

CITIZEN BUDGET ADVISORY COMMITTEE

AGENDA

What: Regular Monthly Meeting
When: Wednesday, July 10th, 2024
Time: 5:00 – 6:30 p.m.
Where: City Center South - 1001 11th Ave, Greeley, CO 80631
2nd Floor Colorado Conference Room 227

Zoom Meeting: <https://greeleygov.zoom.us/j/82522074466>

Meeting ID: 825 2207 4466

1. Attendance & Announcements
2. Approve June 12th Meeting Minutes
3. Housing Initiative Overview 2024
4. 2024 Ballot Discussion and Workshop
5. Public Input

CITIZEN BUDGET ADVISORY COMMITTEE

Wednesday, June 12th, 2024 -- 5:00 p.m.

<i>Committee Members</i>	<i>Present</i>	<i>Absent</i>	Attending Guests & City Personnel:
<i>Barry Eastman</i>	X		<i>Josie Dolenz: Budget Analyst II</i>
<i>Jamie Wood</i>		X	<i>Laura Delp: Administrative Assistant III for Finance</i>
<i>Jesse Quinby</i>	X		<i>Caleb Weitz: Budget & Policy Director</i>
<i>John Schull</i>	x		<i>Kalen Myers: Interim Deputy Budget & Policy Director</i>
<i>Lori Williams</i>	x		<i>Brian Kuznik: Greeley Fire Department</i>
<i>Josee Dunlop</i>	X		<i>Martha Lanaghen: Director of Human Resources</i>
<i>Javier Alvarado Vega</i>	x		<i>Paul Trombino: Director of Public Works</i>
<i>Kim Rivard</i>		X	
<i>Merrie Foreman</i>		X	

1. Attendance & Announcements-

Meeting called to order by Barry at 5:00PM

Barry opened the floor for additional announcements. There were none.

2. Approve Minutes from May 8th, 2024-

- Motion made by Josee
- Seconded by Javier. Motion carries.

3. 2024 Ballot Discussion-Kalen Myers

- Kalen reviewed with the committee the timeline for ballot items. Barry added that he was commended by the City Manager on the letter with the CBAC recommendation for ballot items.
- TABOR laws require all debt-related items to be subject to public input. The TIFIA loan would be a cost-effective means of infrastructure improvements that would extend over 30 years. Repayment would be funded by the extension of the Food Tax.
- Jesse suggested the ballot language be rewritten. He says as it's written now, he's more inclined to vote no. Kalen explained that there is a certain amount of legal language that has to be included in the ballot and asked for specific items that could be communicated differently.
- CDOT will be contributing \$8M to the project, which raised the question as to whether or not they could be participating more.
- Barry posed the question as to what kind of recommendations should be provided to Council to consider at the Budget Retreat. Lori suggested the committee spend less time educating the public or giving recommendations, but to continue providing guidance as members of the community.

4. Human Resources Overview 2024-Martha Lanaghan

- a. Martha outlined the current metrics for tracking employee engagement and the goals to improve succession planning and retention. Javier requested follow-up for how effective Glint has been in improving some of the areas where the City has struggled in the past (namely recruitment and retention). Barry has requested further information be distributed to the committee.

5. Fire Assessment Review-Brian Kuznik

- a. Brian provided a high-level overview of the costs associated with not only FTEs but also the maintenance of facilities and consultants that have been brought in to improve job performance.
- b. Through a cooperative agreement, neighboring communities have been paying for GFD services and payments have been accruing in an account to the tune of \$24 million. It has been recommended to bring this money back under the City umbrella.

6. New Items

- a. Barry requested follow-up regarding recognition for previous CBAC members.
- b. Barry also inquired about the new CFO. Caleb provided an overview of Allena Portis, but no requests to have her attend a meeting were made.
- c. Barry asked about property rental for City usage and Caleb provided a high-level update. This will be part of the 2025 budget process and more information will surface after the Council Budget retreat.

7. Public Input

- a. No members of the public were present.

