



GREELEY URBAN RENEWAL AUTHORITY

Agenda

Wednesday – February 14, 2024

**1001 11th Avenue
City Council Chambers, Overflow Room, City Center South**

4:30 p.m.

- I. Call to Order - Roll Call**
- II. Approval of Minutes** - from the December 13, 2023, meeting
- III. Items of Business**
 - A. Habitat for Humanity – HOME Application Review and Discussion for approval on Hope Springs development project
 - B. GURA Appointment of Legal Counsel
 - C. Discussion of request from High Plains Housing Authority for easement on GURA owned site adjacent to Star Rise at North Weld Village
- IV. Board Member Comments/Reports**
- V. Staff Report**
- VI. Adjournment**

Next Meeting: March 13, 2024 @ 4:30 p.m.

The City of Greeley does not discriminate on the basis of disability, race, color, national origin, or gender. For more information about these statutes, or to file a complaint, please contact the City of Greeley's designated Disability Rights and Title VI coordinator, Will Jones at (970) 350-9751, 1001 11th Avenue, Greeley, CO, 80631 or at william.jones@greeleygov.com.



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**December 13, 2023
4:30 p.m.**

**1001 11th Avenue
City Council Chambers, Overflow Room, City Center South
And also conducted remotely**

I. Call to Order

Chair Cummins called the meeting to order at 4:30 p.m. Commissioners Silva, Fernandez, Lucero, Utrata, and Welsh were present. (One vacancy exists.)

II. Approval of minutes for the meeting held on November 8, 2023

Commissioner Silva made a motion to approve the minutes for the meeting held on November 8, 2023, as written. Commissioner Welsh seconded the motion; the motion carried 6-0. (One vacancy exists.)

III. Items of Business

A. Designation of GURA Executive Director/Board Secretary

Commissioner Utrata made a motion to approve in accordance with Article II of the Greeley Urban Renewal bylaws, dated October 13, 2022, to ratify and recognize the appointment of John Hall, Director Economic Development & Urban Revitalization as the Executive Director/Secretary of the Greeley Urban Renewal Authority, effective December 13, 2023. Commissioner Silva seconded the motion; the motion carried 6-0. (One vacancy exists.)

B. Public Hearing to Consider the 2024 State Budget

Chair Cummins opened the public hearing at 4:37 p.m. and called for public comment.

Carol Larsen, Grant Specialist presented information on Greeley Urban Renewal Authority's (GURA) operational accounts for funds received outside of the federal grant programs.

There being no one from the public present, the hearing closed at 4:40 p.m.

Commissioner Utrata made motion to adopt the resolutions approving the budget as proposed appropriating sums of money to various funds for the State Budget as

submitted. Commissioner Welsh seconded the motion; the motion carried 6-0. (One vacancy exists.)

IV. Motion to move into Executive Session

Chair Cummins made a motion at 4:43 p.m. that Greeley Urban Renewal Authority go into Executive Session for purposes of conferring with GURA's attorney, Fred Otis and the City Attorney, Doug Marek to receive legal advice as provided as provided C.R.S. 24-6-402(4) (b) and Greeley Municipal Code Section 2-151(a)(2). Commissioner Utrata seconded the motion; the motion carried 6-0 by announced vote.

The Executive Session ended at 5:25 p.m.

V. Board Member Comments/Reports

Chair Cummins thanked JR Salas, GURA Manager and Carol Larsen, Grant Specialist for their years of service and noted their retirement in January 2024.

VI. Staff Reports

None

VII. Adjournment

There being no further business, Chair Cummins adjourned the meeting at 5:50 p.m.

John Hall, Secretary

Jediah Cummins, Chair



GREELEY URBAN RENEWAL AUTHORITY

Memorandum

TO: GURA Board of Commissioners
RE: Habitat for Humanity- Hope Springs HOME Application
FROM: Ashley Weesner, Affordable Housing Manager
DATE: February 12, 2024

On December 28, 2023 Habitat for Humanity submitted a completed application for a total request of \$1,320,000 in HOME funds.

Greeley-Weld Habitat for Humanity will be the lead developer for a first-of-its-kind Habitat for Humanity community located at the intersection of 23rd Street and 29th Avenue in Greeley. Hope Springs will benefit the Northern Colorado community by providing an innovative, affordable, and energy efficient housing community with easy access to amenities such as a planned on-site childcare center, two new community parks, and a state of the art mini-pitch soccer field. The project site is located within a short walking distance of grocery stores (Walmart, King Soopers, and Sam's Club), walking trails, and Anna Gimmetstad Memorial Park. It has easy access to Highway 34 and will be served by the Greeley Evans Transit System. It is also conveniently located near highly rated elementary schools (Frontier Academy K-5 and Dos Rios Elementary School) and middle schools (Brentwood Middle School and Chappelow Arts Magnet K-8 School) and is within a 10-minute drive to the new Greeley West IB High School. Hope Springs will bring a total of 174 new affordable housing units to the City of Greeley, including 152 attached paired units and 22 single-family detached units. The homes will be sold to local low-income families earning between 30-80% of the HUD Area Median Income for Weld County. In the first year alone, between April and December 2024, GWHFH plans to build 40 homes working in partnership with Baessler Homes. GWHFH will also partner with Alquist 3D to complete the very first 3D-printed home in Colorado. In later phases of the project, our private sector partner, Rickmark Companies, will build up to 316 mixed rate and/or affordable units as defined by HUD apartment rental limits, for a total of 490 affordable for-sale and rental housing units. Greeley-Weld Habitat for Humanity's economic impact at Hope Springs will be over \$65,400,000 when built out. With Rickmark's mixed-rate apartments, that impact will grow to nearly \$100,000,000 reinvested in Greeley and Colorado.

