

Greeley City Council Agenda

Work Session

Tuesday, September 27, 2022 at 6:00 p.m.

City Council Chambers at City Center South, 1001 11th Ave, Greeley, CO 80631

Zoom Webinar link: <https://greeleygov.zoom.us/j/94321296765>

NOTICE:

City Council Work Sessions are held on the 2nd and 4th Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to view Council work sessions in person or remotely. **Work sessions do not include public input in any format. Public comment is only permitted at regular Council meetings on the 1st and 3rd Tuesdays of each month.**

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.



Meetings are livestreamed on YouTube at youtube.com/CityofGreeley as well as over the Zoom webinar. Public participation in the Zoom webinar only allows viewing the meeting.

For more information about this meeting or to request reasonable accommodations, contact the City Clerk's Office at 970-350-9740 or by email at cityclerk@greeleygov.com.

Meeting agendas, minutes, and archived videos are available on the City's meeting portal at greeley-co.municodem meetings.com/





Mayor
John Gates

Councilmembers

Tommy Butler
Ward I

Deb DeBoutez
Ward II

Johnny Olson
Ward III

Dale Hall
Ward IV

Brett Payton
At-Large

Ed Clark
At-Large

A City Achieving
Community Excellence

Greeley promotes a healthy, diverse economy and high quality of life responsive to all its residents and neighborhoods, thoughtfully managing its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work, and play.

City Council Work Session Agenda

September 27, 2022 at 6:00 PM

**City Council Chambers, City Center South, 1001 11th Ave &
via Zoom at <https://greeleygov.zoom.us/j/94321296765>**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Reports from Mayor and Council Members
5. Annual Action Plan for Program Year 2023 for Community Development Block Grant and HOME Investment Partnership Program Grant with Recommended Budgets
6. City Manager's Fiscal Year 2023 Recommended Budget Presentation
7. Scheduling of Meetings, Other Events
8. Adjournment

City Council Work Session Agenda Summary

Title:

Reports from Mayor and Council Members

Background:

During this portion of the meeting any Council Member may offer a summary of the Council Member's attendance at assigned board/committee meetings and should include key highlights and points that may require additional decision and discussion by the full Council at this or a future Work Session.

Board/Committee	Meeting Day/Time	Assignment
--Team of 2-- Board/Commission Interviews	Monthly as Needed	Council Rotation
Water & Sewer Board	3 rd Wed, 2:00 pm	Gates
Youth Commission Liaison	4 th Mon, 6:00 pm	Clark
Historic Preservation Loan Committee	As Needed	DeBoutez
Police Pension Board	Quarterly	Clark
Employee Health Board	As Needed	DeBoutez
Airport Authority	3 rd Thur, 3:30 pm	Payton/Clark
Visit Greeley	3 rd Wed, 7:30 am	Butler
Upstate Colorado Economic Development	Last Wed, 7:00 am	Gates/Hall
Greeley Chamber of Commerce	4 th Mon, 11:30 am	Hall
Island Grove Advisory Board	1 st Thur, 3:30 pm	Butler
Weld Project Connect Committee (United Way)	As Needed	Butler
Downtown Development Authority	3 rd Thur, 7:30 am	Butler/DeBoutez
Transportation/Air Quality MPO	1 st Thur, 6:00 pm	Payton/Olson
Poudre River Trail	1 st Thur, 7:00 am	Hall
Interstate 25 Coalition	As Needed	Olson
Highway 85 Coalition	As Needed	Gates
Highway 34 Coalition	As Needed	Olson
CML Policy Committee (Council or Staff)	As Needed	Payton/Lee Gates alternate
CML Executive Board opportunity	As Needed	Hall
CML - Other opportunities	As Available/Desired	

City Council Work Session Agenda Summary

September 27, 2022

Benjamin Snow, Economic Health & Housing Director, 970-350-9384

Title:

Annual Action Plan for Program Year 2023 for Community Development Block Grant and HOME Investment Partnership Program Grant with Recommended Budgets

Background:

The City is entitled to receive federal grants from the U. S. Department of Housing and Urban Development, namely the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) grant. HUD requires that recipients implement a new strategic plan every five years that details how they will prioritize federal grants during those five years. The strategic plan is part of the consolidated planning process, which serves as the framework for a community-wide dialogue that aligns housing and community development priorities with the noted federal formula grant programs.

The Council approved priorities for the 2020-2024 strategic plan in 2019 during the Consolidated Planning process. Those priorities were recommended to Council by the GURA Board of Commissioners and resulted from a Needs Assessment and Housing Market Analysis (part of the consolidated planning process). Two high priority needs were identified: greater support for the development and retention of affordable housing and support for low-moderate-income neighborhoods. It was expected that prioritizing those two needs would result in a commensurate reduction in funding for public facilities and services, which received low priority rankings. The 2020-2024 Consolidated Plan was developed based upon Council approved priorities and is available for review, if desired, on the City's website:

<https://greeleygov.com/services/ehh/greeley-urban-renewal-authority>.

Implementation of the priorities and goals of the 2020-2024 Consolidated Plan started with the 2020 Action Plan, which identified the expected resources and activities to utilize the resources during that program year. The 2023 Action Plan (Attachment E in this packet) is the 4th year of implementing the priorities and goals of the

Consolidated Plan. It becomes the application to HUD for both CDBG and HOME funds.

Annual funding requests considered by the GURA Board and recommended to Council are specific to the CDBG program. Throughout the year, the Board measures and manages HOME fund applications on behalf of the City, prioritizing projects that are consistent with the Council's priorities. HOME funds can only be used for housing programs; historically, these funds have supported new housing development with organizations such as Habitat for Humanity, Accessible Space, etc. Approval of the 2023 Action Plan does include approval of the HOME budget, as well.

Neighborhood meetings were held in-person again this year, and GURA continued CDBG exposure via the GURA web page, through local libraries, social media, the Greeley Rising newsletter, and other means of greater distribution of Plans and notices to the public. A former neighborhood committee was provided with the applications and the 2023 Action Plan, but did not meet in person due to the committee having served its useful life and a lack of membership. Input was also solicited from non-profit partners working with low-moderate-income persons and (particularly) residents from low-moderate-income neighborhoods, and all (former citizens committee, GURA Board, non-profit partners) were encouraged to share the Plans and notices with others.

Specific to the 2023 Action Plan applications, the GURA Board meeting on August 10, 2022 included a review of CDBG applications, formulation of the recommended budget that is a part of this packet, and a public hearing. Council's October 4, 2022 meeting also includes a public hearing. A 30-day public comment period on the 2023 Action Plan ran from August 11, 2022 through September 11, 2022.

While the City is required to develop its proposed annual action plan by November of each year, the exact amount of 2023 CDBG funding will not be known until congressional action in 2023 and the City's Finance Department closeout of fiscal year 2022 (for program income and revolving loan fund balances). Based upon experience, the funding will be confirmed and available by approximately July 2023, so as has been the practice, staff projected a level of funding that is an average of the funding received during the previous five years (\$840,000 for CDBG; \$300,000 for HOME). Program income and any prior years' unused grant funds are also a part of the proposed budget. If the 2023 allocation is more or less than expected, the GURA Board recommends that adjustments occur within the Redevelopment District (Maplewood neighborhood; possibly Wilshire neighborhood) Infrastructure budget line item, which has the greatest flexibility in project scope.

The GURA Board continued to move in the direction greater funds available for affordable housing and/or capital projects and "weaning" non-profit agencies off

relying on continual CDBG support. As such, no funding was recommended to the Guadalupe Community Center (Catholic Charities, applicant), United Way of Weld County (UWWC) or the Greeley Family House (dba Greeley Transitional House), the agencies who have received CDBG funding for the longest time. It is also notable that UWWC is receiving \$360,000 of CDBG-CV funding from the City through GURA for costs related to the move to the new shelter location and for operational costs for the 2022-2023 cold weather season. Funding was recommended for 60+ Ride (dba Senior Resource Services) as the applicant with the fewest years of receiving CDBG awards. Applicants were available on the Board's Zoom meeting to address Board questions and/or concerns and to provide comment during the public hearing, if desired. Other than the applicants, there was no one from the public in attendance at the GURA Board's budget public hearing. The enclosed funding recommendation from the GURA Board was consensus driven and passed the GURA Board on a 5-2 vote.

In addition to the information provided in the Consolidated Plan packet, supporting documents submitted with the applications are available upon request. That material includes such things as by-laws, audited financial statements, organizational charts, etc., in addition to full applications (only page one is part of Council's packets).

The 2023 Action Plan draft is posted on the Greeley Urban Renewal Authority website and is Exhibit E in this information packet. Any changes that Council recommends will be made to this document prior to submittal to HUD. Significant changes (changes in funding, changes in agencies receiving funding, etc.) will result in a second 30-public comment period held after Council's formal approval of the budget on October 4, 2022.

Staff will provide a brief overview of the applications received and recommendations for the 2023 CDBG budget.

Strategic Work Program Item or Applicable Council Priority and Goal:

Economic Health & Development: Foster and maintain public and private investment in business development.

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

The City Council public hearing for the 2023 Action Plan is scheduled for October 4, 2022. If Council wishes any additional information presented before then or as part of the hearing process it should direct staff with such requests at this meeting.

Attachments:

- CDBG Annual Funding Applications and Recommendations Packet with Supporting Documents
- 2023 Annual Action Plan
- 2023 CDBG Council Summary presentation

Annual Funding Applications and Budget Recommendations



Department of Housing & Urban Development's *Community Development* *Block Grant (CDBG)* Program Year 2023 (4th Year of 2020-2024 Consolidated Plan)

Prepared for
Greeley City Council



TABLE OF CONTENTS
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

Tuesday September 27, 2022

COPY OF POWER POINT PRESENTATION

REFERENCE MATERIALS – Attachment A-C

- A. 2020-2024 Priorities and Other Considerations
- B. Budget Projections – Consolidated Plan Five-year Projected
- C. Overview of Funding Requests and Recommendations

BUDGETS & PROPOSED RESOLUTION – Attachments D-G

- D. GURA Board Resolution for CDBG funding recommendations & proposed budget
- E. 2023 Action Plan Draft
- F. Proposed Budget for CDBG Program Year 2023
- G. GURA Board Minutes from August 10, 2022

PROGRAM YEAR 2023 APPLICATIONS (first page of application only)

SUPPORTING DOCUMENTS AVAILABLE FOR REVIEW – More detailed information on applications including the entire application, management resumes, audits, brochures, By-Laws, Articles of Incorporation, etc. is available for review at the GURA office prior to the meeting upon request. A brief description of each application can be found on the Overview-Attachment A.

- H. Redevelopment District Map

***** Applicants *****

Priority 1 – Support efforts to preserve, maintain, and provide affordable housing

- | | |
|-------------------------------|---|
| 1. GURA | TBD affordable housing activity |
| 2. NEWSED CDC | Housing counseling services |
| 3. Catholic Charities | Housing navigator (public service) Guadalupe Community Center |
| 4. Greeley Transitional House | Housing case manager (public service) – Greeley Family House |

Priority 2 – Support efforts to revitalize neighborhoods of the Redevelopment District

- | | |
|-----------------|---|
| 5. Public Works | Phase VI Maplewood/Phase I Wilshire infrastructure improvements |
| 6. Public Works | Phase IV alley reconstruction in Redevelopment District |
| 7. Forestry | Parkway tree planting in Redevelopment District |
| 8. Public Works | Clean-up weekend |

Priority 4 – Support public services that assist homeless, low-moderate-income, underserved, and special needs residents

- | | |
|----------------------------|--|
| 9. United Way | Cold weather shelter 2023-2024 season |
| 10. Senior Resource Center | 60+ Ride Program - transportation services for seniors 60+ |

Administration

- (1) General CDBG administration
- (2) Administration of Housing Rehab program

2023 Action Plan available for review and public comment August 11, 2022 through September 11, 2022 at www.greeleygov.com/urbanrenewal and the four local libraries.

2020-2024 PRIORITIES and OTHER CONSIDERATIONS

HIGH PRIORITY

Support efforts to preserve, maintain, and provide access to affordable housing for homeless, low- moderate-income, underserved, and/or special needs residents. For example:

- Extend the useful life of existing affordable housing through rehabilitation loans, emergency repair grants, and weatherization programs (single-family, multi-family owned by non-profit agencies or the Greeley Housing Authority)
- Acquisition of property for new multi- or single-family development or for rehabilitation of existing structure to housing
- Infrastructure support of new multi- or single-family development
- Support for Habitat for Humanity
- Support organizations providing a public service that is directly related to housing (new or substantial increase to the number of persons benefiting from the service; service provides a collective impact)
- Support efforts to Affirmatively Further Fair Housing

Support efforts to revitalize neighborhoods of the Redevelopment District. For example:

- Install new or replace unsafe infrastructure, including curb and gutter, ramps, sidewalks, and street lights
- Reconstruct gravel alleys
- Plant trees in parkways
- Support the annual clean-up weekend and/or other activities that promote good property conditions

LOW PRIORITY

Support public facilities that serve the homeless, low- moderate-income, underserved, and/or special needs residents OR low- moderate-income neighborhoods.

Other Considerations

- No funding for maintenance/cosmetic improvements; facility improvements **will increase the number of LMI persons served; CDBG provides no more than 25% of project cost**; or the facility is located in LMI neighborhood and utilized by the residents of the neighborhood (generally City facilities)

Support public services that assist homeless, low- moderate-income, underserved, and special needs residents.

