	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	Install as many speed feedback signs as possible, beginning with those around elementary schools in Redevelopment District.
10.	Project Name	Public Improvements-Parkway Tree Planting
	Target Area	Redevelopment District-Comprehensive
	Goals Supported	Public improvements-infrastructure
	Needs Addressed	Neighborhood revitalization
	Funding	CDBG: \$15,000
	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	8/31/24
	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	5/31/24
	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.
	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-United Way of Weld County-Cold Weather Shelter
	Target Area	Redevelopment District-Comprehensive, but available City
	Goals Supported	Support public services that are non-housing specific
	Needs Addressed	Assist underserved persons-homeless
	Funding	\$40,000
	Description	Funds will support staff providing services at the Cold Weather Shelter.
	Target Date	5/1/2025
	Number of families to benefit from activity	500
	Location Description	870 28 th Street, Greeley
	Planned Activities	Assist with staff costs at shelter for homeless.
13.	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: \$15,000
	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	8/1/2025
	Number of families to benefit from activity	225 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).
14.	Project Name	HOME Grant Administration
	Target Area	NA
	Goals Supported	All
	Needs Addressed	NA
	Funding	HOME: \$30,000
	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
15.	Project Name	HOME Program Homeownership
	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 affordable housing. 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 if appropriate on one house and provide partial funding for a second with total up to 15% of HOME grant reserved for CHDOs.
	Target Date	12/31/2024
	Number of families to benefit from activity	Ten (Five low-income; five moderate income)
	Location Description	TBD
	Planned Activities	See description.
16.	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: \$1,027,223
	Description	A project has not yet been identified. New construction of a multi-family development will be prioritized, but two-four units for rental will also be considered.
	Target Date	12/31/2024
	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

Historically, the city has directed assistance to areas within 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. CDBG assistance in the past has been for infrastructure improvements (curb, gutters, sidewalks, drainage improvements, parkway tree plantings, and alley reconstructions). The Redevelopment District map is attached for reference.

While it is the hope to distribute new affordable housing developments throughout the City, the reality is they go where land is available. During 2023, construction started 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 broke ground on 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 (an area where the City has not previously assisted with affordable housing). The neighborhood is in a low-moderate-income Census Tract, but not in the Redevelopment District.

While many of the public service activities supported in the past have been within the Redevelopment District boundaries, serving low- moderate-income clientele is the reason for supporting the agencies providing the service.

Geographic Distribution

Target Area	Percentage of Funds
Redevelopment District-Comprehensive	50%

Table 11 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The physical condition of the Redevelopment District neighborhoods is such as to need the support of CDBG. Infrastructure is missing or inconsistent in places (gaps in sidewalks continuity, for example) making it substandard. Poor quality (or lack of) infrastructure poses safety concerns for residents and can be detrimental to the overall health and aesthetics of the neighborhoods. Providing federal funds (with support from the City's general funds, when available) provide a means to move infrastructure from substandard to being more comparable to new neighborhoods. Doing so enhances the quality of life for residents and provides a better quality of life for residents and supports the overall housing and economic health of the Redevelopment District 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.

While the neighborhoods of the Redevelopment District (census tracts) all qualify as low- moderate-income areas, these neighborhoods are also 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. Most of Greeley's new development is on its west side, creating a divide in condition between the east and west. With limited City resources for infrastructure installation, CDBG helps the older neighborhoods retain their viability and attract residents interested in homeownership and business development in the area.

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. One project (Immaculata Plaza II) utilizing HOME funds was completed late summer 2023 and is in the process of leasing. Two other projects have been identified as eligible for CDBG and/or HOME affordable housing funds but have been slower getting underway than hoped. The City anticipates applications for North Weld Village (58 units of permanently supportive housing for chronically homeless individuals/couples with a disability) and Hope Springs (homeownership) during the first quarter of 2024. A new City department, Housing and Homeless Solutions, (referenced in other areas of the Action Plan) will take on the task of increasing/maintaining affordable housing.

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. Although two potential developments are on the horizon and are included in the affordable housing goals above, the City may also review the option of reallocating housing funds (CDBG) to another eligible activity to utilize the funds timelier. In the meantime, the Housing and Homeless Solutions Department will continue to look for affordable housing projects that could be supported with CDBG and especially HOME. No additional housing funds were set aside from CDBG for 2025 due to the accumulation of funds from 2020-2023. 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

Due to the current higher than average summer heat and the fact that window air conditioning is a problem the Authority will seek to air condition the apartment units in the spring of 2024.

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

The public housing resident who was a member of the board was term limited. As vacancies on the Board occur, they intend to encourage residents to apply. Staff of the Housing Authority has continued to work with higher income public housing residents on the possibility of home ownership; however, high home prices in the region coupled with current interest rates are a barrier to ownership.

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

The new Homeless and Housing Solutions Department has taken the lead on issues surrounding homelessness for the City. Included in the Department staff are case managers who do street outreach to connect with the homeless. The Department will also spearhead the City's housing initiatives. As staff continues to be put in place, it is expected to bring big changes in the areas of housing and homelessness.