Application materials are included with the packet for your review. Application and supporting materials will be discussed in detail with the Board on February 14, 2024.

RECOMMENDATION

After review of application materials, staff recommends funding \$1,320,000 in HOME Investment Partnership Funds.



AFFORDABLE HOUSING PROGRAMS
APPLICATION



PART 1 - APPLICANT INFORMATION and BRIEF OVERVIEW OF REQUEST

Project Name: Greeley Weld Habitat for Humanity Hope Springs Community

The "applicant" is considered to be the owner or developer of the property. A consultant may submit the application on behalf of an owner or developer, but the information provided is to be for the owner or developer. The City will not pay for the cost of consultants with federal funds.

Applicant: Greeley-Weld Habitat for Humanity Address: 2080 Greeley Mall Unit D5, Greeley CO 80631
Contact person: Cheri Witt-Brown Title: Chief Executive Officer
Phone number: 970-351-6766 Fax number: 970-351-7696 Email: Cheri@greeleyhabitat.org

If different from above, person authorized to request funds:

Phone # Email: Agency website: www.greeleyhabitat.org

Applicant Type: ☐ Government ☐ For-profit business/organization
☐ Faith-based organization ☐ Other (specify)
☒ Non-profit 501(c)(3) ☐ Public Housing Authority
☐ Community Housing Development Organization (CHDO) ☐ Minority- or Women-Owned Business

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

Date of incorporation: 9/24/1987 Agency tax ID number: 84-1091487

DUNS number: 847402708 Authorized signatory: Cheri Witt-Brown

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

Agency operating budget: 17,938,317.00 # of paid staff: 29 # of volunteers yearly: 4700

Agency's Mission Statement:

Greeley-Weld Habitat for Humanity (GWHFH) shares the global Habitat for Humanity mission, "Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope." We pursue our mission by working in partnership with community partners and families in need to build safe and affordable homes and communities. GWHFH was incorporated as an affiliate of Habitat for Humanity International in 1987 and has since built over 220 homes in Weld County, helping more than 1,000 individuals achieve stability through affordable homeownership. GWHFH partners with homebuyers earning between 30-80% of the Area Median Income (AMI), from the most economically marginalized in our community to the missing middle populations.

Provide a brief description of the proposed project (include location, number of units, target population, etc.).

Greeley-Weld Habitat for Humanity will be the lead developer for a first-of-its-kind Habitat for Humanity community located at the intersection of 23rd Street and 29th Avenue in Greeley. Hope Springs will benefit the Northern Colorado community by providing an innovative, affordable, and energy efficient housing community with easy access to amenities such as a planned on-site childcare center, two new community parks, and a state of the art mini-pitch soccer field. The project site is located within a short walking distance of grocery stores (Walmart, King Soopers, and Sam's Club), walking trails, and Anna Gimmestad Memorial Park. It has easy access to Highway 34 and will be served by the Greeley Evans Transit System. It is also conveniently located near highly rated elementary schools (Frontier Academy K-5 and Dos Rios Elementary School) and middle schools (Brentwood Middle School and Chappelow Arts Magnet K-8 School) and is within a 10-minute drive to the new Greeley West IB High School. Hope Springs will bring a total of 174 new affordable housing units to the City of Greeley, including 152 attached paired units and 22 single-family detached units. The homes will be sold to local low-income families earning between 30-80% of the HUD Area Median Income for Weld County. In the first year alone, between April and December 2024, GWHFH plans to build 40 homes working in partnership with Baessler Homes. GWHFH will also partner with Alquist 3D to complete the very first 3D-printed home in Colorado. In later phases of the project, our private sector partner, Rickmark Companies, will build up to 316 mixed rate and/or affordable units as defined by HUD apartment rental limits, for a total of 490 affordable for-sale and rental housing units. Greeley-Weld Habitat for Humanity's economic impact at Hope Springs will be over \$65,400,000 when built out. With Rickmark's mixed-rate apartments, that impact will grow to nearly \$100,000,000 reinvested in Greeley and Colorado.

Funding request: HOME request \$1,320,000 Amortized Loan ☐ Grant ☒
CDBG request Amortized Loan ☐ Grant ☐
Other funding - SECURED
Other funding - UNSECURED
Total estimated cost to complete the project \$54,010,974

If there is a co-applicant, information on that entity will also be needed.

PART 2 - DEVELOPER (OR OWNER, IF REHAB REQUESTED) CAPACITY REVIEW

REMINDER: The information below is required of the developer (or owner, if the project is rehab).

Applicant is (check all that will apply): ☒ Owner ☒ Developer ☒ CHDO
☐ Other Describe applicant's role: Developer and Owner
If Non-Profit Agency: If a 501(c)(3), year non-profit status obtained: 1987 ☐ Not a 501(c)(3)
Experience with Federal grants, in general: ☐ None ☐ Minimal ☐ Average ☒ Significant, highly experienced

Describe your general experience with Federal grants.