Motion to adjourn by Jesse, seconded by Barry

Meeting Adjourned at 6:39PM

**Next Regular Meeting:
July 10th, 2024,
5:00-6:30 p.m.**



Caleb Weitz
Budget & Policy Director

**City Center South - 1001 11th Ave, Greeley, CO 80631
2nd Floor Colorado Conference Room 227
Zoom(<https://greeleygov.zoom.us/j/82522074466>)**



Barry East
Chairperson



Overview of Housing Solutions Department

Juliana Kitten, Assistant City Manager
CBAC, July 10, 2024

Agenda



- Department Mission and Alignment to Council Focus Areas
- Department Organizational Structure
- Key Department Activities
- Budget Summary and Recent Budget Additions
- Current Challenges and Future Opportunities

Department Mission and Alignment to Council Focus Areas



Mission

The Housing Solutions Department is dedicated to diverse housing opportunities where all residents have options for healthy and independent living that contribute to maximizing the appeal of the community.

Council Focus Area:



Housing for All

Key Department Activities: Housing Solutions



- **Housing for All** Strategic Housing Plan 2024-2025
- **Housing For All** local fund creation & implementation
- Implementation of Development Incentives
 - Executive Housing
 - Affordable Housing
 - Full spectrum housing options
- Affordable Housing Preservation and Homeownership

Housing Solutions Organizational Structure



Housing Solutions Current Budget Summary

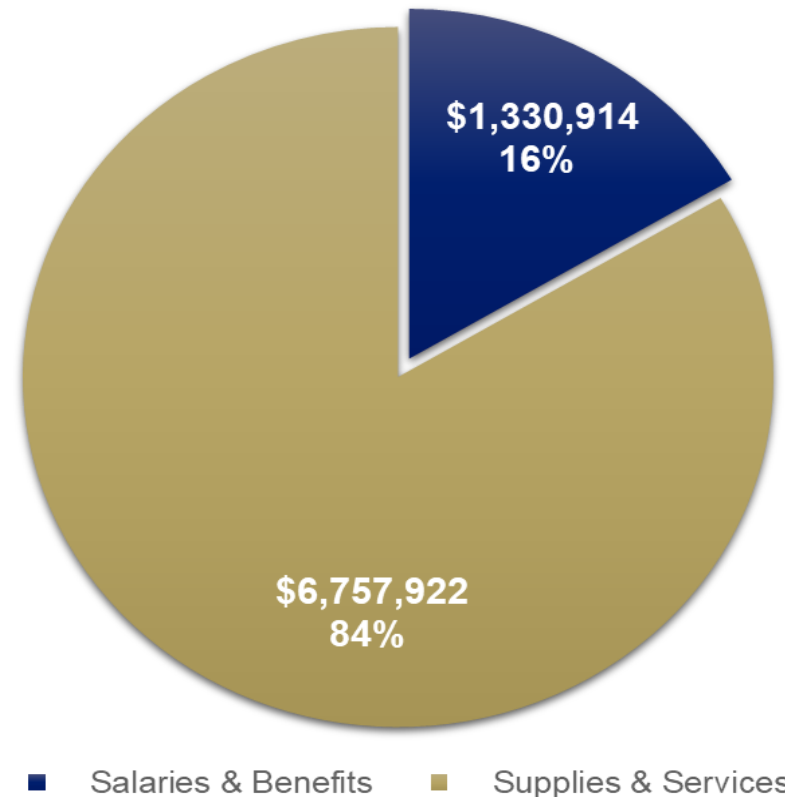


2024 Current Budget (\$8,088,836)

City Operating Budget:
\$315 Million

Housing Dept:
\$7.3 Million
• \$584,000 General Fund
• \$6.7 Million Grants
(include unspent from previous years)

