



2025-2029 HUD Consolidated Plan and  
2025 Annual Action Plan

*Contact:*

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## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Executive Summary of the Consolidated Plan for the City of Greeley provides a concise overview of our strategic vision and comprehensive approach to community development, in compliance with the regulatory requirements set forth in 24 CFR 91.200(c) and 91.220(b). The plan outlines specific goals and objectives over the next five years, focusing on critical areas such as affordable housing, economic development, infrastructure improvement, and social services. The plan includes a thorough analysis of the city's housing and community development needs, an assessment of available resources, and a detailed strategy for addressing identified gaps. The plan also incorporates performance measures to track progress and ensure accountability in the implementation of proposed activities. By adhering to these regulatory requirements, the City of Greeley is committed to creating a more resilient community, where all residents have access to opportunities for economic and social advancement. Overall, the Executive Summary serves as a roadmap for the city's efforts to enhance the well-being of its residents and build a stronger, more vibrant community. It highlights the city's commitment to leveraging federal, state, and local resources effectively and efficiently, fostering partnerships, and implementing evidence-based strategies to achieve lasting positive outcomes for all members of the Greeley community.

#### Areas of Need

- **Affordable Housing:** QCTs and DDAs pinpoint locations where affordable housing is most needed. These areas often face higher poverty rates, lower median incomes, and significant gaps in available housing resources.
- **Resource Allocation:** Understanding the distribution of QCTs and DDAs helps in prioritizing the allocation of federal and state housing resources, ensuring that those in need receive the necessary support.
- **Development Challenges:** DDAs highlight regions where development costs are high, making it difficult to build affordable housing without additional financial support. Targeting these areas for subsidies and incentives can encourage development where it is most needed.

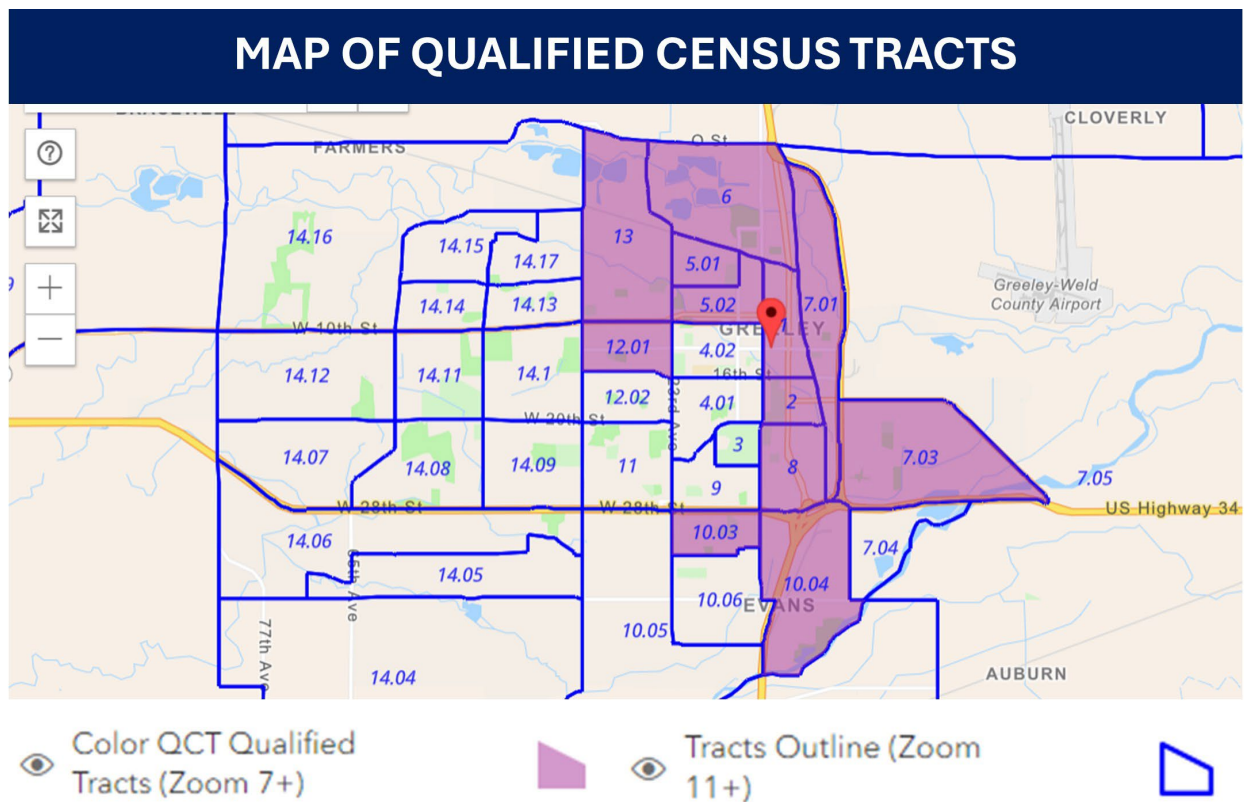
These designations are essential for guiding housing and development resources where they are most needed, helping to close service gaps and improve access to safe, affordable housing for residents. The graphic below provides a snapshot of the census tracts in and around Greeley which are considered most vulnerable and coincides with the QCTs in the previous image. It is important to reflect that areas most in need of resources, investment and development are on the east side of the city. The maps overlap the areas of Greeley/Evans that are identified as vulnerable according to Census data and those designated as Qualified Census Tracts (QCTs).

The map shows the percentage of residents with three or more vulnerabilities, with the darker areas indicating higher vulnerability. The second map highlights the QCTs in the Greeley/Evans area.

There is a significant overlap between the QCTs and the areas with the highest vulnerability. This alignment underscores those neighborhoods with the greatest challenges and are also the ones most in need of resources and support. The designation of these areas as QCTs allows for the prioritization of housing and development resources.

**Caption - Greeley Qualified Census Tract Map**

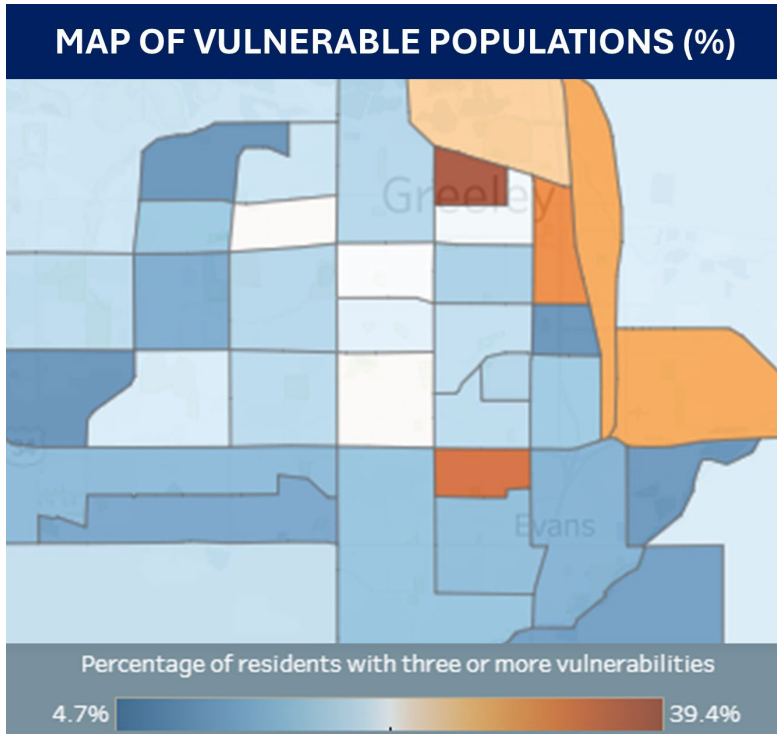
The above image is a snapshot of HUD’s Qualified Census Tract user data to reflect the areas of highest need by income and population. The 2024 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs), effective January 1, 2024, use the 2020 Decennial census tract boundaries to identify areas with significant housing needs and resource gaps. QCTs are areas where 50% or more of the households have incomes below 60% of the area median income, highlighting regions with high poverty levels and critical needs for affordable housing. DDAs are regions with high construction costs relative to the area median income, making development challenging without subsidies.



**City of Greeley - QCT Map**

**Caption - Greeley Community Resilience Map**

The Census Bureau's Community Resilience Estimates (CRE) for Equity Profiles provide a clear metric to assess the vulnerability of neighborhoods across the United States to the impacts of COVID-19. These estimates are based on data from the American Community Survey (ACS), which offers detailed insights into the population's demographics, housing conditions, and workforce characteristics. By analyzing factors such as age, race, income, and health disparities, CRE helps identify which neighborhoods are most at risk and require targeted interventions to build resilience against future crises.



City of Greeley - Vulnerability Map

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The following objectives remain key to the development of Greeley and have been carried over and renewed as a priority for the city.

**Housing Affordability:** Increase the availability of affordable housing across all income brackets. This aims to improve housing accessibility for all residents. This involves strategic development of affordable housing projects, advocating for zoning, ordinance, and policy reforms, and leveraging public-private partnerships to boost housing supply.

**Economic Development:** Foster economic growth and diversification, promoting job creation, entrepreneurship, and access to economic opportunities. This focuses on creating new job opportunities across various sectors, supporting local entrepreneurs and small businesses, and ensuring access to economic resources and opportunities for all residents. The city aims to drive economic growth while

promoting long-term environmental responsibility by investing in emerging industries and offering targeted support for locally owned enterprises.

**Public Services:** Optimize the delivery of essential public services. Enhancing the quality and reach of healthcare and educational services, improving public safety measures, and ensuring all residents have access to essential public services are key outcomes. This objective includes increasing funding for public services in lower-income areas and ensuring those services are prepared to withstand environmental impacts.

**Public Infrastructure:** Modernize and expand transportation, utilities, parks, and public facilities to support community needs. This aims to upgrade, expand, and support the city's growth with modern infrastructure. Investments in infrastructure projects and prioritizing improvements in neighborhoods are central to this goal.

**Community Engagement:** Encourage active community participation and collaboration in local decision-making and governance. The anticipated outcomes include increased resident engagement, stronger coordination among local groups, and decision-making processes that reflect the needs and priorities of the broader community.

### 3. Evaluation of past performance

The City of Greeley has made strides in addressing the goals set in the 2020-2024 Consolidated Plan.

#### Neighborhood Revitalization

- **Redevelopment District Phases (3 to 6):** Between 2020 and 2023, improvements to curbs, gutters, sidewalks, and ramps addressed critical infrastructure needs, particularly in central Greeley neighborhoods such as Maplewood.
- **Parkway Tree Planting:** 134 trees were planted over four years, contributing to environmental sustainability and enhancing the quality of life in target areas.
- **Alley Reconstruction:** Upgrading gravel alleys using recycled asphalt improved safety, reduced dust, and enhanced the appearance of neighborhoods.
- **Clean-up Weekend:** This community initiative, an important event for neighborhood improvement, resumed its spring schedule after pandemic delays.

#### Affordable Housing

- **Housing Rehabilitation:** Grants and loans helped low-income households improve their homes, with some focused-on accessibility needs, such as ramp installations.
- **Habitat for Humanity:** Greeley-Weld Habitat for Humanity completed affordable homes in Crestview and Clover Meadows, supported by HOME grants to reduce sales prices.

- **Immaculata Plaza:** In 2023, the city provided affordable housing for seniors by adding 30 units at Immaculata Plaza. The units were aimed at residents earning no more than 30% of the Area Median Income, with Section 8 support.

### **Public Services and Vulnerable Populations**

- **Shelter Services:** The Greeley Transitional House and Guadalupe Community Center continued to provide essential housing support to homeless families and individuals, focusing on housing stabilization and self-sufficiency.
- **Cold Weather Shelter:** The shelter operated through winter, offering critical services to the homeless population.
- **Senior Services:** Senior Resource Services provided transportation and delivery of groceries and medications to homebound seniors, addressing key needs during and after the pandemic.
- **Veterans Services:** Starting in 2022, the Northern Colorado Veterans Resource Center offered targeted services to veterans, expanding the support network for vulnerable populations.

### **Context for Current Objectives**

- **Increase Affordable Housing:** With rising housing costs, Greeley must continue expanding affordable housing options for low- and moderate-income families and seniors.
- **Invest in Populations with Barriers:** Support for homeless individuals, families, and low-to-moderate-income residents remains critical, especially in light of ongoing economic challenges and housing instability.
- **Support Public Services:** Continued investment in transportation, shelter, and emergency services ensures that the city's most vulnerable residents can access essential services.

Greeley's past performance provides a strong foundation for current objectives, reinforcing the city's commitment to addressing affordable housing, investing in the community, and enhancing public services. These priorities remain essential as the city moves forward with its 2025-2029 Consolidated Plan, ensuring that future efforts align with the community's evolving needs.

## **4. Summary of citizen participation process and consultation process**

The City of Greeley's 5-Year HUD Consolidated Plan is a comprehensive effort to outline the city's priorities, strategies, and long-term housing and community development recommendations. Central to this process is the active involvement of citizens and key stakeholders, ensuring that the plan reflects the needs and aspirations of the community. To achieve this, the city has established a robust citizen participation and consultation process, which includes various engagement methods, from surveys to public hearings, ensuring that all voices are heard and considered. This framework meets HUD requirements and strengthens the connection between the city, its residents, and local organizations, fostering collaboration, transparency, and accountability in developing the Consolidated Plan.

**Resident Survey:** Residents are surveyed online and in person to provide input on the city's priorities, strategies, and long-term recommendations for services and affordable housing. The survey is open from August 15, 2024, to September 10, 2024.

**Community Engagement Forums:** These forums allow residents to engage with city representatives, share information, provide feedback, and influence the plan's development. Three forums are scheduled:

- **July 8, 2024** – ConPlan Kick-Off
- **September 9, 2024** – ConPlan Priority & Strategy Development (Public Hearing)
- **October 15, 2024** – ConPlan Presentation & Recommendations (Public Hearing)

**Consultation Process:**

- **Organization Survey:** Like the resident survey, this is directed at agencies serving special populations to inform the city's plan priorities and strategies. It is open from July 9, 2024, to September 10, 2024.
- **Mayor's Taskforce:** This group includes organizations and agencies working to address homelessness in Greeley. It provides feedback on the city's service delivery and public infrastructure needs.
- **One-on-One Consultations:** Anser Advisory facilitates individualized consultations with Public Housing Authorities, Continuum of Care organizations, and entitlement counties. These discussions, scheduled for mid-August 2024, provided tailored guidance and gathered in-depth insights.

These processes ensure that the City of Greeley actively involves its residents and relevant organizations in shaping the Consolidated Plan, fostering collaboration, transparency, and accountability in housing and urban development initiatives.

**5. Summary of public comments**

The City of Greeley conducted several public forums, presented an informational item update and public hearing at the City Council, and issued a public survey to residents, which garnered over 180 responses. Responses and outreach are summarized in the Citizen Participation section of the Consolidated Plan.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

The city accepted all comments and did not reject any comments.

