Remote Meeting Instructions for the November 9, 2022, 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 9, 2022

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 12, 2022 meeting

III. Items of Business
A. Public Hearing to Consider the 2023 State Budget
B. Consideration of Amendment to United Way of Weld County CDBG-CV Subrecipient Agreement to increase use of motel vouchers
C. Consideration of Substantial Amendment #4 to 2020-2024 Consolidated Plan and 2020 Annual Action Plan for changes to the CDBG-CV funding/activities

IV. Board Member Comments/Reports

V. Staff Report
Presentation of Letters of Interest received for affordable housing funds

VI. Adjournment

Next Meeting: December 14, 2022 @ 4:30 p.m.

City of Greeley Colorado

GREELEY URBAN RENEWAL AUTHORITY
Proceedings

October 12, 2022
4:30 p.m.

This meeting was conducted remotely

I. Call to Order

Chair Cummins called the meeting to order at 4:30 p.m. Commissioners Haas, Leffler, Silva, and Welsh were present. (Commissioners Lucero and Utrata were absent; Commissioner Silva was not present.)

II. Approval of minutes for the meeting held on September 14, 2022

Commissioners Haas made a motion to approve the minutes for the meeting held on September 14, 2022, as written. Commissioner Welsh seconded the motion; the motion carried 4-0. (Commissioners Lucero and Utrata were absent; Commissioner Silva was not present.)

III. Items of Business

Amendment to By-laws clarifying Executive Director duties
(Commissioner Silva enters the meeting.)

Commissioner Haas seconded a motion to provide notice of intent by Greeley Urban Renewal Authority to consider amendment of the Authority's bylaws with the correction noted to Article II, #5 to change "shall" to "may" at its September 14, 2022; the motion carried 5-0. (Commissioners Lucero and Utrata were absent.)

Consideration of Standard Operating Procedures – Staff Authority for Contracts & Negotiations
Commissioner Haas made a motion to approve Standard Operating Procedures – Staff Authority for Contracts & Negotiations. Commissioner Leffler seconded the motion; the motion carried 5-0. (Commissioners Lucero and Utrata were absent)

IV. Board Member Comments/Reports

The commissioners and staff thanked Commissioner Haas for her years of service on the Greeley Urban Renewal Authority board.

V. Staff Report

None

VI. Adjournment

There being no more business, the meeting was adjourned at 4:57 p.m.

Benjamin Snow, Secretary

Jediah Cummins, Chair

City of Greeley Colorado

GREELEY URBAN RENEWAL AUTHORITY
Memorandum

DATE:	November 9, 2022
TO:	GURA Board
FROM:	J. R. Salas, GURA Manager
RE:	Budget Required by the State of Colorado

Most of the Greeley Urban Renewal Authority's (GURA) operational accounts are for funds received through federal grant programs, including the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME). Because those grants and funds are awarded to the City, they are built into the City of Greeley's main budget. GURA administers the grants through a Cooperation Agreement with the City.

There are some moneys and programs, however, which are solely the responsibility of GURA. As an independent government authority, Colorado statutes requires GURA to report those funds in an annual budget to the State of Colorado, Division of Local Government. The November 9, 2022 GURA Board meeting provides the required public hearing for receipt of public comment on the proposed budget. Adoption of the budget and resolutions appropriating funds and summarizing expenditures will immediately follow the public hearing.

All funds in the annual budget are audited by the City. GURA's funds are reported as a Special Revenue Fund; due to the size of the grant, the NSP1 Special Revenue Fund was reported on separately.

The Special Revenue Fund describes unencumbered money which was paid back from economic development loans issued several years ago, weatherization funds, any intergovernmental funds received from the City (such as for the purchase of the former Meyer Feedlot a many years ago), and tax increment funds from the active Tax Increment Districts managed by GURA.

The Debt Service fund anticipates that projects utilizing the accumulated Tax Increment Funds may occur in 2023. The creation of a debt prior to expending Tax Increment Funds is required by State Urban Renewal law.

The "Budget Message" further describes this budget.

Recommendation: Adopt the resolutions approving the budget as proposed.

GREELEY URBAN RENEWAL AUTHORITY
RESOLUTION No. 3
SERIES 2022

RESOLUTION TO ADOPT BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE GREELEY URBAN RENEWAL AUTHORITY, GREELEY, COLORADO FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, pursuant to 29-1-108, C.R.S., the Board of Commissioners of the Greeley Urban Renewal Authority (GURA) has appointed Benjamin L. Snow, Board Secretary, to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, Benjamin L. Snow has submitted a proposed budget to this governing body on November 9, 2022; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 9, 2022, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues, or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE GREELEY URBAN RENEWAL AUTHORITY, GREELEY, COLORADO:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Greeley Urban Renewal Authority for the year stated above.

Section 2. That the budget hereby approved and adopted shall be signed by the Board Chair and Board Secretary and made a part of the public records of the Greeley Urban Renewal Authority.

ADOPTED, this 9th day of November 2022.

Attest:

____
Signature – Board Chair

____
Signature – Board Secretary

GREELEY URBAN RENEWAL AUTHORITY
RESOLUTION NO. 4
SERIES 2022

RESOLUTION TO APPROPRIATE SUMS OF MONEY

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE GREELEY URBAN RENEWAL AUTHORITY, GREELEY, COLORADO, FOR THE 2023 BUDGET YEAR.

WHEREAS, pursuant to Section 29-1-108, C.R.S., the Greeley Urban Renewal Authority Board of Commissioners, has adopted the annual budget in accordance with the Local Government Budget Law on November 9, 2022, and;

WHEREAS, the Board of Commissioners has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the Greeley Urban Renewal Authority.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE GREELEY URBAN RENEWAL AUTHORITY OF GREELEY, COLORADO:

Section 1: That the following sums are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated:

Special Revenue Fund (non-NSP1)	$	16,389,000
Special Revenue Fund – Fund Balance	$	5,705,930
Neighborhood Stabilization Program 1	$	0
Neighborhood Stabilization Program – Fund Balance	$	0

ADOPTED, this 9th day of November 2022.

Attest:

____
Signature – Board Chair

____
Signature – Board Secretary

BUDGET MESSAGE

(Pursuant to 29-1-103(1)(e), C.R.S.)

GREELEY URBAN RENEWAL AUTHORITY

The attached 2023 budget for the Greeley Urban Renewal Authority describes the funds that originate with and are controlled by the Greeley Urban Renewal Authority. It does not contain other federally financed initiatives, such as the Community Development Block Grant or the HOME Investment Partnership Program grant that are managed by the Authority for the City of Greeley and are contained within the City Budget.

The funds contained in this budget include the Debt Service Fund, Special Revenue Fund, and funds from the Neighborhood Stabilization Program 1, which is reported on outside of the Special Revenue Fund. While it was a federal grant that was managed years ago for the City, the expenses and income ran through the Urban Renewal Authority account.

1. The **Special Revenue Fund** relates to monies from (a) the Weatherization Program (originally part of GURA's Housing Rehabilitation Program), (b) Special Economic Development Activities, (c) any funds received from the City of Greeley for special enterprises (such as the feedlot purchase years ago and Urban Homesteading), and (d) income from the tax increment districts (Great Western Sugar, Greeley Mall, 10th Street Corridor, and East 8th Street).

A. Revenues
Revenue anticipated in 2023 includes monies from the tax increment district, income from active loans, and interest and investment earnings. Revenue in 2022 included the sales of the gravel pit and the "bull pen" and repayment of water costs from prior years.