Cheri Witt-Brown, GWHFH CEO, has 15 years of experience researching, writing, and obtaining federal grants including a recent \$2.5 million CDS grant from Senator John Hickenlooper along with a \$3 million Transformational Affordable Housing Grant (TAHG) and a \$1.1 million CDBG-DR grant, both from the State of Colorado. Additionally, Cheri has secured funding from private sources including: \$2 million from JBS and \$1 million from OXY. Celia Morse, GWHFH Director of Finance, has more than 20 years of experience compiling financial information and documentation for federal grants including HOME, CDBG-DR, CDBG and FHLB grants. Celia tracks all GWHFH finances, including grants, sponsorship funds, and project costs. She also produces monthly reports for the Board of Directors including profit and loss statements with budget comparisons, cash summaries, and ReStore financials. She reconciles several bank relationships and handles all mortgages and escrow accounts.

Experience with federal procurement: ☐ None ☐ Minimal ☐ Average ☒ Significant, highly experienced

Briefly describe your experience with procurement responsibilities for Federal funds/grants.

Cheri Witt-Brown has served GWHFH for 8 ½ years, bringing more than 30 years of land development, general contracting, non-profit, banking, and leadership experience. Cheri is responsible and accountable for the effective and efficient financial, operational, and administrative management of GWHFH. She supervises the complex requirements of all government funded projects including HUD and GURA. While writing and obtaining multiple grants over the years, Cheri has provided a detailed account of all expenses, assets and liabilities, secured funding, financial statements, audit records, Enterprise Zone tax credits, site control documents, implementation schedules, site plans, market studies, accounts payable, accounts receivable, descriptions of the board of directors and staff, photos of progress, and all payroll functions. Additionally, Cheri manages and maintains relationships with our CTE student program partner and oversees all financial aspects of the program including job costs, program grants, and sponsorships. In support of Cheri, Celia Morse, CFO, assists in pulling and creating all financial documents requested by federal funding sources.

Experience with GURA: ☐ None ☐ Minimal ☐ Average ☒ Significant experience

Briefly describe your experience working with GURA.

GURA has partnered with Greeley Weld Habitat for two decades. Celia Morse has worked with GURA for twenty years and Cheri Witt-Brown for 8 ½ years. Their experience includes writing and obtaining multiple GURA grants beginning with an acquisition grant to purchase the land for our Habitat North subdivision. Most recently, GWHFH was awarded a \$1 million grant for our newest development, Hope Springs. GWHFH was included

grants beginning with an acquisition grant to purchase the land for our Habitat North subdivision. Most recently, GWHFH was awarded a \$1 million grant for our newest development, Hope Springs. GWHFH was included as an affordable housing provider in GURA's 2021 action plan.

Agency has the following (a checked box is an affirmative response). Developer will be required to have all documents prior to funds commitment.

- ☒ Written policies and procedures of a general/administrative/hiring nature (including an Affirmative Action Plan).
- ☒ Written policies and procedures addressing financial management requirements.
- ☒ Written policies and procedures for maintenance of project records that adhere to federal policy.
- ☒ Written policies and procedures for how low-income input on projects will be completed.
- ☒ Written policies for bond requirements that adhere to federal policy.
- ☒ Pays payroll taxes
- ☒ Has Workman's Compensation insurance

Attach as Exhibits

- 1

Narrative on agency experience and capacity. From this narrative, GURA should be able to determine **experience**

(with developments of this type, with federal grants and procurement, and with working with the City/GURA), **capacity** (personnel, Board, financial), **commitment** (to affordable housing, low-income, homeless, etc.).
- 2

By-laws

3

Articles of Incorporation
- 4

Non-profit determination letter

5

List of Board of Directors and affiliations
- 6

Evidence of insurance

7

Bios of key personnel (both agency & project)
- 8

Organizational chart of agency and propose

Organizational chart of agency and proposed project ownership (two charts)
- 9

Most recent audit (or, if not available, financial statement)

10

Agency operating budget
- 11

Documentation indicating signatory authority to apply for/receive grants and sign for agency.

PART 2 - DEVELOPER CAPACITY REVIEW CONTINUED - PROJECT TEAM

Provide the name and contact information of the consultant or staff person who will perform or be responsible for the following tasks. If any noted are paid for with CDBG/HOME funds, that person/agency must be selected through the procurement process identified in 2 CFR 200.320. Information may be attached as an Exhibit, in lieu of completing below.

A. Application questions, general oversight of project and project management

Name

Cheri Witt-Brown

Contact person

Cheri Witt-Brown

Phone

(970)-351-6766

Email

cheri@greeleyhabitat.org

Website

www.greeleyhabitat.org

B. General Project Contractor

Name

Agora West & GLH

Contact person

Thomas Donkle

Phone

(970) 556-0406.