Other Considerations

- The service is new and addresses a clearly demonstrated need or gap in available service; **has 75% financial support other than CDBG; needs funding for a maximum of three years of CDBG support**; is not substantially similar to another service in the community or is provided by a collaborative effort
- Reduced amount available to public services; HUD allows 15% of grant annually, target a lesser percentage

Attachment B

2020-2024 Annual Projections

Improvements to neighborhoods in Redevelopment District

Installation of curb, gutter, sidewalks, drainage, etc.	164,000
Alley reconstruction (\$100,000/year)	100,000
Street lights (\$75,000 per year)	75,000
Parkway trees (\$15,000/year)	15,000
Clean-up events (public service-\$15,000/year)	15,000

Assist public facilities

Public facilities (\$30,000/year)	30,000
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Assist public service activities

Public service other than housing (\$20,000/year) (Example-CAC, cold weather shelter, Guadalupe)	20,000
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Administration

20% annually	168,000
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Housing

Housing rehab admin	20,000
Rehab loans - SF (\$23,000 per rehab) 3/year	69,000
Rehab grants (\$3,000 per grant - 3 per year)	9,000
Property acquired for housing-single family	40,000
Infrastructure support for single-family	145,000
Property acquired for housing-multi-family	50,000
Infrastructure support for multi-family	25,000
Rehab loans - multi-family	25,000
Support public services related to housing (Example-GTH, Navigation Center, Continuum)	25,000

} 235,000

Estimated expenditures 945,000

2023 CDBG Application Overview

Applicant/Request	\$ Request	Est. Activity Cost	Request %	\$ Recommend
ADMINISTRATION				
CDBG Administration: General administration of grant; support for 2.5 FTE; 20% of grant will be allocated.	168,000			168,000
Housing Rehab Administration: Loan payment processing; defaults and collections; additional support for 1 staff member.	25,000			25,000
AFFORDABLE HOUSING, INCLUDING HOUSING SERVICES				
CDBG activity: Support for affordable housing Applicant: City of Greeley-Greeley Urban Renewal Authority Funding request: Provide funds that will serve as a placeholder for future housing activities. Developers/owners of affordable housing are then eligible to access these funds through GURA. Prior CDBG support: CDBG has set aside housing funds since 2020.	\$131,555	TBD	TBD	\$131,000
CDBG activity: Public Service Applicant: NEWSED-Community Development Corporation Agency focus: Housing counseling services Funding request: Support staff costs for new Greeley office. Currently, only in Denver. Services to include counseling at all areas of homeownership, including pre-purchase, homebuyer, and default. Would be only HUD-certified counseling in Greeley. Prior CDBG support: New applicant to Greeley CDBG.	\$40,000	\$80,000	50%	\$0.00
CDBG activity: Public Service Applicant: Catholic Charities/Guadalupe Community Center Agency focus: Shelter and case management for persons experiencing homelessness Funding request: Support for salary costs of a housing navigator, who sole focus is on housing (locating housing and other housing-related issues) for homeless shelter guests. Prior CDBG support: CDBG has provided support to case management at Guadalupe since 2017.	\$15,000	\$46,725	32%	0
CDBG activity: Public Service Greeley Transitional House Agency focus: Shelter and case management for families experiencing homelessness Funding request: Support salary costs for staff providing housing case management. Prior CDBG support: CDBG has provided support to the housing case management program at the Transitional House since 2016.	\$10,000	\$55,157	18%	0

Applicant/Request	\$ Request	Activity Cost	Request %	\$ Recommend
PUBLIC IMPROVEMENTS (INFRASTRUCTURE)				
<p>CDBG activity: Public facilities & infrastructure Applicant: City of Greeley Public Works Funding Request: Continued work in Maplewood neighborhood (phase 6) and/or Wilshire neighborhood (phase 1). New infrastructure/improved; sidewalks, ramps; move utility poles; other as noted in application. Prior CDBG support: CDBG has five years of support in the Maplewood neighborhood. If funds allow, this would be year one in Wilshire. Staff note: The application is for work in both neighborhoods. Due to budgetary limitations, it is expected that work will only be done in Maplewood.</p>	\$1,797,417	\$1,797,417	100%	\$411,400 plus project \$11,400 GURA project management; budget adjustments will be made in this activity
<p>CDBG activity: Public facilities & infrastructure Applicant: City of Greeley Public Works Funding request: Reconstruction of alleys; Sunrise Park neighborhood. Cost is \$12,000-\$15,000 per alley. Prior CDBG support: CDBG has provided support to alley reconstruction since 2019.</p>	\$125,000	\$125,000	100%	\$125,000 plus \$2,700 GURA project management
<p>CDBG activity: Public facilities & infrastructure Applicant: City of Greeley CPRD-Forestry Funding request: Plant trees in the parkways of the Redevelopment District. Forestry contracts with property owners to accept and care for the trees. Approximately 30 trees will be planted. Prior CDBG support: CDBG has provided supported the planting of parkway trees since 2013.</p>	\$20,000	\$23,000	87%	\$20,000 plus \$500 GURA project management
PUBLIC SERVICES-NEIGHBORHOOD IMPROVEMENT				
<p>CDBG activity: Public Service Applicant: City of Greeley Public Works/Streets Funding request: Support for the annual clean-up weekend landfill costs. This activity can only move forward annually if the percentage of area benefit stays above 51% LMI. It has been close to not meeting that threshold the past couple of years. 2023 will be the 48th clean-up. Prior CDBG support: CDBG has supported for at least 25 years.</p>	\$15,000	\$90,096	17%	\$15,000
PUBLIC SERVICES-NON-PROFIT ASSISTANCE (NON-HOUSING)				
<p>CDBG activity: Public Service Applicant: United Way of Weld County Agency focus: Improve the lives of Weld County residents by tackling residents' most pressing concerns Funding request: Support salary(ies) of Cold Weather Shelter staff (Guadalupe Community Center staff, in past years) with direct service contact with shelter guests. Prior CDBG support: CDBG supported United Way and the shelter in 2016, 2017, 2019, 2020, 2021. CDBG-CV supported Housing Navigation Center, which includes the Cold Weather Shelter, with \$360,000 in 2022</p>	\$25,000	\$546,078	5%	\$0.00

Applicant/Request	\$ Request	Activity Cost	Request %	\$ Recommend
PUBLIC SERVICES-NON-PROFIT ASSISTANCE (NON-HOUSING)				
CDBG activity: Public Service Senior Resource Services dba 60+ Ride Agency focus: Persons age 60+ Funding request: Support for staff (1-3 part time drivers) dedicated exclusively to the transportation program which provides transportation for persons 60 and older and, during COVID, pick-up and delivery of groceries and medical-related items. Prior CDBG support: CDBG has provided support to the 60+ Ride program since 2019.	\$10,000	\$33,600	30%	\$10,000
Totals	\$2,401,972			\$920,000

Potential Revenue			
2022 CDBG Grant			\$840,000
Program income/revolving loan funds			60,000
Prior years' grant funds			20,000
Total			\$920,000

GREELEY URBAN RENEWAL AUTHORITY

**RESOLUTION No. 1
SERIES 2022**

**RESOLUTION RECOMMENDING APPROVAL OF PROPOSED
COMMUNITY DEVELOPMENT BLOCK GRANT and
HOME INVESTMENT PARTNERSHIP PROGRAM BUDGETS
FOR 2023, AS AN ANNUAL COMPONENT OF THE CONSOLIDATED PLAN**

WHEREAS, the City of Greeley is eligible to participate in the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs, initiatives of the Federal Department of Housing and Urban Development; and

WHEREAS, an application for assistance from the program requires the preparation and adoption of a 5-year Consolidated Plan for the use of funds and then annual "Action Plans" that identify the needs of low- and moderate-income families and the funds needed to address them; and

WHEREAS, the City of Greeley is entitled to apply for approximately \$840,000 in CDBG and \$300,000 in HOME for the 2023 Annual Year; and

WHEREAS, after receiving appropriate citizen input and public participation for the CDBG program and review of the HOME budget within the 2023 Action Plan, budgets have been devised that identifies specific activities to be undertaken in 2023, and the funds recommended for each;

NOW, THEREFORE, BE IT RESOLVED by the Greeley Urban Renewal Authority that the attached CDBG and HOME 2023 program budgets are recommended for adoption in order to address the community development needs identified in the City's Consolidated Plan.

Signed and approved this 10th day of August 2022.

**GREELEY URBAN
RENEWAL AUTHORITY**

DocuSigned by

742D12358C8A2467
Jediah Cummins – Board Chair

ATTEST:

DocuSigned by
Benjamin Snow

AF023CA25C4430
Benjamin L. Snow – Secretary

This is a draft of the 2023 Annual Action Plan and is subject to changes following the Greeley City Council's approval of the 2023 budget. As such, this Plan may change, including the proposed budget. Citizen comments received in writing between August 12, 2022 and September 11, 2022 will be added to the Plan.

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), which will be utilized in budget planning until notification of actual grant awards, probably spring 2023.

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. The revenue from the loans will be part of the 2023 budget as program income.
2. CDBG supported a multi-family rehab in late 2022. Old windows at Hope Apartments were replaced to increase safety and energy efficiency for the low-income tenants. 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 12, 2022, and October 4, 2022. The Action Plan was also made available in the four area libraries for the public to review.

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.

- 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.

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

(Statement below is subject to Council's final budget adoption.)

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 the budget that would continue moving away from public services and into providing affordable housing and funding for other capital projects.

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 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 2022 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	No response received.	No comments.	Not applicable.
2 nd public hearing	Non-targeted/ broad community	No response received.	No comments.	Not applicable.

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	\$840,000	\$60,000	\$20,000	\$920,000	\$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	\$300,000	\$5,000	\$1,082,223	\$1,387,223	\$305,000	Expected amount for the remainder of the ConPlan years includes: annual HOME grant of \$300,000 and program income of \$5,000.

Table 5 - Expected Resources – 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

The Goals and Objectives (AP20) and corresponding projects (AP35 and AP38) made available for public comment August 11, 2022-September 11, 2022, are based on the GURA Board's recommendation. The Greeley City Council may vote to approve the Board's recommendation or approve a modified budget. The Council-approved budget will be available for review on request. (Red font indicates an area where there may be changes.)

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.
Housing Rehab Program Admin	CDBG: \$25,000	NA	Administration of Housing Rehab Program
Property Acquisition or infrastructure support for new SF Housing	CDBG: \$0 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: \$81,000 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: \$50,000	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.
Housing related Public Services	CDBG: \$0	0	The Board did not recommend funding housing-related public services in 2023. This area may be updated if City Council decides to fund in 2023. If they don't, this priority area will be removed. Provide funding to agencies who provide a housing-specific service to clients.

Priority (Category): Neighborhood improvements			
Public improvements- infrastructure (curb, gutter, sidewalks, drainage, etc.)	CDBG: \$422,800	1 infrastructure activity; 2000 households	Support the City’s continued efforts to install missing infrastructure or replace existing that is substandard or unsafe in Redevelopment District neighborhoods. This might include sidewalks, curbs and gutters, accessibility ramps, and drainage.
Public improvements-Alley reconstruction	CDBG: \$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	The Board recommended funding only one non-housing-related public services in 2023. This area may be updated if City Council decides to fund other applications in 2023. Northern Colorado Veterans Resource Center requested their application be removed prior to the GURA Board meeting and was not reviewed by City Council. Provide assistance to agencies/organizations that provide a public service that is not specifically a housing service to clients, with at least 51% of those receiving the service qualifying as an LMI household.

Table 6 – Goals Summary

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

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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.

In the tables below, Sections AP35 and AP38, red font indicates a project eligible for funding. Single-family housing support with CDBG is not recommended this year, rather support is left entirely with the HOME Investment Partnership Program. Other projects are applications that were received, but not recommended for funding. An update to this table will be completed with City Council's final budget for 2023.

#	Project Name
1	CDBG Administration-2023
2	Housing Rehab Administration
	Acquisition or infrastructure support for single-family housing (CDBG)
3	Acquisition or infrastructure support for multi-family housing
4	Multi-family rehab grants
	Non-profit housing public service-NEWSED Community Development Corporation
	Non-profit housing public service-Catholic Charities-Guadalupe-Case Manager
	Non-profit housing public service-Greeley Family (Transitional) House-Case Manager
5	Public Improvements-Infrastructure Improvements-Redevelopment District-Phase VI
6	Public Improvements-Infrastructure Improvements-Alley reconstruction in RD-Phase V
7	Public Improvements-Parkway Tree Planting
8	Public Service Property Conditions-Clean-up Weekend
	Non-profit Public Service-United Way of Weld County-Cold Weather Shelter
9	Non-profit Public 60+ Ride dba Service-Senior Resource Services-Transportation Assistance
10	HOME Grant Administration-2023
11	HOME Program Homeownership-Habitat for Humanity
12	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	\$ 168,000
CDBG Housing Rehab Administration-2023	25,000
Acquisition or infrastructure-single-family housing	*
Acquisition or infrastructure-multi-family housing	81,000*
Multi-family rehab loans/grants	50,000*
Housing public service-NEWSED Community Development Corporation	0
Housing public service-Catholic Charities-Guadalupe Community Center	0
Housing public Service-Greeley Transitional House	0
Redevelopment District infrastructure improvements	422,800
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-United Way-Cold Weather Shelter	0
Public Service-Senior Resource Services	10,000
CDBG Total	\$920,000
*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	\$ 30,000
Habitat for Humanity Homeownership	330,000
TBD Rental project	1,027,223
HOME Total	\$1,387,223

Table 9 – Projects by \$\$ Amount

Again, projects in red font were not recommended for 2023 funding by the GURA Board. The project description table below will be updated following City Council's final budget but remain in the Action Plan for the public comment period.

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	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

	Project Name	TBD Acquisition or Infrastructure for single-family housing project
	Target Area	TBD
	Goals Supported	Acquisition or infrastructure support for new SF housing
	Needs Addressed	Affordable housing
	Funding	<i>CDBG: No funding expected for this project. It will be deleted following Council's approval of 2023 CDBG budget.</i>
	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	NA
	Number of families to benefit from activity	NA
	Location Description	NA
	Planned Activities	NA

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: \$81,000
	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	Rehab multi-family housing units to maintain the supply of decent, 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: \$50,000
	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.

	Project Name	Non-profit Public Service-NEWSED Community Development Corporation-housing counseling services
	Target Area	City-wide
	Goals Supported	Public services that support affordable housing
	Needs Addressed	Affordable housing
	Funding	CDBG: No funding recommended by GURA Board. Waiting for Council's final budget.
	Description	Funds will be made available to provide housing counseling services.
	Target Date	12/31/23
	Number of families to benefit from activity	Estimate of 125
	Location Description	TBD City of Greeley
	Planned Activities	Funds will assist housing counseling services, pre-purchase, homebuyer, default, etc.