B. Expenditures
Tax increment expenditures anticipated include the County's fee charged on the Tax Increment Districts' tax collections and one (or two) payments to Leprino as per the agreement with GURA. Anticipated expenditures for "economic development" include funding of the G-Hope Housing Rehabilitation program and administrative costs. An expenditure for the potential debt service repayment is also noted here (should projects be initiated utilizing accumulated tax increment funds). Loans must be initiated from the City of Greeley to pay tax increment district project expenses that would later be repaid from accumulated tax increment funds.

3. The **Neighborhood Stabilization Program 1** was managed by the City of Greeley through the Greeley Urban Renewal Authority for Weld County. Although the grant award was to Weld County, the State Division of Housing executed the grant agreements with GURA on behalf of the City of Greeley and Weld County; thus, a report on these funds is being submitted to the State. The contracts with the State expired in March 2013, but the grant has not yet been closed out.

A. Revenues – NSP1

GURA has hoped to close out this grant for several years, and still hopes to do it by 2022 year-end. As such, there is no anticipated revenue for 2023.

B. Expenditures – NSP1

No 2023 expenditures are anticipated.

The budgetary basis of accounting timing measurement method used is:

[ ] Cash basis
[X] Modified accrual basis
[ ] Encumbrance basis
[ ] Accrual

GREELEY URBAN RENEWAL AUTHORITY
CITY OF GREELEY COMPONENT UNIT
SPECIAL REVENUE FUNDS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL

For the year ended	Past Year (UN)Audited **2021**	Current Year Estimated **2022**	Next Year Budgeted **2023**
REVENUES:			
Taxes			
Property	11,905,727	14,642,600	16,249,000
Miscellaneous revenue:			
Program income	25,266	15,800	15,000
Interest and investment earnings	3,068	100,000	100,000
Sales of two properties; overpayment of v	0	428,750	0
Miscellaneous	0	25,000	25,000
Total miscellaneous revenue	28,334	569,550	140,000
Total revenues [1]	**11,934,061**	**15,212,150**	**16,389,000**

[1] Total revenue does not include the fund balance.

EXPENDITURES:			15,395,800
Tax increment	11,440,471	13,973,095	20,427,949
Economic development	56,256	26,046	25,000
Total expenditures	**11,496,727**	**13,999,141**	**20,452,949**
Fund balance - January 1	**3,952,571**	**4,492,921**	**5,705,930**
Fund balance - December 31	**4,492,921**	**5,705,930**	**1,641,981**

GREELEY URBAN RENEWAL AUTHORITY
CITY OF GREELEY COMPONENT UNIT
SPECIAL REVENUE FUNDS - NEIGHBORHOOD STABILIZATION PROGRAM 1
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE-BUDGET AND ACTUAL

For the year ended	Past Year (UN)Audited 2021	Current Year Estimated 2022	Next Year Budgeted 2023
REVENUES:			
Intergovernmental:			
State pass through			
Program income			
Miscellaneous	38	0	0
Total revenues (includes fund balance)	**38**	**0**	**0**
EXPENDITURES:			
Administration			
Resell single-family units			
Lease multi-family units			
Total expenditures	**0**	**0**	**0**
Fund balance - January 1	**271,580**		
Fund balance - December 31	**271,618**		

City of Greeley Colorado

GREELEY URBAN RENEWAL AUTHORITY
Memorandum

TO:	GURA Board of Commissioners
RE:	CDBG-CV Award to United Way-Expanded Motel Voucher Use
FROM:	J. R. Salas, GURA Manager
DATE:	November 9, 2022

As noted in the attached Amendment #1 to the Subrecipient Agreement with United Way of Weld County for CDBG-CV assistance at the Housing Navigation Center/Cold Weather Shelter/Day Use Facility, staff is requesting an expanded motel voucher use by the Center. The expansion would be for motel voucher use if needed for overflow, should the shelter reach capacity, which expands the usage beyond for those guests who need isolation or quarantine due to a positive test or exposure to COVID.

Staff Recommendation

Staff recommends approval of the expanded use of motel vouchers at the Housing Navigation Center/Cold Weather Shelter/Day Use Facility.

AN AMENDMENT TO THE EXISTING SUBRECIPEINT AGREEMENT
WITH UNITED WAY OF WELD COUNTY

This Amendment, dated November 10, 2022, is Amendment #1 to the Subrecipient Agreement (the Agreement) for assistance to United Way of Weld County (United Way) relative to services provided for use of Community Development Block Grant-Coronavirus funding.

WHEREAS, in a contract dated April 1, 2022, the Greeley Urban Renewal Authority (GURA) provided Community Development Block Grant-Coronavirus (CDBG-CV) assistance to United Way for the services as provided in the Statement of Work, and

WHEREAS that assistance was in the amount of $360,000, and

NOW THEREFORE, it is agreed by GURA and United Way of Weld County that the Agreement is amended, as follows:

1. Exhibit A, Section A, eligible expenses, states:

   "Motel stays for isolation/quarantine of guests with or exposed to COVID-19 during the Cold Weather Shelter operation dates, provided there is an agreement in place with a motel(s), a copy of the agreement is provided to the City, payment is made directly to the motel, and proof of stay and payment are provided at time of draw request. "Vouchers" are not allowable, nor is the cost to "hold" rooms; rooms must have been used for reimbursement to occur."

   Under this Amendment, this bullet point is expanded to include motel stays when needed to accommodate an overflow of available shelter beds. This addition will meet the intent of the grant to prepare for, respond to, or prevent COVID-19 by providing non-congregate shelter when there is no room in the congregate shelter, with the intent of preventing unnecessary and avoidable contact which could result in contracting COVID-19.

It is further agreed that all requirements and restrictions enumerated in the Subrecipient Agreement of April 1, 2022, and including any requirements described in an Exhibit to the Agreement are also applied to this Amendment.

____ ____________________

Benjamin L. Snow — Date
Secretary, Greeley Urban Renewal Authority

____ ____________________

Melanie Woolman — Date
President and CEO, Weld County United Way

GREELEY URBAN RENEWAL AUTHORITY
Memorandum

TO:	GURA Board of Commissioners
RE:	Substantial Amend to 2020 Consolidated Plan and 2020 Action Plan
FROM:	J. R. Salas, GURA Manager
DATE:	November 9, 2022

The City has received two rounds of CARES Act Funding through the Community Development Block Grant Coronavirus (CDBG-CV 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 tried to implement several activities to use funds, but the only activity to move forward has been support for the Housing Navigation Center/Cold Weather Shelter/Day Use Facility run by United Way of Weld County.

United Way updated the application submitted in October 2021 requesting an increase in CDBG-CV funding by $192,000 (see attachments) to increase support for staff providing the services and meals for guests. The City has requested that the shelter be open 24/7 from November 15, 2022 through April 15, 2023; CDBG-CV funds will provide support for the additional hours.

Also attached is proposed Substantial Amendment #4. This Amendment is for the changes noted below.

Proposed Substantial Amendments

1. **Increase** allocation to Administration from $193,635 to $200,000. Twenty percent is allowable under the grant; this would be 19.6%. While it is not anticipated that $200,000 will be needed, without any other activities identified, this will provide support for whatever administrative costs are charged to CDBG-CV.
2. **Increase** funding to Priority A, Housing Navigation Center/Cold Weather Shelter/Day Use Facility from $360,000 to $820,067. (This is more than the United Way of Weld County request; however, when inputting the activities into IDIS, all of the $1,020,067 needs to be attached to an activity. With no other activity identified, this encumbers the remaining grant funds for HUD purposes. If the actual budget was more than anticipated, this would also allow for an increase without returning to the full citizen participation process.)
3. **Remove** Priority B funding (for the Bonell non-congregate shelter). This activity did not move forward.