Email

thomas.donkle@gmail.com

Website

www.agorawest.com

C. Architect

Name

Joe Bastian & Collab Architecture

Contact person

Jordan Lockner

Phone

(970) 292-7078

Email

jordan@collabarchitects.com

Website

www.collabarchitects.com

D. Engineer

Name

Wernsman Engineering

Contact person

Derek Glossan

Phone

(970)371-6678

Email

derek.glosson@glossondevelopment.com

Website

www.ericwcivilengineer.com

E. Labor Standards/Davis-Bacon Requirements

Name

Cheri Witt-Brown

Contact person

Cheri Witt-Brown

Phone

970-351-6766

Email

cheri@greeleyhabitat.org

Website

www.greeleyhabitat.org

F. Section 3 Requirements

Name

Cheri Witt-Brown

Contact person

Cheri Witt-Brown

Phone

970-351-6766

Email

cheri@greeleyhabitat.org

Website

www.greeleyhabitat.org

G. Other Responsible Party (ie - Environmental Reviews, Reports, Draws, Post-completion project management, etc.)

Name

Cheri Witt-Brown

Contact person

Cheri Witt-Brown

Phone

970-351-6766

Email

cheri@greeleyhabitat.org

Website

www.greeleyhabitat.org

H. Other Responsible Party (ie - Environmental Reviews, Reports, Draws, Post-completion project management, etc.)

Name

Cheri Witt-Brown

Contact person

Cheri Witt-Brown

Phone

970-351-6766

Email

cheri@greeleyhabitat.org

Website

www.greeleyhabitat.org

Have any of the above named agencies/companies ever been disbarred from federal contracts?

- ☒ No
- ☐ Yes - Describe-who and situation:

Use space below if there is any additional information regarding capacity. Include any audit findings within the past five years, fiscal year, etc.

Cheri Witt-Brown, GWHFH's Chief Executive Officer and the GWHFH board began work on a 5-year intensive strategic plan in April 2016 focusing on significantly increasing home building capacity. GWHFH reviewed and modified this plan annually at our Board retreat, with the most recent review and restructuring in May 2021. This aggressive 5-year strategic plan includes increasing GWHFH revenues through a variety of proven fund development strategies. Over the last 7 years, GWHFH has experienced the benefits of these plans, including engaging and partnering with new investors, and nearly doubling our annual budget in 2020. Additionally, GWHFH brought back our annual fund-raising breakfast event with great success and has on-boarded three additional annual community fund raising events since. We have seen across the board growth in individual donors, and corporate & community investment. All the objectives of the 2016 strategic plan have been completed and starting in 2024 a new strategic plan will be formed and employed.

PART 3 - PROJECT INFORMATION OVERVIEW

Type of housing proposed

- ☒ New construction homeownership

Number of units40

☐ Other
- 0

Rental housing-New construction < 5 units

Rental 5-25 units

Existing owned rehabbed
- ☐ Rental > 25 units

of units

☐ Has site control been obtained?		☒ Yes	☐ Purchase & rehab existing	☐ # of units
☐		☐ No	☐	☐
How is applicant intending to use funds applied for				
☐ Acquisition only for new multi-family units	☒	☐ New construction (land is already owned)	☐	☐
☐ Acquisition/Rehabilitation	☐	☐ Multi-family rehab (existing units)	☐	☐
☐ Acquisition/New construction	☐	☐ Reconstruction	☐	☐
☐ Conversion (other use to housing)	☐	☐ Acquisition for or acquisition and construction SF housing	☐	☐
☐ Other	Describe: _____			

Will any of the following activities be undertaken as part of this project? ("X", if yes.)

☐	Structure relocation	☐	Reconstruction of like units
☐	Conversion of existing structure to residential	☐	Expansion of existing structure; no additional units added
☐	Acquisition of existing structure for new affordable housing		
☐	Acquisition of vacant land for new affordable housing		
☒	Site improvements	☐	Architectural and/or engineering (paid for with federal funds)
☒	On-site infrastructure and off-site utility connections essential to the project		
☐	Demolition		
☐	Relocation required (property/building/unit is currently occupied)		
☐	No relocation required (property/building/unit is not currently occupied)		
☒	Has site control been obtained?	☐	☐ No
If yes, how is site control held?			
GWHFH will provide site control and will be responsible for all site improvements. GWHFH will also be the guarantor of the Hope Springs community.			

12 Attach documentation of site control as an Exhibit.
Describe the income levels targeted by the proposed project. <i>100% of the Habitat families selected for the project will have income levels between 30-80% AMI.</i>

Project implementation schedule

13 Attach detailed implementation schedule, noting all dates pertinent to this , and answer the questions

below. The schedule must include dates associated with types of City reviews and approvals, financing, site preparation, construction site and completion, and lease-up.

PART 3 - PROJECT INFORMATION OVERVIEW CONTINUED

Attach the following as Exhibits to the Application:

14 Detailed project description

See attachment

15 Site plans, City approvals, etc.

16 Assessor records of site showing legal description, parcel number, size of parcel, etc.

17 Market study (analysis), specific to the proposed project. If not yet available, Exhibit should explain and note date

by which it is expected to be complete. HOME funds cannot be committed, obligated, or expended without the market analysis. (See Part Five for instructions.)

Project will meet the following Consolidated Plan priority(ies), objective, and outcome as follows (DO NOT CHANGE):

☒ Support efforts to preserve, maintain, and provide access to affordable housing

☒ Objective - Provide Decent housing

☒ Outcome - Affordability

Environmental review - attach any review available; complete information in Section 5 of the Affordable Housing packet

☐ Environmental review is being conducted by another jurisdiction (state, other city, etc.)