2024 FTE Count
• 3.3 FTEs
• 0 Vacancies



Housing Solutions Current Budget Summary

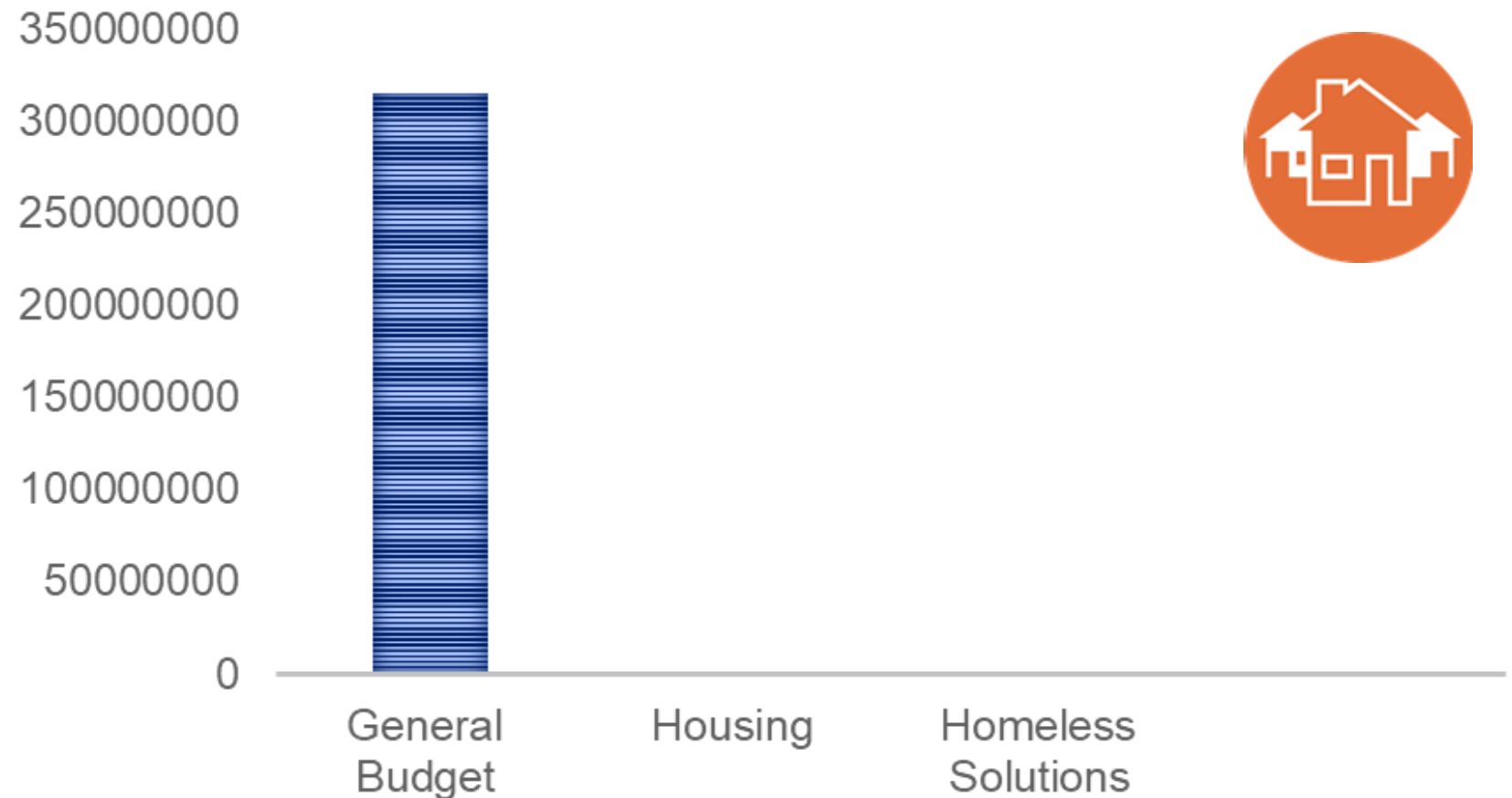


City Operating Budget:
315 Million

Housing Dept:

7.3 million

- 584,000 General Fund
- 6.7 million grants (include unspent from previous years)



Housing Solutions Outcomes

CDBG/HOME within Greeley- FY23 and Beyond

- StarRise at Weld Village (\$1M) assistance for 58 units to households at or below 30% AMI
- HOPE Springs Development (\$1.3M) Gap Financing for multiple (40) single-family units
- ADA Infrastructure Improvements within Greeley's redevelopment areas
- Assistance to multiple public service agencies throughout the community serving our LMI population
- United-Way Cold Weather Shelter (+\$900,000 in CDBG-CV and CDBG funds for operations/support)
- Leveraging funds for larger affordable housing development projects

**FY23 and previous unspent funds*

Housing Solutions Outcomes



\$232,000+

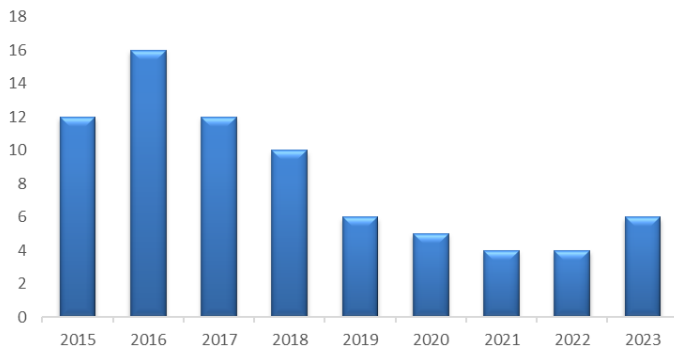
in G-HOPE assistance provided since 2015