Note: The City has three years (until June 2023) to expend and draw 80% ($816,054) of the total of CDBG-CV 1 and 3 grants and six years to expend it all. The Agreement with United Way expires on March 31, 2022 to leave time for the draw request from them and to draw the funds from HUD.

The public comment period will run November 10, 2022 through November 15, 2022. (The CDBG-CV grant allows for a five day comment period, rather than 30, per the City's HUD CPD Rep.) City Council will review the Board's recommendations and hold the required public hearing on December 6, 2022, after which the Amendment will be submitted to HUD for approval.

Staff Recommended Vote
Recommend to the Greeley City Council approval of Substantial Amendment #4 to the 2020-2024 Consolidated Plan and 2020 Action Plan for the activities and budgets cited within the Amendment.

CITY OF GREELEY, COLORADO

CARES ACT FUNDS SUBSTANTIAL AMENDMENT
TO THE 2020-2024 CONSOLIDATED PLAN and
2020 ANNUAL ACTION PLAN

Public Comment Period – November 10, 2022 8 AM through November 16, 2022 5 PM

Prepared by the Greeley Urban Renewal Authority
1100 10th Street, Suite 402
Greeley, CO 80631
Benjamin L. Snow, Economic Health and Housing Director

Contact Information
J. R. Salas, GURA Manager
970-350-9380
j.r.salas@greeleygov.com

CARES ACT SUBSTANTIAL AMENDMENT
TO THE 2020-2024 CONSOLIDATED PLAN AND 2020 ACTION PLAN
TO AMEND ACTIVITIES AND FUNDING FOR CDBG-CV 1 AND CDBG-CV 3

Cares Act Background

On March 27, 2020, the United States Congress passed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136. The bill provided $5 billion in Community Development Block Grant (CDBG) funds to rapidly respond to COVID-19. The U. S. Department of Housing and Urban Development (HUD) allocated $2 billion of that the same day. This constituted the first round of CDBG-Coronavirus (CDBG-CV) funds. In the second round, $1 billion was allocated to States and insular areas. The final (third round) $2 billion was allocated on September 11, 2020. As an entitlement community, the City of Greeley was awarded $493,277 in the first round of allocations and $526,790 in the third (cumulative $1,020,067). All funds must be used specifically to prevent, prepare for, and/or respond to the COVID-19 pandemic.

There were three prior Substantial Amendments approved by City Council. Proposed changes to activities and/or funding once again requires approval of City Council. Prior Amendments are available at the Greeley Urban Renewal Authority – 1100 10th Street, Suite 402, Greeley, CO 80631.

Qualifying as a Substantial Amendment

A Substantial Amendment to the City's Consolidated Plan/Annual Action Plan for use of its grants from the U. S. Department of Housing and Urban Development is required any time one of the following occurs:

1. A change is made to allocation priorities or the method of distribution of funds;
2. To implement an activity not previously described in the action plan, using funds from any program covered by the consolidated plan (including program income, reimbursements, repayment, recaptures, or reallocations from HUD); or
3. There is a change the purpose, scope, location, or beneficiaries of an activity.

Proposed Substantial Amendment (4th Amendment for CDBG-CV Funds)

The following lists the changes proposed under Substantial Amendment #4. Attachment A shows the 3rd Amendment and how this 4th Amendment will change what was last approved.

Trying to make use of the CDBG-CV funds has been challenging, with proposed activities and activities' budgets a constant moving target. However, due to the lack of suitable activities and expenditure/draw deadlines, it is anticipated that this will be the final Amendment.

The 4th Amendment makes these changes:

1. **Increase** allocation to Administration from $193,635 to $200,000. Twenty percent is allowable under the grant; this would be 19.6%. While it is not anticipated that $200,000 will be needed,

without any other activities identified, this will provide support for whatever administrative costs are charged to CDBG-CV.

2. **Increase** funding to Priority A, Housing Navigation Center/Cold Weather Shelter/Day Use Facility from $360,000 to $820,067. (This is more than the United Way of Weld County request; however, when inputting the activities into IDIS, all of the $1,020,067 needs to be attached to an activity. With no other activity identified, this encumbers the remaining grant funds for HUD purposes. If the actual budget was more than anticipated, this would also allow for an increase without returning to the full citizen participation process.)
3. **Remove** Priority B funding (for the Bonell non-congregate shelter). This activity did not move forward.

All CDBG-CV funds must be used to prevent, prepare for, and/or response to the Coronavirus. The City has three years (until June 2023) to expend 80% of the total of CDBG-CV award ($816,054) and six years to expend it all.

<u>Analysis</u>
This proposal qualifies as a substantial amendment because it meets at least one of the three instances noted in the Qualifying as a Substantial Amendment section. The Substantial Amendment will be to the 2020-2024 Consolidated Plan and 2020 Annual Action Plan.

<u>Meeting a National Objective</u>
The CDBG-CV funds allocated under the CARES Act must be used specifically for the preparation for, prevention of, and response to the COVID-19. All CDBG-CV activities must still meet a National Objective of the CDBG Program:

- Benefit low-and-moderate income people (minimum of 70% of the CDBG-CV grant)
- Aid in the prevention or elimination of slum or blight
- Meet an urgent need

<u>Citizen Participation Requirements</u>
Substantial Amendments are required to follow the City's Citizen Participation Plan, which requires a public comment period of five days with 10 days' notice of upcoming comment periods and public hearings.

- Because there is no continuing social distancing order in the City of Greeley, public hearings must be in public. A virtual component is allowable. How notice will be provided is a part of the Citizen Plan Amendment.

<u>Consultation</u>
The consultations requirement for the Consolidated Plan were met prior to its submittal to HUD on March 31, 2020. However, due to the nature of the needs for which CDBG-CV funds are to be used, City staff notified non-profit agencies considered to be "CDBG Partners" with the City with regard to changes/additions being proposed. These agencies are the "boots on the ground" and work daily with low- moderate-income residents affected by COVID-19. Notification of the upcoming Substantial Amendment and request for comments was emailed to the partner group prior to the GURA Board meeting to notify them of the proposed changes and the comment/hearing opportunities. Any

comments received from the City's CDBG partner group will be included in the Substantial Amendment sent to HUD.

Citizen Participation

The City is required to consult the public in the manner described in its Citizen Participation Plan, as amended, to address Substantial Amendments to the Consolidated Plan utilizing CDBG-CV. The Public was consulted in the following manner:

1. The Substantial Amendment was available for review by the public for a five-day period beginning 8:00 a.m. November 10, 2022 and ending at 5:00 p.m. on November 16, 2022. Notice of the comment period was provided through legal ads in the Greeley Tribune (published October 28, 2022 (in English and Spanish) and on the City's website – www.greeleygov.com. The GURA Board of Commissioners also held a public meeting on November 9, 2022 at which comment could be made.
2. The Citizens Committee for Community Development members were mailed the Substantial Amendment for comment with notice of the public comment period.
3. The City's CDBG "partner" agencies were emailed the Substantial Amendment and invited to comment.
4. One public hearing was held, per the requirements of the CDBG-CV grant. Additionally, a public meeting was held.
   A. GURA Board of Commissioners**:** Public meeting date November 9, 2022 at 4:30 p.m.
   B. Greeley City Council**:** Ad published November 23, 2022; public hearing date December 6, 2022 at 6:00 p.m.
5. Written comments on the Substantial Amendment were accepted during the comment period noted above or by comment at the public meeting and/or hearing.