☐ Environmental review is underway ☒ Complete

☐ If being conducted by another jurisdiction, that jurisdiction is willing to provide review and back-up to Greeley

If housing proposed will be **single-family**, request is for Developer subsidy

☐ Direct subsidy to homebuyer Both developer and direct homebuyer subsidy

If housing proposed will be **multi-family**, owner/developer receives a direct subsidy and is responsible for the development throughout the period of affordability. Further, if property does not remain a viable affordable housing development as defined by HUD, the owner/developer is subject to repayment of the HOME and/or CDBG funds.

Describe the benefit of investing CDBG/HOME funds in this project to the neighborhood or clientele served. What would be the impact of not receiving the funds. Limit the description to the space provided or provide the entire description as an attachment and note here. <i>Considering escalating land acquisition costs, civil construction, development fees, and never-before-seen historically high construction materials costs, communities must work together to be innovative and creative to develop and build quality, affordable housing communities. Colorado's affordable housing crisis must be addressed on all fronts if we will succeed in providing housing for our workforce, especially our essential workers. Homeownership opportunities create generational wealth, improve health, and provide much-needed stability for Colorado families struggling with the high cost of housing. Housing is critical infrastructure for Colorado communities. Investing in affordable housing will ensure that the housing needs of Colorado communities will be available for generations, not just a decade or two. Funding this request will allow Greeley-Weld Habitat to scale projects like Hope Springs and provide a sustainable housing model that can be replicated nationwide. This much-needed funding will create a sustainable, affordable, climate-friendly, high-quality partnership community to provide obtainable housing for all of Colorado and our nation's constituents struggling and burdened with the historically high cost of housing. Hope Springs will deliver a regional and multi-jurisdictional consortiums approach to innovative community development that can help solve our country's affordable housing crisis. Current and future reserves will be crucially necessary to continue to develop land and purchase future building sites/lots for building Habitat homes in Greeley. If GWHFH reserves are depleted entirely for home construction, home ownership opportunities for low-income households will be severely restricted in future years.</i>

PART 4 - FINANCIAL COMMITMENT/ACTIVITY BUDGET/SOURCES AND USES OF FUNDS

NOTE: Projects that do not have commitments for all other funding will only be considered for funding reservation.

Application is for ☐ CDBG only ☒ HOME only ☐ CDBG & HOME

If requesting HOME funds, application is for (check any that apply. Board will determine best source of funds for this application):
CHDOs must have qualified as such and meet all CHDO qualifications at time of application and throughout affordability period.

☒ HOME funds ☐ CHDO funds ☐ Combination HOME & CHDO funds ☐ Pre-development loan

Attach the following as an Exhibit.

18 Detailed project budget and proforma, including secure and unsecure funding. Ensure it details sources and uses of funds.

☐ Are all other financing firmly committed to the project? ☒ Yes ☐ No

If answer is yes, attach letters/documentation of committed sources. If no, note dates on implementation schedule of when different financing sources are expected to be committed. The City will not enter into a CDBG or HOME agreement until all financing is committed.

19 Attach documentation of firm commitments, as available.

Discuss committed/uncommitted funding.
GWHFH has secured a \$1 million revolving line of credit through Habitat for Humanity International and, along with the net proceeds from current and future homes, sales will provide funding sources for the vertical construction of 30-40 homes annually. In addition, GWHFH has secured in excess of, on average, at least \$1M from various grants and charitable giving for vertical construction annually. See the attachment for HFHI's \$1M loan commitment and the GWHFH future home sale proforma for Hope cash flow projections. GWHFH will receive \$40K in CDOH and \$25K in funding for each home through partnerships with Habitat for Humanity Colorado and Impact Development Fund. GWHFH will replenish the line of credit with the proceeds of home sales at closing and put the rest in its reserves for future vertical construction.

CDBG funds requested as a ☐ Loan ☐ Forgivable loan ☐ Grant ☐ Combination
HOME funds requested as a ☐ Loan ☐ Forgivable loan ☒ Grant ☐ Combination

If loan or combination loan/grant is being applied for (HOME and/or CDBG), discuss proposed loan terms below. (For example: Does applicant propose payment of principal and interest, payment of principal only, payment of principal with a balloon payment, etc.). What is proposed loan term (in years)? If grant is being requested, explain why a loan is not feasible.

In this current financial climate, a loan would negatively affect GWHFH's building capacity. The financial burden of additional loans for vertical construction would require GWHFH to divert funds from helping families and individuals to paying more interest on construction loans or building less. It would significantly decrease our building capacity from 40 homes per year to 20 with the obligatory interest and principal payments that are required by a loan, while a grant provides the opportunity to construct 50 % more homes for families and individuals in desperate need of housing.

Project will generate Program Income: ☒ Yes ☐ No

If yes and requesting retention, describe how it will be used to continue to meet a HOME eligible activity:

GURA will place liens on each property, secured by a Deed of Trust, Promissory Note, and Homebuyer Agreement for the funds received. Liens will be released at the end of the ten-year affordability period. Terms of the agreement are in the Liens, Deed Restrictions, and the GWHFH/GURA agreement, ensuring the units remain affordable or that direct HOME subsidies are recaptured and reinvested.

