



2025 Annual Action Plan

Contact:

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Greeley anticipates receiving various sources of federal funding to address housing and community development needs identified in the Consolidated Plan. The following table outlines the estimated resources, including Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, which are the primary federal sources expected to be available.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	846,546.00	60,000.00	0.00	906,546.00	3,386,184.00	Funds will be used for housing rehabilitation, public services, infrastructure improvements, and economic development programs, particularly for low- and moderate-income individuals and neighborhoods.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	382,131.88	60,000.00	1,012,290.00	1,454,421.88	1,528,527.52	HOME funds will support affordable housing development and homebuyer assistance for low-income households.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal CDBG and HOME funds will be leveraged with state and local resources, as well as private sector investments. Greeley actively seeks partnerships with private developers and non-profit organizations to amplify the impact of these federal funds. The City will also leverage state housing funds, like Prop 123 and Low-Income Tax Credits (LIHTC) and other grant opportunities to increase the amount of affordable housing and supportive services provided.

For the HOME program, the City of Greeley will satisfy the 25% matching requirement through non-federal funding sources such as contributions

from private developers, state housing funds, and other eligible matching resources like donated materials and labor from non-profits. These contributions help to extend the reach of the federal investment and ensure that the city can meet its housing needs.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Greeley has identified several under-utilized publicly owned parcels that could be redeveloped for affordable housing. The city is also exploring land banking as a tool for securing affordable housing sites by acquiring large parcels of land for future development. Greeley has utilized this strategy on a smaller scale through its Urban Renewal Authority, which has purchased and resold vacant land for affordable housing projects. The city is committed to expanding these efforts to address housing shortages and improve affordability by promoting infill development and re-purposing existing municipal properties.

Discussion

Addressing the housing and supportive service needs of Greeley’s special needs populations requires a coordinated effort that leverages federal, state, and local resources. The City of Greeley is committed to addressing gaps in affordable housing and services through a variety of strategies, including utilizing publicly owned land, promoting land banking, and working with community land trusts to expand housing options. The city is also exploring innovative housing solutions to reduce infrastructure costs and increase affordability. Despite the availability of some emergency shelters and transitional housing, there is a significant need for year-round shelters, particularly for individuals experiencing homelessness, victims of domestic violence, and people with disabilities. Organizations like A Woman’s Place struggle to meet the demand for shelter and services for survivors of domestic violence.

Greeley’s housing affordability challenges are further compounded by rising costs of construction, raw water, and land. Federal programs like CDBG and HOME will be critical in funding affordable housing projects and services, but additional resources from private and state sources will be required to meet the community’s needs. The city is actively pursuing partnerships with for-profit and non-profit housing developers to build affordable housing and is working to reduce development barriers through incentives and zoning amendments. By focusing on these efforts and expanding the use of publicly owned land, Greeley aims to create more housing options for its most in-need residents, addressing the housing crisis and supporting long-term sustainability.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2015	2019	Affordable Housing	Greeley QCTs (Area 1) Greeley - Citywide	Affordable Housing	HOME: \$1,254,000.00	Rental units constructed: 3 Household Housing Unit Rental units rehabilitated: 9 Household Housing Unit
2	Homeowner Rehabilitation	2015	2019	Affordable Housing	Greeley QCTs (Area 1) Greeley - Citywide	Affordable Housing	CDBG: \$157,604.85 HOME: \$112,208.69	Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 2 Household Housing Unit
3	Public Facilities	2025	2029	Homeless Non-Housing Community Development	Greeley QCTs (Area 1) Greeley - Citywide	Emergency Shelter Supportive Services	CDBG: \$237,540.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 236 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Greeley QCTs (Area 1) Greeley - Citywide	Emergency Shelter Supportive Services	CDBG: \$126,091.95	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
6	Economic Development	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Greeley QCTs (Area 1) Greeley - Citywide	Economic Development - Childcare	CDBG: \$216,000.00	Jobs created/retained: 9 Jobs Businesses assisted: 3 Businesses Assisted
7	Planning and Administration	2025	2029	Administration	Greeley QCTs (Area 1) Greeley - Citywide	Affordable Housing Emergency Shelter Supportive Services Economic Development - Childcare	CDBG: \$169,309.20 HOME: \$38,213.19	Other: 0 Other
8	Homeless Prevention and Rapid Re-Housing	2025	2029	Homeless	Greeley QCTs (Area 1) Greeley - Citywide	Affordable Housing Supportive Services	HOME: \$50,000.00	Homeless Person Overnight Shelter: 175 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Development
	Goal Description	Develop affordable for sale and rental housing units to meet the needs of low-income families, the elderly, and homeless individuals. This goal will also aim to increase the availability of housing vouchers and affordable housing programs to close the gap in the current housing market
2	Goal Name	Homeowner Rehabilitation
	Goal Description	Provide rehabilitation services for low-income homeowners to preserve existing housing stock, improve living conditions, and prevent displacement. This goal will focus on addressing safety and accessibility for elderly and disabled homeowners
3	Goal Name	Public Facilities
	Goal Description	Improve and develop community and public facilities to better serve low-income and in need populations. This goal includes upgrading infrastructure and expanding access to essential services such as emergency shelters, recreation centers, and other community resources
5	Goal Name	Public Services
	Goal Description	Increase access to supportive services, including mental health care, addiction recovery, and counseling, particularly for individuals with disabilities and those facing mental health challenges. This goal aims to address gaps in service provision for low-income residents
6	Goal Name	Economic Development
	Goal Description	Promote economic stability through the expansion of affordable childcare services and job training programs. This goal will focus on helping low-income families, particularly single parents, achieve economic self-sufficiency