Public Comment Received

During the public comment period, the following comments were received. (Will update, as needed following the meetings.)

- *No comments from the public were received at the GURA Board of Commissioners' Public Hearing.*
- *No comments from the public were received at the City Council's Public Hearing.*

Approvals

- Approval to recommend the Substantial Amendment to the Greeley City Council was given on November 9, 2022 by the GURA Board of Commissioners.
- Approval of the Substantial Amendment was given by the Greeley City Council on December 6, 2022.

References

- City of Greeley Consolidated Plan for Years 2020 -2024 and 2020 Action Plan and Draft of the Substantial Amendment, link: www.greeleygov.com/services/ehh/greeley-urban-renewal-authority

Attachment A

Priorities, Activities, Changes	3rd Substantial Amendment Approved	4th Substantial Amendment Proposed
CDBG-CV 1 Award	**493,277.00**	**493,277.00**
CDBG-CV 3 Award	**526,790.00**	**526,790.00**
1. The CDBG-CV 1 award amount has not changed.		
Administration of CDBG CV grant	193,635	200,000
2. 20% of the grant is eligible for administration. The set-aside amount has varied slightly through Substantial Amendment changes. **With the 4th Amendment, it is about 19.6% of the grant.**		
CDBG-CV 1 Award (Priorities identified upon receipt of CV-1)		
Priority A was to provide public services to low-mod-income residents.		
3. Unidentified public service activity benefiting LMI residents	360,000	820,067
The 3rd Amendment approved the activity as providing services at the new Cold Weather Shelter/ Housing Navigation Center/day use facility. Amendment 4 increases the funding.		
Priority B was to provide a personal isolation facility that became the Bonell Non-Congregate Shelter for at-risk homeless persons. The activity did not move forward. **Amendment 4 removes this priority from funding.**		
Priority C was to provide an Emergency Rent Assistance Program. The activity did not move forward. Emergency Rent Assistance was provided through the County.		
Priority D to support the acquisition and/or rehab of a new congregate cold weather shelter/housing navigation center/day use facility was added by Substantial Amendment #2. An acquisition/rehab activity did not move forward.		
CDBG-CV 3 Award (Priority identified upon receipt of CV 3)		
Priority A under CDBG-CV 3 was to acquire and/or rehab an existing building for multi-family housing.		
1. HUD required all funds to be allocated with the 3rd amendment; this activity did not move forward.	421,432.00	0.00

October 20, 2022, CDBG-CV Application Amendment

Attachment A to Application
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The Housing Navigation Center (HNC) with cold weather shelter helps people to survive their experience of homelessness and helps to connect clients to resources that help them find housing and establish stability. The cold weather shelter benefits guests by providing a safe, warm place to spend the coldest nights of the year. Without it, hypothermia, other weather related illnesses and injuries such as frostbite, and even death, are potential fates for our most vulnerable neighbors. The cold weather shelter benefits police, fire, ambulance and other first responders, and healthcare workers by providing them an alternate location to take people they encounter other than jail or the emergency room, both of which are far more expensive options. The cold weather shelter staff include 1 director of operations, 1 shelter manager, 1 volunteer coordinator, and 14 shelter associates. The HNC provides a safe place for people to be during the day, while also connecting them to community resources, case management, mail access, locker storage, hygiene services, and more. Primary HNC activities include: 1) diverting people from the homeless services system; 2) assessing those who are experiencing homelessness and prioritizing them for a return to housing; 3) providing needed resources for those who are living out of doors (cold weather shelter, mail delivery, hygiene resources, etc.); and 4) connecting people to housing, jobs, health services, and needed livelihood services. The HNC staff include a team of 3 resources navigators and 3 housing navigators that help connect guests to permanent housing solutions, 1 program coordinator who manages internal programming, and a program director that oversees all HNC operations. The Housing Navigation Center is currently located at 870 28th Street, Greeley, 80631.

Both the HNC and cold weather shelter have made operational changes to respond to COVID-19. People experiencing homelessness are especially vulnerable to COVID-19. As such, the HNC and cold weather shelter screen for COVID-19 symptoms, serving as the first point of contact for sick individuals who may not be in regular contact with other providers. The HNC and cold weather shelter host COVID-19 vaccine clinics for guests. Furthermore, the HNC and cold weather shelter provide socially distanced sleeping areas, and hotel vouchers for COVID-19 positive or exposed individuals and for shelter overflow. Non-Congregate sheltering is the best way to keep vulnerable populations socially distanced, thus decreasing the community spread of COVID-19.

Additional funding is being requested to increase the hours of operations for the HNC day shelter and overnight cold weather shelter. Current daytime hours of operation are Monday – Friday, 8am – 5pm, and overnight shelter hours are from 7pm-7am, 7 nights per week from November 15 to April 15. Additional funding will allow for 24/7 shelter operations between November 15, 2022 to April 15, 2023. Removing the shelter gaps between daytime and night time operations and on weekends will prevent community spread of COVID-19 by providing a clean and controlled environment for people experiencing homelessness to be during the winter months. It will also create more opportunity for engagement to help guests get housed and access other community resources.

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In addition to the cost outlined below, this additional request in funding is needed to pay for additional direct service staff time associated with increasing hours of operations. This includes staffing to cover day shelter operations from 3pm to 7pm Monday to Friday and from 7am-7pm on weekends. The additional funding will also be used to pay for additional food costs associated with expanded hours.

CDBG-CV funds would be used to pay for rent at the Housing Navigation Center and cold weather shelter building to ensure a safe place for people experiencing homelessness to stay during the COVID-19 pandemic. CDBG-CV funds would also be used to pay for direct staff time at the cold weather shelter and Housing Navigation Center. Staff screen for COVID-19 symptoms, perform regular COVID-19 testing, maintain cleanliness of the space, enforce social distancing and mask requirements, and keep people safe. CDBG-CV funds would also pay for a professional cleaning crew to maintain the cleanliness of the space. CDBG-CV funds would support the cold weather shelter meal purchases for guests. Due to COVID-19, the cold weather shelter provides self-contained meals that allow guests to eat while socially distanced. Finally, CDBG-CV funds would be used to pay for motel overflow vouchers. This funding allows for overflow guests to have a safe place to sleep when the shelter is full. Hotel vouchers also can be used to quarantine and isolate guests who have contracted COVID-19. The above costs are directly related to the increased costs associated with operating the HNC and cold weather shelter during the COVID-19 pandemic and, as such, the CDBG-CV funds would fill the gap needed to make up the difference in operational costs. The HNC and cold weather shelter are also supported by ESG, ESG-CV 2, and ESG-CV 2.2 funds however there is not enough funding to support all of our operations. Therefore, CDBG-CV funds would be used to fill the gap in funding created by the COVID-19 pandemic.

Page 2

See Attachment C for HNC Budget and CV costs.

October 20, 2022 CDBG-CV Application Amendment

Attachment B to Application – Connection of line item budget requests to COVID-19

****

*CDBG-CV funds must be used to prepare for, respond to, and/or prevent the spread of COVID-19. Funds have been requested for the following budget categories. Provide an explanation of how using CDBG-CV funds will prepare for, respond to, and/or prevent the spread of COVID-19.