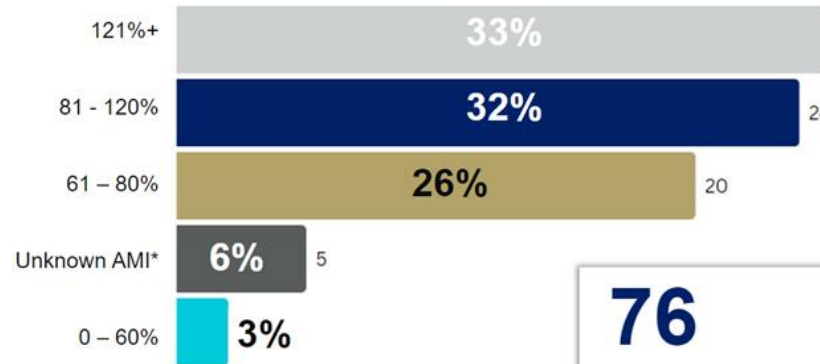
\$18.8+ Million

in real estate purchased by G-HOPE assisted homebuyers

G-HOPE By Year



Homeowners Served, by % of Area Median Income



* 5 historical loan files lack AMI information

76

Total homeowners served since 2015

Helping Greeley citizens build wealth

\$8.7+ Million

In real estate appreciation

\$114,000+

Average appreciation per homeowner



46.2%

Total home appreciation

Appreciation is based on March 2024 Zillow value estimates – when a Zillow estimate was not available, the original purchase price of the home by the G-HOPE borrower was used.

- 2024 Outreach Efforts
 - mortgage & real estate professionals
 - city employee groups
 - Greeley home and garden events

2025 Budget Increase Requests



Budget Increase Request Summary

FTE(s)	Net One-Time	Net Ongoing	Net Total
4.00	\$2,000,000	\$535,256	\$2,535,256

Highlights

- **Housing Solutions '25 Operating Budget**

This request is to establish a standard operating base budget on an on-going basis for the department.

- **Affordable Housing Manager Reclass**

Requesting ongoing funding to support the reclassification of the Affordable Housing Manager salary. This increase will align with similar regional positions, and the increasing programs and services due to Housing For All initiatives creation for affordable housing.



2025 Budget Increase Requests Cont.



Budget Increase Request Summary

FTE(s)	Net One-Time	Net Ongoing	Net Total
4.00	\$2,000,000	\$535,256	\$2,535,256

Highlights

- **Housing For All team build out**

Requesting four new FTEs. These positions will oversee all initiatives/programs developed from the Strategic Housing Plan including developing a dedicated local funding source, and development incentives for affordable, middle income, and executive housing development.

- **Housing Incentives**

Requesting \$2,000,000 in 2025 as a resource for development incentives prior to any established housing fund (i.e. water credits, land banking opportunities). These funds would be used to purchase development incentives such as water credits and land. Once the strategic plan is approved, we would be ready to leverage any assets purchased toward the Housing For All strategy.



Current Challenges: Housing Solutions



- New Department:
 - Areas of need for services to address-
 - Creation of development incentives
 - Population growth projection
 - UNC Medical School- fall 2026 opening
 - Current median home price- 12-month lookback average
 - Detached homes \$421,567; attached homes \$338,003
 - Opportunity for additional down payment assistance program success
 - As prices increase, DPA opportunities diminish

Future Opportunities: Housing Solutions



- Greeley's unique housing opportunities and challenges
 - Housing for All council focus area goals: additional resources for the Housing Solutions Department needed to execute.
 - \$2,000,000 Local fund: can include executive housing incentives
 - Compliments existing federal funds
 - 4 new FTEs: essential in 2025 for Housing for All priority
 - Homeownership opportunities in current market with current funding
 - Owner occupied rehab with current funding
 - Implementation of strategic plan initiatives