7	Goal Name	Planning and Administration
	Goal Description	Support the effective administration, planning, monitoring, and reporting of HUD-funded programs to ensure compliance with federal regulations and alignment with community needs and priorities. Activities include citizen participation, performance evaluations, data management, and preparation of required plans and reports.
8	Goal Name	Homeless Prevention and Rapid Re-Housing
	Goal Description	Homeless prevention activities such as tenant based rent assistance and other homeless prevention services. Expand services to prevent homelessness and provide rapid rehousing for individuals and families. This goal will focus on increasing year-round shelter capacity, particularly for homeless families, victims of domestic violence, and veterans

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Greeley's annual action plan includes various projects that align with the goals of expanding affordable housing, addressing homelessness, and economic development.

Projects

#	Project Name
1	A Woman's Place (AWP) Housing Program
2	BOOST (WeCare, Inc. DBA Upwards)
3	Greeley Teen Center: Phase 2
4	Homebuyer Class (Brothers Redevelopment)
5	2025 Hope Springs-Habitat for Humanity
6	N2N Housing Solutions Program
7	Housing Navigation Center-Cold Weather Shelter
8	Catholic Charities Guadalupe Center Deck Renovation
9	2025-Admin-CDBG
10	2025-Admin-HOME
11	Affordable Housing Rehab

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	A Woman's Place (AWP) Housing Program
	Target Area	Greeley QCTs (Area 1) Greeley - Citywide
	Goals Supported	Public Services
	Needs Addressed	Supportive Services
	Funding	CDBG: \$10,274.00
	Description	Staff salaries and operations for DV shelter
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	385 families are estimated to be served annually; CDBG funds a portion of A Woman's Place staff salaries, directly benefiting an estimated 45 clients.
	Location Description	DV Shelter - undisclosed address
Planned Activities	Staff salaries for case management and retaining/obtaining affordable housing for victims of DV	
2	Project Name	BOOST (WeCare, Inc. DBA Upwards)
	Target Area	Greeley QCTs (Area 1) Greeley - Citywide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development - Childcare
	Funding	CDBG: \$216,000.00
	Description	Provide training, technical assistance, and staff support for early childcare facilities/in-home daycares to provide care to low-income families
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	27 microenterprise daycares
	Location Description	27 microenterprise daycares throughout Greeley

	Planned Activities	Provide training, technical assistance, and staff support for early childcare facilities/in-home daycares to provide care to low-income families
3	Project Name	Greeley Teen Center: Phase 2
	Target Area	Greeley QCTs (Area 1) Greeley - Citywide
	Goals Supported	Public Facilities
	Needs Addressed	Supportive Services
	Funding	CDBG: \$75,000.00
	Description	The Boys and Girls Club of Weld County (BGCWC) reduces hurdles while offering education and hope to more than 1000 youth annually in seven Clubhouse locations across Greeley, Milliken/Johnstown, Fort Lupton, Eaton/Galeton, and Fort Morgan. Completed in May 2024, BGCWC successfully converted the historic Warnaco Roller Skating Rink into the City's largest Teen Center in Greeley, committed to reaching 100 teens a day, empowering them to make positive choices and experiences while building their skills, careers, and community. Today, we are planning to complete this historic endeavor through the implementation of the athletic sports field giving youth access to important outdoor activities, equipment, and an even more robust Teen Center experience.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	100
	Location Description	2400 1st Ave., Greeley, CO
	Planned Activities	Expanding the facilities recreation space
4	Project Name	Homebuyer Class (Brothers Redevelopment)
	Target Area	Greeley QCTs (Area 1) Greeley - Citywide
	Goals Supported	Public Services
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$25,000.00