**7. Summary**

## Demo

The 2024-2029 Consolidated Plan for the City of Greeley provides a comprehensive roadmap for addressing the city's housing and community development needs. This plan is built upon a foundation of collaboration, data analysis, and public engagement. This plan serves as a guide for leveraging resources and implementing programs that promote long-term positive outcomes for all members of the Greeley community. The citizen participation process further ensures that the plan is reflective of the community's priorities, making it a living document aimed at improving the well-being and resilience of the city, as well as the needs of Greeley's residents met through strategic initiatives. It reflects the city's commitment to fostering growth, enhancing quality of life, and supporting sustainable development. The plan outlines key objectives across affordable housing, economic development, public services, and infrastructure improvements.

*This Plan, the best of our knowledge, abides by Executive Order 14151 Ending Radical and Wasteful Government DEI Programs and Preferencing; Executive Order 14173 Ending Illegal Discrimination and Restoring Merit-Based Opportunity; and Executive Order 14218 Ending Taxpayer Subsidization of Open Borders. The City of Greeley agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code. The City of Greeley will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964. The City of Greeley shall administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S. C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 or other Executive Orders or immigration laws. The city will not use funding under this grant in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or abets policies that seek to shield illegal aliens from deportation. Unless excepted by PRWORA, the city must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.*

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GREELEY	
CDBG Administrator	GREELEY	Housing & Homeless Solutions
HOME Administrator	GREELEY	Housing & Homeless Solutions

**Table 1 – Responsible Agencies**

### Narrative

The City of Greeley Housing Solutions Department is responsible for preparing/administering the Consolidated Plan.

### Consolidated Plan Public Contact Information

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(970) 430-0438

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

This section focuses on the collaborative process of engaging stakeholders, including residents, community organizations, and government agencies, to gather valuable input and insights. By fostering open dialogue and participation, we ensure that the Consolidated Plan accurately reflects the community's vision for development, growth, and improved quality of life. Through effective consultation, this plan aims to cultivate partnerships, build consensus, and lay the foundation for informed decision-making that addresses the evolving challenges and aspirations of our dynamic community.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

In alignment with the regulatory requirements set forth in 24 CFR 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I), and 91.315(I), our consultation process is designed to be comprehensive, transparent, and participatory. We recognize that the success of our Consolidated Plan depends on the active involvement and collaboration of a range of stakeholders. Therefore, we have implemented a structured approach to consultation that includes the following key elements:

- 1. Outreach and Stakeholder Engagement:** We conducted comprehensive outreach to a broad spectrum of stakeholders, including residents, community groups, non-profits, and public agencies. This engagement involved public meetings, one-on-one consultations, surveys, and online platforms to ensure maximum participation.. Additionally, stakeholder meetings and workshops were organized to facilitate direct interaction, providing a platform for participants to share their perspectives, identify priorities, and collaboratively propose solutions to the community's challenges. These sessions played a crucial role in shaping the priorities and strategies of the Consolidated Plan.
- 2. Data Collection and Analysis:** We gathered and analyzed data from various sources, including demographic studies, housing market analyses, economic reports, and community surveys. This data-driven approach ensured that the plan is grounded in factual evidence and accurately addresses the community's needs. The data collection process also included the identification of gaps in services and opportunities..
- 3. Coordination with City of Greeley:** We collaborated with local priorities to align our Consolidated Plan with broader policy frameworks and funding opportunities. This coordination helped to leverage resources, avoid duplication of efforts, and ensure consistency with regional and national development goals.

4. **Public Review and Feedback:** Drafts of the Consolidated Plan were made available for public review and comment. This transparency allowed stakeholders to review the proposed strategies and provide additional input before the finalization of the plan. Public hearings were held to present the draft plan and receive feedback, ensuring that the community's voice is an integral part of the decision-making process. The consultation process emphasized the importance of building and strengthening partnerships with various community stakeholders. These partnerships are crucial for the successful implementation of the plan's strategies and achieving long-term community goals. Collaboration with non-profit organizations and community leaders helped to foster a sense of shared responsibility and collective action towards common objectives.

By adhering to these consultation requirements and principles, we aim to develop a Consolidated Plan that is reflective of the community's needs and aspirations. This plan is not only a strategic roadmap for addressing current challenges but also a living document that evolves with the community, ensuring growth for all residents of Greeley.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Greeley collaborates with the Continuum of Care (CoC) to address the needs of homeless individuals and families, including chronically homeless, veterans, and unaccompanied youth.

The consultation included the Chief Operating Officer and the Vice President of Community Impact. Since 2012, United Way has been involved with homeless services, marking a significant commitment to addressing homelessness in the region. The Northern Colorado CoC has been instrumental in shaping the region's approach to homelessness. Invited by the governor's office in 2016 to establish coordinated entry, the CoC began with veterans and expanded to include single individuals, families, and youth from 2016 to 2019. In January 2020, the organization petitioned HUD and became an independent CoC. As a co-lead, the CoC is critical in aligning applicants and resources effectively.

Aligning with the goals of the CoC and the consolidated plan, these initiatives aim to provide comprehensive support to homeless populations, ensuring that services are accessible and effective. Key challenges include the need for full-time staff for coordinated entry, seasonal shelter funding gaps, and quality staffing barriers. The Greeley shelter operates seasonally due to financial constraints, and there is a constant need for mental health and substance abuse resources. Addressing these challenges requires continuous support and resource allocation from the city. The CoC collaborates with various community partners, including housing providers, non-profit organizations, and local businesses. Strengthening these partnerships is crucial for enhancing service delivery and outcomes. Collaborative efforts have led to initiatives like the 24/7 shelter opening and the use of HMIS systems for data management. The CoC utilizes a scoring system and coordinated entry team to match individuals with appropriate resources. Involvement with Community Solutions and the Built for Zero initiative has

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improved data collection and understanding of functional zero homelessness. A shared database among the four CoCs ensures efficient resource allocation and performance tracking.

The CoC works to reduce gaps in economic, health, and social outcomes, particularly for low-income populations. Collaborating with other agencies within the continuum ensures a holistic approach to service delivery. Resource allocation focuses on meeting service delivery goals, with additional funding needed for emergency shelters and rapid re-housing initiatives. The CoC supports housing vouchers and utilizes coordinated entry to fulfill these needs. Recent efforts include securing a grant for case management and providing rental assistance. The CoC supports policies for affordable housing, mental health services, and homelessness prevention. Increased awareness and political support are essential for driving policy changes. Initiatives like the Habitat project and developer incentives aim to expand housing options and address homelessness.

Strategies for improvement include expanding housing options, enhancing case management, and focusing on sustainable housing solutions. Engaging with the broader community involves outreach efforts, stakeholder meetings, and public forums to increase awareness and support for homelessness prevention and services. Plans for long-term sustainability include securing additional funding, expanding affordable housing projects, and enhancing collaborative efforts with community partners. Addressing mental health and behavioral health resource gaps remain a priority, along with developing more rapid and supportive housing options.

### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The city provides Certification of Consistency with the Consolidated Plan annually for the agencies in Greeley that receive ESG funding. Because the City does not administer ESG funds, it is not involved in allocation of funds, development of performance standards and outcomes evaluation, development of funding, or policies and procedures for administration of HMIS.

### **2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	A Woman's Place
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Homeless facilities/DV shelter
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey; met with one-on-one as CDBG applicant.
2	<b>Agency/Group/Organization</b>	Northern Colorado (CoC) / United Way of Weld County
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey; met with one-on-one for CoC coordination.
3	<b>Agency/Group/Organization</b>	Greeley/Weld County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey; met with one-on-one.

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4	<b>Agency/Group/Organization</b>	The Salvation Army
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey
5	<b>Agency/Group/Organization</b>	Greeley-Weld Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey; met with one-on-one as CDBG applicant.
6	<b>Agency/Group/Organization</b>	Greeley Transitional House
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey.
7	<b>Agency/Group/Organization</b>	Boys & Girls Club of Weld County
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

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	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey; met with one-on-one as CDBG applicant.
8	<b>Agency/Group/Organization</b>	Life Stories Child and Family Advocacy
	<b>Agency/Group/Organization Type</b>	Services-Children Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey
9	<b>Agency/Group/Organization</b>	North Range Behavioral Health
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey
10	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES NORTHERN
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey
11	<b>Agency/Group/Organization</b>	High Plains Housing Development
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey
12	<b>Agency/Group/Organization</b>	VOLUNTEERS OF AMERICA
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey
13	<b>Agency/Group/Organization</b>	City of Greeley Department/Division/Program
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey
14	<b>Agency/Group/Organization</b>	CITY OF FORT COLLINS
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey
15	<b>Agency/Group/Organization</b>	Weld County Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to attend public forum/taskforce meeting and complete agency survey

**Identify any Agency Types not consulted and provide rationale for not consulting**

Agencies participating in the Mayor’s Task Force and included on the Housing Solutions contact list were invited to each forum, to participate in surveys, and contacted for engagement. There were no agencies explicitly excluded and, lack of response, resulted in non-inclusion of input.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	2024 NoCo State of Homelessness	The goals overlap with homelessness prevention, shelter expansion, and resource coordination, all of which are addressed in the Consolidated Plan's strategic priorities.
City of Greeley 2060 Comprehensive Plan	City of Greeley, Community Development Department	The 2060 Comprehensive Plan recognizes the need for all persons and neighborhoods, regardless of income, to be successful and vibrant and sets forth goals to achieving that.
Economic Development Strategic Plan	City of Greeley, Community Development Department	The Economic Development Plan sets forth goals and objectives for economic improvements to the community.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Strategic Housing Plan	City of Greeley, Community Development Department	The Strategic Plan complements the housing initiatives in the Consolidated Plan, particularly in expanding affordable housing, addressing homelessness, and ensuring equitable growth.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The progression of the board structure in Greeley reflects a strong commitment to addressing housing and development needs in response to increasing demand and the strategic allocation of resources. Historically, the City Council established the Rental Housing Board to provide oversight and guidance on housing issues. However, in 2005, this advisory body was absorbed into the Greeley Urban Renewal Authority (GURA) to streamline efforts and better manage housing and urban renewal initiatives under a single entity.

For nearly two decades, the GURA board has served as the primary housing advisory body, assisting the City Council in making informed decisions on housing policy and development strategies. However, the recent shifts in housing demand and the complexities of resource allocation necessitate a more focused and specialized approach. This was highlighted in the City Council work session on July 9th, where it became evident that the housing advisory services currently provided by GURA would be more effective if managed by a dedicated entity.

responsibilities would include advising the City Council and City Manager on housing issues, strategies, goals, and policies that align with broader city plans. It would also develop and recommend both long-term and short-term goals, funding priorities, and programs to address the city’s recognized housing needs. In response, the city proposed the creation of a separate Housing for All Advisory Board. This new board is envisioned to create thriving neighborhoods where housing is not merely a necessity but also a foundation for residents' well-being and quality of life.

Furthermore, the Housing for All Advisory Board would review and recommend funding allocations from various sources, including private activity bonds (PABs), Proposition 123, local housing development funds, the HUD HOME Investment Partnership Program, and the HUD Community Development Block Grant (CDBG) Program. The board would employ data-driven decision-making by collecting and analyzing data on housing needs, market trends, and demographic shifts to inform their recommendations.

To ensure the effectiveness of its initiatives, the board would establish monitoring and evaluation mechanisms, assess outcomes, measure progress towards goals, and make necessary adjustments to

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enhance the success of its efforts. Additionally, the board would provide an annual report to the Council, ensuring transparency and accountability in its operations.

This evolution in the board structure demonstrates Greeley's proactive approach to managing housing development and addressing the community's needs in a rapidly changing environment.

### **Narrative (optional):**

Refer to PR-10 Table 1. Agencies, groups, organizations who participated.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Greeley's citizen participation process for the Consolidated Plan was designed to ensure inclusive and comprehensive engagement, following the regulatory requirements in 24 CFR 91.105, 91.115, 91.200(c), and 91.300(c). This process gathered perspectives, significantly influencing goal setting and strategic planning. The forums were offered in person, online, at varying days and times to broaden access to information. Additionally, forums were hosted in an accessible location and in two different places across the city. The survey was printed and available at the forum as well as online. Information was translated into Spanish.

#### **Summarize citizen participation process and how it impacted goal-setting**

The citizen participation process for the City of Greeley's Consolidated Plan was designed to ensure comprehensive and inclusive engagement, aligned with the regulatory requirements set forth in 24 CFR 91.105, 91.115, 91.200(c), and 91.300(c). The process aimed to gather perspectives and foster community involvement in the development of the plan, significantly impacting goal setting and strategy formulation.

#### **Citizen Participation Process:**

- **Surveys:** Online surveys were distributed to capture a broad range of opinions from residents. These surveys focused on various aspects of community development, including housing, economic opportunities, public services, and infrastructure needs. The surveys generated comments, providing valuable data on the community's priorities and concerns.
- **Public Forum Meetings:** Two public forum meetings were held to facilitate direct interaction with residents and engage with a wider audience. These meetings allowed participants to voice their opinions, share experiences, discuss potential solutions to community challenges, ask questions, and provide feedback on the Consolidated Plan.
- **Efforts to Broaden Citizen Participation:** Social media channels such as Twitter and Facebook, along with the city website and SpeakUp Greeley platform, were extensively used to notify the public about the Consolidated Plan process, upcoming meetings, survey availability, and other participation opportunities. This digital outreach ensured that information reached a wide audience, including those who might not have attended in-person events. This included targeted outreach in underserved neighborhoods and providing information in multiple languages to ensure accessibility for non-English speakers.