Project Name	Non-profit Public Service-Guadalupe Community Center- Housing Navigator
Target Area	Redevelopment District-Comprehensive, but available City-wide
Goals Supported	Assist agencies providing housing specific public service
Needs Addressed	Assist homeless
Funding	CDBG: No funding recommended by GURA Board. Waiting for Council's final budget.
Description	Funds will support the case management services (housing specific) provided at the homeless shelter.
Target Date	8/1/2023
Number of families to benefit from activity	100 homeless individuals
Location Description	1442 N. 11 th Avenue, Greeley
Planned Activities	Provide shelter residents in extended-stay with housing navigation support. Focus is on shelter residents' barriers to housing, providing recommendations to overcoming barriers, conducting affordable housing search and support of the residents from the application process, apartment visitation and landlord appointments, to advocating for residents with past evictions, felony or other occurrences that complicate acquiring a lease. The Navigator's role includes developing relationships with individual property owners, as well as large property management companies.

	Project Name	Non-profit Public Service-Greeley Transitional House-Housing Case Manager
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Support public services that are specific to housing
	Needs Addressed	Affordable housing
	Funding	CDBG: No funding recommended by GURA Board. Waiting for Council's final budget.
	Description	Funds will support the cost of a continuing a housing-related staff position.
	Target Date	8/1/2023
	Number of families to benefit from activity	50 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.).

5.	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: \$422,800
	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.

6.	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.

7.	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.

8.	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).	

Project Name	Non-profit Public Service-United Way of Weld County-Cold Weather Shelter
Target Area	Redevelopment District-Comprehensive, but available City-wide
Goals Supported	Assist agencies providing non-housing-specific public service
Needs Addressed	Assist homeless
Funding	CDBG: No funding recommended by GURA Board. Waiting for Council's final budget.
Description	Funds will help staff who provide services to homeless persons during the cold weather months, most likely from November 1, 2022, through April 15, 2023.
Target Date	7/31/2023
Number of families to benefit from activity	100 homeless individuals
Location Description	Address expected to be 870 28 th Street, Greeley
Planned Activities	Help with the costs of the shelter personnel who provide the service to homeless individuals.

9.	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).

15.	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

16.	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 seven (or more) units of housing for Habitat for Humanity families. Assistance will reduce the sales price of the house and establish the period of affordability. (See AP90-Program Specific Requirements-HOME for description of the assistance provided under this project.) CHDO funds will be utilized on one house and provide partial funding for a second with total up to 15% of HOME grant reserved for CHDOs.
	Target Date	12/31/2023
	Number of families to benefit from activity	Ten (Five low-income; five moderate income)
	Location Description	TBD
	Planned Activities	See description.

17.	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. 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 of 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.
- **This bullet may be removed if City Council supports the GURA Board's budget recommendation.** CDBG funds will continue to support the housing case manager/housing navigator at the Greeley Transitional House and the Guadalupe Community Center. Both help people experiencing homelessness become more self-sufficient with the ultimate goal to get into permanent housing.
- CDBG will provide assistance to Senior Resource Services for transportation for the elderly.

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

No further discussion.

Community Development Block Grant

GURA Board Recommended Budget for Program Year 2023

1. Administration	\$193,000	
A. General Grant Administration		\$168,000
B. Housing Rehab Program Administration		25,000
2. Support Efforts to Preserve, Maintain, and Provide Affordable Housing	\$131,000	
A. TBD Affordable Housing Project		131,000
2. Support Efforts to Revitalize Neighborhoods of the Redevelopment District	\$586,000	
A. Redevelopment District infrastructure improvements		422,800 *
B. Redevelopment District alley reconstruction		127,700 *
C. Redevelopment District parkways tree plantings		20,500 *
D. Clean-up Weekend		15,000
3. Support Public Services that Assist Homeless, LMI, Underserved, & Special Needs Residents	\$10,000	
A. Senior Resource Services		10,000
TOTAL PROJECTED EXPENDITURES		\$920,000
REVENUE EXPECTED		
2023 grant projected		\$840,000
Program income & revolving loan funds		\$60,000
Prior years' grant funds		\$20,000
TOTAL PROJECTED REVENUE		\$920,000

NOTES:

* Activities include project management costs

Budget will finalize in 2023 when actual grants and available program income are known

Recommendation - Funds +/- are adjusted within the infrastructure budget

1	...	2000000
2	...	1500000
3	...	1000000
4	...	800000
5	...	600000
6	...	400000
7	...	200000
8	...	100000
9	...	50000
10	...	20000
11	...	10000
12	...	5000
13	...	2000
14	...	1000
15	...	500
16	...	200
17	...	100
18	...	50
19	...	20
20	...	10
21	...	5
22	...	2
23	...	1
24	...	0.5
25	...	0.2
26	...	0.1
27	...	0.05
28	...	0.02
29	...	0.01
30	...	0.005
31	...	0.002
32	...	0.001
33	...	0.0005
34	...	0.0002
35	...	0.0001
36	...	0.00005
37	...	0.00002
38	...	0.00001
39	...	0.000005
40	...	0.000002
41	...	0.000001
42	...	0.0000005
43	...	0.0000002
44	...	0.0000001
45	...	0.00000005
46	...	0.00000002
47	...	0.00000001
48	...	0.000000005
49	...	0.000000002
50	...	0.000000001

...

...

...



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**August 10, 2022
4:00 p.m.**

This meeting was conducted remotely

I. Call to Order

Chair Cummins called the meeting to order at 4:00 p.m. Commissioners Haas, Leffler, Silva, Utrata, and Welsh were present. (Commissioners Haas and Lucero were not present.)

II. Approval of minutes for the meeting held on July 13, 2022

Commissioner Welsh made a motion to approve the minutes for the meeting held on July 13, 2022, as written. Commissioner Leffler seconded the motion; the motion carried 5-0. (Commissioners Haas and Lucero were not present.)

III. Items of Business

Public Hearing to consider the 2023 CDBG Program Applications

(Commissioners Haas and Lucero enter the meeting.)

Carol Larsen, Grant Specialist, oriented the Commissioners on the Community Development Block Grant (CDBG) process and the 2023 grant year requests. Ms. Larsen presented the applications and staff recommendations to the Board.

The following applicants were present at the hearing to answer questions regarding their applications that were presented to the Board. A brief description of each application is included.

- Janet Bedingfield, Executive Director
 - Representing 60+ Ride (formerly known as Senior Resource Services) and the application for \$10,000 for costs of providing transportation to seniors aged 60 and over to medical appointments, grocery stores, financial and government institutions, etc.

- Nancy Wiehagan, Executive Director
 - Representing Greeley Family House (formerly known as Greeley Transitional House) and the application for \$10,000 for a case manager

to coordinate the Landlord Support Program which provides homeless families in the Family House with housing services. The case manager would work to engage landlords to work with low- and moderate-income families exiting the emergency shelter housing.

- Enita Kearns-Hout, Regional Director
 - Representing Catholic Charities and the application for \$15,000 for a housing navigator to focus on housing location and relationship development with landlords and other housing-related support services for shelter guests.
- Shawn Walcott, Director of Household Stability
 - Representing United Way of Weld County and the application for \$25,000 to support salary(ies) of Cold Weather Shelter staff with direct service contact with shelter guests.
- Andrea Barela, Development Director
 - Representing NEWSED-Community Development's application for \$40,000 to support staff costs for new Greeley office. Services would include counseling at all areas of homeownership, including pre-purchase, homebuyer, and default. This would provide a HUD-certified counseling agency in Greeley.

Other applicants whose projects were summarized in the Commissioners' packets:

Administration – Includes staffing for management of CDBG funds and projects.

Housing Rehab Administration – Loan payment processing; defaults and collections.

GURA Affordable Housing – Provide funds that will serve as a placeholder for future housing activities.

Public Works – Phase VI – Continued work Maplewood neighborhood and/or a Phase I activity in the Wilshire neighborhood. New infrastructure/improved; sidewalks, ramps; move utility poles; other.

Public Works Infrastructure-Alley reconstruction – Reconstruction of alleys; Sunrise Park neighborhood.

Forestry Program – Parkway Tree Planting

Public Works – Support annual City-wide clean-up weekend.

Northern Colorado Veterans Resource Center Agency – rescinded application.

Chair Cummins opened the public hearing at 4:28 p.m. and called for public comment.

Janet Bedingfield, Executive Director, 60+ Ride (Senior Resource Services) thanked the board and noted that the application was \$10,000 for costs of providing transportation to seniors over age 60 to medical appointments, grocery stores, etc. The transportation provided helps sustain housing and health of the seniors. The cost is \$35 one-way ride; \$480,000 spent in Greeley for rides.

Nancy Wiehagan, Executive Director, Greeley Transitional House thanked the board for past support and noted that, should the Board not recommend funding for their application, that they would find other funding sources.

Enita Kearns-Hout, Regional Director, Catholic Charities noted the concern for funding doors closing. The "fiscal cliff" that is expected when Weld County's COVID-19 emergency rent assistance ends will be detrimental to emergency funding. She gave examples of what types of shortages this could bring. She ended by asking the board to reconsider funding Catholic Charities and Greeley Transitional House; these two agencies are critical to keep families safe and out of homelessness.

Shawn Walcott, Director of Household Stability, Representing United Way of Weld County thanked the board. United Way of Weld County's priority is to keep people housed and safe which continues to have increase in challenges. United Way of Weld County looks forward to working with the City to insure keeping people safe.

Andrea Barela, Development Director Representing NEWSED-Community Development Corporation stated that it was NEWSED's first time going through the CDBG process in Greeley, and it was informative see how the process work. NEWSED is for Greeley homeownership and for all populations, but must serve at least 51% low- moderate-income persons by CDBG regulation.

Chair Cummins closed the public hearing at 4:42 p.m.

Commissioners questioned the reduction in support of public services and if the applicants had been aware of it. Ms. Larsen noted that the discussion to reduce funding to public services began with the board in 2019-2020. The topic of reduction has been discussed since that point and funds for public service activities have been slowly reduced at the Board's direction.

The concern of putting the providers in dire situations was discussed. The question arose if the \$20,000 that was planned to be allocated to Northern Colorado Veterans Service Center could be allocated to one of the newer applicants (with the withdrawal of the Veteran's application). Staff acknowledged the possibility, but reiterated their understanding that the Board wanted to fund capital projects and affordable housing rather than public service activities.

Benjamin Snow, Director Economic Health & Housing, noted that the funding conversation is difficult. The conversations started three years ago about shifting priorities of the CDBG funds, but it is the prerogative of the Board to modify or amend the staff budget recommendation.

It was pointed out that the Board membership has changed in three years. Mr. Snow said that the fluidity of the board is honored by the City and staff; that is why the discussions are played out in a public hearing environment to enable this type of conversation.

Chair Cummins noted that is a tough process every year deciding on funding allocations when it comes to real people, real impact, real dollars.

Commissioner Welsh stated that while she is basically on board with moving away from public services and cited the need for affordable housing in the community, she also understands that inflation seen so far in 2022 and the “cliff” that was mentioned were not foreseen at the time of the original discussions. She noted the choice is difficult, and not one that is being taken lightly.

Commissioner Leffler commented that it is difficult when you have funded agencies for years, but it has been the Board’s direction for agencies to be weaned from relying on CDBG. This is what the Board is tasked with doing, it is a lot of money, but then again it is not. The staff recommendation for allocation of the 2023 CDBG funds is as follows:

General Administration	\$ 168,000.00
City-GURA-Housing Rehab Program Administration	\$ 25,000.00
City-GURA-TBD Affordable Housing Activity(ies)	\$ 131,000.00
NEWSED Community Development Corporation	\$ -0-
Catholic Charities-Guadalupe Housing Navigator	\$ -0-
Greeley Family (Transitional) House-Landlord Support Program	\$ -0-
City-Public Works-Public Improvements	\$ 422,800.00
City-Public Works-Alley reconstruction	\$ 127,700.00
City-CPR/Forestry-Parkway Tree Planting	\$ 20,500.00
City-Public Works-Clean-up Weekend	\$ 15,000.00
United Way Cold Weather Shelter	\$ -0-
Northern Colorado Veterans Service Center (Application rescinded.)	\$ -0-
Senior Resource Service – transportation services	\$ 10,000.00
 Total Projected Budget	 \$ 920,000.00

Commissioner Leffler made a motion to approve the staff recommendation to approve Resolution 1 Series 2022 recommending approval of the proposed Community Block Grant for 2023 with the following caveats:

- *GURA’s project management noted with activities will float where most needed; unused becomes available next grant year
- Administration will be 20% of the grant award; cannot exceed 20% by regulation

- If grant, program income, prior year grant funds, or changes to applications requests are greater/lesser than projected, adjustment to occur within infrastructure (sidewalks) activity
- Pre-award expenditures up to \$300,000 may be incurred for activities that need start dates before HUD grants are received
- GURA staff can make changes to the activities shown by up to 10% of the grant without initiating a new citizen participation process, which includes Board recommendation and Council approval

Commissioner Silva seconded the motion; Chair Cummins called for a roll call vote; the motion carried 5-2. (Commissioners Cummins and Lucero were opposed.)

Ms. Larsen noted that the budget is not finalized with the Board's vote, but that there will be another Public Hearing at which applicants can comment at the City Council meeting on October 4, 2022.

Ms. Larsen clarified that the Northern Colorado Veterans Service Center also asked for their 2022 CDBG award to be rescinded, and as stated in the 2022 Action Plan, their awarded funds will move to the 5th Street infrastructure activity currently underway. (The 2022 Action Plan's public process noted that any budget deviations, up or down, would be within that activity).

Affordable Housing Application – Hope Apartments-Multi-family Rehab

For the past three years, GURA has submitted a CDBG application as a placeholder for affordable housing projects/activities. The set-aside funds are approaching \$1,000,000 in available funds. CDBG may not be used for new construction costs; however, there are eligible uses for CDBG in the housing realm: Support for new construction through site clearance or demolition, infrastructure in public ownership, acquisition, reconstruction or conversion, or rehabilitation. The CDBG budget set aside \$50,000 annually that was tentatively "earmarked" for multi-family housing rehab.

Adeo, (formerly known as Greeley Center for Independence), has applied for multi-family rehab funds to replace the windows at Hope Apartments (2730 28th Avenue). Their application for assistance with window replacement is attached, along with several other attachments associated with the application. Hope Apartments is a low-income housing development, with current tenants all below 70% of AMI. All but two are below 40% AMI. Housing Choice Vouchers are used by about 75% of the tenants; three units are part of an old Division of Housing Development (which sets incomes and rents on those three units. CDBG regulations state that a minimum of 51% of the units must be rented to tenants at or below 80% of AMI, so this development qualifies. (Eighty percent of AMI for 2022: one-person, \$55,450; two-people, \$63,400; three-people-\$71,300.)