	Description	Brothers Redevelopment will provide housing counseling and housing education programming to offer eight in-person homebuyer education courses serving 56 households and provide one-on-one counseling and virtual education classes to 84 households covering the following topics: 1. Homebuyer education 2. Rental education 3. Financial education 4. Foreclosure prevention in total we expect to serve 140 Greeley households who are predominately below 80% area median income with their counseling needs. The counseling program, staffed by HUD-certified counselors, will provide invaluable assistance to households facing housing-related challenges. By offering guidance on various housing topics, the program aims to empower individuals to make informed decisions and effectively navigate their housing situations.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Eight in-person homebuyer education courses serving 56 households and provide one-on-one counseling and virtual education classes to 84 households. In total, we expect to serve 140 Greeley households
	Location Description	2250 Eaton Street Suite B, Edgewater, CO
	Planned Activities	<table border="0" cellpadding="0" cellspacing="0" width="315" height="170"><colgroup><col width="64" /></colgroup><tbody><tr height="19"><td height="19" class="xl64" width="64">1. Homebuyer education</td></tr><tr height="19"><td height="19" class="xl64">2. Rental education</td></tr><tr height="19"><td height="19" class="xl64">3. Financial education</td></tr><tr height="19"><td height="19" class="xl64">4. Foreclosure prevention</td></tr></tbody></table>
5	Project Name	2025 Hope Springs-Habitat for Humanity
	Target Area	Greeley QCTs (Area 1) Greeley - Citywide
	Goals Supported	Affordable Housing Development
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,254,000.00

	Description	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, a new community nature park, and two state-of-the-art mini-pitch soccer field, and a community garden. 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, 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.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	40
	Location Description	Hope Springs - new construction located across from 3103 S 23rd Ave, Greeley, CO 80631
	Planned Activities	Develop 40 new affordable homes which are targeted at 30 - 80% AMI
6	Project Name	N2N Housing Solutions Program
	Target Area	Greeley QCTs (Area 1) Greeley - Citywide
	Goals Supported	Homeless Prevention and Rapid Re-Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$50,000.00
	Description	Improve economic stability by providing rental Housing Solutions services in partnership with N2N financial capabilities programs as evidenced by housing and monetary stability over 6 months. N2N will end or prevent imminent homelessness for 30- 50 households in Greeley from January 1, 2025 to December 31, 2025. N2N will impact the longer-term housing stability of individuals and families by providing lease reviews, budget education, and referrals to community resources. At least 75% of N2N program participants will report a better understanding of their lease, finances, and community resources due to N2N counseling completed from January 1, 2025 to December 31, 2025. 3. Ensure access to N2N services and provide opportunity for advocacy by communities through formalized client feedback structures
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	30 - 50 households will retain affordable housing
	Location Description	1550 Blue Spruce Dr., Fort Collins, CO 80534
	Planned Activities	Housing stabilization services
7	Project Name	Housing Navigation Center-Cold Weather Shelter
	Target Area	Greeley QCTs (Area 1) Greeley - Citywide
	Goals Supported	Public Services
	Needs Addressed	Emergency Shelter
	Funding	CDBG: \$90,817.95
	Description	United Way of Weld County (UWWC) will provide a cold weather shelter for individuals and families experiencing homelessness so that they have a warm and safe place to spend the night from November 1 through April 15. The \$40,000 in requested funding would be used to staff the overnight shelter. Cold weather shelter plans include a dedicated space at the HNC for single men and women and the use of space at Catholic Charities Guadalupe Community Center and hotel vouchers for families. The shelter is managed, operated and staffed by United Way of Weld County. 350-400 unduplicated individuals are expected to be served during the 2025-26 cold weather shelter season.
	Target Date	4/15/2025
	Estimate the number and type of families that will benefit from the proposed activities	350-400 unduplicated individuals are expected to be served during the 2025-26 cold weather shelter season.
	Location Description	The shelter is located at the United Way of Weld County Housing Navigation Center (HNC) at 870 28th Street, Greeley
Planned Activities	Staff the overnight shelter, cold weather shelter, and hotel vouchers for families.	
	Project Name	Catholic Charities Guadalupe Center Deck Renovation