## Demo

**Impact on Goal-Setting:** The citizen participation process had a significant impact on the goal-setting and strategic planning of the Consolidated Plan. The extensive feedback gathered through surveys, meetings, and consultations provided a clear picture of the community's priorities and needs. Key themes that emerged from the process included:

By fostering open dialogue and inclusive participation, the citizen participation process ensured that the Consolidated Plan accurately reflects the community's vision for development, growth, and improved quality of life. The insights and feedback from residents and stakeholders were instrumental in shaping a plan that addresses the evolving challenges and aspirations of Greeley's dynamic.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Public Forum - A.M. - July 8	Participants completed in-person feedback. Summary included in Citizen Participation	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Public Forum - P.M. - July 8	Participants completed in-person feedback. Summary included in Citizen Participation	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Public Forum - A.M. - September 9	Participants completed in-person feedback. Summary included in Citizen Participation	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Public Forum - P.M. - September 9	Participants completed in-person feedback. Summary included in Citizen Participation	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Public Hearing was held during City Council on October 15 at 6 pm.	No comments were received during the Public Hearing - City Council. Summary included in Citizen Participation	N/A	
6	Internet Outreach	Non-targeted/broad community	None	N/A	None	<a href="http://www.greeleygov.com">www.greeleygov.com</a>

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	186 responses were received online via community survey	Participants completed an online survey. Summary included in Citizen Participation	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	Public informational meeting on Plan progress was held during City Council on September 3 at 6 pm.	Two public comments were received but online one was in reference to homeless residents. Summary included in Citizen Participation	N/A	

Table 4 – Citizen Participation Outreach

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

This section introduces the community’s needs for the next 5-year period, encompassing estimates and types of households needing assistance for extremely low-income, low-income, moderate-income, and middle-income households, including both renters and owners and various categories of persons. The analysis of priority needs was comprehensive, utilizing data from the US Census, Comprehensive Housing Affordability Strategy (CHAS), American Community Survey (ACS), Greeley survey data, and previous plans. The community engagement process, which included a detailed questionnaire completed by Greeley citizens, presentations to Community Councils, Municipal Departments, and local agencies, as well as consultations and meetings with stakeholders, provided valuable insights into the community’s needs and priorities. Key findings highlighted significant needs in affordable housing, economic development, public services, infrastructure, environmental sustainability, and equity and inclusion. This data-driven, community-focused approach informed the goal-setting process for the Consolidated Plan, ensuring that strategies and actions are aligned with Greeley’s vision for a thriving future.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	97,075	107,450	11%
Households	33,775	34,695	3%
Median Income	\$48,813.00	\$57,537.00	18%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,965	5,275	6,760	3,895	12,800
Small Family Households	1,770	1,820	2,795	1,740	6,980
Large Family Households	550	605	820	475	1,105
Household contains at least one person 62-74 years of age	1,240	1,055	1,415	810	2,885
Household contains at least one person age 75 or older	850	770	785	265	970
Households with one or more children 6 years old or younger	1,055	935	1,365	805	1,605

**Table 6 - Total Households Table**

**Data Source:** 2016-2020 CHAS

**Housing Needs Summary Tables**

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	145	70	100	10	325	4	0	15	20	39
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	165	140	35	30	370	0	15	30	0	45
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	255	115	130	105	605	10	100	20	65	195
Housing cost burden greater than 50% of income (and none of the above problems)	2,385	760	65	4	3,214	1,025	490	220	25	1,760

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	440	1,175	915	330	2,860	315	795	1,045	255	2,410
Zero/negative Income (and none of the above problems)	305	0	0	0	305	75	0	0	0	75

**Table 7 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,945	1,080	335	155	4,515	1,035	605	285	105	2,030
Having none of four housing problems	1,215	1,630	2,695	1,430	6,970	765	1,965	3,450	2,200	8,380
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2016-2020 CHAS  
Source:

Demo

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,260	820	564	2,644	265	435	465	1,165
Large Related	390	190	60	640	100	195	95	390
Elderly	639	384	165	1,188	675	410	440	1,525
Other	980	675	315	1,970	295	305	275	875
Total need by income	3,269	2,069	1,104	6,442	1,335	1,345	1,275	3,955

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	210	210	215	190	0	405
Large Related	0	0	45	45	80	45	0	125
Elderly	500	250	30	780	450	150	95	695
Other	0	815	290	1,105	275	0	0	275
Total need by income	500	1,065	575	2,140	1,020	385	95	1,500

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	420	235	160	125	940	0	115	4	65	184
Multiple, unrelated family households	0	0	0	0	0	10	0	45	0	55

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	10	15	4	10	39	0	0	0	0	0
Total need by income	430	250	164	135	979	10	115	49	65	239

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

Single-person households in Greeley, especially those earning 0-30% of the Area Median Income (AMI), are in critical need of housing assistance. This group predominantly includes elderly individuals, young adults, and people with disabilities. Many of these households are severely cost-burdened, spending more than 50% of their income on housing, making them particularly vulnerable to housing instability and potential homelessness. The lack of support systems and affordable housing options further exacerbates their risk of displacement.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Families in Greeley who are disabled or have been victims of domestic violence, dating violence, sexual assault, and stalking are among the most vulnerable populations in need of housing assistance. These families often fall within the extremely low-income category (0-30% AMI), making it difficult for them to afford housing without assistance. Supportive services, such as emergency shelters, transitional housing, and permanent supportive housing, are critical for these families. Data from "A Woman's Place" in 2022 indicated a significant demand for services, with 844 crisis calls and 385 victims receiving direct support, highlighting the urgent need for safe and stable housing options for these groups.

**What are the most common housing problems?**

### **Most Common Housing Problems:**

The most common housing problems in Greeley include severe cost burden, overcrowding, and substandard housing conditions:

1. **Severe Cost Burden:** Many households, particularly those in the 0-30% AMI bracket, are severely cost-burdened, with a significant portion spending more than 50% of their income on housing.
2. **Overcrowding:** Lower-income households often experience overcrowded living conditions, which are prevalent in multi-family households and those with larger family sizes.
3. **Substandard Housing:** Households in lower income brackets frequently encounter substandard housing conditions, such as inadequate plumbing or kitchen facilities.

### **Are any populations/household types more affected than others by these problems?**

Certain populations are disproportionately affected by these housing problems:

- **Extremely Low-Income Households:** These households face the most severe housing challenges, including cost burdens and overcrowding.
- **Renters:** Renters, especially those in lower income brackets, are more likely to experience cost burdens and overcrowding compared to homeowners.
- **Single-Person Households:** These households, particularly those with elderly or disabled individuals, are at higher risk of housing instability.
- **Victims of Domestic Violence:** Victims of domestic violence face unique challenges in securing safe housing and often require access to legal support and services.
- **Populations with Obstacles:** Households from certain demographic groups may be more likely to experience challenges in the housing market, including higher rates of overcrowding and cost burden due to unequal treatment.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

### **Characteristics and Needs of Low-Income Individuals and Families with Children at Imminent Risk of Homelessness:**

Low-income individuals and families with children, particularly those in the 0-30% AMI bracket, are at imminent risk of becoming unsheltered due to high rent burdens, inadequate housing conditions, and a lack of affordable housing options. Survivors of domestic violence are especially vulnerable and need

immediate shelter and long-term housing solutions. The risk of homelessness is further heightened by financial instability and the scarcity of affordable housing.

**Needs of Formerly Homeless Families and Individuals Nearing the End of Rapid Re-Housing Assistance:** Formerly homeless families and individuals who are nearing the end of their rapid re-housing assistance require continued support to maintain housing stability. Their needs include:

- **Continued Financial Support:** Many still face financial instability and may struggle with rent without ongoing assistance.
- **Employment Opportunities:** Access to stable employment is crucial for maintaining housing.
- **Supportive Services:** Ongoing access to mental health counseling, substance abuse treatment, and case management is essential to prevent a return to homelessness.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Several factors contribute to instability and heighten the risk of homelessness. Among these factors is the persistent increase in rental prices and the scarcity of affordable housing options. Significant groups, thereby reducing the risk of homelessness. Furthermore, inadequate housing conditions, such as substandard living conditions or housing with significant maintenance issues, exacerbate the vulnerability of individuals and families to homelessness. By addressing these multifaceted challenges through policy reforms, community initiatives, and targeted interventions, communities can work towards enhancing housing stability and reducing homelessness among vulnerable populations. This economic strain is exacerbated by growing gaps between household incomes and the rising housing costs, compounded by stagnant wages that fail to keep pace with inflation. Overcrowding is also a concern, as cramped living conditions can lead to housing instability and increase the likelihood of displacement. Addressing discriminatory practices within housing markets is essential to mitigating issues that disproportionately affect demographic subsets of the population.

### **Discussion**

The housing needs in Greeley, CO, as reflected in the data, demonstrate significant challenges, particularly for low-income and vulnerable populations. The assessment shows that households with incomes at or below 30% of AMI face the highest levels of housing problems, including cost burdens, overcrowding, and substandard living conditions. Renters, particularly those in the lowest income brackets, bear the brunt of these challenges, with a high percentage experiencing severe cost burdens—

## Demo

spending more than 50% of their income on housing. This makes them particularly susceptible to displacement and homelessness.

Large family households, single-person households, and elderly households also experience a disproportionate share of housing problems. Overcrowding is prevalent, especially in multi-family households and those with lower incomes. Single-person households, especially elderly or disabled individuals, often face housing instability due to insufficient income and limited affordable housing options.

The needs of families and individuals at imminent risk of homelessness are critical, particularly those earning less than 30% of the AMI. Many are just one financial setback away from becoming unsheltered, and the lack of affordable housing exacerbates this risk. The need for rapid rehousing assistance, transitional housing, and permanent supportive housing continues to grow, especially for survivors of domestic violence and those experiencing chronic homelessness.

Formerly homeless families and individuals nearing the end of rapid re-housing assistance require extended support to ensure long-term stability. Without continued financial support, employment opportunities, and access to services such as mental health care, these individuals may struggle to maintain housing, increasing the risk of returning to homelessness.

In summary, addressing the housing challenges in Greeley will require a multi-faceted approach that includes expanding affordable housing options, increasing supportive services for vulnerable populations, and implementing policies aimed at preventing housing instability. Collaboration between local governments, non-profits, and community organizations will be essential in creating sustainable solutions that reduce homelessness and housing insecurity.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

In addressing housing challenges within the community, it is essential to identify and prioritize the needs of those facing the greatest obstacles to stable housing. Section NA-15 of the Consolidated Plan focuses on understanding and addressing the disproportionately greater need among individuals and families experiencing housing instability. This section examines various factors contributing to housing problems, including economic issues, affordability issues, inadequate housing conditions, and the impact of discriminatory practices. By analyzing these challenges comprehensively, we aim to develop targeted strategies and allocate resources effectively to support vulnerable populations and promote equitable access to safe and affordable housing solutions. This section of the plan underscores our commitment to fostering inclusive communities and enhancing housing stability for all residents.

Note, in this section, the four severe housing problems referenced are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1.5 persons per room
4. Cost Burden over 50%

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,109	3,860	0
White	1,082	1,980	0
Black / African American	53	97	0
Asian	40	74	0
American Indian, Alaska Native	10	19	0
Pacific Islander	2	4	0
Hispanic	848	1,552	75
0	0	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Alternate Data Source Name:  
2016-2020 CHAS

Data Source Comments:

\*The four housing problems are:

Demo

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,864	3,410	0
White	956	1,749	0
Black / African American	47	85	0
Asian	36	65	0
American Indian, Alaska Native	9	17	0
Pacific Islander	2	3	0
Hispanic	750	1,372	0
0	0	0	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Alternate Data Source Name:  
2016-2020 CHAS  
Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,390	4,374	0
White	1,226	2,243	0
Black / African American	60	110	0
Asian	46	83	0
American Indian, Alaska Native	12	21	0
Pacific Islander	2	4	0
Hispanic	961	1,759	0
0	0	0	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Demo

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,382	2,528	0
White	709	1,297	0
Black / African American	35	63	0
Asian	26	48	0
American Indian, Alaska Native	7	12	0
Pacific Islander	1	3	0
Hispanic	556	1,017	0
0	0	0	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source Comments:**

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

Among households earning 0%-30% of AMI, 2,109 of 5,969 (35.33%) experience housing problems, including issues like inadequate facilities, overcrowding, and high cost burdens. Similar proportions are seen across groups, with 848 of 2,400 Hispanic households, 53 of 150 African American households, and 40 of 114 Asian households in this income range facing housing challenges. These figures highlight the severe burden on low-income households across all groups.

In the 30%-50% AMI bracket, 1,864 of 5,274 households (35.34%) report housing issues, indicating only a slight improvement. Hispanic households in this range are disproportionately affected, with 1,468 of 2,122 (69.17%) facing affordability and overcrowding problems. African American and Asian households mirror the broader jurisdiction’s trends in this income bracket.

## Demo

As incomes increase to 50%-80% of AMI, the incidence of housing problems lessens, affecting 2,390 of 6,764 households (35.32%). However, many Hispanic (961 of 2,721), African American (60 of 170), and Asian (46 of 129) households in this bracket continue to struggle with housing costs.

In the highest bracket (80%-100% of AMI), housing problems affect 1,382 of 3,910 households (35.34%), demonstrating that higher income levels offer some relief. However, challenges persist for African American households, where 35 out of 98 (35.71%) still experience issues.

This analysis reveals that housing problems decrease as income rises, yet a high percentage of lower-income households across all groups remain burdened. Targeted interventions in Greeley, such as affordable housing access, financial support, and housing quality improvements, are crucial to ensuring safe and stable housing for all income groups, with a focus on lower-income residents who bear the highest burdens.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

Note, in this section, the four severe housing problems referenced are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1.5 persons per room
4. Cost Burden over 50%

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,148	4,820	0
White	589	2,472	0
Black / African American	29	121	0
Asian	22	92	0
American Indian, Alaska Native	6	23	0
Pacific Islander	1	5	0
Hispanic	462	1,939	0
0	0	0	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

**Alternate Data Source Name:**  
2016-2020 CHAS

**Data Source Comments:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,015	4,259	0
White	520	2,184	0
Black / African American	25	107	0
Asian	19	81	0
American Indian, Alaska Native	5	21	0
Pacific Islander	1	4	0
Hispanic	408	1,713	0
Other	0	0	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Alternate Data Source Name:  
2016-2020 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,301	5,462	0
White	667	2,801	0
Black / African American	33	137	0
Asian	25	104	0
American Indian, Alaska Native	6	27	0
Pacific Islander	1	6	0
Hispanic	523	2,197	0
Other	0	0	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Alternate Data Source Name:  
2016-2020 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	752	3,157	0
White	386	1,619	0
Black / African American	19	79	0
Asian	14	60	0
American Indian, Alaska Native	4	15	0
Pacific Islander	1	3	0
Hispanic	303	1,270	0
Other	0	0	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Alternate Data Source Name:**

Characteristics of Residents

**Data Source Comments:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Discussion**

Among households earning 0%-30% of AMI, 1,148 of 5,968 (19.23%) experience severe housing problems, including high-cost burdens, overcrowding, and substandard conditions. Hispanic households (462 of 2,401), African American households (29 of 150), and Asian households (22 of 114) show similar percentages, underscoring that severe housing issues impact low-income groups across demographic lines.

In the 30%-50% AMI bracket, 1,015 of 5,274 households (19.24%) face severe housing problems, marking a slight improvement. Hispanic households (408 of 2,122) are particularly affected, with African American (25 of 132) and Asian (19 of 101) households showing needs consistent with the jurisdictional trend.

As income levels rise to 50%-80% of AMI, the incidence of severe housing problems decreases but remains significant, with 1,301 of 6,763 households (19.23%) affected. Hispanic households (523 of

## Demo

2,721), African American households (33 of 170), and Asian households (25 of 129) continue to experience challenges, reflecting a persistent burden across income levels.