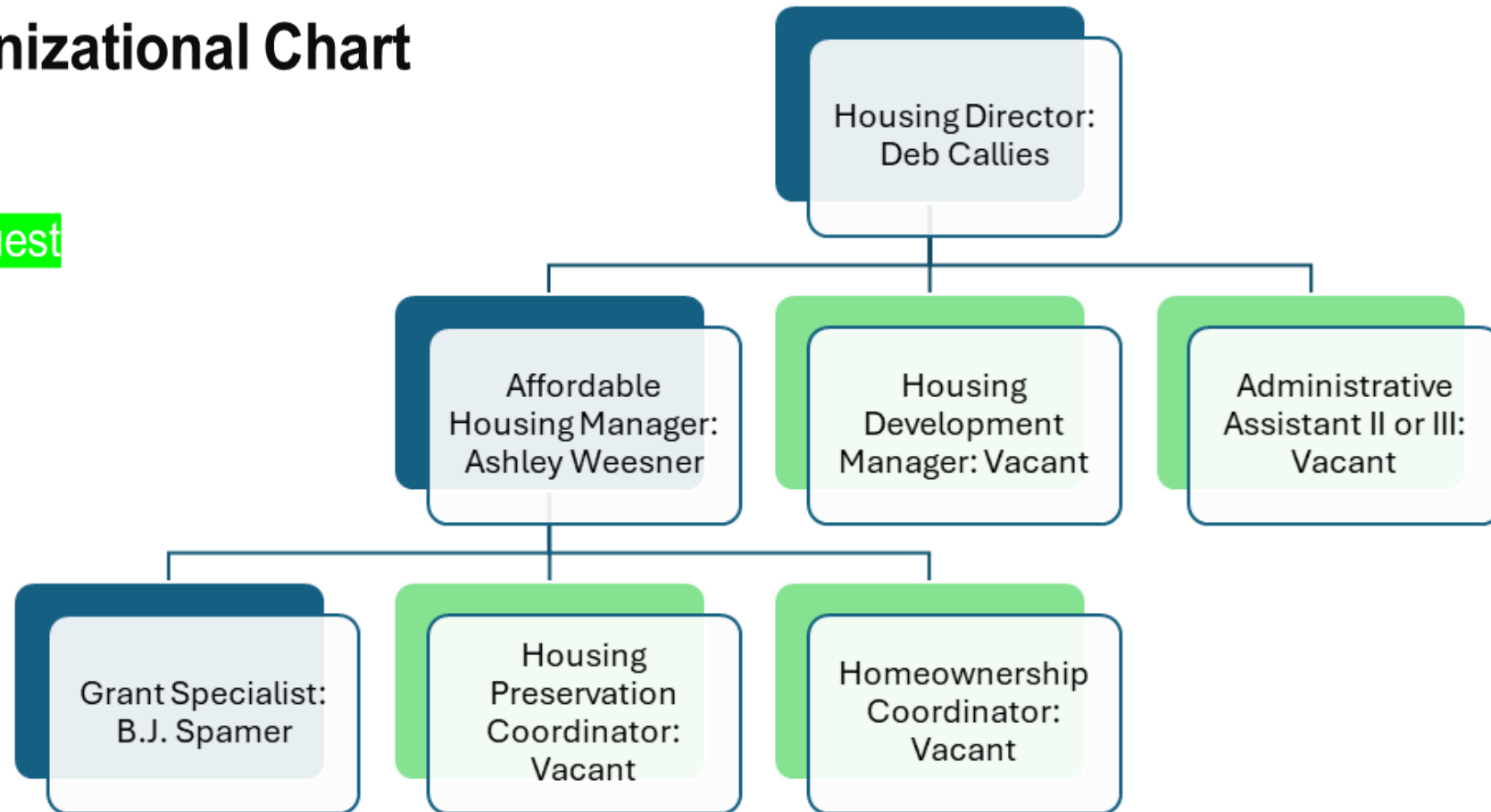
Future Opportunities: Housing Solutions Cont.



2025 Organizational Chart

Existing FTE

New FTE Request



2024 – 2025 Goals: Housing Solutions



- Secure Strategic Plan Consultant – July 2024
- Present Plan to Council – July 2025
- Internal Housing Committee Formation- May 2024
 - Will serve as internal advisory board for strategic plan process
 - Cross departmental collaboration
 - Alignment on common goals and strategies in master plans
- Engagement
 - Multiple affordable and executive developers
 - Developer roundtable
- Housing for All Advisory Board – stand up by 9/2024

Thank you