8	Target Area	Greeley QCTs (Area 1) Greeley - Citywide
	Goals Supported	Public Facilities
	Needs Addressed	Emergency Shelter
	Funding	CDBG: \$162,540.00
	Description	The Guadalupe Shelter, 1442 N 11th Avenue in Greeley, urgently needs to renovate the existing two shelter decks and restore them to safety for the hundreds of Greeley older adults, veterans, and families who are experiencing homelessness, living below the poverty line, and staying at the shelter while getting back on their feet.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	120
	Location Description	Guadalupe Shelter 1442 N 11th Ave, Greeley, CO 80631
	Planned Activities	The decks are thirteen years old and moving toward failure and physical decline due to weather/water damage. It is necessary to tear out the failing substructure plywood decks and rebuild them with membrane protection new generation composite materials. The new deck will last for decades so shelter guests can enjoy fresh air outdoors. The deck will serve as a safe exit from the shelter in an emergency.
9	Project Name	2025-Admin-CDBG
	Target Area	Greeley QCTs (Area 1) Greeley - Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Affordable Housing Emergency Shelter Supportive Services Economic Development - Childcare
	Funding	CDBG: \$169,309.00
	Description	Staff salaries, training, and eligible administrative expenses
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	N/A - Admin
	Location Description	N/A - Admin
	Planned Activities	2025 CDBG Administration
10	Project Name	2025-Admin-HOME
	Target Area	Greeley QCTs (Area 1) Greeley - Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Affordable Housing Emergency Shelter Supportive Services Economic Development - Childcare
	Funding	HOME: \$38,213.00
	Description	Staff salaries, training, and HOME admin
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Admin
	Location Description	N/A - Admin
	Planned Activities	2025 HOME Administration
11	Project Name	Affordable Housing Rehab
	Target Area	Greeley QCTs (Area 1) Greeley - Citywide
	Goals Supported	Homeowner Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$157,604.85 HOME: \$112,208.69

Description	This project will support the rehabilitation of existing affordable housing units occupied by low- to moderate-income households. Eligible activities may include improvements to address health and safety hazards, code compliance, energy efficiency, accessibility modifications, and general property repairs. The goal is to preserve existing housing stock, reduce displacement risk, and ensure safe, decent, and sustainable living conditions for income-qualified residents. Specific project sites and scopes of work will be determined through ongoing assessment and coordination with property owners and community partners.
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	15 households
Location Description	To be determined (Citywide/Target Areas) This project will support the rehabilitation of existing affordable housing units occupied by low- to moderate-income households. Eligible activities may include improvements to address health and safety hazards, code compliance, energy efficiency, accessibility modifications, and general property repairs. The goal is to preserve existing housing stock, reduce displacement risk, and ensure safe, decent, and sustainable living conditions for income-qualified residents. Specific project sites and scopes of work will be determined through ongoing assessment and coordination with property owners and community partners.
Planned Activities	<p data-start="180" data-end="658">Funding will be used to rehabilitate affordable housing units for low- to moderate-income (LMI) households. Eligible activities may include repair or replacement of major systems (roofing, HVAC, plumbing, electrical), weatherization, lead-based paint hazard mitigation, accessibility improvements, and other code-compliant repairs. Priority will be given to health and safety concerns and homes at risk of becoming uninhabitable without intervention.</p><p data-start="662" data-end="946">Activities will be carried out in compliance with applicable federal regulations, including environmental review, income verification, and affordability period requirements. All units assisted will meet Housing Quality Standards (HQS) or applicable local code upon project completion.</p>

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Greeley will direct its resources primarily to low-income census tracts and areas with a high concentration of subgroup residents. The target areas include Qualified Census Tracts (QCTs) such as Census Tracts 5.01, 6, 7.01, 7.03, and 10.03. These areas experience significant housing shortages, high housing costs, and limited commercial development. Additionally, the plan includes citywide initiatives focusing on housing, public services, and economic development for low-to-moderate-income individuals.

Geographic Distribution

Target Area	Percentage of Funds
Greeley QCTs (Area 1)	60
Greeley - Citywide	40

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Greeley prioritizes investments in low-income census tracts based on community consultations, data analysis, and the identification of critical needs such as affordable housing, public services, childcare, and infrastructure improvements. These areas demonstrate higher levels of poverty and housing instability, making them essential targets for federal funding and development efforts.

Greeley prioritizes investments in low-income census tracts based on community consultations, data analysis, and the identification of critical needs such as affordable housing, public services, childcare, and infrastructure improvements. These areas demonstrate higher levels of poverty and housing instability, making them essential targets for federal funding and development efforts.