Hope Apartments is a two-story development with 31 units, 28 one-bedroom and three two-bedroom. The windows are the original wood windows installed when the building was constructed in 1994, are drafty, and difficult to operate.

Commissioner Welsh made a motion to:

1. Award Applicant CDBG funds an amount to be the greater of \$127,775 or 75% of the total cost for window replacement, with award not to exceed \$144,300. (Maximum amount is above the requested amount to accommodate any increase in costs due to Davis Bacon or rising prices). Funds requested to be provided as a grant, with stipulations noted below. GURA Manager time for activity delivery costs are estimated at \$5,700, which could bring the total cost of CDBG's share to a maximum of \$150,000.
2. CDBG requires that a no-change-in-use covenant be recorded for any real property investment \$25,000 and over. Due to the amount of funds involved, the recommendation is that a 10-year no-change-in-use covenant be placed on the property. The Applicant must continue to provide at least 51% (16) of the units to low-income tenants at affordable rents, (income and rent limits defined below) or all of the CDBG funds must be repaid to the City, as the activity would no longer meet regulatory requirements.
3. Income maximum: During the 10 years, at least 51% (16) of the units must be rented to tenants with incomes 80% or less of AMI as defined by the U. S. Department of Housing and Urban Development annually.
4. Rents: The City is required to adopt and make public standards for determining "affordable rents". Hope Apartments is a rather complicated development in that unit rents are governed by other federal or state programs. To accommodate these other requirements, the following standards are recommended.
 - a. In units with Housing Choice Vouchers, the federal or state program dictating maximum rent will rule. Housing Choice Vouchers currently come from the Greeley Housing Authority and Connections for Independent Living. (While rents are similar for the two agencies, they are not exactly the same. Currently, the maximum paid by the Greeley Housing Authority for a one bedroom is \$992; for Connections, the maximum paid under the voucher program is \$995. The Greeley Housing Authority maximum for a two bedroom is \$1265; for Connections the maximum two-bedroom unit rent is \$1,224.) The governing programs annually adjust the maximum rent it will pay; maximum rent includes the utility allowance.
 - b. The three Housing Development Grant Program units' rent will be set by the Colorado Housing and Finance Authority.
 - c. All other units will have a maximum rent set by the Applicant. Currently, those rents are \$675 and \$820 for one- and two-bedroom rents respectively. Policy under the current director is for rents never to increase more than \$25 per year. Rents on these units will not exceed the most current Fair Market Rents as published annually by HUD.

d. As long as 16 units meet a rent definition noted above for 10 years, the Applicant will be in compliance with the no-change-in-use covenant. The Covenant must transfer with change in ownership, or the CDBG investment must be repaid in its entirety.

5. The Applicant will be required to report annually on tenants' incomes and rents and to confirm that there has been no change in use.

Commissioner Utrata seconded the motion; the motion carried 7-0.

RFP on Lot 1 Meyer Minor Subdivision First Replat/Ogilvy/H2

GURA Staff and Ogilvy/H2 have negotiated a Contract. The Contract provides the following important points:

1. Purchase Price is \$200,000, payable in cash at closing.
2. The Contract is subject to due diligence items, such as title, inspection, environmental and survey, All such due diligence items to be removed before closing.
3. GURA terminates, before closing, its agreement with the City of Greeley for a permanent augmentation plan. As the new owner, Ogilvy/H2 must either line the exposed surface water to use it as a water storage site or create its own permanent augmentation plan at its cost.
4. The Contract is contingent on Ogilvy/H2 either getting a new mining permit or taking an assignment of the existing mining permit that the Division of Mined Land Reclamation issued to Superior Oilfield Services Co., LTD/Laser Oilfield Services LLC. Ogilvy/H2 needs to remove more sand and gravel material to make room for water storage.
5. The deed will contain a restrictive covenant that requires the consent and approval of GURA for any material changes to the Reclamation Plan that allows development of the Property for other than a water storage site. Without limiting Seller's right to approve changes to the Reclamation Plan, the trail easement on the South portion of the Property shall not be removed.
6. The property is sold "as is."
7. Assuming all contingencies are satisfied, closing is scheduled to occur not later than October 31, 2022.

Commissioner Leffler made a motion to approve the Ogilvy/H2 Contract and that the Staff be given authority to make minor modifications to the Contract as needed to complete the transaction and close on the Property. Commissioner Utrata seconded the motion; the motion carried 7-0.

Election of Officers

Commissioner Leffler nominated Commissioner Cummins as Chair and Commissioner Welsh nominated Commissioner Utrata as Vice-Chair. There being no other nominations, the nomination was approved 7-0.

IV. Board Member Comments/Reports

Commissioner Leffler asked about the specifics for the groundbreaking for Immaculata Plaza. Director Snow noted that while work had already started on the project, there would be a small groundbreaking ceremony on August 11 and the board is welcome to drop by for that. There will be a bigger and more formal grand opening ceremony in the future when the development is complete next summer or fall.

Commissioner Utrata asked about how the program to help needy Americans get free cell phones and free minutes that was dubbed "Obama Phone" was being tracked. Staff was unaware but will research.

(Commissioner Leffler exits the meeting.)

Commissioner Welsh noted the projected date for the new library and innovation center in downtown Greeley to open would be May 2023.

V. Staff Report

Director Snow gave a brief update on the environmental questions regarding Global Green International's pyrolysis plant planned for the GURA owned parcel discussed during a previous board meeting.

VI. Adjournment

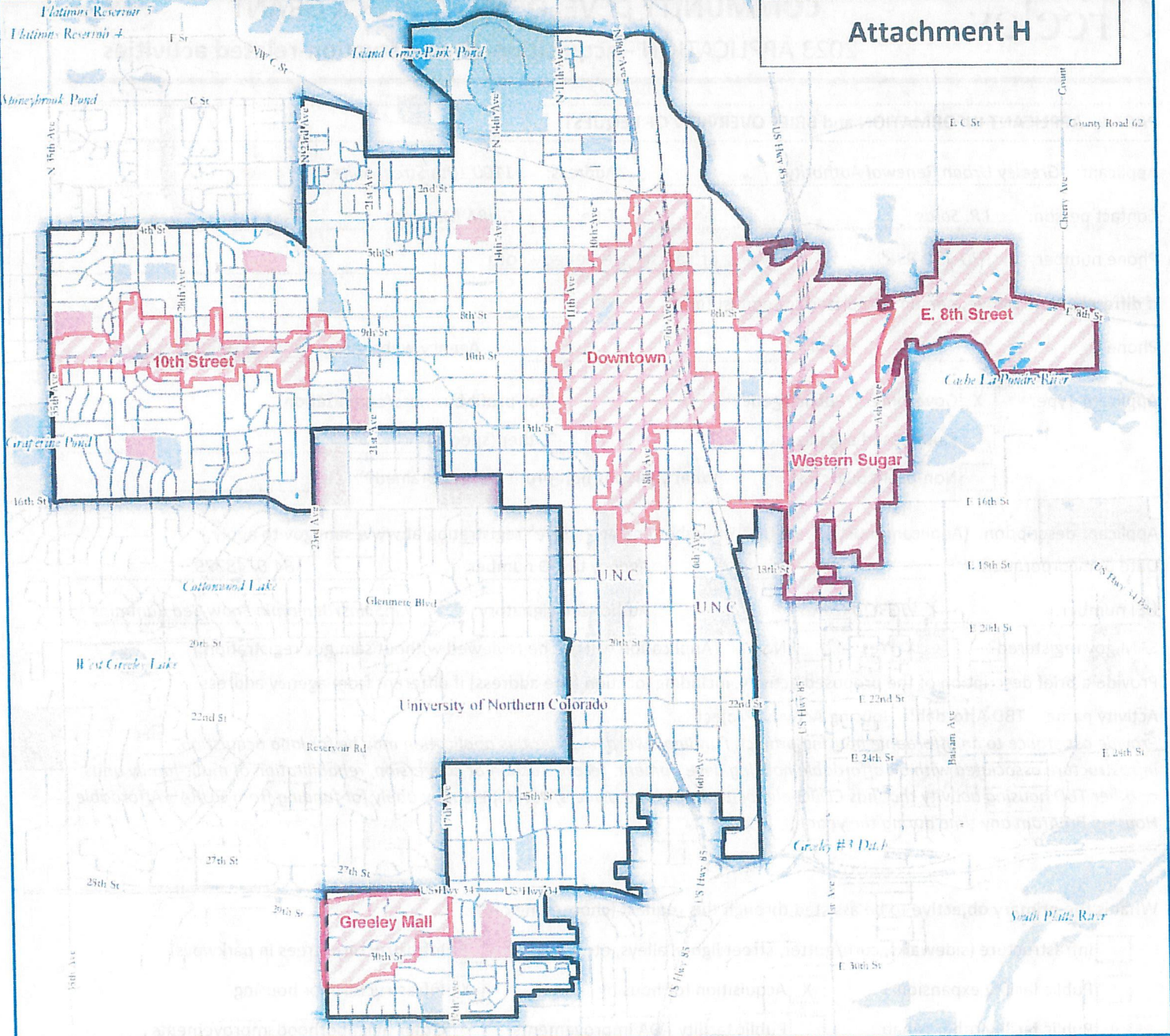
There being no more business, the meeting was adjourned at 5:34 p.m.

Benjamin Snow, Secretary

Jediah Cummins, Chair









REDEVELOPMENT DISTRICT

Attachment H



Created: December 29, 2010
By: Planning, GIS

Legend

-  2010 Urban Renewal Boundary
-  Railroad
-  Waterbodies
-  TIF Districts
 - 10th Street*
 - Western Sugar*
 - Greeley Mall*
 - E. 8th Street*
-  Public Schools
-  Universities
-  Parklands
-  Other
 - Downtown*

Notes:
All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, and 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

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COMMUNITY DEVELOPMENT BLOCK GRANT 2023 APPLICATION - acquisition or construction-related activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: Greeley Urban Renewal Authority Address: [REDACTED]

Contact person: J.R. Salas Title: GURA Manager

Phone number: [REDACTED] Email: [REDACTED]

If different from above, person authorized to request funds: _____

Phone # _____ Email: _____ Agency website: www.greeleygov.com

Applicant Type: Government/Public agency For-profit business/organization
 Faith-based organization Other (specify) _____
 Non-profit 501(c)(3) What year was non-profit status obtained? _____

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: _____ Agency tax ID number: [REDACTED]

UEI number: [REDACTED] Authorized signatory: J.R.Salas/Benjamin Snow/Jed Cummins

SAM.gov registered? Yes No (Application will not be reviewed without sam.gov registration.)

Provide a **brief** description of the proposed activity, including location (site address) if different from agency address:

Activity name: TBD Affordable Housing Activity/Project
Provide assistance to an affordable housing project. Funding awarded under this application may be for land acquisition, infrastructure associated with an affordable housing development, reconstruction or conversion, rehabilitation of multi-family units, or other TBD housing activity that has CDBG-eligibility. Interested owners/developers may apply for funding from GURA's Affordable Housing Program any time during the year.

What is the **primary objective** to be assisted through this request (choose one only):

- Infrastructure (sidewalks, curb/gutter, street lights, alleys, etc.)
- Infrastructure (trees in parkways)
- Public facility expansion
- Acquisition for housing
- Public facility other rehab
- Public facility ADA improvements
- Infrastructure for housing
- Housing rehabilitation (SF)
- Housing rehabilitation (MF)
- Other neighborhood improvements
- Housing reconstruction or conversion

If you consider the objective to be housing-related, describe your reasoning:

A project has not been identified yet, however funding through this application is to be used specifically for affordable housing.

Funding request:	CDBG request	\$131,555
	Other funding - SECURED	Unknown
	Other funding - UNSECURED	Unknown
	Total estimated cost to complete the activity	\$131,555

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency Page 67



**COMMUNITY DEVELOPMENT BLOCK GRANT
2023 APPLICATION - public service activities**



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: NEWSSED Community Development Corporation Address: [REDACTED]

Contact person: Andrea Barela Title: President & CEO

Phone number: [REDACTED] Email: [REDACTED]

If different from above, person authorized to request funds: N/A

Phone # N/A Email: N/A Agency website: www.Newsed.org

Applicant Type: Government/Public agency For-profit business/organization
 Faith-based organization Other (specify) _____
 Non-profit 501(c)(3) What year was non-profit status obtained? 2004

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: 2/1/1973 Agency tax ID number: [REDACTED]

UEI number: [REDACTED] Authorized signatory: Andrea Barela

SAM.gov registered? Yes No (Application will not be reviewed without sam.gov registration.)

Provide a **brief** description of the proposed activity, including location (site address) if different from agency address:

Activity name: Housing Counseling
 Description: **SEE ATTACHMENT A FOR FULL DESCRIPTION.** *NEWSSED is a full-service housing counseling agency. Our programming is in English and Spanish and free to clients. We provide pre- and post-purchase counseling, monthly homebuyer workshops in-house and online, foreclosure prevention counseling, referrals to support service and public housing rentals, conduct income qualification and promote deed-restricted properties to homebuyers for IHO units, provide down payment assistance and access to Lending Circles, referrals to low-income experienced lenders, realtors and various other community resources. Counseling services and homebuyer workshops cover financial education, credit restoration, how to harness energy efficiency and provides information on smart home care techniques and practices. Foreclosure counseling assists individuals with navigating the banking process to find*

What is the **primary service** to be assisted through this request (choose one only):
 Shelter Transportation Case management Neighborhood support Housing specific
 Health related Navigation (through other programs/systems, etc.) Other _____

If you consider the objective to be housing-related, describe your reasoning:
The low and moderate income population of Greeley are underserved in terms of housing counseling related activities based on the fact that there are no HUD approved housing counseling organizations in the area. NEWSSED is looking to serve that community need.

Funding request:	CDBG request	\$40,000
	Other funding - SECURED	\$40,000
	Other funding - UNSECURED	\$0
	Total estimated cost to complete the activity	\$80,000

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency.