PART 4 - FINANCIAL COMMITMENT/ACTIVITY BUDGET/SOURCES AND USES OF FUNDS - CONTINUED

Project will generate CHDO proceeds: ☒ Yes ☐ No

If yes and requesting retention of proceeds, describe how it will be used to continue to meet a HOME eligible activity:

The principal portion of GWHFH homeowner's monthly payments is invested in a local revolving building fund which is used to build additional affordable Habitat homes. GWHFH closely monitors all properties to ensure that they remain with the owner for the affordability period. GWHFH will exercise its first right of refusal to maintain HOME affordability ownership, which purchase shall be conditioned upon the developer's financial ability to do so.

Identify projects receiving HOME and/or CDBG funds during the past five years and the use of those funds:

Project	Year received	Amount	Type of project/use of funds
Clover Meadows	2023	\$94,456	Final/Homeownership
Clover Meadows	2022	\$182,531	Final/Homeownership
Clover Meadows	2021	\$61,292	Final/Homeownership
Crestview	2020	\$184,968	Final/Homeownership
Crestview	2019	\$61,292	Final/Homeownership
Crestview	2018	\$210,000	Final/Homeownership
Crestview	2017	\$91,500	Final/Homeownership

For every \$1 of HOME funds in a project, the applicant must provide a .25 match of non-federal funds. Note match to be provided for this project. (Donations, in-kind, volunteer hours, agency funds, etc.) Explain how match will be met. Call GURA for more information, if needed.

Match Funds will be provided through a combination of cash donations received, the value of waived taxes, fees or changes associated with HOME projects, the value of donated land or real estate, the cost of improvements associated with HOME funds, the value of donated materials, equipment, labor and professional services, sweat equity and the direct cost of homebuyer counseling to families purchasing a HOME unit.

Additional Financial: Describe how the owner/developer's fiscal management structure, i.e. who administers the bookkeeping or accounting services, financial reporting, record keeping, accounting systems, payment procedures, and audits performed; what financial oversight is provided by the Board of Directors. Identify and describe any audit findings, liens, investigations, or probation by any oversight agency during the past five years. Also discuss who will request draws of funds.

Our agency's accounting services are performed by the Finance Director. Financial reporting is the responsibility of both the CEO and Finance Director. The record retention policy is per IRS guidelines and grant funding requirements. GWHFH utilizes a job costing accounting system. Accounts payable invoices are received, date stamped, and routed to the Construction Director. The Construction Director reviews and approves project invoices for payment. Payments are issued according to vendor terms. Annual audits are conducted by an independent audit firm. In addition, GWHFH has undergone a single IRS audit in FY 20/21 and will undergo another in FY 23/24. The financial oversight of our Board of Directors consists of budget review, monthly review of actual versus budget performance, and the review and approval of project costs.

PART 6 - CERTIFICATIONS AND SIGNATURE PAGE

- Signature certifies to the acceptance of the following statements.
1. That, to the best of my knowledge, all factual information provided is true and correct, and all estimates are justifiable.
 2. I understand and will comply with all applicable cross-cutting laws and other requirements, as noted below (a-m):
 - a. Fair Housing Act (42 U.S.C. 360-19) and implementing; Executive Order 11063 (Equal Opportunity In Housing regulations at 24 CFR Part 100, 109, and 110; Executive Order 11068 (Equal Opportunity in Housing) and implementing regulations at 24 CFR Part 107; and Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000d) (Non-discrimination in Federally Assisted Programs) and implementing regulations issued at 24 CFR Part 1. Project with five or more HOME units will be Affirmatively Marketed, and the agency has written policies and with regard to Affirmative Marketing.
 - b. Age Discrimination Act of 1975 (42 U.S.C 6101-07) and implementing regulations at 24 CFR Part 146, which prohibits discrimination because of age in programs and activities receiving Federal financial assistance.
 - c. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and with implementing regulations at 24 CFR Part 8, which prohibit discrimination based on disability in Federally-assisted and conducted programs and activities.

PART 6 - CERTIFICATIONS AND SIGNATURE PAGE - CONTINUED

- Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Employment Opportunities for Lower Income Persons in Connection with Assisted Projects) and with implementing regulations at 24 CFR 135.
- d. Requirements of Executive Order 11625, 12432, and 12138, which state that program participants shall take affirmative action to encourage participation by minority- and women-owned business enterprises.
 - e. Requirements of Executive Order 11246 (Equal Opportunity) and the regulations issued under the Order at 41 CFR Chapter 60.
 - f. Policies, guidelines, and requirements of 2 CFR Part 200 (Cost Principles Applicable to Grants, Contracts, and Other Agreements with State and Local Governments), A-110 (Grants and Cooperative Agreements with Institutions of Higher Education and Other Nonprofit Organizations, A-122 (Cost Principles Applicable to Grants, Contracts, and Other Agreements with Nonprofit Institutions), and audit requirements described in OMB Circular A-128 implemented at 24 CFR Part 44 and OMB Circular A-133 (Audits of Institutions of Higher Learning and Other Nonprofit Institutions).
 - g. Environmental laws and authorities at 24 CFR 58 and requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4123). Applicant agree to provide the City with information necessary for GURA staff to complete the environmental review. Applicant will not engage in any choice limiting actions (including acquisition) prior to completion of the environmental review and, as necessary, Release of Funds from HUD. Applicant agrees to carry out any mitigating measures required as a result of the environmental review or select an alternate eligible property.
 - h. The applicant will provide a drug-free workplace in accordance with the Drug Free Workplace Act of 19088 and HUD's implementing regulations at 24 CFR Part 24, Subpart F.
 - i. The applicant will comply with the requirements of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821, at sec.) and implementing regulations at 24 CFR Part 35.
 - j. The applicant will ensure that no person has been or will be displaced from his or her dwelling as a direct result of the project described in this application.
 - k. The applicant will ensure that no Federally appropriated funds have been paid, or will be paid by or on behalf of the undersigned, for lobbying the Executive or Legislative Branches of the Federal Government. (Refer to the government-wide common rule governing the restriction on lobbying, published as an interim rule on February 26, 1990 (55 FR 6736) and supplemented by a Notice published June 15, 1990 (55 FR 24540). The interim rule for HUD is codified at 24 CFR Part 87.
 - l. The applicant and its principals (a) are not presently debarred, suspended, proposed for debarment, declared ineligible, or involuntarily excluded from covered transactions (see 24 CFR 24.110) by any Federal department or agency; (b) have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statement or receiving stolen property; (c) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or Local) with commission of any of the offenses enumerated in (b) of this certification; and (d) have not within a three-year period preceding this application had one or more public transactions (Federal, State, or Local) terminated for cause of default. Where the applicant is unable to certify to any of the statements in this certification, such applicant shall attach explanation behind this page.
 - m. The applicant will comply with the requirements of the Davis Bacon Act (40 U.S.C 3141 et seq), as applicable to the proposed project, as well as the HUD implementing regulations at 24 CFR Part 5.