In the highest bracket analyzed (80%-100% of AMI), 752 of 3,909 households (19.23%) face severe housing issues, with African American households (19 of 98) experiencing slightly higher needs, indicating a unique challenge that persists even among higher-income groups.

The analysis shows that severe housing problems decrease as income rises, yet lower-income households, particularly among Hispanic and African American groups, continue to experience a disproportionate share of these issues. To address these challenges, Greeley should focus on expanding affordable housing options, providing financial assistance to alleviate cost burdens, and improving housing conditions for low-income residents. These measures can help ensure safe and stable housing for all community members, regardless of income or race.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section focuses on examining the significant impact of housing cost burdens on residents in Greeley. Housing cost burdens occur when households spend a disproportionate amount of their income on housing expenses, leaving less for other essential needs such as food, healthcare, and education. By identifying the factors contributing to housing cost burdens and exploring potential solutions, this section aims to inform strategic planning and resource allocation efforts.

### Housing Cost Burden Analysis

Housing cost burdens are categorized into three groups:

- **<=30% of Income:** Households spending 30% or less of their income on housing costs.
- **30-50% of Income:** Households spending between 30% and 50% of their income on housing costs, considered moderately cost burdened.
- **>50% of Income:** Households spending more than 50% of their income on housing costs, considered severely cost-burdened.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,940	5,990	5,374	425
White	11,766	3,072	2,756	218
Black / African American	575	150	135	11
Asian	438	114	102	8
American Indian, Alaska Native	111	29	26	2
Pacific Islander	23	6	6	0
Hispanic	9,227	2,409	2,161	171

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments:

### Discussion:

## Demo

Across the jurisdiction, 22,940 households spend 30% or less of their income on housing, while 5,990 are moderately cost-burdened, and 5,374 are severely cost-burdened. An additional 425 households report no or negative income, indicating extreme financial instability.

- **White Households:** Out of 17,594 White households, 3,072 (17.5%) are moderately cost-burdened, and 2,756 (15.7%) are severely cost-burdened. The data shows that while a significant number of White households face housing cost burdens, the majority (66.9%) manage to keep their housing costs below 30% of their income.
- **African American Households:** Of the 871 African American households, 150 (17.2%) are moderately cost-burdened, and 135 (15.5%) are severely cost-burdened. Although these percentages are close to the overall jurisdictional average, the absolute numbers are smaller, reflecting the relatively small African American population in Greeley.
- **Asian Households:** Among 662 Asian households, 114 (17.2%) are moderately cost-burdened, and 102 (15.4%) are severely cost-burdened. The cost burden percentages for Asian households align with those for the general population, but again, the smaller population size limits the total number of affected households.
- **American Indian/Alaska Native Households:** Out of 168 American Indian/Alaska Native households, 29 (17.3%) are moderately cost-burdened, and 26 (15.5%) are severely cost-burdened. These figures indicate a similar level of need compared to the broader population, but the small sample size may mask deeper issues within this group.
- **Pacific Islander Households:** The smallest group analyzed, Pacific Islanders, includes 35 households, with 6 (17.1%) moderately cost-burdened and 6 (17.1%) severely cost-burdened. Despite the small numbers, the percentages indicate a proportionate level of need like other groups.
- **Hispanic Households:** Hispanic households, which comprise a significant portion of Greeley's population, show a pronounced level of need. Out of 13,968 Hispanic households, 2,409 (17.3%) are moderately cost-burdened, and 2,161 (15.5%) are severely cost-burdened. These figures reflect the challenges faced by a large segment of the Hispanic community, particularly in maintaining affordable housing.

The analysis of housing cost burdens in Greeley reveals that a substantial number of households across all groups are affected, with Hispanic households experiencing the highest absolute numbers of cost burdens. While the proportional impact is relatively consistent across different groups, the large number of Hispanic households facing these challenges highlights the need for targeted support and resources. Addressing housing cost burdens will require not only direct financial assistance but also efforts to improve access to affordable housing, public services, and economic opportunities, particularly in neighborhoods where the most affected populations reside.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

This section examines the housing challenges faced by residents in Greeley, particularly those related to housing cost burdens, severe housing problems, and access to affordable housing. By identifying the racial or ethnic groups experiencing disproportionately greater needs, we can better understand the areas where targeted interventions are most needed. This analysis is crucial for informing strategic planning and resource allocation to promote housing stability across the community.

**Housing Cost Burdens:** The data reveals that Hispanic households, which make up a significant portion of Greeley's population, experience a disproportionately high level of housing cost burdens. Out of 13,968 Hispanic households, 2,409 (17.3%) are moderately cost-burdened, and 2,161 (15.5%) are severely cost-burdened. This is reflective of broader economic challenges faced by this group, including lower average incomes and higher poverty rates, as highlighted in the Qualified Census Tracts (QCTs). These tracts, including Census Tracts 5.01, 6, 7.01, 7.03, and 10.03, show high poverty rates and income gaps, particularly among Hispanic residents

**Severe Housing Problems:** Across income categories, severe housing problems (lacking complete kitchen/plumbing facilities, overcrowding, or severe cost burdens) are prevalent. For instance, among households earning 0%-30% of Area Median Income (AMI), Hispanic households experience these problems at a higher rate, with 462 out of 2,401 households (19.24%) affected. Similarly, African American households, despite representing a smaller portion of the population, also show a higher incidence of severe housing problems across all income categories.

The trend is consistent across other income brackets, with Hispanic and African American households continuing to face higher rates of housing problems compared to White and Asian households. This indicates a disproportionately greater need for affordable and stable housing solutions among these groups.

### **If they have needs not identified above, what are those needs?**

Beyond the challenges related to housing cost burdens and severe housing problems, several other critical needs have been identified through surveys and analysis of service gaps:

- **Affordable Housing:** Survey respondents consistently highlighted affordable housing as the most urgent need, particularly for low-income households and individuals experiencing homelessness.
- **Childcare and Employment:** High childcare costs and unstable employment contribute significantly to the housing instability faced by low-income households, particularly Hispanic

families. This economic strain exacerbates the difficulties in maintaining affordable housing, as indicated in the QCTs, where poverty and unemployment rates are high.

- **Access to Services:** Language barriers, especially for non-English speakers in Hispanic communities, limit access to essential services such as healthcare, legal aid, and housing assistance. This further entrenches the housing problems faced by these groups, making it difficult for them to find and maintain stable housing.
- **Transportation:** Limited access to reliable transportation in certain areas, particularly in QCTs, restricts the ability of low-income families to access employment opportunities and services that could help alleviate their housing challenges.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Many of the households experiencing disproportionately greater housing needs are concentrated in specific neighborhoods, particularly within the QCTs. These tracts, including Census Tracts 5.01, 6, 7.01, 7.03, and 10.03, are characterized by high concentrations of Hispanic residents, lower educational attainment, higher poverty rates, and significant language barriers. These socio-economic challenges exacerbate housing issues, making these neighborhoods focal points for targeted interventions.

In these QCTs, the need for comprehensive community support programs is critical. This includes the development of affordable housing, improvements in transportation infrastructure, and the expansion of educational and employment opportunities. Additionally, culturally sensitive approaches are essential to effectively engage with these communities and address their unique needs. The analysis of housing cost burdens, severe housing problems, and service needs across Greeley reveals significant gaps, particularly among Hispanic and African American households. These groups face disproportionately greater challenges in maintaining stable and affordable housing, largely due to economic gaps, language barriers, and limited access to services.

To address these challenges, Greeley must implement targeted strategies that focus on expanding affordable housing options, improving access to essential services, and addressing the broader socio-economic issues in the most affected neighborhoods. By doing so, the city can work towards ensuring that all residents, regardless of demographic subset, have access to safe, stable, and affordable housing.

## NA-35 Public Housing – 91.205(b)

### Introduction

This section focuses on evaluating and improving public housing programs and initiatives aimed at providing safe, affordable, and sustainable housing options for our residents. By examining current challenges, identifying opportunities for improvement, and leveraging community input and data-driven insights, we aim to foster inclusive growth and ensure access to quality housing opportunities for all community members. This section serves as a roadmap for collaborative efforts between local agencies, stakeholders, and residents to achieve our shared goal of enhancing our community's quality of life and economic vitality through effective public housing strategies.

Please note, ongoing efforts are being made to collect data for Tables 24, 25 and 26 below. The City of Greeley is closely involved with Greeley-Weld Housing Authority (GWHA) corrective action plan to address their troubled status which is further outlined in subsequent sections of the Plan.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	79	1,173	0	1,173	0	0	0

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Alternate Data Source Name:**

PIC (PIH Information Center)

**Data Source Comments:**

**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	0	0	0	0	0
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	0	0	0	0	0
# of Disabled Families	0	0	0	0	0	0	0	0
# of Families requesting accessibility features	0	0	0	426	0	426	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

PIC (PIH Information Center)

**Data Source Comments:**

**Reference**

Please note, ongoing efforts are being made to collect data. The City of Greeley is closely involved with Greeley-Weld Housing Authority (GWHA) corrective action plan to address their troubled status which is further outlined in subsequent sections of the Plan.

**Race of Residents**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	0	0	0	0	0	0
Black/African American	0	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

PIC (PIH Information Center)

**Data Source Comments:**

**Reference**

Please note, ongoing efforts are being made to collect data. The City of Greeley is closely involved with Greeley-Weld Housing Authority (GWHA) corrective action plan to address their troubled status which is further outlined in subsequent sections of the Plan.

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	0	0	0	0	0	0
Not Hispanic	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

PIC (PIH Information Center)

**Data Source Comments:**

**Reference**

Please note, ongoing efforts are being made to collect data. The City of Greeley is closely involved with Greeley-Weld Housing Authority (GWHA) corrective action plan to address their troubled status which is further outlined in subsequent sections of the Plan.

### **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The primary needs of public housing tenants and applicants on the waiting list for accessible units include:

- **Accessible Housing Units:** A significant number of individuals on the waiting list require units that are modified for mobility impairments, such as units with wheelchair accessibility, ramps, and wider doorways. There is also a need for units equipped with accessible bathrooms and kitchens to meet the daily living requirements of individuals with disabilities.
- **Affordable Rent:** Many tenants and applicants face financial challenges and rely on public housing as an affordable housing option. These individuals need units with rent calculated as a percentage of income (typically 30%), which is particularly important for households on fixed or limited incomes.
- **Supportive Services:** Tenants with disabilities often require additional supportive services such as in-home care, mental health support, or case management to help maintain their housing stability and improve their quality of life.
- **Timely Placement:** Due to the limited availability of accessible units, many individuals remain on the waiting list for extended periods, causing a backlog in meeting the demand for these units.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate needs of residents of public housing and Housing Choice voucher holders include:

- **Housing Stability:** Many residents are facing housing instability due to high rent burdens or temporary housing solutions while waiting for permanent placements.
- **Accessible Units:** Residents with disabilities have a critical need for accessible housing that accommodates their physical and mobility limitations.
- **Affordability:** Housing affordability remains a priority, with residents needing rent payments that align with their low-income status. Many are on fixed incomes such as Social Security Disability Insurance (SSDI) or Supplemental Security Income (SSI).
- **Maintenance and Safety:** Public housing residents frequently require timely repairs and maintenance services to ensure their units remain habitable. For some, basic safety features, such as proper lighting and security systems, are critical.
- **Supportive Services:** Some residents require additional support services, such as job placement assistance, access to mental health care, or case management to maintain their housing and work towards financial independence.

### **How do these needs compare to the housing needs of the population at large**

The housing needs of public housing tenants and Housing Choice voucher holders are generally more acute than those of the broader population due to their low-income status, disabilities, or reliance on

fixed incomes. While the general population may face challenges related to housing affordability and availability, public housing residents often have additional barriers, such as:

- **Greater Need for Affordability:** The general population may have more flexibility in choosing housing options, whereas public housing tenants and voucher holders are often severely cost-burdened and limited to low-income or subsidized housing.
- **Accessibility Requirements:** Unlike the broader population, public housing tenants with disabilities specifically require accessible units that can accommodate mobility issues, something that is less of a need for the general population.
- **Dependence on Supportive Services:** While some households in the general population may seek occasional supportive services, public housing residents often rely heavily on these services to maintain their housing and improve their quality of life, making these services a crucial part of their housing stability.

## Discussion

Public housing tenants and Housing Choice voucher holders face unique and immediate needs that are more pronounced compared to the general population. These needs are often compounded by barriers such as affordability issues and logistical challenges in securing suitable housing.

Many landlords are unwilling to accept vouchers due to not wanting to rent to low-income tenants or negative perceptions about the administrative burden involved in participating in the voucher program. This makes it exceedingly difficult for voucher holders to secure housing, even when they are eligible and have financial assistance in place.

Finding a unit that falls within the voucher affordability range is another significant challenge. In high-cost areas, rents often exceed the allowable limits set by the voucher program, leaving tenants with limited options for housing that meets their needs while staying within their budget. This is particularly problematic for households requiring accessible units, as the cost of accessible housing is often higher than standard units, further limiting availability.

Even when tenants find units that meet their affordability and accessibility needs, passing the required inspection can be a roadblock. Units must meet specific standards for health and safety set by the Housing Quality Standards (HQS) inspection process. If a unit fails the inspection, it may be disqualified from the voucher program, leaving the tenant to search for another option. This can significantly delay housing placements and prolong instability for individuals and families.

The limited availability of accessible units exacerbates the challenges for tenants with disabilities, who require units that are modified to accommodate mobility impairments. The existing supply of accessible housing is insufficient to meet the demand, resulting in long wait times for individuals in need of these units.

## Demo

Affordability remains a core issue, particularly for residents on fixed incomes like Social Security Disability Insurance or Supplemental Security Income. Many public housing tenants and voucher holders are extremely low-income, making it imperative that their housing costs remain aligned with their ability to pay. The housing crisis affecting the general population is even more acute for these individuals, as their financial limitations leave them with fewer options in a competitive housing market.

These challenges set public housing tenants and voucher holders apart from the broader population in terms of housing needs. While the general population may encounter difficulties in finding affordable housing, public housing residents must navigate a more complex landscape involving multiple layers of barriers that prevent them from accessing stable housing.

Many public housing tenants and voucher holders rely heavily on supportive services, such as case management, mental health support, and in-home care, which are critical to maintaining housing stability. These services are less commonly needed by the general population but are essential for low-income tenants with disabilities or those facing chronic homelessness. The availability and accessibility of these services play a vital role in helping tenants maintain their housing and achieve self-sufficiency.