Provide the following: Agency description. <https://newsed.org/about-us/>



COMMUNITY DEVELOPMENT BLOCK GRANT
2023 APPLICATION - public service activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: Catholic Charities Address: [Redacted]

Contact person: Holly Craft Title: Operations Manager, Guadalupe Shelter

Phone number: [Redacted] Email: [Redacted]

If different from above, person authorized to request funds: Darren Walsh, President and CEO

Phone # [Redacted] Email: [Redacted] Agency website: www.ccdenvr.org

Applicant Type: [] Government/Public agency [] For-profit business/organization
[X] Faith-based organization [] Other (specify)
[X] Non-profit 501(c)(3) What year was non-profit status obtained? 1946

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: 4/27/1928 Agency tax ID number: [Redacted]

UEI number: [Redacted] Authorized signatory: Darren Walsh, President and CEO

SAM.gov registered? [X] Yes [] No (Application will not be reviewed without sam.gov registration.)

Provide a brief description of the proposed activity, including location (site address) if different from agency address:

Activity name: Housing Navigator
This request supports the salary of the Guadalupe Shelter Housing Navigator, whose sole focus is housing location and support services. Services begin from day one at the shelter, assessing residents' barriers to housing, providing recommendations to overcoming barriers, conducting affordable housing search and support of the residents from the application process, apartment visitation and landlord appointments, to advocating for residents with past evictions, felony or other occurrences that complicate acquiring a lease. The Housing Navigator reviews the lease with the resident to assure an understanding of the terms and to ensure unreasonable charges are not written into the agreement. An important facet of the Navigator's role is to develop relationships with individual property owners as well as large property management companies.

[] Shelter [] Transportation [] Case management [] Neighborhood support [X] Housing specific
[] Health related [] Navigation (through other programs/systems, etc.) [] Other

If you consider the objective to be housing-related, describe your reasoning:
Our agency focus is to support and guide our residents to move from homelessness to stable housing. Having a home gives someone the ability to keep themselves and their belongings safe. A home is a secure platform that allows for improved stability in emotional and physical health, employment, and financial status. A home, for children, offers school continuity, reducing or eliminating the three to six month expected educational interruption with every move.

Table with 2 columns: Funding request, Amount. Rows include CDBG request (\$15,000), Other funding - SECURED (\$31,725), Other funding - UNSECURED (\$0), Total estimated cost to complete the activity (\$46,725).

Provide the following: [X] Documentation indicating signatory authority to apply for/receive grants and sign for agency.

Provide the following: [X] Agency description. Example: Written page; web page "about"; agency brochure. remainder of this application is to focus on the activity for which funding is requested.



COMMUNITY DEVELOPMENT BLOCK GRANT 2023 APPLICATION - public service activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: Greeley Transitional House Address: [REDACTED]

Contact person: Nancy Wiehagen Title: Executive Director

Phone number: [REDACTED] Email: [REDACTED]

If different from above, person authorized to request funds: _____

Phone # _____ Email: _____ Agency website: www.greeleyfamilyhouse.i

Applicant Type: Government/Public agency For-profit business/organization
 Faith-based organization Other (specify) _____
 Non-profit 501(c)(3) What year was non-profit status obtained? 1985

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: 1985 Agency tax ID number: [REDACTED]

UEI number: [REDACTED] Authorized signatory: Nancy J Wiehagen

SAM.gov registered? Yes No (Application will not be reviewed without sam.gov registration.)

Provide a **brief** description of the proposed activity, including location (site address) if different from agency address:

Activity name: Landlord Support Program
Description: *These funds will provide support for a Greeley Family House Case Manager to coordinate the Landlord Support Program. With support from the City of Greeley, the GFH Landlord Support Program develops relationships with local landlords to expedite the process of renting to families leaving emergency shelter. Participating families are required to complete mandatory tenant education training, receive on-going case management support, and GFH staff also conduct regular apartment inspections during this time. The goal of the program is increased landlord confidence in providing affordable housing by providing assurance that tenants will comply with their rental agreements with the aid of a strong support system.*

What is the **primary service** to be assisted through this request (choose one only):

Shelter Transportation Case management Neighborhood support Housing specific
 Health related Navigation (through other programs/systems, etc.) Other _____

If you consider the objective to be housing-related, describe your reasoning:

The program provides a strategic effort to engage local landlords to work with low and moderate income families exiting emergency shelter housing. The program recruits and encourages landlords to work with Greeley Family House families in an exceptionally tight housing market creating affordable housing options that were not previously available in the community

Funding request:	CDBG request	<u>\$10,000</u>
	Other funding - SECURED	_____
	Other funding - UNSECURED	<u>\$45,157</u>
	Total estimated cost to complete the activity	<u>\$55,157</u>

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency.

Provide the following: Agency description. Example: Written page; web page "about"; agency brochure.
remainder of this application is to focus on the activity for which funding is requested.



COMMUNITY DEVELOPMENT BLOCK GRANT 2023 APPLICATION - acquisition or construction-related activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: *City of Greeley, Public Works Department*

Address: [REDACTED]

Contact person: *Paul Trombino III*

Title: *Public Works Director*

Phone number: [REDACTED]

Email: [REDACTED]

If different from above, person authorized to request funds:

Phone #

Email:

Agency website:

Applicant Type: Government/Public agency

For-profit business/organization

Faith-based organization

Other (specify)

Non-profit 501(c)(3)

What year was non-profit status obtained?

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: *N/A*

Agency tax ID number: [REDACTED]

UEI number: [REDACTED]

Authorized signatory: *Paul Trombino III*

SAM.gov registered? Yes No

(Application will not be reviewed without sam.gov registration.)

Provide a brief description of the proposed activity, including location (site address) if different from agency address:

Activity name: 2023 Infrastructure Improvements - Phase VI Maplewood; Phase I Wilshire
Concrete sidewalk, curb, gutter, crosspans and driveway entrances in the Maplewood and Wilshire neighborhoods are badly deteriorated and do not meet ADA requirements. Work would consist of the removal and replacement of deteriorated and/or noncompliant concrete in the City right-of-way. Driveway replacement is primarily in the city right-of-way, but may extend onto private property in order to meet ADA standards. Restoration of any damaged or disturbed landscaping or sprinkler systems due to the work being performed would occur. Utility poles may also be relocated outside of sidewalks to remove obstructions. Missing concrete infrastructure such as sidewalks, curb and gutter would be installed where appropriate. Maplewood would be first priority, Wilshire would be second priority depending on funding.

What is the primary objective to be assisted through this request (choose one only):

Infrastructure (sidewalks, curb/gutter, street lights, alleys, etc.)

Infrastructure (trees in parkways)

Public facility expansion Acquisition for housing

Infrastructure for housing

Public facility other rehab Public facility ADA improvements

Other neighborhood improvements

Housing rehabilitation (SF) Housing rehabilitation (MF)

Housing reconstruction

If you consider the objective to be housing-related, describe your reasoning:

Funding request:	CDBG request	<u>\$1,797,417</u>
	Other funding - SECURED	
	Other funding - UNSECURED	
	Total estimated cost to complete the activity	<u>\$1,797,417</u>

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency.



COMMUNITY DEVELOPMENT BLOCK GRANT 2023 APPLICATION - acquisition or construction-related activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: City of Greeley - Public Works Address: [REDACTED]

Contact person: Jerry Pickett Title: Street Superintendent

Phone number: [REDACTED] Email: [REDACTED]

If different from above, person authorized to request funds: _____

Phone # _____ Email: _____ Agency website: _____

Applicant Type: Government/Public agency For-profit business/organization
 Faith-based organization Other (specify) _____
 Non-profit 501(c)(3) What year was non-profit status obtained? _____

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: _____ Agency tax ID number: [REDACTED]

UEI number: [REDACTED] Authorized signatory: _____

SAM.gov registered? Yes No (Application will not be reviewed without sam.gov registration.)

Provide a **brief** description of the proposed activity, including location (site address) if different from agency address:

Activity name: _____
Description: *Reconstruct graveled alleys with Recycled Asphalt Millings in GURA's re-development areas. Complete 12 alleys in the Sunrise area between 5th and 10th street and between 3th and 7th avenue.*

What is the **primary objective** to be assisted through this request (choose one only):

- Infrastructure (sidewalks, curb/gutter, street lights, alleys, etc.)
- Infrastructure (trees in parkways)
- Public facility expansion
- Acquisition for housing
- Infrastructure for housing
- Public facility other rehab
- Public facility ADA improvements
- Other neighborhood improvements
- Housing rehabilitation (SF)
- Housing rehabilitation (MF)
- Housing reconstruction

If you consider the objective to be housing-related, describe your reasoning:

Funding request:	CDBG request	\$125,000
	Other funding - SECURED	
	Other funding - UNSECURED	
	Total estimated cost to complete the activity	\$125,000

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency



COMMUNITY DEVELOPMENT BLOCK GRANT 2023 APPLICATION - acquisition or construction-related activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: City of Greeley, Forestry Address: [REDACTED]

Contact person: Shiloh Hatcher Title: Forestry Manager

Phone number: [REDACTED] Email: [REDACTED]

If different from above, person authorized to request funds: _____

Phone # _____ Email: _____ Agency website: greeleygov.com

Applicant Type: Government/Public agency For-profit business/organization
 Faith-based organization Other (specify) _____
 Non-profit 501(c)(3) What year was non-profit status obtained? _____

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: _____ Agency tax ID number: [REDACTED]

UEI number: [REDACTED] Authorized signatory: Shiloh Hatcher

SAM.gov registered? Yes No (Application will not be reviewed without sam.gov registration.)

Provide a **brief** description of the proposed activity, including location (site address) if different from agency address:

Activity name: Parkway Reforestation Program
Description: *Within the Redevelopment District (in the older areas of Greeley), many mature trees that line the streets are rapidly declining and dying. In an effort to once again have appealing tree-lined streets in this area, we offer parkway trees to those property owners who commit to providing appropriate tree care in order to enhance their neighborhood.*

What is the **primary objective** to be assisted through this request (choose one only):

- Infrastructure (sidewalks, curb/gutter, street lights, alleys, etc.)
- Infrastructure (trees in parkways)
- Public facility expansion
- Acquisition for housing
- Infrastructure for housing
- Public facility other rehab
- Public facility ADA improvements
- Other neighborhood improvements
- Housing rehabilitation (SF)
- Housing rehabilitation (MF)
- Housing reconstruction

If you consider the objective to be housing-related, describe your reasoning:

Funding request:	CDBG request	<u>\$20,000</u>
	Other funding - SECURED	
	Other funding - UNSECURED	<u>\$3,000</u>
	Total estimated cost to complete the activity	<u>\$23,000</u>

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency



COMMUNITY DEVELOPMENT BLOCK GRANT
2023 APPLICATION - public service activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: City of Greeley Public Works Address: [Redacted]

Contact person: Jerry Pickett Title: Streets Superintendent

Phone number: [Redacted] Email: [Redacted]

If different from above, person authorized to request funds:

Phone # Email: Agency website:

Applicant Type: [X] Government/Public agency [] For-profit business/organization
[] Faith-based organization [] Other (specify)
[] Non-profit 501(c)(3) What year was non-profit status obtained?

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: Agency tax ID number: [Redacted]

UEI number: [Redacted] Authorized signatory: Jerry Pickett

SAM.gov registered? [X] Yes [] No (Application will not be reviewed without sam.gov registration.)

Provide a brief description of the proposed activity, including location (site address) if different from agency address:

Activity name:
48th Annual Spring Clean Up Event

What is the primary service to be assisted through this request (choose one only):

- [] Shelter [] Transportation [] Case management [X] Neighborhood support [] Housing specific
[] Health related [] Navigation (through other programs/systems, etc.) [] Other

If you consider the objective to be housing-related, describe your reasoning:

Table with 2 columns: Funding request, Amount. Rows include CDBG request (\$15,000), Other funding - SECURED (\$38,096), Other funding - UNSECURED (\$37,000), Total estimated cost to complete the activity (\$90,096).

Provide the following: [X] Documentation indicating signatory authority to apply for/receive grants and sign for agency.

Provide the following: [X] Agency description. Example: Written page; web page "about"; agency brochure. remainder of this application is to focus on the activity for which funding is requested.



COMMUNITY DEVELOPMENT BLOCK GRANT 2023 APPLICATION - public service activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: United Way of Weld County (UWWC) Address: [REDACTED]

Contact person: Shawn Walcott Title: Director of Household Stability

Phone number: [REDACTED] Email: [REDACTED]

If different from above, person authorized to request funds: n/a

Phone # n/a Email: n/a Agency website: www.unitedway-weld.org

Applicant Type: Government/Public agency For-profit business/organization
 Faith-based organization Other (specify) _____
 Non-profit 501(c)(3) What year was non-profit status obtained? 1970

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: May-70 Agency tax ID number: [REDACTED]

UEI number: [REDACTED] Authorized signatory: Jeannine Truswell

SAM.gov registered? Yes No (Application will not be reviewed without sam.gov registration.)

Provide a brief description of the proposed activity, including location (site address) if different from agency address:

Activity name: Housing Navigation Center Cold Weather Shelter (CWS)
On behalf of service providers and the larger community, United Way of Weld County (UWWC) is seeking funding to provide a cold weather shelter for individuals and families who are experiencing homelessness so that they have a warm and safe place to spend the night from November 1 through April 15. The shelter is located at the United Way of Weld County Housing Navigation Center (HNC) at 870 28th Street, Greeley. The \$25,000 in requested funding will be used to staff the shelter. Cold weather shelter plans include a dedicated space at the HNC for single men and women and the use of space at Catholic Charities Guadalupe Community Center and hotel vouchers for families. It is anticipated that Catholic Charities will again manage and staff the shelter.

- Shelter Transportation Case management Neighborhood support Housing specific
 Health related Navigation (through other programs/systems, etc.) Other _____

If you consider the objective to be housing-related, describe your reasoning:
As part of Housing Navigation Center operations, the cold weather shelter is a point of connection for people living out of doors or in a car or who are experiencing extreme household instability. Staying at the cold weather shelter leads to engagement with HNC programming which can lead to a housing placement. Since the HNC began year-round operations (beginning April 2019), 15% of active households have been successfully housed while others are connected to year-round shelter programs and other housing-directed services.

