



Remote Meeting Instructions for the November 10, 2021, Meeting Greeley Urban Renewal Authority:

The City's Department of Economic Health and Housing meetings are operating virtually via Zoom.

Please contact the Greeley Urban Renewal Authority with any questions you might have for joining/participating at paula.turner@greeleygov.com or 970-350-9380. Thank you!



GREELEY URBAN RENEWAL AUTHORITY

Agenda

Wednesday – November 10, 2021

**This meeting will be conducted remotely
(See instructions on the previous page to view.)**

4:30 p.m.

- I. Call to Order - Roll Call**
- II. Approval of Minutes** - from the October 13, 2021 meeting
- III. Items of Business**
 - A. Public Hearing to Consider the 2022 State Budget
 - B. Consideration of United Way of Weld County's application for CDBG-CV funds
 - C. Consideration of Casa Rosa Loan Modification
- IV. Board Member Comments/Reports**
- V. Staff Report**
- VI. Adjournment**

Next Meeting: December 8, 2021

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**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**October 13, 2021
4:30**

This meeting was conducted remotely

I. Call to Order

Vice Chair Haas called the meeting to order at 4:36 p.m. Commissioners Leffler, Lucero, Silva, Utrata, and Welsh were present. (Commissioner Cummins was absent.)

II. Approval of minutes for the meeting held on August 11, 2021

Commissioner Leffler made a motion to approve the minutes for the meeting held on August 11, 2021 as written. Commissioner Welsh seconded the motion; the motion carried 6-0. (Commissioner Cummins was absent.)

III. Items of Business

**Public Hearing to consider the Substantial Amendment #3
for use of CDBG-CV 1 and 3 grant funds**

Carol Larsen, Grant Specialist, oriented the Commissioners on the CARES Act Funding received through two rounds of the Community Development Block Grant Coronavirus (CDBG-CV 1 and 3). The total of the two rounds of funding received is \$1,020,067. The grants are specifically for the preparation for, prevention of, and response to the COVID-19 pandemic. The City has tried to implement several activities to use funds, but only support for the Bonell Non-Congregate Shelter moved forward to actually utilize the funds.

Proposed Substantial Amendments

- 1.** Increase CDBG-CV 1 administration funding from \$88,273.64 to \$88,277.00 (about 18% of an allowable 20%).
- 2.** Priority A, originally funded with \$34,160.00 without an identified activity is changed to funding of \$360,000.00 to assist with the provision of public services at the new Cold Weather Shelter/Housing Navigation Center/day use facility for up to 12 months or until COVID-19 is no longer a concern.
- 3.** Priority B funding (for the Bonell non-congregate shelter) is reduced from \$180,003.36 to \$45,000, due to expenses being less than what was projected.

4. Cancel the activity under Priority D (acquire/rehab a new facility for a cold weather shelter/ housing navigation center/day use facility). The new facility is being rented, not purchased, with funding for rehab coming from other sources.
5. Increase CDBG-CV 3 administration from \$76,790 to \$105,358 (full 20% allowable).
6. Cancel the activity under CDBG-CV 3 Priority A (acquire/rehab building for multi-family housing). The building is no longer available for purchase

Vice Chair Haas opened the public hearing at 4:54 p.m. and called for public comment. There being no one from the public present, the hearing closed.

Commissioner Silva made a motion to recommend to the Greeley City Council approval of Substantial Amendment #3 to the 2020-20234 Consolidated Plan and 2020 Action Plan for the activities and budgets cited with the Amendment. Commissioner Utrata seconded the motion; the motion carried 6-0. (Commissioner Cummins was absent.)

Consideration of a HOME application submitted by the Greeley-Weld Habitat for Humanity

Ms. Larsen presented the application Greeley-Weld Habitat for Humanity (Habitat) submitted for Affordable Housing Program funds. The application covers 10 houses in the Northview Estates (aka Clover Meadows) development. HOME funding was provided to the first two houses in that subdivision; both of those are completed and sold.

The 10 houses will be modular units, rather than the stick-built houses Habitat generally families constructs. They expect to begin setting the houses in November/December this year and are planning to complete all 10 by the end of 2022. HOME funds can only be used for low- moderate-income housing, and there are strict regulations for their use.

Available funds to consider are HOME Entitlement funds [the HOME grant minus 10% for administration and 15% for Community Development Housing Organizations (CHDOs) and a build-up of the CHDO funds (approximately \$228,498.) There are two active CHDOs in Greeley: Habitat and High Plains Housing Development Corporation. At this time, GURA staff does not believe High Plains has immediate need for CHDO funds. New CHDO funds will be available when the 2022 HOME grant is received by the City.

Board approval will be to **reserve** HOME funds only. Funds would be used to fill the buyer's gap in financing and will only be committed as homebuyers are identified and houses near completion. The cost per house is expected to be around \$235,000, and buyers typically have first mortgages of approximately \$185,000. The HOME funds are secured for 10 years by a Deed, Note, and Homebuyer Agreement, per HUD regulations.

Commissioner Welsh asked why the units would be modular units, rather than the stick-built houses. Commissioner Leffler replied that modular units are less expensive, faster to put in place, and are of high quality.

Commissioner Leffler made a motion to reserve funds for ten houses at approximately \$33,000 each (approximately \$330,000) to Greeley-Weld Habitat for Humanity and formal commitment of the funds as buyers are identified and houses near completion for sale. Commissioner Welsh seconded; the motion carried 6-0. (Commissioner Cummins was absent.)

IV. Board Member Comments/Reports

Commissioner Welsh asked if there are plans/projects for the remaining CDBG-CV funds, noting that there is a need for internet access for some lower income residents. Ms. Larsen noted that the funds would need to be used specifically for the preparation for, prevention of, and response to the COVID-19 pandemic. Benjamin Snow, Economic Health & Housing Director noted that by supporting the Bonell Non-Congregate Shelter would hopefully free up funds that the Housing Navigation Center could use towards that type of program.

Vice Chair Haas asked staff about the East 8th Street property. J.R. Salas, GURA Manager gave a brief update and history of the site.

Commissioner Utrata noted that Weld Project Connect will be October 15, 2021. It is a one-day event providing free on-site services to those in need.

Commissioner Silva reported that he attended the internship reception. He encouraged the other Commissioners to attend future events to hear the experiences of students.

V. Staff Report

None

VI. Adjournment

There being no more business, the meeting was adjourned at 5:12 p.m.

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Benjamin Snow, Secretary

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Suann Haas, Vice Chair