1. **HNC direct service staff salaries/benefits**

   Activity will (check all that apply) ☐prepare for COVID ☒respond to COVID ☒prevent COVID

   The Housing Navigation Center (HNC) Resource Navigators are the direct service staff at the HNC. They help to respond to COVID-19 by helping vulnerable individuals experiencing homelessness find and enroll in resources that help them stay healthy, such as doctors' appointments, job searchers, and housing searchers. Resource Navigators also prevent COVID-19 by screening guests for COVID symptoms during the day, providing PPE to guests, and connecting guests to testing and COVID vaccination opportunities.

2. **Rent/Utilities**

   Activity will (check all that apply) ☒prepare for COVID ☒respond to COVID ☒prevent COVID

   The HNC and cold weather shelter need a physical location for operations, in order to prepare for, respond to, and prevent COVID-19. The HNC and cold weather shelter provide a safe place during the day and night where guests can access basic services, such as laundry and showers, which help limit community spread of COVID-19. Without money to pay for rent for the HNC, people experiencing homelessness would have no place to go and would travel around the community, increasing the risk of COVID-19 exposure and increasing community transmission.

3. **Cleaning services**

   Activity will (check all that apply) ☐prepare for COVID ☒respond to COVID ☒prevent COVID

   The HNC and cold weather shelter contract with professional cleaning companies to keep the space clean. This level of deep cleaning is not possible with basic staffing alone. Professional cleanings ensure that guests are not exposed to viruses or germs, including COVID-19.

4. **CWS direct service staff salaries/benefits**

   Activity will (check all that apply) ☐prepare for COVID ☒respond to COVID ☒prevent COVID

   Cold weather shelter staff are responsible for ensuring the health and safety of guests at check-in at night. Staff screen for COVID-19 symptoms at check-in, arrange for isolation/quarantine and transportation for individuals who have been exposed/contracted COVID-19, and enforce COVID-19 rules such as masks mandates and social distancing requirements.

5. **CWS meals**

   Activity will (check all that apply) ☒prepare for COVID ☒respond to COVID ☒prevent COVID

   COVID-19 has impacted how meals can be served at the cold weather shelter. To prevent the spread of COVID-19 during meal time, all meals are individually packaged so guests can eat meals at their beds to prevent spread during congregate feeding times. The cold weather shelter also reduced the number of volunteers who traditionally serve the meals. As such, meals costs have increased. Additionally, community meals sights have closed due to COVID-19 and the cold weather shelter meals are sometimes the only meals available to guests during the winter.

6. **Motel vouchers**

   Activity will (check all that apply) ☐prepare for COVID ☒respond to COVID ☒prevent COVID

The cold weather shelter is a wide open congregate sleeping space. As such, there are no safe places for individuals to be isolated or quarantined when exposed to COVID-19. Motel vouchers are used to isolation/quarantine individuals who have tested positive COVID-19 or been exposed at the cold weather shelter. Using motel vouchers to isolate guests is vital for preventing potential COVID-19 outbreaks at the congregate shelter. The vouchers also provide vital overflow capacity for when the shelter is full. Overcrowding of shelters increases the risk of COVID-19 exposure. Providing hotel overflow helps increase social distancing and keeps people safe in non-congreate sheltering.

CDBG-CV Attachment C
HNC Program Budget 2022-2023

		FY 2022-2023		CDBG-CV Request		
		HNC	**CWS**		**Current Award**	**Additional Request**
Confirmed Revenue	**Award**			Staff	$ 129,000	$ 144,900
CDBG-CV^ (City of Greeley) (ends 3/31/23)	$ 329,899	$ 118,899	$ 211,000	Rent/Utilities	$ 132,000	
Emergency Food and Shelter Program Phase 39	$ 10,000		$ 10,000	Cleaning Services	$ 22,000	
Emergency Food and Shelter Program Phase ARPA-R	$ 47,695	$ 27,695	$ 20,000	Shelter Meals	$ 42,000	$ 47,100
ESG '21 (4/1/22-3/30/22)	$ 65,000	$ 35,000	$ 30,000	Motel Overflow	$ 35,000	
ESG CV 2.2 (end 8/31/23)	$ 43,555	$ 5,111	$ 38,444	**Total:**	$ 360,000	$ 192,000
ESG CV2.3 (ends 8/31/23)	$ 45,000	$ 12,000	$ 33,000			
ESG CV2.3 NoCO CoC (ends 8/31/23)	$ 75,000	$ 75,000		**Total:**	$ 552,000	
Homeless Prevention Activities Program	$ 25,000	$ 25,000				
I Heart Humanity	$ 9,091	$ 9,091				
Kaiser Permanente	$ 47,487	$ 47,487				
Parole Beds (State of Colorado DOC)	$ 5,000		$ 5,000			
The Weld Trust HNC (1/1/22-12/31/22)	$ 79,330	$ 79,330				
The Weld Trust RN/HN (1/1/22-12/31/22)	$ 140,364	$ 140,364				
UWWC FY 22-23 Campaign & Carryforward	$ 71,283	$ 35,000	$ 36,283			
WCDPHE COVID-19 Hotels	$ 20,000	$ 20,000				
Total:	**$ 1,013,704**	$ 629,977	$ 383,727			
Anticipated Revenue (Current Applications)	**Ask**					
CDBG-CV Amendment (City of Greeley) (Current ask)	$ 192,000	$ 9,505	$ 182,495			
NoCO CoC Street Outreach Program	$ 125,533	$ 34,833	$ 22,000			
The Weld Trust (22-23) (1/1/23-12/31/23)	$ 400,000	$ 141,572	$ 112,833			
UWWC FY 22-23 Campaign & Carryforward	$ 74,439	$ 74,439	$ 8,000			
Total:	**$ 791,972**	$ 260,349	$ 325,328			
Total Revenue:	**$ 1,805,676**	$ 890,326	$ 709,055			
Expenses						
Salaries		$ 364,750	$ 241,039			
Benefits		$ 79,131	$ 18,844			
Occupancy		$ 13,924	$ -			
Shared costs		$ 122,811	$ 74,907			
Supplies - Office/kitchen/general		$ 7,000	$ 14,500			
Supplies - Food		$ -	$ 89,100			
Communications (phones and Internet)		$ 5,724	$ 960			
Postage		$ 500	$ -			
Mileage		$ 4,400	$ 1,000			
Equipment & software lease/maintenance		$ 7,720	$ -			
Furniture & equipment		$ 3,000	$ 2,000			
Advertising & promotion		$ 500	$ 1,500			
Printing & copying		$ 2,000	$ 1,000			
Staff development/training/conferences		$ 7,000	$ 1,000			
Program incentives (laundry vouchers)		$ 2,400	$ -			
Meetings & events- food		$ 500	$ -			
Insurance		$ 3,000	$ -			
Miscellaneous*		$ 39,790	$ 10,000			
Rent expense**		$ 57,566	$ 57,566			
Utilities **		$ 10,414	$ 10,415			
Professional Services- Facility repairs & Maintance		$ 17,000	$ -			
Professional Services- Security		$ 40,516	$ 110,385			
Professional Services- Cleaning services		$ 15,600	$ 21,840			
Professional Services- BioHazard		$ -	$ 15,000.00			
Professional Services- Laundry		$ -	$ 3,000.00			
Client Emergency Needs -Motel overflow vouchers		$ -	$ 35,000			
Client Emergency Needs - COVID-19 Hotels***		$ 20,000	$ -			
Client Emergency Needs - Prevention and Rent Help		$ 50,000	$ -			
Client emergency needs - Miscellaneous ^^		$ 15,080	$ -			
Total Expenses:		$ 890,326	$ 709,055			
Program Balance:		$ (0)	$ (0)			
% Secured:		71%	54%			
Monthly Cost:		$ 74,194	$ 118,176			
		Total Revenue:	$ 1,599,381			
		Total Expenses:	$ 1,599,381			
		Balance:	$ (0)			
		% Secured:	63%			
		% Anticipated:	37%			
		% Funded:	100%			

Footnotes

UWWC's fiscal year runs from 7/1/2022 to 6/30/2023, some funding sources cross multiple fiscal year budgets

* Unanticipated new expenses related to the new location

** Split 50/50 between CWS and HNC

*** Not a typical annual expense- COVID specific

^ Award amount reflects remaining unspent CDBG-CV amount of orgianl $360,000 award as of 7/1/2022

^^ includes bus passes, applications, wrap around services, etc.