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

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. The award was increased to \$827,067 in 2023. 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

United Way of Weld County leads the Weld's Way Home Street Outreach workgroup. The workgroup is coordinating outreach services to people experiencing homelessness. The partnership includes North Range Behavioral Health, Almost Home, City of Greeley, Weld County DHS, and Street Lights of Grace. The group coordinates outreach schedules and provides resources including hygiene products, clothing, and housing resources. The City hired staff specifically for street outreach as part of the Housing Initiatives Department

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).

Agencies 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 2024, CDBG will provide grant support to the Housing Navigation Center-Cold Weather Shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter is currently unavailable in Greeley except during cold weather months (November 1-April 15). In addition to safe overnight shelter, dinner and breakfast are provided to shelter guests. The Cold Weather Shelter is operated by United Way of Weld County. Bridge housing in motel rooms can also be provided to the more vulnerable guests as they wait for permanent housing vouchers.

Three agencies operate shelters here (Catholic Charities-Guadalupe Community Center, Greeley Transitional House dba Greeley Family House, and A Woman's Place). Counted as emergency shelter in the past, they do not really meet the definition of emergency shelter but are more transitional housing as all have extended stay options and significant case management, and people cannot just show up and receive shelter (as is the case with the Cold Weather Shelter). The Cold Weather Shelter operates from the Housing Navigation Center, where people experiencing shelter can shower, get connected to services, and work to get into permanent 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.

The City's HOME-ARP Allocation Plan was approved in July 2023. The funds' use identified in the Allocation Plan was for a non-congregate shelter. Planning is in initial stages for this 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.

UWWC operates the Housing Navigation Center (HNC) which provides resources to people who are experiencing homelessness or housing instability. The HNC uses housing first practices and coordinated entry to quickly identify people experiencing homelessness, assess their needs, and assign them housing resources. The HNC provides housing case management and hosts onsite office hours with 25 community partners who provide resources to get people housed quickly. Once households receive a housing resource, the housing case managers will continue to work with them to stabilize and provide emergency financial assistance to prevent households from returning to homelessness.

The Greeley Transitional (Family) House assists families with children move from homelessness to permanent housing through emergency shelter housing and subsequent housing programs. Intensive case management includes advocating with landlords for housing, education on good tenant practices,

employment referral, and budget training. The program is one-year in length with an optional second, as needed.

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.

The HNC works with local partners to identify households who are on the brink of homelessness and who are accessing emergency financial assistance. Households can access homelessness prevention assistance funds, emergency food and shelter funds, and state homeless prevention funds at the HNC. Additionally, the HNC helps to divert people from homelessness through financial assistance designed to help households reconnect with their support networks. This includes the purchase of bus tickets and gas vouchers to reunite households.

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 provides staff support and housing dollars. 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.

Ninety-five percent of the Greeley Transitional (Family) House clients are below poverty level. It’s challenging to find affordable housing, as low-income housing is exceptionally low in Greeley. Clientele often have limited education, making good employment also a challenge. GT(F)H’s partner landlords number 10 currently, with intent to partner with three additional.

Jobs of Hope, a Greeley non-profit, works with gang-affiliated individuals and those involved in the justice system and who want to better their lives. They opened a 14-bed, low-barrier sober living home in 2021 as part of its program.

The City supports, to the extent possible, agencies offering shelter for persons being discharged and is part of conversations regarding discharge policies through the Northern Colorado Continuum of Care.

Discussion

The City 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 in 2022. Extensive research, through neighborhood meetings and surveys, consultations, and outreach resulted in the *Homeless and Housing Services Assessment and Recommendations* report. A grant from the State provided funds for a city-wide needs assessment and sub-area plan, which was completed in 2023. The needs assessment was one of the six recommendations from the *Homeless and Housing Services Assessment and Recommendations* report.

The City has dedicated significant financial support to aid efforts to end homelessness for many years. It is expected that work will not only continue in 2024 but increase with through efforts of the City's Housing and Homeless Solutions Department.

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 single-family home sales prices in Northern Colorado, “affordability” is undoubtedly a draw. However, the average sales price for a home in Greeley increased from \$448,729 in 2021 to \$457,811 in 2022, far outside the range for a buyer needing an affordable unit.

The number of construction permits Greeley issued year-over-year (May 2022 to May 2023) was down significantly, with 246 issued in 2022 by the end of May and 41 issued in 2023. The same was true for multi-family dwelling unit permits, with 67 permits for 1,032 issued by the end of May 2022 and 28 permits for 354 units issued in 2023.

There are several affordable multi-family housing developments underway that are close to leasing, which will provide additional affordable opportunities, including Copper Platte and Immaculata Plaza II. High Plains Housing Development Corporation expects to begin construction on a Permanent Supportive Housing development in 2024 that will target homeless persons for residency. Hope Springs, a development being undertaken by the Greeley-Weld Habitat for Humanity will break ground during the summer of 2023 with homes expected to be ready for sale early in 2024.

Finding land available for affordable housing is a challenge, as is funding the cost of construction and water. Most, if not all, recent affordable housing developments have had complicated financing packages with multiple layers of funding sources, including Low-Income Housing Tax Credits, Private Activity Bonds, HOME funds, and more.