Signature:		Date:	28-Dec-23	
Printed Name:	Cheri Witt-Brown		Title:	Chief Executive Director
Agency:	Greeley-Weld Habitat for Humanity	For project:	Hope Springs	

PENALTY FOR FALSE OR FRAUDULENT STATEMENTS: U. S. Code Title 18, Section 1001, provides that a fine of up to \$10,000 or imprisonment for a period not to exceed five years, or both, shall be the penalty for willful misrepresentation and the making of false, fictitious statements, knowing same to be false.

FOR GURA USE ONLY:	
Application received by:	Date:
GURA Manager reviewed:	Date:

STATE OF COLORADO)
COUNTY OF WELD) ss.
CITY OF GREELEY)

The Board of Commissioners of the Greeley Urban Renewal Authority met in regular session in the Greeley City Center North, Council Chambers Overflow Room, 1100 10th Street, Greeley, Colorado, on Wednesday, February 14, 2024, at 4:30 p.m.

The following members of the Board of Commissioners were present:

Jediah Cummins	Chairman
John Hall	Secretary
Heather Utrata	Commissioner
Stephanie Lucero	Commissioner
Michael Silva	Commissioner
Cynthia Welsh	Commissioner
Cesar Fernandez	Commissioner
	Commissioner
	Commissioner

The following members of the Board of Commissioners were absent:

_____.

Also present were:

____Doug Marek____	____Debbie Reid____
City Attorney	Interim Finance Director

After the Chairman of the Board of Commissioners called the meeting to order, the following proceedings, among others, were had and taken:

The Chairman introduced and moved the adoption of the following Resolution. The Resolution was thereupon read by title, copies thereof having previously been made available to the Board of Commissioners and to those in attendance at the meeting:

RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE GREELEY URBAN RENEWAL AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENGAGE THE SERVICES OF HOFFMAN, PARKER, WILSON, AND CARBERRY, PC, AS LEGAL COUNSEL

WHEREAS, the Greeley Urban Renewal Authority (the “Authority”) is a body corporate, and has been duly organized, established and authorized by the City of Greeley, Colorado (the “City”), to transact business and exercise its powers as an urban renewal authority under the Colorado Urban Renewal Law, constituting Section 31-25-101 et seq., Colorado Revised Statutes, as amended (the “Act”); and

WHEREAS, the Colorado Urban Renewal Law authorizes the Authority to employ its own legal counsel; and

WHEREAS, the Authority, with the assistance of the City Attorney, conducted a Request for Quote (“RFQ”) process seeking a qualified attorney to provide legal representation to the Board; and

WHEREAS, Executive Director John Hall and City Attorney Doug Marek reviewed the RFQ responses and interviewed the attorney candidates; and

WHEREAS, the Executive Director and the City Attorney are recommending that the Authority engage the services of Corey Hoffman of the firm Hoffman, Parker, Wilson, and Carberry, PC to provide legal counsel to the Authority; and

WHEREAS, the above-named attorney and law firm specialize in Urban Renewal Authority general counsel work, have the present capacity, experience, and qualifications to serve as legal counsel to the Authority;

NOW, THEREFORE, the Board of Commissioners of the Greeley Urban Renewal Authority does hereby resolve as follows:

Section 1. The Board of Commissioners of the Greeley Urban Renewal Authority authorizes Executive Director John Hall to engage the services of Corey Hoffman of the firm of Hoffman, Parker, Wilson, and Carberry, PC to provide legal counsel to the Authority.

Adopted and approved this 14th day of February, 2024.