Funding request:	CDBG request	<u>\$25,000</u>
	Other funding - SECURED	<u>\$346,000</u>
	Other funding - UNSECURED	<u>\$175,078</u>
	Total estimated cost to complete the activity	<u>\$546,078</u>

THESE ARE 2022-2023 BUDGET YEAR FIGURES. THE SECURED/UNSECURED MIX WILL BE DIFFERENT AT THIS TIME IN 2023-2024.

Provide the following: Documentation indicating signatory authority to apply for/receive grants and sign for agency.

Provide the following: Agency description. Example: Written page; web page "about"; agency brochure.
remainder of this application is to focus on the activity for which funding is requested.



COMMUNITY DEVELOPMENT BLOCK GRANT
2023 APPLICATION - public service activities



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Applicant: Senior Resource Services dba 60+ Ride Address: [Redacted]

Contact person: Janet Bedingfield Title: Executive Director

Phone number: [Redacted] Email: [Redacted]

If different from above, person authorized to request funds:

Phone # [Redacted] Email: [Redacted] Agency website: 60plusride.org

Applicant Type: [] Government/Public agency [] For-profit business/organization
[] Faith-based organization [] Other (specify)
[X] Non-profit 501(c)(3) What year was non-profit status obtained? 2006

Applicant description: (Applicant must have a DUNS number and an "active" registration at www.sam.gov to apply.)

Date of incorporation: 2006 Agency tax ID number: [Redacted]

UEI number: [Redacted] Authorized signatory: Janet Bedingfields

SAM.gov registered? [X] Yes [] No (Application will not be reviewed without sam.gov registration.)

Provide a brief description of the proposed activity, including location (site address) if different from agency address:

Activity name: Older Adult Transportation Program
60+ Ride is requesting funding for the staff dedicated exclusively to our transportation program: three (3) part-time van drivers. The staff drivers use our agency-owned van to transport clients in the Greeley area. The target population for these services are older adults, aged 60+, who do not have the resources or physical stamina to utilize public transportation.

What is the primary service to be assisted through this request (choose one only):

- [] Shelter [X] Transportation [] Case management [] Neighborhood support [] Housing specific
[] Health related [] Navigation (through other programs/systems, etc.) [] Other

If you consider the objective to be housing-related, describe your reasoning:

The transportation program is a preventative program designed to enable older adults to live independently by insuring access to critical services that will improve wellness and foster socialization. By supporting vulnerable older adults in by being able to age in place in their homes, we reduce the burden on our limited affordable housing stock as well as prevent or postpone moving to costly, long-term care facilities.

Table with 2 columns: Funding request, Amount. Rows include CDBG request (\$10,000), Other funding - SECURED (\$23,600), Other funding - UNSECURED, and Total estimated cost to complete the activity (\$33,600).

Provide the following: [X] Documentation indicating signatory authority to apply for/receive grants and sign for agency.

Provide the following: [X] Agency description. Example: Written page; web page "about"; agency brochure. remainder of this application is to focus on the activity for which funding is requested.

This is a draft of the 2023 Annual Action Plan and is subject to changes following the Greeley City Council's approval of the 2023 budget. As such, this Plan may change, including the proposed budget. Citizen comments received in writing between August 12, 2022 and September 11, 2022 will be added to the Plan.

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), which will be utilized in budget planning until notification of actual grant awards, probably spring 2023.

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. The revenue from the loans will be part of the 2023 budget as program income.
2. CDBG supported a multi-family rehab in late 2022. Old windows at Hope Apartments were replaced to increase safety and energy efficiency for the low-income tenants. 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 12, 2022, and October 4, 2022. The Action Plan was also made available in the four area libraries for the public to review.

5. Summary of public comments

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

Two members of a 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. There were no other comments received at the public hearings or during the public comment period.

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

(Statement below is subject to Council's final budget adoption.)

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 the budget that would continue moving away from public services and into providing affordable housing and funding for other capital projects.

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 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

- Benjamin L. Snow, Economic Health and Housing Director
970-350-9384 - benjamin.snow@greeleygov.com
- Sostenes (J. R.) Salas, GURA Manager
970-350-9383 - j.r.salas@greeleygov.com

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.

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 2022 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	No response received.	No comments.	Not applicable.
2 nd public hearing	Non-targeted/ broad community	No response received.	No comments.	Not applicable.

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	\$840,000	\$60,000	\$20,000	\$920,000	\$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	\$300,000	\$5,000	\$1,082,223	\$1,387,223	\$305,000	Expected amount for the remainder of the ConPlan years includes: annual HOME grant of \$300,000 and program income of \$5,000.

Table 5 - Expected Resources – 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

The Goals and Objectives (AP20) and corresponding projects (AP35 and AP38) made available for public comment August 11, 2022-September 10, 2022, are based on the GURA Board's recommendation. The Greeley City Council may vote to approve the Board's recommendation or approve a modified budget. The Council-approved budget will be available for review on request. (Red font indicates an area where there may be changes.)

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.
Housing Rehab Program Admin	CDBG: \$25,000	NA	Administration of Housing Rehab Program
Property Acquisition or infrastructure support for new SF Housing	CDBG: \$0 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: \$81,000 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: \$50,000	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.
Housing related Public Services	CDBG: \$0	0	The Board did not recommend funding housing-related public services in 2023. This area may be updated if City Council decides to fund in 2023. If they don't, this priority area will be removed. Provide funding to agencies who provide a housing-specific service to clients.

Priority (Category): Neighborhood improvements			
Public improvements- infrastructure (curb, gutter, sidewalks, drainage, etc.)	CDBG: \$422,800	1 infrastructure activity; 2000 households	Support the City’s continued efforts to install missing infrastructure or replace existing that is substandard or unsafe in Redevelopment District neighborhoods. This might include sidewalks, curbs and gutters, accessibility ramps, and drainage.
Public improvements-Alley reconstruction	CDBG: \$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	The Board recommended funding only one non-housing-related public services in 2023. This area may be updated if City Council decides to fund other applications in 2023. Northern Colorado Veterans Resource Center requested their application be removed prior to the GURA Board meeting and was not reviewed by City Council. Provide assistance to agencies/organizations that provide a public service that is not specifically a housing service to clients, with at least 51% of those receiving the service qualifying as an LMI household.

Table 6 – Goals Summary

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

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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.

In the tables below, Sections AP35 and AP38, red font indicates a project eligible for funding. Single-family housing support with CDBG is not recommended this year, rather support is left entirely with the HOME Investment Partnership Program. Other projects are applications that were received, but not recommended for funding. An update to this table will be completed with City Council's final budget for 2023.

#	Project Name
1	CDBG Administration-2023
2	Housing Rehab Administration
	Acquisition or infrastructure support for single-family housing (CDBG)
3	Acquisition or infrastructure support for multi-family housing
4	Multi-family rehab grants
	Non-profit housing public service-NEWSED Community Development Corporation
	Non-profit housing public service-Catholic Charities-Guadalupe-Case Manager
	Non-profit housing public service-Greeley Family (Transitional) House-Case Manager
5	Public Improvements-Infrastructure Improvements-Redevelopment District-Phase VI
6	Public Improvements-Infrastructure Improvements-Alley reconstruction in RD-Phase V
7	Public Improvements-Parkway Tree Planting
8	Public Service Property Conditions-Clean-up Weekend
	Non-profit Public Service-United Way of Weld County-Cold Weather Shelter
	Non-profit Public Service-Northern Colorado Veterans Service Center-veteran's services
9	Non-profit Public 60+ Ride dba Service-Senior Resource Services-Transportation Assistance
10	HOME Grant Administration-2023
11	HOME Program Homeownership-Habitat for Humanity
12	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.

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AP-38 Project Summary

Project Summary Information

CDBG Project	Expected Resources 2023
CDBG Administration-2023	\$ 168,000
CDBG Housing Rehab Administration-2023	25,000
Acquisition or infrastructure-single-family housing	*
Acquisition or infrastructure-multi-family housing	81,000*
Multi-family rehab loans/grants	50,000*
Housing public service-NEWSSED Community Development Corporation	0
Housing public service-Catholic Charities-Guadalupe Community Center	0
Housing public Service-Greeley Transitional House	0
Redevelopment District infrastructure improvements	422,800
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-United Way-Cold Weather Shelter	0
WITHDREW APPLICATION Public Service-No. CO Veterans Resource Center	0
Public Service-Senior Resource Services	10,000
CDBG Total	\$920,000
*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	\$ 30,000
Habitat for Humanity Homeownership	330,000
TBD Rental project	1,027,223
HOME Total	\$1,387,223

Table 9 – Projects by \$\$ Amount

Again, projects in red font were not recommended for 2023 funding by the GURA Board. The project description table below will be updated following City Council's final budget but remain in the Action Plan for the public comment period.

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	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

	Project Name	TBD Acquisition or Infrastructure for single-family housing project
	Target Area	TBD
	Goals Supported	Acquisition or infrastructure support for new SF housing
	Needs Addressed	Affordable housing
	Funding	<i>CDBG: No funding expected for this project. It will be deleted following Council's approval of 2023 CDBG budget.</i>
	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	NA
	Number of families to benefit from activity	NA
	Location Description	NA
	Planned Activities	NA

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: \$81,000
	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	Rehab multi-family housing units to maintain the supply of decent, 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: \$50,000
	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.

	Project Name	Non-profit Public Service-NEWSED Community Development Corporation-housing counseling services
	Target Area	City-wide
	Goals Supported	Public services that support affordable housing
	Needs Addressed	Affordable housing
	Funding	CDBG: No funding recommended by GURA Board. Waiting for Council's final budget.
	Description	Funds will be made available to provide housing counseling services.
	Target Date	12/31/23
	Number of families to benefit from activity	Estimate of 125
	Location Description	TBD City of Greeley
	Planned Activities	Funds will assist housing counseling services, pre-purchase, homebuyer, default, etc.

Project Name	Non-profit Public Service-Guadalupe Community Center- Housing Navigator
Target Area	Redevelopment District-Comprehensive, but available City-wide
Goals Supported	Assist agencies providing housing specific public service
Needs Addressed	Assist homeless
Funding	CDBG: No funding recommended by GURA Board. Waiting for Council's final budget.
Description	Funds will support the case management services (housing specific) provided at the homeless shelter.
Target Date	8/1/2023
Number of families to benefit from activity	100 homeless individuals
Location Description	1442 N. 11 th Avenue, Greeley
Planned Activities	Provide shelter residents in extended-stay with housing navigation support. Focus is on shelter residents' barriers to housing, providing recommendations to overcoming barriers, conducting affordable housing search and support of the residents from the application process, apartment visitation and landlord appointments, to advocating for residents with past evictions, felony or other occurrences that complicate acquiring a lease. The Navigator's role includes developing relationships with individual property owners, as well as large property management companies.

	Project Name	Non-profit Public Service-Greeley Transitional House-Housing Case Manager
	Target Area	Redevelopment District-Comprehensive, but available City-wide
	Goals Supported	Support public services that are specific to housing
	Needs Addressed	Affordable housing
	Funding	CDBG: No funding recommended by GURA Board. Waiting for Council's final budget.
	Description	Funds will support the cost of a continuing a housing-related staff position.
	Target Date	8/1/2023
	Number of families to benefit from activity	50 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.).

5.	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: \$422,800
	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.

6.	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.

7.	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.

8.	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).	

Project Name	Non-profit Public Service-United Way of Weld County-Cold Weather Shelter
Target Area	Redevelopment District-Comprehensive, but available City-wide
Goals Supported	Assist agencies providing non-housing-specific public service
Needs Addressed	Assist homeless
Funding	CDBG: No funding recommended by GURA Board. Waiting for Council's final budget.
Description	Funds will help staff who provide services to homeless persons during the cold weather months, most likely from November 1, 2022, through April 15, 2023.
Target Date	7/31/2023
Number of families to benefit from activity	100 homeless individuals
Location Description	Address expected to be 870 28 th Street, Greeley
Planned Activities	Help with the costs of the shelter personnel who provide the service to homeless individuals.

Project Name	APPLICATION WITHDRAWN PRIOR TO GURA BOARD MEETING Non-profit Public Service-Northern Colorado Veterans Resource Center
Target Area	City-wide
Goals Supported	Assist agencies providing non-housing-specific public services
Needs Addressed	Assist underserved
Funding	CDBG: \$0
Description	Support the cost (and increase to add staff) of Peer Navigation which assists veterans as they deal with issues surrounding employment, mental health, enrollment in veterans' services, education, substance abuse, etc.
Target Date	8/1/23
Number of families to benefit from activity	125 Veterans
Location Description	Northern Colorado Veterans Service Center is located at 1919 65 th Avenue, #5b, Greeley
Planned Activities	Provide funds to support the Peer Navigation personnel.

9.	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).

15.	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

16.	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 seven (or more) units of housing for Habitat for Humanity families. Assistance will reduce the sales price of the house and establish the period of affordability. (See AP90-Program Specific Requirements-HOME for description of the assistance provided under this project.) CHDO funds will be utilized on one house and provide partial funding for a second with total up to 15% of HOME grant reserved for CHDOs.
	Target Date	12/31/2023
	Number of families to benefit from activity	Ten (Five low-income; five moderate income)
	Location Description	TBD
	Planned Activities	See description.

17.	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. 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 of 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.

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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.
- **This bullet may be removed if City Council supports the GURA Board's budget recommendation.** CDBG funds will continue to support the housing case manager/housing navigator at the Greeley Transitional House and the Guadalupe Community Center. Both help people experiencing homelessness become more self-sufficient with the ultimate goal to get into permanent housing.
- CDBG will provide assistance to Senior Resource Services for transportation for the elderly.

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(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

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

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

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

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

The 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

No further discussion.



United Way of Weld County mission statement: To improve lives by mobilizing the caring power of our community.

Greeley Urban Renewal Authority
1100 10th Street, Suite 402
Greeley, CO 80631
Attn: Carol Larsen

RE: Proposed 2023 CDBG and HOME budgets

To the Greeley Urban Renewal Authority Board:

We are writing to express our concern and disappointment regarding GURA’s recommendation to not invest in organizations providing direct services to people experiencing homelessness in Greeley. Specifically, the decision to not fund Catholic Charities, Greeley Family House, and United Way of Weld County’s overnight cold weather shelter. These services represent three of four overnight shelter operations in Greeley and provide lifesaving services, while also connecting people to permanent housing solutions.