Duplication of Benefits Worksheet - Subrecipient for Public Service Activities

This form is to be completed twice: (1) As an attachment to the submitted application; (2) With final draw providing any update to budgets and/or funding sources.

Activity Name United Way Housing Navigation Center and cold weather shelter

Subrecipient United Way of Weld County

Date of Initial DOB Review 9/30/2021

Step 1: Assess Need - Provide line item activity costs

Item	Cost
A. Staff	$210,607.20
B. Staff - direct service staff	$395,181.50
C. Benefits, Occupancy, Shared Costs	$309,616.68
D. Staff Training	$8,500.00
E. Rent/Utilities/Maintenance	$135,961.00
F. Insurance	$3,000.00
G. Unanticipated Repairs	$66,790.00
H. Security	$150,901.00
I. Cleaning Services	$52,440.00
J. Communications	$6,684.00
K. Professional Services - Laundry	$3,000.00
L. Professional Services - Meals	$89,100.00
M. Supplies	$39,720.00
N. Transportation	$5,400.00
O. Client emergency needs	$67,480.00
P. Motel overflow vouchers	$55,000.00
Activity budget total	$1,599,381.38

Step 2: Determine Assistance - Provide funding sources and amounts

The CARES Act has progams that should be considered as funding sources. Please complete the second page of this form.

Source of funds	Amount
CDBG-CV (City of Greeley)	$ 329,899
Emergency Food and Shelter Program Phase 39	$ 10,000
Emergency Food and Shelter Program Phase ARPA-R	$ 47,695
ESG '21	$ 65,000
ESG CV 2.2	$ 43,555
ESG CV2.3	$ 45,000

ESG CV2.3 NoCO CoC	$ 75,000
Homeless Prevention Activities Program	$ 25,000
I Heart Humanity	$ 9,091
Kaiser Permanente	$ 47,487
Parole Beds (State of Colorado DOC)	$ 5,000
The Weld Trust HNC	$ 79,330
The Weld Trust RN/HN	$ 140,364
UWWC FY 22-23 Campaign & Carryforward	$ 71,283
WCDPHE COVID-19 Hotels	$ 20,000
Total of funding sources	$ 1,013,704

Step 3: Calculate Unmet Need - Activity budget minus available funds

Total Need	$1,599,381.38
Minus assistance	$ 1,013,704
Actual Unmet Need	**$585,677.38**

Step 4: Document the Analysis

Retain the above as the calculation documentation. Attach adequate documentation to justify determination of the maximum award of CDBG-CV funds.

Step 5: Certify as to Correctness of Duplication of Benefits Form

I, the undersigned, certify to the following: (1) That the information provided above and on page two are true and complete to the best of my knowledge; (2) That the Duplication of Benefits (DOB) requirement has been explained to me by GURA staff and I understand the DOB requirement; (3)I have reviewed and completed the CARES Act Program funding opportunities piece of this form (page 2). Further, I understand there may be a monitoring of this activity by the City and/or HUD, that additional documentation may be required, and the CDBG-CV funds are subject to repayment to HUD by the subrecipient or beneficiary of the funds if HUD is not satisfied with the DOB documentation or funds a DOB occurred.

Melanie Woolman

Signature (not typed, this needs to be a signature

10/20/2022

Date

Name and title of signatory above: Melanie Woolman, President & CEO

Reviewed at GURA by/date: ____________________

Accepted by GURA by/date: ____________________

DOB Worksheet - Subrecipient for Public Service Activities - CARES Act Programs

The CARES Act Programs noted below may be alternative funding sources for this activity. Please complete the information below. For additional information on any program noted below, contact GURA or the agency noted.

GREELEY URBAN RENEWAL AUTHORITY
Memorandum

TO:	GURA Board of Commissioners
RE:	Update on Letters of Interest for Affordable Housing Funds
FROM:	J. R. Salas, GURA Manager
DATE:	November 9, 2022

At the September 14, 2022, meeting of the GURA Board of Commissioners, approval was given to staff to issue a Notice of Funding Availability and Request for Letters of Interest (LOI) with regard to available affordable housing funds. Available funds include approximately $850,000 in CDBG and $1,000,000 in HOME funds.

As expected, two responses were received and are attached for your review. High Plains Housing Development Corporation expressed interest in both the CDBG and HOME funds for a multi-family project at 123 9th Avenue; Greeley-Weld Habitat for Humanity expressed interest in both CDBG and HOME funds, as well, for its Hope Springs project. After recent conversations with the Executive Director of Habitat, the environmental firm they hired, and a HUD environmental review representative, however, it has been determined that no CDBG or HOME funds will be used during the construction phase of the project. If HUD funds are utilized in Hope Springs, they will be as a direct benefit to buyers of the houses.

Neither project is far enough along in the development process to make application for CDBG and/or HOME funds. As noted in the LOIs, both projects are nine to 12 months from being construction ready, which includes working through the federal requirements for environmental reviews and market analyses. At this time, the Letters of Interest are informational only, but these two projects should be at the forefront of discussions.

Staff Recommendation

No recommendation. Provided for informational purposes only.

Notice of Funding Availability

Request for Letters of Interest for

Affordable Housing Projects

Background: The City of Greeley (the City) adopted a Strategic Housing Plan in 2019, identifying seven key constraints to housing affordability and setting forth strategies and action steps to address those constraints. Additionally, the GURA Board of Commissioner (GURA Board) identified the need for affordable housing (maintaining existing and creation of more) during the formation of the City's 2020-2024 Consolidated Plan setting affordable housing as a high priority (for use of federal funds). The Economic Health and Housing Department (EHH) is the implementing department for a number of strategies in the Housing Plan and, along with the GURA Board, administers federal funds that could assist with affordable housing projects.

Purpose: The City, through the EHH Department and GURA Board, is seeking Letters of Interest (LOI) from non-profit and for-profit developers and owners of multi-family affordable housing units for projects that create or rehab and preserve affordable housing. The LOIs will be used to gauge interest, identify potential projects, determine project readiness, and potentially create a pipeline of projects to use the City's federal funds during 2020-2024 for affordable housing.

Funding: The City has available federal funds of approximately $850,000 in CDBG and $1,000,000 in HOME for projects. Federal funds have time restrictions, so it is important that the City identify projects and maintain a pipeline of interested owners/developers.

GURA will manage projects that rehab/preserve existing units; however, the City staff will expect developers to have the capacity to exercise independent judgement and to perform the actions necessary to achieve the project objectives, including sufficient knowledge of federal regulations. The developer will be working under the general direction of the EHH and GURA Board, but it should be understood that the City has limited professional staff capacity to support the project and will rely on the personnel, experience, and expertise of the developer(s) to ensure all necessary components of the housing project are in compliance with federal regulations and completed in a timely manner.