It is essential to expand the supply of affordable and accessible housing, ensure better enforcement of laws, streamline the voucher acceptance and inspection processes, and improve access to supportive services. Without addressing these critical gaps, public housing programs will continue to fall short of meeting the needs of the most vulnerable populations.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The Needs Assessment section of the Consolidated Plan describes the nature and extent of unsheltered and sheltered homelessness within the jurisdiction. The Greeley Coalition to End Homelessness conducts an annual “Point-In-Time” (PIT) count of homeless persons and housing resources and oversees the Homeless Management Information System (HMIS). Data from the HMIS and the 2024 Point-In-Time Count serve as the foundation for this section. The PIT Count was conducted on January 30, 2024, providing critical insights into the state of homelessness in Greeley and Weld County.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	56	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	416	258	0	0	0	0
Chronically Homeless Individuals	130	97	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	35	12	0	0	0	0
Unaccompanied Child	13	14	0	0	0	0
Persons with HIV	3	22	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is:      Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Although exact data on the number of persons becoming or exiting homelessness each year and the duration of homelessness is limited, insights can still be gathered from multiple sources, including the Point-In-Time (PIT) Count, the Homeless Management Information System (HMIS), and cold weather shelters. The 2024 PIT Count, for instance, provides a snapshot of sheltered and unsheltered homelessness in Greeley and Weld County, showing that 72% of the homeless population was sheltered, while 28% remained unsheltered. It also highlights specific groups, such as families with children and veterans, who continue to experience significant housing instability. Cold weather shelters offer additional data on immediate shelter needs, especially during harsh weather conditions, helping identify vulnerable populations most in need of emergency housing.

By combining data from these sources, the community gains a more comprehensive understanding of homelessness. The PIT Count, cold weather shelter data, and HMIS reports together provide critical insights that enable local agencies to develop targeted strategies for different homeless populations, including chronically homeless individuals, veterans, families with children, and unaccompanied youth. This integrated approach ensures that resources are allocated effectively to address both the immediate and long-term needs of individuals experiencing homelessness, promoting more stable housing solutions across the community.

### Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	498	219
Black or African American	33	9
Asian	6	2
American Indian or Alaska Native	31	20
Pacific Islander	27	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	212	80
Not Hispanic	404	186

Data Source  
Comments:

	Unsheltered (2024 PIT)*	Experiencing Homelessness (2024 PIT)	In Poverty (2021 ACS)	Total Population (2021 ACS)
Asian/Pacific Islander	0%	1%	3%	2%
Black/African American	6%	7%	3%	1%
Native American/Alaskan	4%	3%	1%	1%
Native Hawaiian	0%	2%	1%	1%
Multiple Races	13%	18%	14%	11%
White & Latina/o/o	72%	69%	78%	84%

\* Does not equal 100% as some of those surveyed do not provide a racial identity when asked.

### 2024 State of Homelessness

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

**Families with Children:** Based on the 2024 Point-in-Time (PIT) Count, approximately 56 persons from families with children were experiencing homelessness in Greeley/Evans, all of whom were sheltered. This indicates a significant need for family shelters and supportive housing programs tailored to meet the unique needs of families with children, ensuring they have stable and safe accommodations.

**Veterans and Their Families:** The 2024 PIT Count data indicates that 47 veterans were experiencing homelessness on a given night in Greeley/Evans. Of these, 35 were sheltered, while 12 remained unsheltered. This highlights the critical need for expanded veteran-specific housing programs and

services, particularly those that address the unique challenges faced by veterans and their families in securing stable housing.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The 2024 State of Homelessness report reveals significant gaps in access to housing resources across various programs, particularly within the Coordinated Assessment Housing Placement System (CAHPS). The analysis shows that individuals from diverse racial backgrounds, especially those assessed for Permanent Supportive Housing (PSH), are less likely to receive referrals compared to their representation in the assessed population. Although PSH referrals tend to be made to more non-white individuals, the overall variety of those receiving resources decreases, indicating a concentration of referrals among fewer demographic subset groups.

For Rapid Re-Housing (RRH) resources, the gaps are even more pronounced, with a higher proportion of white households receiving referrals compared to the overall CAHPS-assessed population. This pattern suggests that RRH resources are not being equitably distributed, which exacerbates existing racial gaps.

Furthermore, discrepancies in collecting race and ethnicity data complicate efforts to fully understand and address these gaps. Changes in HUD data standards have led to shifts in how race and ethnicity are reported, which can obscure the true extent of racial and ethnic diversity among those experiencing homelessness. For example, the separation of "White" and "Hispanic" categories in recent years has affected how the data is interpreted, potentially leading to underrepresentation of certain groups in the overall analysis.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2024 Point-in-Time (PIT) Count for Greeley/Evans reveals that 72% of the homeless population is sheltered, with 225 individuals in shelters and 88 unsheltered. This suggests that while existing homelessness intervention programs are providing some success in offering immediate refuge, a significant portion of the population remains unsheltered, indicating a critical need for expanded housing resources and services. The stable number of unsheltered individuals over the past three years highlights the persistent challenge of homelessness in the area.

To address these challenges, a multi-faceted approach is necessary, focusing on increasing affordable housing, enhancing supportive services, and collaborating with community partners to develop comprehensive strategies. This includes expanding shelter capacity, particularly for vulnerable populations like families and veterans, and addressing racial and ethnic gaps within the homeless population. By scaling up efforts to provide stable housing and tackling the

This comprehensive approach not only supports those already sheltered but also aims to reach and assist those still without stable housing, ensuring a more effective response to homelessness in the community.

## Summary of Homelessness Data for Greeley/Evans (2022-2024)

### Analysis and Trends:

- **Increase in Sheltered Homelessness:** Over the past three years, there has been a significant increase in sheltered individuals, rising from 153 in 2022 to 225 in 2024. This reflects efforts to expand shelter capacity in the region.
- **Stable Unsheltered Numbers:** The number of unsheltered individuals has remained relatively stable, with 88 individuals recorded in both 2023 and 2024, showing only a slight increase from 83 in 2022.
- **Overall Growth in Homelessness:** The total number of individuals experiencing homelessness in Greeley/Evans has gradually increased, emphasizing the need for continued and enhanced interventions to address both sheltered and unsheltered populations.

These trends indicate a growing demand for housing and shelter services, as well as the effectiveness of increased shelter capacity, though challenges remain in addressing unsheltered homelessness.

### Discussion:

In Greeley, the need for comprehensive homelessness prevention strategies remains critical. The expansion of shelters has provided immediate relief to many, but long-term solutions such as affordable housing development and targeted supportive services for veterans, chronically homeless individuals, and families with children are essential. Addressing racial and ethnic gaps within the homeless population will also require targeted interventions to ensure equitable access to housing resources.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The non-homeless special needs population in Greeley includes:

- Elderly individuals (62 and older)
- Frail elderly (requiring assistance with three or more activities of daily living, such as bathing, walking, and housework)
- Individuals with mental, physical, and developmental disabilities
- Individuals with alcohol or drug addictions
- People with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The special needs populations in Greeley face a range of challenges that impact their ability to secure stable housing and supportive services. These populations are often vulnerable to housing instability, health crises, and social isolation, making it essential to have a robust network of services tailored to their needs.

### Describe the characteristics of special needs populations in your community:

Greeley's special needs populations, particularly the elderly and persons with disabilities, require housing solutions that accommodate physical limitations, provide affordable options, and offer proximity to essential services. The Hispanic community, which represents a significant portion of Greeley's population, also faces linguistic and cultural blocks that may exacerbate housing challenges.

### What are the housing and supportive service needs of these populations and how are these needs determined?

The needs of special populations in Greeley reflect the wide variety of challenges they face. This includes:

- **Elderly and Frail Elderly:** Require accessible housing, proximity to healthcare, and services that aid with daily living.
- **Persons with Disabilities:** Need housing that accommodates mobility issues and sensory impairments, as well as supportive services related to employment and healthcare.
- **Victims of Domestic Violence:** Often need immediate access to emergency shelters and long-term, safe housing. A Woman's Place, the only domestic violence shelter in Weld County, struggles to meet the demand for services.

- **Persons with HIV/AIDS:** Require supportive services and housing that provide access to healthcare and stable environments. Currently, Greeley does not anticipate establishing a Tenant-Based Rental Assistance (TBRA) preference for this population.

Service providers have identified several gaps in support, particularly the lack of year-round shelters for the homeless and a shortage of accessible, affordable housing units for persons with disabilities. Additionally, the limited availability of emergency shelter beds, particularly during the warmer months, is a critical service gap.

**Unmet Needs for Persons with Disabilities**

Greeley’s special needs populations, particularly those with disabilities, often face severe housing problems, including overcrowding and housing cost burdens. Persons with disabilities also experience barriers to employment and healthcare access, which compounds their housing challenges. More housing units that cater specifically to these needs are required, alongside stronger integration of health services.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Colorado Department of Health issues a quarterly HIV Surveillance Report with data displayed by the county. The 2nd Quarter 2024 report estimated a total of 225 persons living with HIV (170) or AIDS (55) in Weld County. The Colorado AIDS Project (CAP), through its Northern Colorado AIDS Project office, provides services to residents of Weld County. CAP estimates that 15,000 people are living with AIDS in Colorado.

The City of Greeley has no specific programs that serve persons with HIV/AIDS and their households but does use federal funding to provide supportive housing for special needs populations in general. The city does not receive Housing Opportunities for Persons with AIDS (HOPWA) funding.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

N/A

**Discussion:**

Addressing the housing and service needs of Greeley’s special needs populations will require a coordinated effort among government agencies, non-profits, and healthcare providers. The greatest challenges include:

- A shortage of affordable, accessible housing units, particularly for persons with disabilities and the elderly
- Limited shelter capacity for victims of domestic violence, with A Woman’s Place often exceeding capacity
- The absence of a year-round emergency shelter for the homeless population
- Significant service gaps for individuals with mental health or substance abuse issues

By focusing on expanding year-round shelters, increasing accessible housing options, and improving service coordination, Greeley can better meet the needs of its most vulnerable residents. Collaboration between service providers, targeted funding, and the development of culturally sensitive programs will be essential to ensuring that all residents have access to safe, stable housing and the support services they require.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction’s need for Public Facilities:

Greeley has identified several priority public facilities needs eligible for CDBG assistance, including:

- **Homeless Facilities:** The city lacks sufficient emergency shelters, especially year-round shelters for individuals experiencing homelessness.
- **Youth and Childcare Centers:** Affordable childcare and youth centers are crucial for low-income families, particularly single-parent households and working families.
- **Health Facilities:** Expanding access to clinics and mental health services for under-resourced populations are vital.
- **Neighborhood Facilities:** Community centers are essential for providing a space for educational programs, community services, and social engagement.
- **Facilities for Special Needs Populations:** Increased access to handicapped and transitional facilities is needed for disabled and vulnerable individuals

### How were these needs determined?

These needs were determined through community consultations, feedback from local service providers, and input from public participation meetings. The community needs assessments have further highlighted the lack of access to critical facilities for under-resourced populations

### Describe the jurisdiction’s need for Public Improvements:

Greeley requires significant public improvements, including:

- **Street and Sidewalk Improvements:** Many areas require upgrades to improve safety, walkability, and access for low-income neighborhoods.
- **Water/Sewer Infrastructure:** Upgrading water and sewer lines, particularly in older neighborhoods, is a priority to improve public health and safety.
- **Flood Drainage Improvements:** Addressing flood-prone areas is crucial to protect homes and businesses from damage.

### How were these needs determined?

Public improvement needs were identified through capital improvement plans, consultations with stakeholders, and input from residents and local businesses. A comprehensive analysis of infrastructure conditions, combined with community feedback, underscored the need for targeted improvements.

## **Describe the jurisdiction’s need for Public Services:**

Public services in Greeley must address the needs of low-to-moderate-income families, including:

- **Homeless Services:** Expanded services for emergency shelters and transitional housing are critical.
- **Childcare Services:** Affordable childcare remains a top priority for families, especially for those in low-income areas.
- **Mental Health Services:** There is a need for more comprehensive mental health services and counseling, particularly for victims of domestic violence and youth.

## **How were these needs determined?**

Public service needs were determined through consultations with community organizations, public meetings, and analysis of existing service gaps in housing, childcare, and healthcare.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

According to the latest U.S. Census Bureau data, as of 2023, Greeley, CO, has an estimated population of approximately 112,609 residents, and increase from 108,794 in 2020. The city's housing unit count is around 40,262, with occupied units totaling 38,006 with a vacancy totaling nearly 2,256. This reflects a continued growth trend in both population and housing since the 2013-2017 American Community Survey (ACS) data. The housing stock in Greeley consists predominantly of single-family detached structures, with around 60% of housing units categorized as such. The homeownership rate in Greeley currently stands at approximately 60%, indicating a slight decrease from previous years, while renter-occupied units account for the remaining 40%. The homeowner vacancy rate sits at approximately 0.8% while the renter vacancy rate is nearly 8%.

Homeownership rates in Greeley have mirrored broader national trends, experiencing fluctuations over the past decade. Economic shifts, including the recovery from the 2008 financial crisis and subsequent housing market adjustments as a result of COVID-19, have impacted the local housing market. Despite these challenges, Greeley has shown resilience, with the housing market gradually stabilizing. However, factors such as increasing housing costs and a growing low- to moderate-income population continue to influence homeownership trends.

The Housing Market Analysis section of the Consolidated Plan offers a detailed examination of Greeley's housing dynamics. This analysis covers various aspects of the local housing market, including affordability, availability, and the socio-economic factors influencing housing accessibility. By analyzing data on housing prices, rental rates, demographics, and economic indicators, this section identifies challenges and opportunities to enhance housing stability and affordability in Greeley. Key areas of focus include assessing the demand for affordable housing, evaluating housing cost burdens on households, and exploring the impact of market forces on housing supply and demand. Additionally, the analysis reviews the effectiveness of existing housing policies and programs in meeting community needs and addresses barriers to housing access, particularly for vulnerable populations. Non-profit organizations in Greeley provide crucial housing support for individuals with disabilities and other special needs. However, the availability of suitable single-family homes remains limited due to high housing costs, exacerbated by recent market trends. While Greeley offers some long-term housing solutions for homeless individuals, emergency overnight shelter options are limited, highlighting a gap in immediate housing needs.

Through this comprehensive analysis, the Housing Market Analysis seeks to inform policy development, resource allocation, and community planning efforts aimed at promoting housing opportunities, fostering sustainable development, and improving overall housing conditions in Greeley. Understanding

the complexities of the local housing market is critical to laying a foundation for inclusive growth and enhanced quality of life for all residents.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The housing landscape in Greeley, Colorado, is characterized by a mix of residential properties. According to data from the 2016-2020 American Community Survey (ACS), Greeley has a total of 40,262 residential properties. Most of these properties are 1-unit detached structures, making up 57.7% of the housing stock. Smaller multi-family units (2-4 units) and mid-sized complexes (5-19 units) represent 9.4% and 12.6% of the housing market, respectively, while larger apartment complexes with 20 or more units account for 8.2%. Additionally, 6.1% of housing in Greeley consists of mobile homes, boats, RVs, and other non-traditional housing options.