Furthermore, this recommendation by the GURA Board is in direct conflict with the City Council’s commitment to, and investment in solving the housing and homelessness challenges here in Greeley. Without safety net supports the visible homelessness challenge will only worsen. We know GURA understands the complex nature of ending and preventing homelessness and we respect the difficult decisions that have to be made in this regard. However, not providing support for the services that help those most vulnerable will have a negative impact not only on these individuals but on our community. Rising housing costs, dwindling COVID-19 emergency shelter and rent assistance funding, and a rapidly growing population will continue to strain Greeley’s housing and homelessness response system and threaten to overwhelm the local nonprofits dedicated to solving this challenge. A diverse source of stable funding and coordinated partnerships is required to end homelessness in our community.

We strongly encourage the GURA Board to reconsider their funding strategy and look towards continuing to support direct homelessness services that play a vital role in the City of Greeley’s homelessness response. Thank you for your consideration.

Respectfully submitted,


Jeannine Truswell
President & CEO


Melanie Woolman
VP of Community Impact



September 9, 2022

Jeannine Truswell, President & CEO
Melanie Woolman, VP of Community Impact
United Way of Weld County
P. O. Box 1944
Greeley, CO 80632

RE: 2023 Annual Action Plan Comment

Dear Jeannine and Melanie:

Your comment on the 2023 Annual Action Plan, prepared for the U. S. Department of Housing and Urban Renewal for 2023 Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) grants, has been received. The Action Plan includes the Greeley Urban Renewal Authority's (GURA's) budget recommendations that will be presented to the Greeley City Council at its September 27, 2022 work session, with City Council making a decision on the final budget at a public hearing on October 4, 2022.

We would note that while your comment letter is addressed to the GURA Board, their recommendation has been made and will be presented to City Council with a majority vote of the Commissioners. The budget decision now lies with City Council.

The City Clerk will be alerted to your letter so that it can be made a part of the public hearing and heard by City Council. We can either request that it be read into record by the City Clerk, or you can attend the public hearing and read the letter into record yourself. For additional information on the October 4, 2022 public hearing, please access this link: <https://greeleygov.com/government/council>. It explains how to attend the City Council meetings, which are held both in person and virtually. Let us know your preference, please, and we will make sure you have all the information you need if you want to be at the public hearing.

The Board's recommendation is based on the Five-Year Consolidated Plan for 2020-2024. Many consultations were held during the formation of the Plan, and it was a result of the consultation, discussions, community surveys, etc. that the high priorities for using CDBG were set for affordable housing and neighborhood improvements. While the Board decided last year to continue support of public services due to the COVID-19 pandemic, it determined this year to return to the 2020-2024 Plan's recommendations to focus on affordable housing and capital improvements. We understand the concern for losing funding, the Board's recommendation is only fulfilling what was intended within the current Five-Year Plan.

Sincerely,

A blue ink signature of J. R. Salas.

J. R. Salas
GURA Manager

A blue ink signature of Carol Larsen.

Carol Larsen
Grant Specialist

Community Development Block Grant

Proposed 2023 Activities and Budget

Our Annual Process

- 1. New strategic plan every five years**
- 2. 2020-2024 Plan Completed in 2019**
- 3. Differences between CDBG and HOME**

CDBG at Work in Greeley

2022 Activities

Item No. 5.



City Activities

- **Curb, gutter, sidewalks, ramps**
 - **5th Street, 14-23rd Avenues**
- **Alley reconstruction**
 - **10th-5th Streets between 11th & 23 Avenues**
- **Parkway tree planting**
 - **32 additional trees; 362 planted since 2012**
- **Housing rehab grants-LMI homeowners**
- **Clean-up Weekend**

Assistance to Non-Profits

Catholic Charities – Guadalupe Community Center

- **Support case management for people experiencing homelessness**

Greeley Transitional House

- **Support housing case management for families experiencing homelessness**

Senior Resource Services

- **Support 60+ Ride program**

United Way

- **Support Cold Weather Shelter (CDBG-CV)**

Determining Application Eligibility

- 1. National Objectives**
- 2. Priorities**
- 3. Other Considerations**

2023 Proposed CDBG Budget

Applicant/Request	Request	Recommend	Project Mgt. *	Total Funding
City-GURA-Grant Administration	\$ 168,000	\$ 168,000		\$ 168,000
City-GURA-Housing Rehab Program Administration	25,000	25,000		25,000
PRIORITY – AFFORDABLE HOUSING incl. HOUSING SERVICES				
City-GURA-TBD Affordable Housing Activity(ies)	131,555	131,000		131,000
Agency-NEWSED Community Development Corporation	40,000	0		0
Agency-Public Service-Catholic Charities-Guadalupe Housing Navigator **	15,000	0		0
Agency-Public Service-Greeley Transitional Landlord Support Program **	10,000	0		0
PRIORITY – NEIGHBORHOOD REVITALIZATION				
City-Public Works-Public Improvements (+ NCVRC rescission- \$20,000)	1,797,417	411,400	11,400	422,800
City-Public Works-Alley Reconstruction	125,000	125,000	2,700	127,700
City-CPR/Forestry-Parkway Tree Planting	20,000	20,000	500	20,500
City-Public Works-Clean-up Weekend (Public Service) **	15,000	15,000		15,000
PRIORITY – PUBLIC SERVICE ACTIVITES				
Agency-United Way-Cold Weather Shelter **	25,000	0		0
Agency-Senior Resource Services (60+ Ride) **	10,000	10,000		10,000
TOTAL REQUESTS, RECOMMENDED,	2,416,517	905,400	14,600	920,000
ANTICIPATED GRANT				\$840,000
PROGRAM INCOME				60,000
PRIOR YEAR GRANT FUNDS				20,000

Next Steps

- 1. Action Plan is ready for submittal to HUD by November 15, 2021, but generally cannot be submitted until actual grant amounts are released (spring 2022)**
- 2. When grant amounts are available and City has final fund balances, the Action Plan will be updated, with budget over/under occurring within the infrastructure activity**
- 3. Grant award from HUD – recently has been July/August before City actually receives the grants**

City Council Work Session Agenda Summary

September 27, 2022

John Karner, Finance Director, 970-350-9732

Title:

City Manager's Fiscal Year 2023 Recommended Budget Presentation

Background:

In accordance with the City of Greeley Charter – Part III, the City Manager is required to prepare and submit to the City Council a recommended budget for the next fiscal year by September 15 of each year. Thereafter the Charter requires the City Council to adopt a budget no later than December 15 following conducting a minimum of one public hearing prior to its adoption.

This is the second of four Council presentations to review the City Manager's recommended budget. This work session will provide a high-level overview of the proposed budget for the following Departments:

- Public Works
- Culture Parks and Recreation

This session will also provide Council an overview of the proposed Compensation and Classification Plan for which funding is included in the recommended budget.

The remainder of the Fiscal Year 2023 budget process is provided below:

October 4 Regular Meeting

- First reading and public hearing on the ordinances required to adopt the Fiscal Year 2023 budget (operating and capital budgets)

October 18 Regular Meeting

- Second reading and public hearing on the ordinances required to adopt the Fiscal Year 2023 budget (operating and capital budgets)

The City Manager's budget transmittal letter – which is attached to this memo and included in the budget document – also provides an overview of the financial outlook and highlights of the Fiscal Year 2023 proposed budget.

Strategic Work Program Item or Applicable Council Priority and Goal:

Applies to All Council Priorities and Goals

Decision Options:

This presentation is a part of the 2023 Proposed Budget process and provides an opportunity for City Council discussion of the recommended budget. No action is required or requested.

Attachments:

Links to Budget materials at the following:

Budget Transmittal Letter:
[2023 Budget Transmittal Letter](#)

City Manager's Recommended Budget:
[2023 City Manager's Recommended Budget](#)

Capital Improvement:
[2023-2027 Proposed CIP](#)

Revenue Manual:
[2022 Revenue Manual](#)

2023 Recommended Budget Presentation

City Manager's Recommended 2023 Budget

- **Second City Council Work Session -
September 27, 2022**

2023 Budget Council Timeline





2023 Public Works Budget



Council Priorities

Infrastructure & Mobility

Quality of Life

Public Works budgets are focused on:

- **Streets and Sidewalks Clean and Comfortable**
- **Transportation Maintenance & System Improvements**
- **Stormwater Improvements**
- **Right-of-Way (ROW) Coordination and Performance**



Operating Increase Highlights



- ✓ **Mobility Coordinator**
- ✓ **Neighborhood Safety Program with low-cost, quick fix solutions**
- ✓ **Transportation System Safety Dashboard & Upgraded Fleet Software**



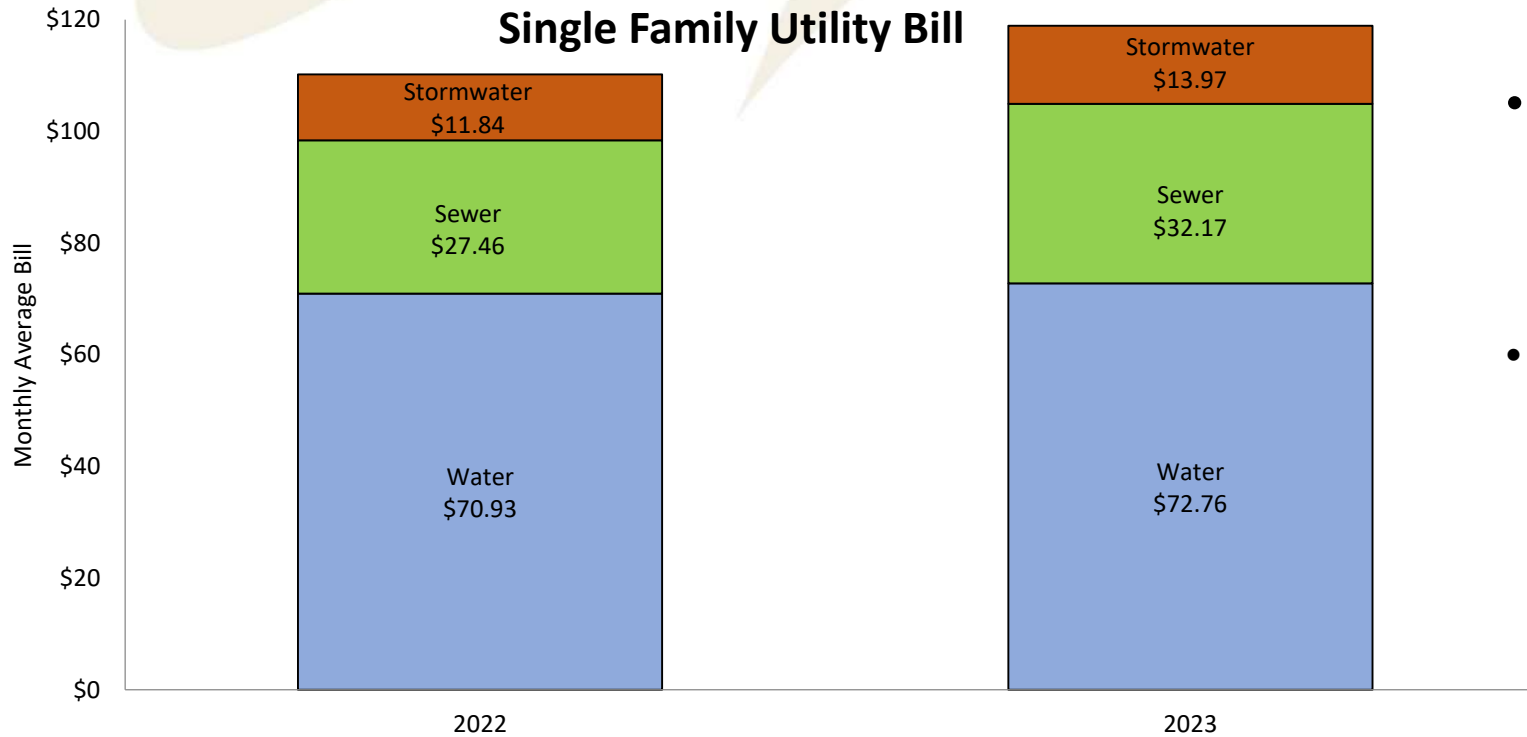
Capital Increase Highlights



- ✓ 12th Street Outfall Project
- ✓ Implementation of Project Planning Process
- ✓ US 34 Interchanges at 35th and 47th Avenues & Mobility Hub
- ✓ Keep Greeley Moving

2023 Average Utility Bill

2023 Monthly Average Single Family Utility Bill



- 2023 proposed rate increases of 18% (average of \$2.13 increase per month)