Eligibility: Proposed projects identified in Letters of Interest must meet all of the following eligibility criteria:

- ✓ Project must be located in the City of Greeley
- ✓ The project must provide housing for low-moderate-income residents (talk to GURA for specific income requirements)
- ✓ Must meet the City of Greeley's development standards
- ✓ The developer must be able to execute the Letter of Intent and develop the project timely

Timing: Letters of Interest should be returned to: J. R. Salas at j.r.salas@greeleygov.com by November 1, 2022. GURA will respond to the LOIs for the most viable projects (in terms of readiness, developer qualifications, etc.) with request for any additional information needed. Please do not submit a Letter of Interest for projects that will not be ready to begin by December 31, 2023. A Notice of Funds Availability will be sent out again as funds are/remain availability.

Additional Information: See Attachment for additional information on restrictions and eligibility. This is provided only as basic information; other restrictions may apply. All questions should be directed to t J. R. Salas, GURA Manager, 970-350-9380 or j.r.salas@greeleygov.com.

LETTER OF INTEREST

Describe the interest in funding by completing the following. Keep responses concise, but specific.

1. **Applying entity information.**

Name of entity	Greeley-Weld Habitat for Humanity
Contact person	Cheri Witt-Brown
Address	2080 Greeley Mall Street, Suite D05 Greeley, CO 80631
Phone and email	970-351-6766, cheri@greeleyhabitat.org

2. **Project location – Note either address or general cross streets of the proposed project. Also, check the appropriate box that follows.** (Project must be within Greeley city limits.)

Northeast corner of 32nd Street and 29th Avenue

3. **Type of project to be proposed (check as many as apply).**

[ ] Multi-family new construction [ ] Single-family new construction [X] Both SF/MF new

[ ] Multi-family rehabilitation [ ] Other (describe) [ ]

4. **How many units are proposed in each of the categories below:**

[156] New multi-family [20] New single-family [ ] Rehabbed Units

5. **Describe project readiness (check most appropriate boxes a-d; e-i, and j-l)**

[ ]	**a.**	Project is ready. Property location is in owner/developer's control. City reviews are complete. All other financing is in place.
[ ]	**b.**	Project has been identified and could be ready to begin construction in 3-6 months.
[ ]	**c.**	Project has been identified and could be ready to begin construction in 6-9 months.
X	**d.**	Project is 9-12 months from being construction ready.

Check the appropriate box(es) with regard to the environmental review.

[ ]	**e.**	No part of an environmental review is complete
[ ]	**f.**	A Phase One is complete and does not identify serious mitigation needs. (GURA will need a copy.)
[ ]	**g.**	The HUD-required environmental review (Part 58) has been completed. (GURA will need a copy.)
[ ]	**h.**	A Phase One is underway. [X] The HUD-required review is underway.
[ ]	**i.**	The environmental process is complete and ready for GURA review.

Check the appropriate box(es) with regard to the market analysis. (GURA will need a copy.)

[ ] **j.** Market analysis is complete [X] **k.** Market analysis is underway [ ] **l.** Market analysis not started

6. **Funding – check expected funding sources** (Attach a preliminary budget, if available.)

[X] CDBG – City of Greeley [X] HOME – City of Greeley

[ ] 9% Tax Credits [ ] 4% Tax Credits [ ] Tax Credits (Unknown if 4 or 9%)

[X] State CDBG and/or HOME [X] Other State Funding [X] Private Activity Bonds

[X] Other private financing (foundations, grants, etc.) [X] Other (describe) Catalyst Grant

Are any of the above time sensitive (i.e. – are there specific time periods for applications that could affect project readiness?)

[ ] Yes [X] No

If yes, which and note application dates.

Funding Source	Notes – Address application deadlines, whether application has been made/, where project is the application process for named funds, etc.
JBS	$2,000,000
State Catalyst Grant	$990,000
State Senator Hickenlooper	$2,577,000
Richmark	$8,500,000
Weld Trust	$100,000 for 3 years – vertical construction
Dick Monfort	$100,000/year – vertical construction
Annual Breakfast	$200,000+/year – vertical construction
Reserves	$2,000,000
	Several grants are underway for infrastructure costs and vertical construction.

7. **An estimated $850,000 in CDBG funds are available. What use would you propose for <u>CDBG funds</u>? (New construction is not eligible.)**

[X] Acquisition; clearance/ assemblage; site improvements [ ] Rehabilitation of multi-family units [ ] Conversion to residential

Estimate the projects need for CDBG funds: $850,000

8. **An estimated $1,000,000 in HOME funds are available. What use would you propose for <u>HOME funds</u>?**

[X] Multi-family new construction [ ] Conversion to residential

[X] Single-family direct subsidy to buyer [X] Single-family new construction (developer subsidy)

Estimate the projects need for HOME funds: $1,000,000

I certify by signature below that the information above is true and correct to the best of my knowledge and that the signer below has the authority to speak for and represent the organization and has appropriate signature authority to sign on behalf of the organization. Submittal of a Letter of Interest does not constitute a reservation or commitment of funds.

Submitted by: ______________________ **Date:** **<u>10/27/22</u>**

Title: ___**Executive Director**_______________

ATTACHMENT

BASIC CDBG ELIGIBILITY

City of Greeley CDBG funds can assist in the development of housing by one of the means noted below. There may be restrictions not noted within this space. Contact GURA with questions. CDBG cannot be used other than as noted below to subsidize or assist with new residential construction.

1. Property acquisition. CDBG funds may be used for acquisition of property for an eligible rental housing project.
2. Rehabilitation of rental housing; conversion of a closed building from one use to residential use (such as a closed school building to residential use).
3. Clearance and remediation activities. These could include clearance, demolition, and removal of buildings and improvements and remediation on known or suspected environmental contamination.
4. Privately owned utilities. CDBG funds may be used to acquire, construct, reconstruct, rehabilitate, or install the distribution lines and facilities of privately owned utilities, including the placing underground of new or existing distribution facilities and lines.
5. Activities not considered to subsidize or assist with new construction:
   a. Site assemblage
   b. Site improvements and provision of public improvements

CDBG INELIGIBILITY

The City does not have a HUD-approved housing assistance plan in place, thus administrative expenses to facilitate housing, including such things as planning, obtaining financing, site and utility plans, architectural, engineering, and other details ordinarily required for construction purposes are not eligible for Greeley CDBG funds.

BASIC HOME ELIGIBILITY

HOME Investment Partnership Program funds can be used for new construction, with restrictions. Greater restrictions at completion and for a 20-year period of affordability will apply.

CURRENT INCOME LIMITS

Current income limits are below. These remain in effect until HUD issues new ones, generally May annually. (These became applicable June 15, 2022.)

- CDBG – A minimum of 51% of units must be leased to households with income under 80% AMI for a prescribed period (dependent on amount of CDBG funds invested, minimum five years).
- HOME – All units must be leased to households below 80% AMI with greater restrictions dependent on a number of factors. Contact GURA.

Household Size	1	2	3	4	5	6	7	8
51-80%	$55,450	$63,400	$71,300	$79,200	$85,550	$91,900	$98,250	$104,550
31-50%	$34,650	$39,600	$44,550	$49,500	$53,500	$57,450	$61,400	$63,350
30% & less	$20,800	$23,800	$26,750	$29,700	$32,100	$34,500	$36,850	$39,250

CURRENT RENT RESTRICTIONS

CDBG rents cannot exceed Fair Market; deeper restrictions may apply depending on the project.
HOME rents are either High HOME or Low HOME, depending on other factors. Contact GURA.