The distribution of unit sizes by tenure reveals that homeowners tend to occupy larger units, with 38% of owner-occupied homes having three or more bedrooms, compared to 25% of renter-occupied units. Smaller units, including those with no bedrooms (studios) and one-bedroom apartments, are more common among renters but still represent a small fraction of the overall housing stock. This distribution highlights a potential mismatch between the availability of smaller, more affordable units and the needs of lower-income renters.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	22,573	56%
1-unit, attached structure	2,364	6%
2-4 units	4,029	10%
5-19 units	5,470	14%
20 or more units	3,613	9%
Mobile Home, boat, RV, van, etc	2,213	5%
<b>Total</b>	<b>40,262</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

2016 - 2020 ACS

Data Source Comments:

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	768	3%	499	3%
1 bedroom	2,040	8%	1,324	8%

	Owners		Renters	
	Number	%	Number	%
2 bedrooms	6,395	26%	4,152	26%
3 or more bedrooms	15,210	62%	9,874	62%
<b>Total</b>	<b>24,413</b>	<b>99%</b>	<b>15,849</b>	<b>99%</b>

**Table 28 – Unit Size by Tenure**

Alternate Data Source Name:  
2016 - 2020 ACS  
Data Source Comments:

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Federal, state, and local housing programs in Greeley primarily target low- and moderate-income households, families, and individuals in need of affordable housing. These programs include the Low-Income Housing Tax Credit (LIHTC), Section 8 Housing Choice Vouchers, and other locally administered affordable housing initiatives. The units provided through these programs are crucial for supporting vulnerable populations, including families with children, the elderly, and persons with disabilities.

However, the availability of these units is often limited, and demand frequently exceeds supply. This scarcity is exacerbated by the expiration of affordability restrictions on some units, particularly those originally financed through LIHTC or with Section 8 contracts. As these contracts expire, there is a risk that units will be converted to market-rate housing, further reducing the affordable housing inventory. Greeley must prioritize the preservation of these units to prevent further loss from the affordable housing stock.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Greeley-Weld Housing Authority’s 79 public housing units, faces challenges due to aging infrastructure and deferred maintenance, though no immediate plans for rehabilitation are in place. These units, primarily built in the 1950s, do not currently face significant code or health violations, but without a long-term maintenance strategy, they are at risk of deterioration, potentially leading to a reduction in affordable housing availability. Additionally, many tax credit properties in Greeley, including senior-only housing, lack a coordinated plan for preservation, which further raises concerns about future unit loss.

Greeley-Weld Housing Authority can issue, collectively, up to 1,173 vouchers but has only leased 962 due to budget constraints. The closed and recently purged waitlist indicates further constraints on housing access, with no expected reopening for at least another year, exacerbating the potential loss of available affordable units.

The Greeley-Weld Housing Authority is currently in the process of modernizing its operations, including updating outdated landlord policies, technology, and payment systems. However, given the lack of long-

term plans for unit rehabilitation and modernization, alongside budgetary shortfalls, the potential loss of affordable housing units in Greeley is a growing concern. Without significant investment and operational updates, the expiration of Section 8 contracts or further financial pressures could lead to a reduction in available units over time.

### **Does the availability of housing units meet the needs of the population?**

The current housing stock in Greeley does not fully meet the needs of its population, particularly among low- and moderate-income residents. Rising housing costs, driven by increased demand and limited supply, have outpaced income growth, making it increasingly difficult for many households to afford housing. The mismatch between the availability of affordable units and the needs of the population is a significant concern. This issue is compounded by restrictive zoning regulations and high construction costs, which limit the development of new affordable housing.

Given Greeley's expected population growth—anticipated to double over the next 20 years—there is a pressing need to expand the housing supply, particularly in West Greeley, where there is significant undeveloped land. Addressing this challenge will require a concerted effort to revise zoning policies, explore innovative financing options, and foster public-private partnerships to support affordable housing development.

### **Describe the need for specific types of housing:**

Affordable housing is critical for ensuring that low- and moderate-income households can meet their basic needs without sacrificing other essentials. Without access to affordable housing, families may face homelessness, overcrowding, or substandard living conditions, all of which can have long-term negative effects on health, education, and economic stability. Affordable housing also supports the broader community by enabling residents to live closer to their workplaces, reducing commute times, and fostering open and welcoming neighborhoods.

However, the need for affordable housing in Greeley extends beyond just availability. Survey respondents consistently highlighted the urgent demand for various types of housing that cater to the needs of the community. There is a particular need for smaller, more affordable units to accommodate low-income renters. These units are crucial for individuals and small families who might otherwise be priced out of the market or forced into overcrowded living situations. Affordable housing in this context must also be equipped with basic amenities and be in areas with access to public transportation, healthcare, and employment opportunities.

In addition to smaller units, there is a pronounced demand for larger units that can meet the needs of families. Families with children, especially those in low-income brackets, struggle to find affordable housing that provides enough space for safe and healthy living conditions. This shortage of larger units often results in families having to choose between paying exorbitant rent or living in cramped, unsuitable conditions, which can negatively impact children's well-being and development.

Furthermore, there is a critical need for housing that is accessible to the elderly and persons with disabilities. These populations are often at higher risk of being unmet by the current housing market, with limited options that accommodate their specific needs. Accessible housing should include features like step-free access, wider doorways, and bathroom modifications, allowing individuals to live independently and safely within the community. As the population ages, the demand for such housing is expected to grow, making it imperative that the community plans and builds accordingly.

Additionally, the survey highlighted the need for permanent supportive housing (PSH) for individuals experiencing homelessness or those at risk of homelessness. PSH is a crucial intervention that combines affordable housing with supportive services designed to help individuals maintain housing stability and improve their quality of life. This includes access to mental health services, substance use counseling, and case management, which are essential for helping the most vulnerable populations regain stability.

In conclusion, addressing these housing needs—smaller affordable units, larger family-friendly housing, accessible housing for the elderly and disabled, and permanent supportive housing—will not only improve the quality of life for residents but will also contribute to a more stable, healthy, and inclusive community.

## **Discussion**

Greeley's housing challenges are multifaceted and require a comprehensive approach to ensure that the needs of all residents are met. By addressing the barriers to affordable housing development, preserving existing affordable units, and focusing on the specific needs of low- and moderate-income households, Greeley can work toward a more well-distributed and enduring housing future. This will involve revisiting zoning policies, explore new financing mechanisms, and strengthening partnerships between the public and private sectors to leverage resources effectively. Through these efforts, Greeley can enhance housing affordability, promote community resilience, and ensure that all residents have access to safe, suitable, and affordable housing.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

This section of the Consolidated Plan delves into the analysis of the cost of housing in Greeley, examining various factors influencing affordability, trends in housing prices, rental rates, and the economic implications for residents and the community at large. By examining these factors comprehensively, we aim to identify challenges, opportunities, and potential interventions to support sustainable housing solutions that meet the needs of our community.

### Cost of Housing

	Base Year: 2015	Most Recent Year: 2022	% Change
Median Home Value	194,500	346,400	78%
Median Contract Rent	861	1,208	40%

Table 29 – Cost of Housing

**Alternate Data Source Name:**

2016 - 2020 ACS

**Data Source Comments:**

Rent Paid	Number	%
Less than \$500	1,431	13.8%
\$500-999	3,170	42.5%
\$1,000-1,499	5,314	30.4%
\$1,500-1,999	3,097	10.6%
\$2,000 or more	1,465	2.4%
<b>Total</b>	<b>14,477</b>	<b>99.6%</b>

Table 30 - Rent Paid

**Alternate Data Source Name:**

2016 - 2020 ACS

**Data Source Comments:**

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	3,275	No Data
50% HAMFI	1,100	1,275
80% HAMFI	344	285
100% HAMFI	No Data	300
<b>Total</b>	<b>4,719</b>	<b>1,860</b>

Table 31 – Housing Affordability

**Alternate Data Source Name:**

2016 - 2020 ACS

Data Source Comments:

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,062	1,190	1,533	2,160	2,391
High HOME Rent	1,062	1,190	1,533	1,902	2,103
Low HOME Rent	1,022	1,073	1,288	1,488	1,661

Table 32 – Monthly Rent

Alternate Data Source Name:

2016 - 2020 ACS

Data Source Comments:

## Is there sufficient housing for households at all income levels?

Greeley’s housing market has experienced significant changes over the past several years, with sharp increases in both home values and rental rates. This escalation in housing costs reflects broader national and regional trends but has specific implications for the Greeley community, where affordability is a growing concern.

- **Median Home Value:** Between 2015 and 2022, the median home value in Greeley surged from \$194,500 to \$346,400, representing a 78.1% increase. This rise in home values poses challenges for first-time homebuyers, especially those in low- and moderate-income brackets, who find it increasingly difficult to afford homeownership.
- **Median Contract Rent:** During the same period, median contract rent rose from \$861 to \$1,208. This 40.3% increase in rental costs affects not only low-income renters but also moderate-income families, further straining their budgets and limiting their housing options. As rental prices continue to climb, more households may be pushed toward financial instability, leading to potential increases in overcrowding or the need for multiple jobs to afford basic living expenses.

The data clearly indicates that Greeley does not have sufficient housing for households at all income levels, particularly for those earning below 50% AMI (HUD Area Median Family Income). The number of affordable housing units for these income brackets is inadequate, exacerbating the housing crisis for low-income renters and owners.

- **Rental Units:** There are 3,275 units affordable to households earning 30% AMI, but this is insufficient given the demand. The gap for renter households at or below 50% AMI is significant, with an estimated 890 units needed for those earning below 30% AMI and 1,605 units for those between 30% and 50% AMI.
- **Owner-Occupied Units:** Similar trends are observed in the owner-occupied market, where only 1,350 units are affordable for households earning 30% AMI. The gap for owner households is

455 units for those earning below 30% AMI and 1,295 units for those between 30% and 50% AMI.

The insufficient supply of affordable housing options forces many families to choose between substandard housing or paying more than they can afford, leading to financial strain and instability. The limited availability of units affordable to moderate-income households (50%-80% AMI) highlights the growing gap between housing costs and household incomes, which is likely to intensify the competition for affordable housing.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

As housing values and rents continue to rise, the affordability of housing in Greeley is expected to decline further. The sharp increase in home values makes it increasingly difficult for low- and moderate-income families to enter the housing market, leading to a greater reliance on the rental market. This shift places additional pressure on rental prices, which continue to climb, further reducing affordability. As a result, more households may find themselves paying a disproportionate share of their income on housing, leaving less for other essential needs and pushing more families into precarious living situations.

The widening gap between housing costs and household incomes exacerbates competition for the limited affordable units available, broadening the pool of applicants seeking housing assistance and intensifying the difficulty of securing access to suitable and affordable housing options. Addressing these affordability challenges requires comprehensive strategies, including increasing the supply of affordable housing units, implementing housing assistance programs, and exploring policy measures aimed at stabilizing housing costs relative to income levels.

By proactively anticipating these changes in the housing market and implementing targeted strategies, Greeley can better support its residents and foster a more future-focused housing environment.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

There has been a modest increase in rental prices compared to the area median rent. In 2017, the area median rent was \$1,111, while the current HOME/Fair Market Rent (FMR) stands at \$1,190. This indicates a slight upward adjustment in rental rates, aligning with prevailing housing market trends. The alignment between FMR, HOME rents, and the area median rent suggests that rental prices are reflective of broader market dynamics and are being adjusted according to current housing market conditions.

Fair Market Rent for a two-bedroom unit is \$1,533, slightly higher than the area median rent, making it increasingly difficult for low-income households to secure affordable housing. Similarly, high HOME

rents, also set at \$1,533 for a two-bedroom unit, although designed to be affordable, still present challenges for many households, particularly those on fixed or low incomes.

While the data indicates that rental prices are in line with broader market trends, the high cost of these rents underscores the need for a robust strategy to address housing affordability in Greeley. This strategy should include the development of new affordable housing units, the preservation of existing affordable housing stock, and the implementation of rental assistance programs to bridge the affordability gap for households most impacted by rising housing costs. By pursuing these approaches, Greeley can continue to improve access to affordable housing and ensure that low-income residents are not left behind as market conditions evolve.

## **Discussion**

In summary, the housing market analysis for Greeley reveals significant challenges in terms of affordability, particularly for low- and moderate-income households. The steep increases in home values and rental rates over the past several years have outpaced income growth, making it increasingly difficult for residents to secure affordable housing. To address these challenges, Greeley must pursue a multifaceted approach that includes expanding affordable housing options, preserving existing affordable units, and providing targeted assistance to those most in need. By doing so, the city can work towards ensuring that all residents have access to safe, stable, and affordable housing, which is critical for the overall well-being of the community.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section explores the state of housing within the housing market, drawing on data provided by HUD and the US Census. It covers various aspects, including the condition of housing units, the year of construction, the presence of lead-based paint, and vacancy rates. The data sourced from the US Census aims to depict the overall condition of homes, analyze the housing market, identify barriers to affordable housing, and assess the current economic status within this sector.

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

- **Standard:** A housing unit is considered "standard" if it meets HUD Housing Quality Standards (HQS) and complies with all state and local codes. Examples of standard conditions include having complete kitchen and plumbing facilities, no overcrowding, and a cost burden that does not exceed 30% of household income. Units in this category are generally in good repair, safe, and habitable without requiring significant upgrades or repairs.
- **Substandard:** A housing unit is classified as "substandard" if it is in poor condition but still structurally and financially feasible to rehabilitate. Substandard units typically fail to meet one or more of the conditions that define a standard unit, such as having incomplete facilities, structural deficiencies, or severe overcrowding. However, these units can often be brought up to standard with appropriate rehabilitation efforts.

These definitions help in categorizing the housing stock in Greeley and determining where intervention may be necessary to ensure that all residents have access to safe and affordable housing.

### Definitions

- **Standard:** A housing unit is considered "standard" if it meets HUD Housing Quality Standards (HQS) and complies with all state and local codes. Examples of standard conditions include having complete kitchen and plumbing facilities, no overcrowding, and a cost burden that does not exceed 30% of household income. Units in this category are generally in good repair, safe, and habitable without requiring significant upgrades or repairs.
- **Substandard:** A housing unit is classified as "substandard" if it is in poor condition but still structurally and financially feasible to rehabilitate. Substandard units typically fail to meet one or more of the conditions that define a standard unit, such as having incomplete facilities, structural deficiencies, or severe overcrowding. However, these units can often be brought up to standard with appropriate rehabilitation efforts.