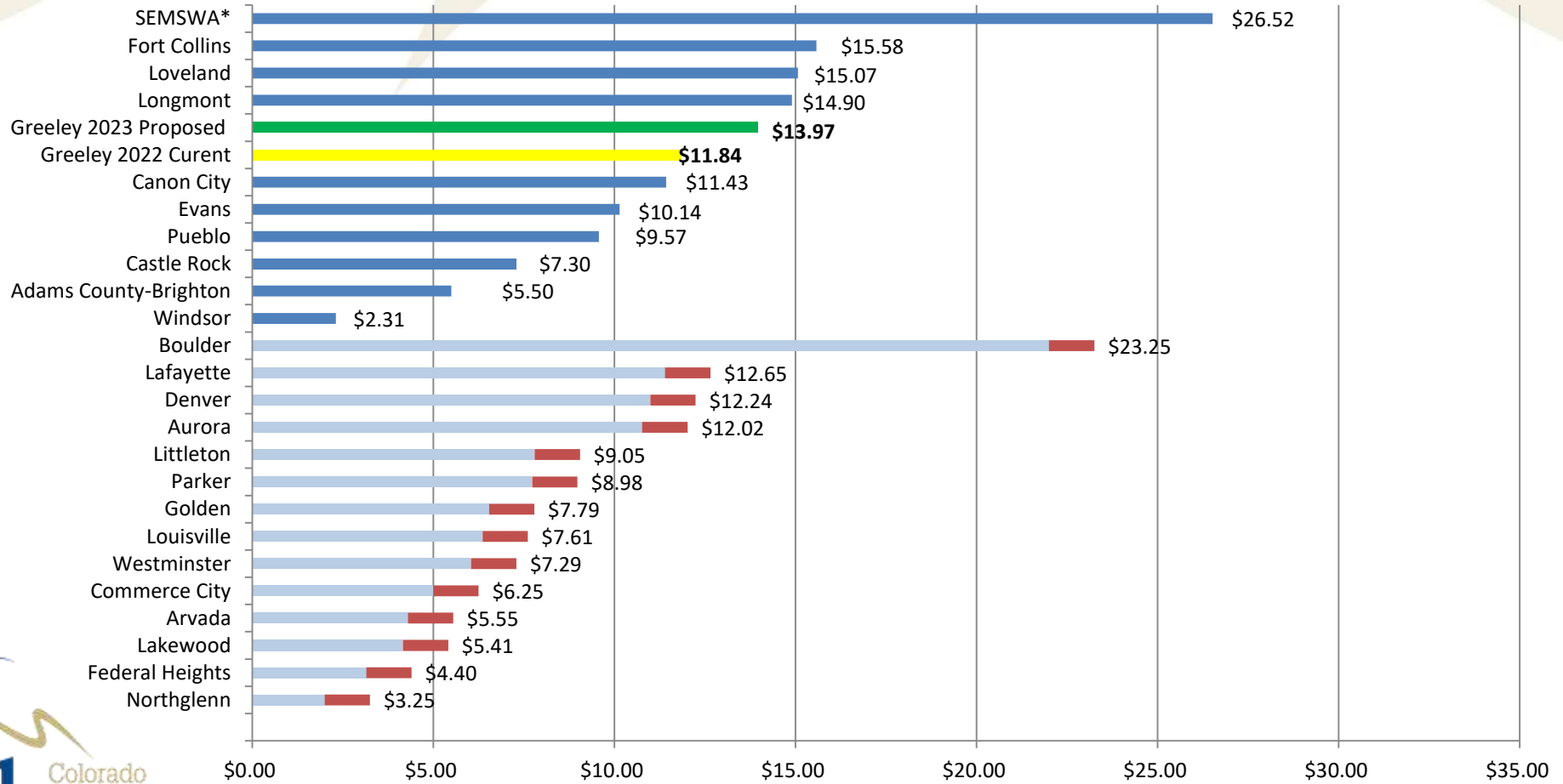
- Increase is the same as presented in 2022:

- 2023 – 18%**
- 2024 – 18%**
- 2025 – 10%**
- 2026 – 8%**
- 2027 – 8%**



Residential Survey

AVERAGE MONTHLY STORMWATER FEE CHARGED TO SINGLE FAMILY RESIDENCES IN GREELEY, COLORADO



*SEMSWA (South East Metro Storm Water Authority) includes Centennial, Arapahoe County, Arapahoe Water & Wastewater Authority, East Cherry Creek, Inverness



Questions?



2023 Culture, Parks & Recreation Budget



Council Priorities

Infrastructure & Mobility

Quality of Life

Culture, Parks & Recreation budgets are focused on:

- **Community partnerships**
- **Landscape maintenance**
- **Preservation, acquisition, and maintenance of open space & natural areas**
- **Programming, services, and facility support expansion**
- **Priority corridors, neighborhood connectivity, equity, & mobility enhancements**



Operating Increase Highlights

- ✓ **Summer Teen Employment Program (STEP) return**
- ✓ **Sister City Exchange Program return**
- ✓ **Increase Youth Sports activities**
- ✓ **Initiate a comprehensive Community Quality-of-Life Assessment**
- ✓ **Additional Natural Areas & Trails Funding & Staff**
- ✓ **Additional Park Maintenance Funds**





Capital Increase Highlights

- ✓ **Linn Grove Cemetery improvements**
- ✓ **Playground renovations (JB Jones Park, Sanborn Park, Farr Park)**
- ✓ **Longview Park Opening**
- ✓ **Shurview property phase development**
- ✓ **Delta Park improvements**



Questions?



Operating Highlights

Community Vitality 

High-Performance Government 

Housing for All 

- ✓ **Community Development Investments**
- ✓ **Information Technology Investments**
- ✓ **Greeley Home Ownership Program for Employees (G-HOPE) Investments**
- ✓ **Health Insurance Premiums**
- ✓ **Merit Increases**
- ✓ **Additional Paid Holiday**
- ✓ **Comp & Class**

Questions?





2023 Compensation and Classification Plan Project



The Purpose

- Why update compensation and classification?
 - Foundational
 - Sets the foundation for solving more complex problems (long term and short term)
 - Securing (attracting and retaining) talent needed to meet Council objectives and operational mission
 - Become competitive in the Colorado (and national) market
 - Become a Municipal Employer of Choice
 - Unifies the organization
 - Breaks down silos
 - Inclusive
 - Risk mitigation
 - Ensures adherence to federal and state laws
 - Eliminates and minimizes disparity and discrimination



Compensation Philosophy

The City of Greeley is market driven in support of being municipal employer of choice.

The city's compensation philosophy is grounded in the commitment to these objectives:

1. Compete for and retain talent critical to the achievement of service-driven missions and Council goals;
2. Provide a competitive, market-driven approach to compensation consistent with business needs, resources, and ability to pay;
3. Reward based on exceptional performance, community service, demonstrated commitment to teamwork aligned with the organization's values;
4. Administer all compensation policies and programs in a consistent non-discriminatory, transparent manner;
5. Provide career growth opportunities to ensure continual employee growth and enhancement of job-related skill sets;
6. Flexible and dynamic to accommodate differences and changes in job requirements, internal and external market, city resources, and the economy;
7. Wrap around benefits (health, dental, vision, retirement, etc.) that comprise the total compensation package are evaluated in light of market, budget resources, and through the lens of retaining employees. Salary Structure and Administration.

New Comp and Class

- Compensation philosophy focused on market competitiveness
- Internal policy to pay deeper into the pay range for certain roles based on evolving needs of the organization
- Market pay target
- Five pay tables – separated by job family: Support, Tech, Professional, Management and Sr. Management
- Job Titles:
 - The City of Greeley currently has 463 unique, active job titles (some may not have incumbents presently)
 - In all, 44 positions emerged as citywide replacing 116 unique job titles
 - Utilizing these citywide jobs saves the city 72 unique job titles and finalizing the new count to 391 unique jobs

Creating Competitive Salary Ranges

New Pay Structure

Minimum

Midpoint*

Maximum



- Will meet minimum qualifications or will be at minimum qualifications within probation
- Employees with lower proficiency/performance
- Over-saturated applicant pool

- Meets all minimum qualifications

- Exceeds minimum qualifications
- Meets preferred qualifications
- Limited applicant pool
- “Hot” jobs
- Employees with demonstrated high proficiency/performance/experience



** All positions will be budgeted at the midpoint.*

The Outcome (Deliverable)

- Data driven
- Flexible and dynamic to market needs
- Defensible
- Equitable and free of discrimination
- Supporting the goal of becoming a Municipal Employer of Choice



Additional Items

- Funding of three priorities in FY 2023
 - Legal equity issues
 - Each employee is placed within the range
 - Compression in the first quartile
- October 4th and 18th Readings and Public Hearings include ordinance for:
 - adoption of the pay plan, and
 - code changes necessary to match current and best practice regarding job titles
- Pay plan is for non-union employees
- Union employee pay is determined via negotiations process

Questions?

Work Session Agenda Summary

Title

Scheduling of Meetings, Other Events

Summary

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Worksession Schedule regarding any upcoming meetings or events.

Attachments

Council Meetings and Other Events Calendar

Council Meeting and Work Session Schedule

Status Report of Council Initiatives and Related Information

September 26, 2022 - October 2, 2022

September 2022

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October 2022

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Monday, September 26

- 11:30am - 12:30pm Greeley Chamber of Commerce (Hall)
- 6:00pm - 7:00pm Youth Commission (Clark)

Tuesday, September 27

- 6:00pm - City Council Worksession Meeting - Council Master Calendar

Wednesday, September 28

- 7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar

Thursday, September 29

- 4:00pm - 7:30pm CML District 2 Meeting (The Riverside Library and Cultural Center; 3700 Golden St. Evans, CO 80620) - Council Master Calendar

Friday, September 30

Saturday, October 1

Sunday, October 2

October 3, 2022 - October 9, 2022

October 2022							November 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

Monday, October 3

Tuesday, October 4

6:00pm - City Council Meeting (Council Chambers and via Zoom) - Council Master Calendar

Wednesday, October 5

Thursday, October 6

- 7:30am - Poudre River Trail (Hall)**
- 3:30pm - IG Adv. Board (Butler)**
- 6:00pm - 8:30pm North Front Range MPO Meeting (Olson/Payton)**

Friday, October 7

Saturday, October 8

9:00am - 9:30am Shurview Kick-Off Event (Gates, Butler, DeBoutez) (Missile Site Park, 10611 CO-257 Spur, Greeley, CO 80634) - Council Master Calendar

Sunday, October 9

October 10, 2022 - October 16, 2022

October 2022							November 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

Monday, October 10

Tuesday, October 11

6:00pm - City Council Worksession Meeting (Council Chambers and via Zoom) - Council Master Calendar ↻

Wednesday, October 12

10:00am - 3:00pm City Council - Council Reunion 11:00 am - 2:00 pm (R_CCS_Council Chambers - WiFi Ready; R_CCS_Council Chambers Overflow Room 103) - Council Master Calendar

Thursday, October 13

6:30pm - 8:00pm Highway 85 Coalition/Mayors Bullseye Meeting (Changes with each meeting) - Council Master Calendar ↻

Friday, October 14

Saturday, October 15

Sunday, October 16

October 17, 2022 - October 23, 2022

October 2022							November 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												

Monday, October 17

Tuesday, October 18

6:00pm - City Council Meeting - Council Master Calendar

Wednesday, October 19

2:00pm - 5:00pm Water & Sewer Board (Gates)

Thursday, October 20

7:30am - 8:30am DDA (DeBoutez/Butler)

8:00am - 8:30am CML Mayor's Summit

3:30pm - 4:30pm Airport Authority (Clark/Payton)

Friday, October 21

8:00am - 8:30am CML Mayor's Summit

Saturday, October 22

Sunday, October 23

City Council Meeting Scheduling 2022			
	as of 9/21/2022		
	This schedule is subject to change		
Date	Description	Sponsor	Placement/Time
October 4, 2022 Council Meeting	Proclamation - Domestic Violence Awareness Month		Intro
	Minutes (9/13/2022 Work Session)	Heidi Leatherwood	Consent
	Intro & 1st Rdg Ord - Bag Tax and Delivery Fee Tax Exemption	John Karner	Consent
	Intro & 1st PH Ord - 2023 Budget	John Karner	Consent
	Intro & 1st Rdg Ord - Approving Pay Plan	Noel Mink	Consent
	PH - CDBG Budget presentation	Ben Snow	Regular
October 11, 2022 Worksession Meeting	2nd Rdg & PH - Boomerang Ranch Rezone	Becky Safarik	Regular
	Update on Public Safety	Adam Turk	
October 18, 2022 Council Meeting	Minutes (9/20 Council Meeting; 9/27 Council Work Session)	Heidi Leatherwood	Consent
	Resolution - Approving Mill Levy	John Karner	Consent
	Resolution for a State Trails Planning Grant Application/Sheep Draw Natural Areas Trailhead	John Dargle	Consent
	Resolution for a State Trails Construction Grant Application/Sheep Draw Bridge at Pumpkin Ridge Natural Area	John Dargle	Consent
	Resolution for a Grant Application for Delta Parks Improvements	John Dargle	Consent
	Intro & 1st Rdg Ord - Amending Title 18 regarding Event and Assembly Permit	Stacey Aurzada	Consent
	Intro & 1st Rdg - Ord - 13th Street Apartments Rezone	Becky Safarik	Consent
	Intro & 1st Rdg - Ord - Colorado Premium PUD	Becky Safarik	Consent
	Intro & 1st Rdg Ord - Setting Ward Boundaries	Becky Safarik	Consent
	2nd Rdg Prd & PH - Bag Tax and Delivery Fee Tax Exemption	John Karner	Regular
	2nd Rdg Ord & PH - 2023 Budget	John Karner	Regular
October 25, 2022 Worksession Meeting	2nd Rdg Ord & PH - Approving Pay Plan	Noel Mink	Regular
	Board & Commission Appointments	City Clerk	Regular
	Update on the COG Image Campaign	Jaqueline Villegas	

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Assigned to:
15-2021	Olson	Formation of a committee for implementation of a funding strategy for the 35 th and 47 th interchanges.	December 7, 2021 Council Meeting	Councilmember Olson will be following up with Manager Lee and Director Trombino on next steps	Paul Trombino
08-2022	Olson	Front Range Passenger Rail District – Council needs to ask the question whether we should be paying into a transportation district that is in Loveland and Fort Collins and doesn't come to the Greeley area.	June 7, 2022 Council Meeting	Would like a presentation on how the rail aligns with the City of Greeley. Councilmember Olson will provide status reports throughout the year.	Paul Trombino
09-2022	Butler	Review traffic and safety surrounding 15 acre open area between 71 st Avenue and 8 th Street	June 7, 2022 Council Meeting	Requested that Public Works review the traffic and to improve safety in this congested area.	Paul Trombino
10-2022	Butler	Review costs and strategies to live stream Planning Commission and Water Board meetings for public and Councilmembers	June 7, 2022 Council Meeting	Asked staff to investigate the cost of live streaming Planning Commission and Water and Sewer Board meetings and return to Council with findings	Kelli Johnson
11-2022	Hall	Vendors on City sidewalks – provide update on permit process and code enforcement provisions.	August 2, 2022 Council Meeting	Asked staff to compile a report for Council on vendors we have identified, what the permitting process is (if any) and what enforcement measures the City takes for violations.	Adam Turk/John Karner

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Assigned to:
12-2022	Butler	Varying Boards & Commissions meeting times	September 6, 2022 Council Meeting	Asked staff to research the ability for alternative meeting times for Boards & Commissions to increase community engagement and recruitment	City Clerk's Office
13-2022	Hall	Concerns related to flood in Poudre River Ranch neighborhood	July 19, 2022 & September 6, 2022 Council Meeting	Research flooding concerns with staff.	Becky Safarik