Discussion

By focusing on low-income and subgroup-concentrated areas, the City of Greeley aims to address gaps in housing and public services. This geographic strategy ensures that the most in need residents benefit from federal funds, improving access to essential services, affordable housing, and economic opportunities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Greeley is committed to addressing the community's housing needs through the creation, preservation, and improvement of affordable housing options. The city's efforts focus on expanding access to affordable rental units, supporting homeownership opportunities, and helping households experiencing or at risk of homelessness. In alignment with the Consolidated Plan, Greeley will use a combination of federal, state, and local resources to ensure that affordable housing is available to low- and moderate-income households and special-needs populations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	46
Special-Needs	0
Total	46

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	40
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	46

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

Note: Beneficiary data will also be entered for 2025 activities completed in 2026 as noted elsewhere in the Action Plan/Consolidated Plan.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Greeley continues to prioritize improving public housing conditions and services through the Greeley-Weld Housing Authority (GWHA). Currently designated as a "troubled" housing authority under 24 CFR part 902, the GWHA is required to implement specific measures to address operational deficiencies and enhance services for its residents. These actions are focused on stabilizing the organization and ensuring better living conditions for public housing residents.

Actions planned during the next year to address the needs to public housing

Over the next year, Greeley will implement several initiatives aimed at improving public housing through modernization efforts. These include updating outdated technology, streamlining service models, improving communication systems between landlords and tenants, and transitioning from physical checks to electronic payments for better efficiency. Additionally, the city will focus on maintaining and rehabilitating existing public housing units, addressing deferred maintenance to ensure that units meet safety, accessibility, and livability standards. Although there are no plans to expand the number of public housing units, these improvements aim to enhance the quality of the existing housing stock.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority has recently hired a new Executive Director who will evaluate the opportunities for resident involvement and homeownership. Homeownership programs will be explored and promoted to help eligible public housing residents transition into homeownership, providing long-term housing stability.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

As a result of the "troubled" designation, the City of Greeley is committed to providing support to improve the performance of the GWHA. This includes allocating resources for staff training, operational modernization, and strengthening partnerships with local service organizations. The city will also seek technical assistance from HUD and other relevant entities to ensure compliance with federal standards and improve the quality-of-service delivery. These efforts will be focused on addressing deficiencies and ensuring that the housing authority can better meet the needs of public housing residents.

Discussion

The planned actions for public housing in Greeley reflect a strong commitment to addressing both

immediate needs and long-term improvements.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Greeley is committed to reducing and ultimately ending homelessness through a combination of targeted outreach, emergency and transitional housing support, and strategies to facilitate the transition to permanent housing. The city's approach includes addressing the needs of the chronically homeless, families, veterans, unaccompanied youth, and other susceptible populations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Greeley will continue to collaborate with the Continuum of Care (CoC) and local service providers to reach out to unsheltered homeless individuals. Street outreach teams will work to identify and assess the immediate needs of these individuals, connecting them with emergency shelter, healthcare, mental health services, and other critical resources. The city aims to increase the efficiency of these efforts by utilizing the Homeless Management Information System (HMIS) to track and prioritize those most in need.

Addressing the emergency shelter and transitional housing needs of homeless persons

To address the emergency and transitional housing needs, Greeley plans to expand the capacity of existing shelters and invest in transitional housing programs that offer temporary accommodations along with supportive services. These services are essential in helping individuals stabilize their lives and transition to permanent housing. Additionally, Greeley will work to enhance coordination among service providers to ensure that homeless individuals receive comprehensive support tailored to their specific needs.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Greeley's strategy includes several initiatives to help homeless individuals and families transition to permanent housing and independent living. The city will focus on reducing the length of time individuals and families remain homeless by increasing access to affordable housing units and providing rapid re-housing assistance. Additionally, Greeley will offer ongoing support services, such as case management

and rental assistance, to prevent individuals from returning to homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

To prevent homelessness among low-income individuals and families, Greeley will implement targeted interventions, including rental assistance, utility assistance, and eviction prevention programs. The city will also work closely with local healthcare facilities, mental health agencies, and correctional institutions to ensure that individuals being discharged from these systems relate to stable housing and support services.