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 has no growth limitations. The only policies currently in place affecting return on residential investment are the regulations of the HOME Investment Partnership Program. There are no taxing policies affecting the land other than property tax, which the City doesn't have control over. City Council continues to review fees and charges associated with new developments and has the possibility of allowing Accessory Dwelling Units (ADUs) on large lots. The Strategic Housing Plan remains a useful document with a number of strategies in it that could impact affordable housing, including 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 make its Home funds available to developers of affordable housing. While HOME funds awarded are not enough to construct a development, they are useful as partial funding. 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 funds a program of down payment assistance, the G-HOPE program, for employees of participating businesses that are 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 were expanded slightly in 2023. 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 2024 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 2024 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:

- Provide CDBG 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.
- Make CDBG and HOME funds available to owners and/or developers of affordable housing to assist with multi-family rehab or eligible activities associated with new construction.
- Provide CDBG support to Senior Resource Services for transportation for the elderly, United Way for a cold weather shelter for persons experiencing homelessness, A Woman's Place for victims of domestic violence, and both the Guadalupe Community Center and Greeley Transitional (Family) House to assist homeless individuals and families.
- Make HOME funds available to Greeley-Weld Habitat for Humanity for the new construction of single-family homes for sale to persons typically earning less than 70% of AMI and coming from substandard housing.
- Expand the City Manager's Office-Housing and Homeless Solutions staff to increase work with persons who are homeless and with all types of housing needs.

The City expects to continue to provide hybrid meeting options, so that those not able to attend in-person meetings have the options of attending virtually. City buildings are accessible, and information is provided in public notices on how to request special accommodations. Additionally, the City will continue to work with its partners to identify obstacles and provide support to agencies working with underserved populations. Support may not always be in the form of financial assistance but may take the form of connecting agencies and/or residents to one of the City's institutional partners.

Actions planned to foster and maintain affordable housing

The City added a new affordable housing development for seniors earning 30% or less of AMI in partnership with Archdiocesan Housing, Inc. The development began lease-up in the summer, and HOME units were occupied within XXX days. The development was a Low-Income Housing Tax Credit project with project-based vouchers from the Greeley Housing Authority.

Copper Platte received Private Activity Bonds from the City. Started in 2022, at completion, the development will have 224 units with tenant incomes restricted to 60% and less of AMI. Units will have one-four-bedrooms. Anticipated opening date is October 1, 2023.

Greeley-Weld's Habitat for Humanity will begin construction on its Hope Springs development in the fall of 2023. First for-sale homes (to low-income buyers) are expected to be available in mid-2024. The City was awarded funds from Colorado's Coronavirus State and Local Fiscal Recovery Funds from the U. S. Treasury (Title VI of the Social Security Act, Section 602) to install the infrastructure at Hope Springs. The City is also open to an application for HOME funds to assist buyers in the Hope Springs development. Construction costs are so high that buyers are not able to purchase these homes without assistance.

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

- Continue to provide the single-family owner-occupied housing rehab emergency grant program.
- Monitor the eight existing HOME projects for affordability and property standards.
- Partner with developers in the construction of affordable housing for rent or 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

CDBG and HOME funds will be used to provide assistance to the City's most vulnerable in the following ways:

- Support public service activities that provide assistance to seniors, persons experiencing homelessness, and victims of domestic violence to help them stay housed or find housing quickly.
- Support for affordable housing homeownership opportunities with HOME funds, particularly through continued partnership with Habitat for Humanity to assist persons who are in sub-standard living conditions or with incomes that need outside support to afford a home purchase; HOME has provided gap financing to these families in the past and could continue through the Hope Springs development in some manner.
- 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.

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.

Actions planned to develop institutional structure

The City continually works to maintain and build its institutional infrastructure. Some of the ways in which this is done include:

- Identifying entities that work with low-moderate-income residents and/or neighborhoods and including them on the City's "Partner List" for distribution of information and materials with regard to CDBG and/or HOME.
- Continuing to support Northern Colorado Continuum of Care efforts to end homelessness.
- Provide City representation on local and regional committees, including as a member of the Northern Colorado Continuum of Care governing board.
- Provide technical assistance meetings at the start of the annual process.
- Offer support and information on CDBG to City departments that work with low-income neighborhoods and residents.
- Network with existing partnerships to identify and fill any gap in institutional structure.

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

- The Assistant City Manager with oversight of the Homeless and Housing Services Department is a member of the Greeley Housing Authority board and maintains good connections through that membership.
- The City added a Housing Manager to its staff and will also add a Director of Housing. They will be able to increase the coordination between public and private housing.
- The City also added a staff to work with issues of people who are experiencing homelessness. Coordination with social service agencies will be considered when working toward solutions for homelessness.

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 2024 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 instead provides HOME support to buyers of Greeley-Weld Habitat for Humanity homes so that they can acquire (purchase) a Habitat home. The City’s recapture guidelines are attached.

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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable.

If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

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.

Discussion

The City will utilize the HOME affordable homeownership limits for the Greeley MSA that are provided annually by HUD.

The City maintains a list of affordable housing developers that might be interested in building 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 those responding 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.

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