These definitions help in categorizing the housing stock in Greeley and determining where intervention may be necessary to ensure that all residents have access to safe and affordable housing.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,749	23%	6,683	49%
With two selected Conditions	85	0%	697	5%
With three selected Conditions	0	0%	56	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,229	77%	6,222	46%
<b>Total</b>	<b>21,063</b>	<b>100%</b>	<b>13,658</b>	<b>100%</b>

Table 33 - Condition of Units

Alternate Data Source Name:

2016 - 2020 ACS

Data Source Comments:

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,195	29%	2,813	21%
1980-1999	5,936	28%	3,449	25%
1950-1979	5,858	28%	4,532	33%
Before 1950	3,074	15%	2,864	21%
<b>Total</b>	<b>21,063</b>	<b>100%</b>	<b>13,658</b>	<b>100%</b>

Table 34 – Year Unit Built

Alternate Data Source Name:

2016 - 2020 ACS

Data Source Comments:

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,932	42%	7,396	54%
Housing Units build before 1980 with children present	3,040	14%	1,710	13%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

2016 - 2020 ACS

Data Source Comments:

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

<TYPE=[text] REPORT\_GUID=[F8DC4D3147433947165558A235C46686]  
 PLAN\_SECTION\_ID=[1313801000]>

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The exact number of housing units occupied by low- or moderate-income families with lead-based paint (LBP) hazards is not provided in the data. However, given the high percentage of older housing stock in Greeley, it can be estimated that a significant portion are at risk. This estimate further underscores the need for targeted interventions in both owner-occupied and rental units to address lead hazards and improve overall housing conditions.

Lower-income families often face financial constraints that limit their housing options, pushing them to accept substandard or older homes that may be more affordable. These homes are often less expensive to rent because they are in poorer condition or have not been updated to meet modern housing standards. Landlords of such properties may be more willing to accept families that exceed the unit capacity, leading to overcrowded living conditions. This overcrowding, combined with the substandard condition of the housing, significantly increases the risk of exposure to lead-based paint hazards, particularly in homes built before 1980.

Among owner-occupied homes, 44% were built before 1980, placing them at a higher risk for lead-based paint hazards. Within this group, 16% have children present, making it crucial to implement targeted lead mitigation strategies to protect these vulnerable populations. The risk is even greater in renter-occupied units, where 59% were built before 1980, and 12% of these units house children. This situation highlights the critical need for lead-based paint remediation in the rental market to prevent exposure to harmful lead levels, especially for households with children who are at a higher risk of lead poisoning.

The high percentage of older housing units in Greeley, combined with the presence of children and the financial pressures on low-income families, calls for proactive measures to address lead-based paint

hazards. These measures should include inspections, abatements, and public education campaigns. These efforts should prioritize:

**Lead-Based Paint Mitigation & Modernization of Older Units:** To reduce the risk of lead exposure, especially in homes with children, Greeley’s water and sewer department has implemented a comprehensive lead service line replacement program. This initiative, recently bolstered by a \$250,000 grant, aims to identify and replace all lead pipes within the city’s water distribution system, further protecting residents from lead exposure in drinking water. Corrosion control measures are also in place to prevent lead from leaching into the water supply, providing an additional layer of protection for older homes that may still have lead service lines. By coordinating these efforts with the modernization of older housing units—updating electrical, plumbing, and heating systems in homes built before modern building codes were established—rehabilitation projects can ensure that all lead plumbing is replaced, enhancing both safety and the long-term viability of these units.

**Energy Efficiency Improvements:** Upgrading insulation, windows, and other elements to improve energy efficiency and reduce utility costs for low-income households is crucial to enhancing housing conditions in Greeley. Weld County’s Energy Assistance Programs, including the Weatherization program, offer services to improve the energy efficiency of homes for eligible residents. This program provides free weatherization services, such as installing insulation, upgrading windows, and optimizing heating and cooling systems. These improvements not only help reduce energy bills but also enhance comfort and safety for low-income households, ensuring that they can affordably maintain healthy living environments.

## **Discussion**

In summary, the condition of housing in Greeley reflects the challenges of maintaining an aging housing stock while ensuring safety and livability for all residents. The data highlights the need for substantial rehabilitation efforts, particularly in older rental units that are more likely to have multiple conditions and pose lead-based paint hazards. By focusing on these areas, Greeley can improve the quality of its housing stock, protect vulnerable populations, and support the broader goals of the Consolidated Plan in promoting safe, affordable, and sustainable housing.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

This section provides a detailed analysis of the public and assisted housing landscape in Greeley and Weld County, focusing on the Greeley-Weld Housing Authority (GWHA). GWHA manages a variety of programs that serve low-income families, elderly residents, and individuals with disabilities. Greeley's public housing and voucher programs face significant challenges due to outdated technology, deferred maintenance, and budget constraints, which have limited the availability of housing assistance for those most in need. This section highlights the current state of Greeley's public housing units, supply, and the challenges facing GWHA.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	79	1,173	0	1,173	0	0	0
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

PIC (PIH Information Center)

Data Source Comments:

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The Greeley-Weld Housing Authority (GWHA) is responsible for managing and maintaining public housing developments that serve low-income families, elderly residents, and individuals with disabilities within Greeley and Weld County. GWHA administers several programs to ensure access to affordable housing, including Public Housing and Housing Choice Vouchers.

Within the City of Greeley, GWHA owns and manages 79 Federal Public Housing units, comprising 73 multi-family apartments and six single-family houses. These units are located across three sites, offering housing options for various family sizes, with units ranging from one to four bedrooms. Amenities include parking and regular maintenance services. Additionally, two of the multi-family housing sites provide units for all ability levels, reflecting GWHA's commitment to housing for all.

The condition of GWHA's public housing units is generally maintained through regular inspections and maintenance services. While the units remain habitable and safe, there are several areas where restoration and revitalization efforts are needed. Energy efficiency improvements, such as upgraded insulation, windows, and HVAC systems, could significantly reduce utility costs for residents and improve the overall comfort of the units.

Additionally, accessibility improvements are needed in more units to better accommodate elderly residents and individuals with disabilities. While some handicap-accessible units are already in place, further enhancements across all developments, such as adding ramps and widening doorways, would contribute to the long-term functionality and comfort of these units. Despite ongoing maintenance efforts, several public housing developments in Greeley require significant restoration and revitalization.

Common areas of need include:

- **Structural Repairs:** Roofs, foundations, and other critical infrastructure may need reinforcement or replacement.
- **Energy Efficiency Improvements:** Upgrading insulation, windows, and HVAC systems to reduce energy costs and improve comfort for residents.
- **Accessibility Enhancements:** Modifying units to better accommodate elderly residents and individuals with disabilities.
- **Aesthetic Upgrades:** Renovating common areas and living spaces to create a more welcoming and modern environment.

## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

### Reference

Please note, ongoing efforts are being made to collect data. The City of Greeley is closely involved with Greeley-Weld Housing Authority (GWHA) corrective action plan to address their troubled status which is further outlined in subsequent sections of the Plan.

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The public housing units managed by the Greeley-Weld Housing Authority (GWHA) require ongoing restoration and revitalization to maintain safe, functional, and aesthetically pleasing living conditions for residents. Key restoration needs include:

- **Structural Repairs:** Some of the older buildings within the public housing portfolio require structural improvements. This includes roof replacements, foundation repairs, and updates to exterior façades to ensure the buildings remain secure and weather resistant.
- **Energy Efficiency Upgrades:** Many units could benefit from enhanced energy efficiency measures. Upgrading insulation, installing energy-efficient windows, and replacing outdated HVAC systems would not only reduce utility costs for residents but also contribute to environmental sustainability.
- **Accessibility Improvements:** While some handicap accessible units are already in place, there is a need to further enhance accessibility features across all developments. This includes adding ramps, widening doorways, and installing additional elevators or lifts in multi-story buildings.
- **Modernization of Interiors:** The interiors of some units require modernization to meet current standards and expectations. This could include updating kitchens and bathrooms, replacing old flooring, and ensuring all fixtures and appliances are up to date and in good working condition.
- **Common Area Enhancements:** Public spaces within these housing developments, such as community rooms, playgrounds, and laundry facilities, also require attention. Renovating these areas can improve the overall living environment and foster a stronger sense of community among residents.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

#### Discussion:

The Greeley-Weld Housing Authority (GWHA) plays a vital role in providing affordable housing to low-income families in Greeley. However, the organization is currently designated as "troubled" by HUD, and it is in a period of significant transition. The GWHA is operating under a corrective action plan with HUD to address several operational and management issues. These challenges include outdated technology, deferred maintenance, and outdated policies that no longer align with current best practices.

To facilitate improvements, GWHA has brought in a third-party manager, an independent consultant, to oversee operations temporarily. Their role is focused on stabilizing the organization while a national search is conducted for a permanent director. During this transition, GWHA is working on modernizing its technology, updating landlord service policies (many of which have not been revised since the early 2000s), and addressing the deferred maintenance backlog.

Additionally, GWHA is in the process of determining long-term oversight structures to ensure stronger governance and operational efficiency. There is no immediate plan for large-scale rehabilitation of public housing units, but the organization is focused on getting the fundamentals in order—modernizing forms, technology, and payment processes while ensuring that its housing units meet safety and livability standards.

Despite these challenges, GWHA remains committed to providing safe and affordable housing options to the community. The authority is working to build a stronger relationship and is under a HUD-directed plan aimed at resolving its troubled status. The authority's ongoing efforts to modernize and fix critical issues will be essential for its future success and for maintaining public housing as a viable resource for Greeley's low- and moderate-income residents.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

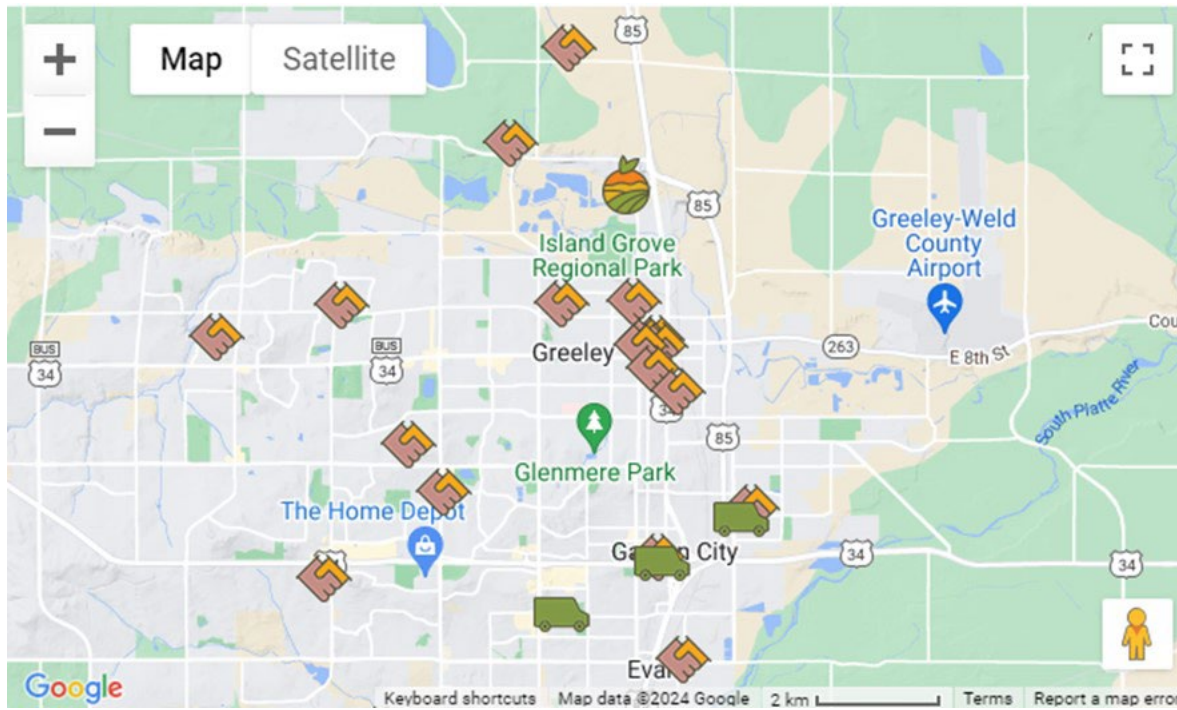
Building upon the previous section's focus, this segment delves deeper into the realm of public assisted housing, specifically concentrating on addressing the needs of the homeless population in Greeley. The City of Greeley recognizes homelessness as a growing and complex issue and has taken steps to address these challenges through community partnerships and the establishment of a new Department and Advisory Board to prioritize housing solutions.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	170	100	85	84	0
Households with Only Adults	202	136	24	377	0
Chronically Homeless Households	0	0	1	101	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:



**Greeley - Food Pantry Location Map**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Greeley offers a variety of mainstream services and tailored support to help homeless individuals and families achieve stability, despite ongoing challenges with service gaps and coordination in the community.

**Mainstream Services for Homeless Individuals**

- **Health Services:** Sunrise Community Health provides sliding-scale medical and dental care, with emergency medical services available citywide.
- **Mental Health:** North Range Behavioral Health offers counseling, psychiatric care, and housing for those with mental health needs, supporting chronic homelessness cases.
- **Employment:** Employment Services of Weld County offers job placement, education, and training crucial for housing stability.
- **Legal Aid:** Colorado Legal Services provides assistance for eviction, and family law matters, impacting housing status.

**Targeted Support for Homeless Families**

- **Shelters:** Facilities include the Guadalupe Community Center, Greeley Transitional House, A Woman's Place, and a seasonal Cold Weather Shelter.
- **Food Assistance:** Food is available through Weld County Food Bank and local organizations
- **Housing Resources:** The Housing Navigation Center offers computer access, storage, hygiene products, mail services, and help with documentation.
- **Social Services:** Weld County Department of Human Services provides financial aid, childcare, grocery assistance, and medical care.
- **Transportation:** Local nonprofits offer bus passes for access to employment, medical care, and services.
- **Veteran Support:** The Northern Colorado Veterans Resource Center assists veterans in accessing housing and healthcare.
- **Reentry:** The "Connections" program aids individuals reentering from the Department of Corrections.
- **Youth Education:** Weld County School District 6 runs the Families in Transitions Program, addressing educational barriers and offering free preschool for eligible families.

These resources collectively aim to meet the complex needs of Greeley's homeless population.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Greeley offers a range of facilities and housing options targeted at different segments of the homeless population, including:

- **Emergency Shelter Beds:** Available for individuals and families, with facilities like the Guadalupe Community Center and the Cold Weather Shelter providing year-round and seasonal beds.
- **Transitional Housing Beds:** The Greeley Transitional House offers temporary housing solutions to help families and individuals transition from homelessness to stable housing.
- **Permanent Supportive Housing Beds:** Organizations like North Range Behavioral Health provide long-term housing with integrated support services for chronically homeless individuals, those with disabilities, and veterans.

Greeley faces significant challenges in adequately addressing the needs of its homeless population, despite the range of services available. One of the most pressing gaps is in mental health and substance abuse services, where there is a critical need for more comprehensive and accessible treatment, particularly for those who are chronically homeless. Another major challenge is the lack of year-round emergency shelter. The city's only emergency shelter operates seasonally, from November to April, leaving a critical gap during the rest of the year. Additionally, the shortage of affordable housing remains a persistent issue, with an urgent need to expand options to meet the demands of low-income households and individuals experiencing homelessness.