Discussion

The City of Greeley's approach to homelessness is comprehensive, involving outreach, emergency and transitional housing, and long-term solutions aimed at preventing homelessness. By focusing on collaboration, targeted assistance, and data-driven strategies, Greeley aims to make significant progress in reducing homelessness and supporting the most susceptible members of the community.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Greeley recognizes that several public policies and market conditions act as obstacles to affordable housing. These include land use controls, zoning ordinances, building codes, fees and charges, and policies affecting the return on residential investment. Addressing these hurdles is essential to expanding the availability of affordable housing and ensuring access for all residents.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Greeley plans to take several actions to remove or mitigate the negative effects of these obstacles. The city is revising zoning ordinances to allow for higher-density developments and exploring the reduction or waiver of certain fees for affordable housing projects. Additionally, Greeley is streamlining the permitting process to reduce delays and costs associated with new housing developments. The city is also promoting the development of accessory dwelling units (ADUs) and tiny homes to increase the range of affordable housing options. These efforts are supported by the strategic use of CDBG and HOME funds to incentivize the development and preservation of affordable housing.

Discussion:

Greeley's actions to remove hurdles to affordable housing demonstrate a proactive approach to addressing the challenges posed by existing public policies. By focusing on regulatory reform and financial incentives, the city aims to create a more favorable environment for affordable housing development and ensure that all residents have access to safe and affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Greeley is committed to addressing the unmet needs of populations, fostering affordable housing, reducing lead-based paint hazards, and enhancing coordination among public and private housing and social service agencies. These efforts are aimed at improving the quality of life for all residents, particularly those who are most susceptible.

Actions planned to address obstacles to meeting underserved needs

Greeley plans to increase outreach and engagement with communities facing service gaps, including low-income families, demographic subsets, and individuals with disabilities. The city will expand access to services through partnerships with local nonprofits and social service agencies, ensuring that these populations receive the support they need.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, Greeley will utilize CDBG and HOME funds to support the construction, rehabilitation, and preservation of affordable housing units. The city will also promote homeownership programs and provide rental assistance to help low-income residents secure stable housing.

Actions planned to reduce lead-based paint hazards

Greeley is committed to reducing lead-based paint hazards in older housing units through targeted inspections and remediation efforts. The city will prioritize lead hazard control activities in homes occupied by families with young children and provide education on lead poisoning prevention.

Actions planned to reduce the number of poverty-level families

Greeley's anti-poverty strategy includes job training programs, financial literacy education, and access to affordable childcare. The city will also work to increase access to affordable housing and healthcare, which are critical components of reducing poverty.

Actions planned to develop institutional structure

Greeley will strengthen its organized structure by enhancing coordination among local government agencies, nonprofits, and private sector partners. The city will also invest in capacity building for its staff and partner organizations to ensure effective program delivery.

Actions planned to enhance coordination between public and private housing and social

service agencies

Greeley plans to enhance coordination between public and private housing providers and social service agencies by establishing regular communication channels and joint planning efforts. This collaboration will help align resources and strategies to better serve the community's needs.

Discussion:

The City of Greeley's comprehensive approach to addressing community needs reflects its commitment to improving the quality of life for all residents. By fostering affordable housing, reducing poverty, and enhancing coordination among service providers, Greeley aims to create a more supportive community.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	60,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	60,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

The City of Greeley may use local, state, and private funds to complement HOME funds. This can

include tax credits, private donations, and in-kind services to support affordable housing projects

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

The City follows HUD's recapture guidelines, ensuring that when HOME funds are used for homeownership, the funds are recaptured if the homeowner sells the property before the affordability period ends. The recaptured funds are reinvested in future affordable housing projects.

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

To ensure long-term affordability, properties acquired with HOME funds are subject to affordability periods. If a property is sold during this period, the resale/recapture provisions will ensure that either the HOME funds are repaid, or the property remains affordable to another eligible household.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not currently plan to use HOME funds for refinancing multifamily housing debt. However, if this becomes an option, refinancing will follow guidelines under 24 CFR 92.206(b), ensuring that the project meets affordability requirements and continues to serve low-income households.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

If the City initiates Tenant-Based Rental Assistance (TBRA), priority would be given to individuals with disabilities, ensuring they have access to affordable housing and supportive services that meet their needs.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services

received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The City may prioritize rental projects serving low-income families but will ensure that these preferences comply with 24 CFR 92.253(d)(3) and do not discriminate against any groups protected under federal law. Preferences would be designed to serve the most vulnerable without restricting equal housing opportunities.

**Housing Trust Fund (HTF)
Reference 24 CFR 91.220(l)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction’s goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction’s description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter “N/A”.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income

population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

<TYPE=[section 9 end]>

Discussion:

N/A