[SEAL]

GREELEY URBAN RENEWAL
AUTHORITY

By _____
Chairman of the Board of Commissioners

Attest:

By _____
Secretary to the Board of Commissioners

STATE OF COLORADO)
COUNTY OF WELD) ss.
CITY OF GREELEY)

I, _____, the duly qualified and acting Secretary to the Board of Commissioners of the Greeley Urban Renewal Authority, do hereby certify that the foregoing pages numbered 1 to 2, inclusive, are a true, perfect and complete copy of the record of proceedings, insofar as such proceedings relate to the Resolution contained therein, of the Board of Commissioners of the Greeley Urban Renewal Authority, had and taken at a regular meeting of the Board of Commissioners held in the Greeley City Hall Annex 4th Floor Conference Room, 1100 10th Street, Greeley, Colorado, on Wednesday, _____, 2024, commencing at 4:30 p.m., as recorded in the regular official book of the proceedings of the Board of Commissioners kept in my office, said proceedings were duly had and taken as therein shown, the meeting therein shown was duly held, and the persons therein named were present at said meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Greeley Urban Renewal Authority as of _____, 2024.

[SEAL]

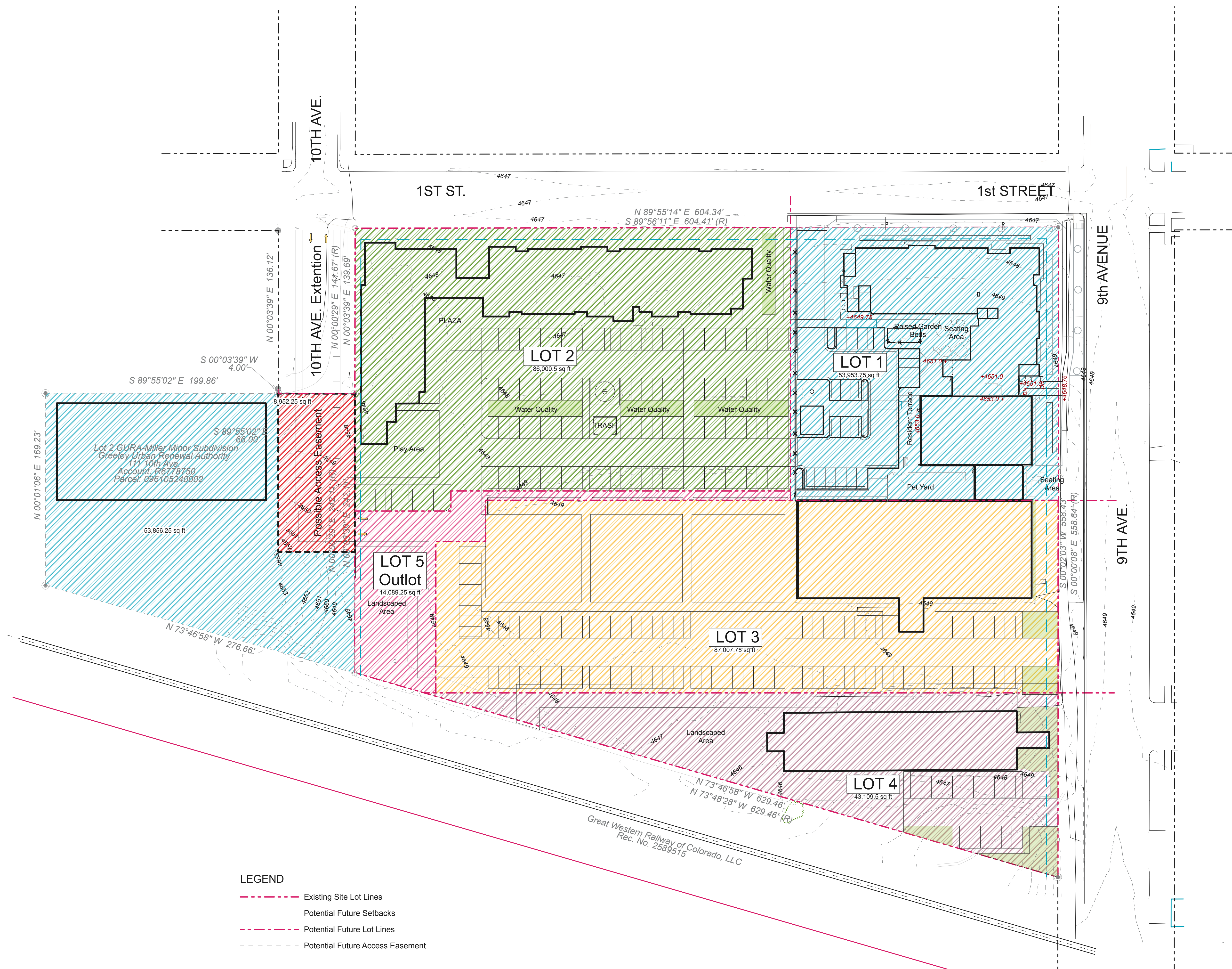
GREELEY URBAN RENEWAL AUTHORITY

By _____
Secretary to the Board of Commissioners

123N_CODE SITE PLAN LEGEND

	EXIT DOOR: ACCESSIBLE
	EXIT DOOR
	ACCESSIBLE PARKING

2022-12-07



LEGEND

- Existing Site Lot Lines
- Potential Future Setbacks
- Potential Future Lot Lines
- Potential Future Access Easement

1. Site Plan - Re-Plat

SCALE: 1" = 40'

StarRise at North Weld Village
58 1-Bedroom Supportive Housing Units
TBD 9th Avenue, Greeley Colorado

RELEASES

ARCHITECTURAL
PLOT PLAN

A3.0X