Unit size	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Low HOME Rent	$866	$928	$1113	$1287	$1436	$1584	$1732
High HOME Rent	$897	$990	$1272	$1638	$1808	$1976	$2145
Fair Market Rent	$897	$990	$1272	$1801	$2022	$2325	$2629

City of Greeley Colorado

Notice of Funding Availability

Request for Letters of Interest for **Affordable Housing Projects**

Background: The City of Greeley (the City) adopted a Strategic Housing Plan in 2019, identifying seven key constraints to housing affordability and setting forth strategies and action steps to address those constraints. Additionally, the GURA Board of Commissioner (GURA Board) identified the need for affordable housing (maintaining existing and creation of more) during the formation of the City's 2020-2024 Consolidated Plan setting affordable housing as a high priority (for use of federal funds). The Economic Health and Housing Department (EHH) is the implementing department for a number of strategies in the Housing Plan and, along with the GURA Board, administers federal funds that could assist with affordable housing projects.

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LETTER OF INTEREST

Describe the interest in funding by completing the following. Keep responses concise, but specific.

1. Applying entity information.

Name of entity	High Plains Housing Development Corp.
Contact person	Jodi Hartmann
Address	P.O. Box 1053, Greeley, CO 80632
Phone and email	(970) 405-6072 hphousingdev@gmail.com

2. Project location – Note either address or general cross streets of the proposed project. Also, check the appropriate box that follows. (Project must be within Greeley city limits.)

123 9th Avenue Greeley CO

3. Type of project to be proposed (check as many as apply).

[X] Multi-family new construction [ ] Single-family new construction [ ] Both SF/MF new

[ ] Multi-family rehabilitation [ ] Other (describe) [ ]

4. How many units are proposed in each of the categories below:

[58] New multi-family [ ] New single-family [ ] Rehabbed Units

5. Describe project readiness (check most appropriate boxes a-d; e-i, and j-l)

	a.	Project is ready. Property location is in owner/developer's control. City reviews are complete. All other financing is in place.
	b.	Project has been identified and could be ready to begin construction in 3-6 months.
	c.	Project has been identified and could be ready to begin construction in 6-9 months.
X	**d.**	Project is 9-12 months from being construction ready.

Check the appropriate box(es) with regard to the environmental review.

	e.	No part of an environmental review is complete
X	**f.**	A Phase One is complete and does not identify serious mitigation needs. (GURA will need a copy.)
	g.	The HUD-required environmental review (Part 58) has been completed. (GURA will need a copy.)
	h.	A Phase One is underway. [X] The HUD-required review is underway.
	i.	The environmental process is complete and ready for GURA review.

Check the appropriate box(es) with regard to the market analysis. (GURA will need a copy.)

[ ] **j.** Market analysis is complete [X] **k.** Market analysis is underway [ ] **l.** Market analysis not started

6. **Funding – check expected funding sources** (Attach a preliminary budget, if available.)

- [X] CDBG – City of Greeley
- [X] HOME – City of Greeley
- [X] 9% Tax Credits
- [ ] 4% Tax Credits
- [ ] Tax Credits (Unknown if 4 or 9%)
- [X] State CDBG and/or HOME
- [X] Other State Funding
- [ ] Private Activity Bonds
- [X] Other private financing (foundations, grants, etc.)
- [ ] Other (describe)

Are any of the above time sensitive (i.e. – are there specific time periods for applications that could affect project readiness?)

- [X] Yes
- [ ] No

If yes, which and note application dates.

Funding Source	Notes – Address application deadlines, whether application has been made/, where project is the application process for named funds, etc.
9% LIHTC	Application is due 2/1/23
DOH RFA PB Vouchers	Application is due 2/1/23
Weld Trust	Application was made on 9/15/22

7. **An estimated $850,000 in CDBG funds are available. What use would you propose for <u>CDBG funds</u>? (New construction is not eligible.)**

- [X] Acquisition; clearance/ assemblage; site improvements
- [ ] Rehabilitation of multi-family units
- [ ] Conversion to residential

Estimate the projects need for CDBG funds: $250,000

8. **An estimated $1,000,000 in HOME funds are available. What use would you propose for <u>HOME funds</u>?**

- [X] Multi-family new construction
- [ ] Conversion to residential
- [ ] Single-family direct subsidy to buyer
- [ ] Single-family new construction (developer subsidy)

Estimate the projects need for HOME funds: $ 750,000

I certify by signature below that the information above is true and correct to the best of my knowledge and that the signer below has the authority to speak for and represent the organization and has appropriate signature authority to sign on behalf of the organization. Submittal of a Letter of Interest does not constitute a reservation or commitment of funds.

Submitted by: Jodi Hartman **Date:** 10/19/22

Title: Executive Director

ATTACHMENT

BASIC CDBG ELIGIBILITY

City of Greeley CDBG funds can assist in the development of housing by one of the means noted below. There may be restrictions not noted within this space. Contact GURA with questions. CDBG cannot be used other than as noted below to subsidize or assist with new residential construction.

1. Property acquisition. CDBG funds may be used for acquisition of property for an eligible rental housing project.
2. Rehabilitation of rental housing; conversion of a closed building from one use to residential use (such as a closed school building to residential use).
3. Clearance and remediation activities. These could include clearance, demolition, and removal of buildings and improvements and remediation on known or suspected environmental contamination.
4. Privately owned utilities. CDBG funds may be used to acquire, construct, reconstruct, rehabilitate, or install the distribution lines and facilities of privately owned utilities, including the placing underground of new or existing distribution facilities and lines.
5. Activities not considered to subsidize or assist with new construction:
    a. Site assemblage
    b. Site improvements and provision of public improvements

CDBG INELIGIBILITY

The City does not have a HUD-approved housing assistance plan in place, thus administrative expenses to facilitate housing, including such things as planning, obtaining financing, site and utility plans, architectural, engineering, and other details ordinarily required for construction purposes are not eligible for Greeley CDBG funds.

BASIC HOME ELIGIBILITY

HOME Investment Partnership Program funds can be used for new construction, with restrictions. Greater restrictions at completion and for a 20-year period of affordability will apply.

CURRENT INCOME LIMITS

Current income limits are below. These remain in effect until HUD issues new ones, generally May annually. (These became applicable June 15, 2022.)

- CDBG – A minimum of 51% of units must be leased to households with income under 80% AMI for a prescribed period (dependent on amount of CDBG funds invested, minimum five years).
- HOME – All units must be leased to households below 80% AMI with greater restrictions dependent on a number of factors. Contact GURA.

Household Size	1	2	3	4	5	6	7	8
51-80%	$55,450	$63,400	$71,300	$79,200	$85,550	$91,900	$98,250	$104,550
31-50%	$34,650	$39,600	$44,550	$49,500	$53,500	$57,450	$61,400	$63,350
30% & less	$20,800	$23,800	$26,750	$29,700	$32,100	$34,500	$36,850	$39,250

CURRENT RENT RESTRICTIONS

CDBG rents cannot exceed Fair Market; deeper restrictions may apply depending on the project.
HOME rents are either High HOME or Low HOME, depending on other factors. Contact GURA.

Unit size	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Low HOME Rent	$866	$928	$1113	$1287	$1436	$1584	$1732
High HOME Rent	$897	$990	$1272	$1638	$1808	$1976	$2145
Fair Market Rent	$897	$990	$1272	$1801	$2022	$2325	$2629