Moreover, Greeley and Weld County have historically struggled with inadequate resources and poor collaboration among service providers, which has hindered the effectiveness of available resources. There is a pressing need for improved coordination and data consistency to ensure accurate communication and resource distribution. The Greeley Provider Survey data and community feedback highlight these service gaps, underscoring the importance of addressing affordable housing shortages, enhancing service coordination, and improving accessibility.

As of April 2023, 462 individuals in Greeley were experiencing homelessness, with 82% being unsheltered. The city currently relies heavily on limited Continuum of Care (CoC) funding, which only provides 1-2 housing slots per month. This situation further stresses the need for permanent housing solutions and an all-season emergency shelter.

The Foundations Housing Team has been pivotal in addressing homelessness through the Housing First model, which focuses on quickly moving people into permanent housing while providing ongoing support for mental health, employment, and case management. By 2023, the team had engaged with up to 60 individuals, housing at least 30, though the long-term success of the program depends on the sustained availability of supportive services.

Despite the City's proactive efforts, such as the creation of the Housing Solutions Department and the Housing Solutions Department, Greeley continues to face critical challenges, especially in providing permanent housing and comprehensive mental health and addiction services. The success of future

initiatives will rely on improving service provider coordination, increasing funding for long-term housing solutions, and expanding shelter options to effectively reduce homelessness in the community.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

This section of the Consolidated Plan focuses on identifying and addressing the requirements of populations such as seniors, individuals with disabilities, veterans, and those experiencing homelessness. By examining the current landscape of specialized facilities and services, including healthcare, housing, and supportive programs, we aim to enhance accessibility, promote fairness, and improve the quality of life for all residents. Through collaborative efforts and strategic investments, this plan seeks to foster a more supportive and inclusive environment where every individual can thrive and access the resources they need to lead fulfilling lives.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Supportive housing is crucial for a range of individuals with unique needs, including the elderly, frail elderly, persons with disabilities (mental, physical, and developmental), those struggling with alcohol or other drug addictions, individuals living with HIV/AIDS and their families, and public housing residents. These groups often require tailored support services to maintain stability and improve their quality of life. For the elderly and frail elderly, supportive housing must offer accessibility features and medical care to address their health needs. The Greeley-Weld Housing Authority plays a critical role in providing accessible housing options, including units with handicap accessibility features for individuals with mobility challenges.

Individuals with disabilities need accommodations that cater to their specific challenges, while those battling substance abuse or chronic health conditions benefit from integrated health services and counseling. The Greeley Family House and North Range Behavioral Health are instrumental in offering such transitional housing and support services, particularly for families and adults dealing with mental health issues and substance abuse. Public housing residents, often facing economic hardships, require affordable and stable living options with access to community support services, such as those offered by the Home and Community Supports Division of Weld County, which includes critical services through the Area Agency on Aging (AAA) and Adult Protective Services (APS). Comprehensive supportive housing solutions integrate affordable living with necessary support services, ensuring that all individuals, regardless of their personal circumstances, can live with dignity, independence, and stability.

**Gaps in Services:** There are gaps in affordable and accessible housing, particularly for disabled and elderly residents, as well as individuals with substance abuse or chronic conditions. Mental health resources, transitional housing, and permanent supportive housing options for those exiting institutions or in recovery are also limited.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

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**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

To address the housing and supportive services needs of individuals who are not homeless but have other special needs, the jurisdiction plans to undertake several key activities in the coming year. These activities include:

1. **Expansion of Affordable and Accessible Housing:** The jurisdiction will collaborate with the Greeley-Weld Housing Authority to develop and rehabilitate affordable housing units that include accessibility features for individuals with disabilities, ensuring that housing is both affordable and suitable for their needs.
2. **Enhanced Supportive Services:** Programs will be expanded to provide integrated supportive services, including mental health counseling, substance abuse treatment, and case management, to assist residents in maintaining stable housing and improving their overall quality of life. This includes leveraging services provided by North Range Behavioral Health and the Home and Community Supports Division of Weld County.
3. **Senior Services Program:** The jurisdiction will enhance services for elderly residents through the Area Agency on Aging (AAA), including in-home care, transportation services, and access to health care, allowing seniors to age in place with dignity and independence.
4. **Veterans' Supportive Housing:** Targeted housing initiatives for veterans, such as those provided by Housing Catalyst through VASH Vouchers, will be implemented, offering affordable housing options along with services that address the unique challenges faced by veterans, including mental health support and job placement assistance.
5. **Community Partnerships:** The jurisdiction will strengthen partnerships with local nonprofits and service providers, such as A Woman's Place and Crossroads Safehouse, to create a more cohesive network of support for individuals with special needs, ensuring that they have access to the full range of resources available in the community.

These activities are aligned with the jurisdiction's one-year goals, which aim to increase the availability of supportive housing and services for special needs populations, improve access to essential resources, and promote a higher quality of life for all residents.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs**

**identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

No one-year goals.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Public policies at the local level, including zoning ordinances, land use controls, tax policies, and building codes, significantly impact the cost and availability of affordable housing in Greeley, CO. For instance, Title 24 zoning ordinances establish residential design standards that, while aiming to preserve aesthetic quality, often lead to increased construction costs by mandating specific architectural styles, materials, and lot sizes. These increased costs are further exacerbated by complex regulatory processes and stringent building codes, which, although essential for safety and quality, add layers of expense and delay to housing projects.

Moreover, developers face a variety of fees and charges, such as impact fees and utility connection charges, which contribute significantly to the overall cost of housing. Infrastructure requirements, parking mandates, and open space requirements further limit the density of developments, effectively reducing the number of affordable units that can be built. Additionally, local tax policies, especially those affecting land and property, can diminish the return on residential investments, making affordable housing projects less attractive compared to market-rate developments.

These policies, despite their intentions to ensure quality and safety, often have the unintended consequence of increasing costs and reducing the supply of affordable housing. The barriers created by these regulations hinder the development, maintenance, and improvement of affordable housing, making it more difficult for residents to find affordable options within the community.

In response to the challenges posed by current public policies, Greeley is taking proactive steps to mitigate these negative effects and foster a more broad housing market. The city is streamlining regulatory processes, revising zoning ordinances to permit higher-density developments, and exploring the reduction or waiver of certain fees for affordable housing projects. Additionally, Greeley is encouraging innovative housing solutions, such as accessory dwelling units (ADUs) and tiny homes with regulatory guidance in , to expand the range of affordable options available to residents. Leveraging a grant from Colorado's Prop 123, the city is undertaking a comprehensive review and reform of its development processes, with a focus on eliminating barriers to housing creation. This initiative includes revising zoning regulations, streamlining permitting processes, and exploring new policies that specifically support affordable housing development. The overarching goal is to create a more efficient and supportive environment for housing developers, ensuring that Greeley can meet the growing demand for affordable housing and promote growth within the community.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The economic development landscape in Greeley, CO, is shaped by varied business activities, workforce characteristics, and initiatives aimed at strengthening the local economy. This analysis highlights key employment sectors, workforce and infrastructure needs, planned investments, and workforce training programs. It also examines disadvantaged census groups to identify areas for targeted interventions, particularly in education, economic development, healthcare, housing, and infrastructure. A focus on culturally sensitive, community-engaged strategies is essential to ensuring all residents have access to employment and educational opportunities.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,585	2,739	5	5	0
Arts, Entertainment, Accommodations	4,756	5,039	9	9	0
Construction	4,858	5,148	10	10	0
Education and Health Care Services	10,657	11,292	21	21	0
Finance, Insurance, and Real Estate	2,484	2,632	5	5	0
Information	718	761	1	1	0
Manufacturing	5,846	6,195	12	12	0
Other Services	2,874	3,045	6	6	0
Professional, Scientific, Management Services	4,607	4,882	9	9	0
Public Administration	1,581	1,675	3	3	0
Retail Trade	5,689	6,028	11	11	0
Transportation and Warehousing	2,241	2,375	4	4	0
Wholesale Trade	1,247	1,321	2	2	0
Total	50,143	53,132	--	--	--

Table 40 - Business Activity

**Alternate Data Source Name:**

2016-2020 ACS (Workers), 2020 Longitudinal Employee

**Data Source Comments:**

## Labor Force

Total Population in the Civilian Labor Force	53,133
Civilian Employed Population 16 years and over	50,143
Unemployment Rate	5.63
Unemployment Rate for Ages 16-24	22.20
Unemployment Rate for Ages 25-65	29.00

**Table 41 - Labor Force**

**Alternate Data Source Name:**

2016 - 2020 ACS

**Data Source Comments:**

Occupations by Sector	Number of People
Management, business and financial	14,623
Farming, fisheries and forestry occupations	2,585
Service	9,271
Sales and office	10,392
Construction, extraction, maintenance and repair	4,047
Production, transportation and material moving	9,225

**Table 42 – Occupations by Sector**

**Alternate Data Source Name:**

2016 - 2020 ACS

**Data Source Comments:**

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	414,055	36%
30-59 Minutes	343,110	29%
60 or More Minutes	406,195	35%
<b>Total</b>	<b>1,163,360</b>	<b>100%</b>

**Table 43 - Travel Time**

**Alternate Data Source Name:**

2016 - 2020 ACS

**Data Source Comments:**

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,881	394	3,081
High school graduate (includes equivalency)	10,401	744	4,083
Some college or Associate's degree	12,149	585	3,543
Bachelor's degree or higher	10,778	313	1,748

**Table 44 - Educational Attainment by Employment Status**

Alternate Data Source Name:  
2016 - 2020 ACS  
Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	331	732	1,050	2,434	974
9th to 12th grade, no diploma	1,115	1,486	988	1,666	939
High school graduate, GED, or alternative	5,609	5,709	3,518	6,001	3,203
Some college, no degree	6,541	3,614	2,692	5,080	3,374
Associate's degree	773	1,459	1,409	2,053	898
Bachelor's degree	820	3,054	2,002	3,072	2,243
Graduate or professional degree	36	1,103	1,074	2,563	1,425

**Table 45 - Educational Attainment by Age**

Alternate Data Source Name:  
2016 - 2020 ACS  
Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,149
High school graduate (includes equivalency)	94,115
Some college or Associate's degree	75,726
Bachelor's degree	92,270
Graduate or professional degree	121,445

**Table 46 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:  
2016 - 2020 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The primary employment sectors in Greeley, as identified in the data provided, are:

1. **Education and Healthcare Services:** The largest employment sector, accounting for 21.25% of the labor force. This sector's prominence underscores the critical role that healthcare and educational institutions play in the local economy.
2. **Manufacturing:** Representing 11.66% of the workforce, manufacturing is a key driver of economic activity, particularly in industries such as food processing.
3. **Retail Trade:** Employing 11.35% of the labor force, retail trade is another significant sector, indicating robust demand for retail services within the community.

Other notable sectors include Construction (9.69%), Arts, Entertainment, and Accommodations (9.48%), and Professional, Scientific, and Management Services (9.19%), which collectively contribute to the assorted economic base of Greeley.

**Describe the workforce and infrastructure needs of the business community:**

The business community in Greeley, and particularly within the Census Tracts, faces several critical workforce and infrastructure needs. The local workforce requires skills development tailored to the dominant sectors, especially in healthcare, manufacturing, and education. There is also a need to address infrastructure deficits, such as transportation options and digital inclusion, which are vital for accessing employment opportunities, particularly in areas with lower vehicle ownership and limited broadband access.

The educational attainment levels across these Census Tracts are lower than national averages, with high school graduation rates ranging from 59.4% to 76.8%. Language barriers further compound these educational challenges, especially in Census Tracts where a significant portion of the population speaks English less than "very well." These barriers limit access to both educational and employment opportunities, underscoring the need for robust educational support programs, including English as a Second Language (ESL) offerings.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Greeley is poised to experience significant economic impacts from ongoing and planned investments, particularly in public infrastructure and private sector developments. Investments in healthcare facilities, educational institutions, and the expansion of manufacturing plants are expected to create new job opportunities and stimulate economic growth. These developments will require expanded workforce training, business support services, and infrastructure upgrades.

The city's use of a grant from Colorado's Prop 123 to reform development processes is a key initiative aimed at eliminating barriers to growth, particularly in the housing sector. This initiative is expected to create a more supportive environment for housing developers, thereby generating job growth in construction and related industries.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The skills and education of Greeley's workforce generally align with the employment opportunities in the jurisdiction, particularly in the healthcare, manufacturing, and education sectors. However, gaps remain, particularly in advanced technical skills and higher education attainment. For example, while many workers possess at least a high school diploma, there is a need for more individuals with bachelor's degrees or higher to fill roles in management, science, and arts occupations.

Educational attainment in the relevant Census Tracts also reflects broader challenges, with significant portions of the population lacking a high school diploma and facing language barriers. These educational deficits impact job readiness and access to higher-paying employment opportunities.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Workforce training initiatives in Greeley are robust, supported by Workforce Investment Boards (WIBs), community colleges, and local businesses. WIBs provide training programs tailored to the needs of local industries, focusing on high-demand sectors like healthcare, technology, and advanced manufacturing. Community colleges offer certificates, associate degrees, and specialized training that serve both entry-level workers and those seeking to upskill.

These initiatives are crucial for preparing the workforce to meet the demands of Greeley's major employment sectors, and they play a vital role in supporting the goals of the Consolidated Plan by reducing poverty, improving housing stability, and enhancing the overall quality of life in the community. However, there is a pressing need for these programs to address the specific educational challenges faced by residents of Census Tracts 5.01, 6, 7.01, 7.03, and 10.03, including low graduation rates and language proficiency issues.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

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**Discussion**

Greeley's economic development landscape is shaped by its major employment sectors, such as healthcare, manufacturing, and education, and supported by initiatives focused on workforce development, infrastructure improvements, and affordable housing. The city's participation in the Comprehensive Economic Development Strategy (CEDS) allows alignment with regional goals, ensuring access to federal resources for local projects. Despite robust workforce training and development programs, significant challenges remain, including the need for enhanced education, language proficiency, and targeted support in disadvantaged Census Tracts. Continued coordination between economic and housing strategies is critical for sustainable growth.

This analysis underscores the importance of addressing workforce readiness through community-driven, culturally sensitive interventions to bridge gaps in educational attainment, transportation, and infrastructure that disproportionately affect low- and moderate-income residents. By strategically investing in these areas and aligning with regional initiatives, Greeley aims to create economic opportunities for all residents.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Neighborhoods with significant concentrations of households experiencing multiple housing problems, such as overcrowding, cost burdens, or inadequate housing, are often the same neighborhoods with the highest concentrations of low-income residents. These areas are particularly susceptible to the adverse effects of economic shifts and housing market changes, making targeted interventions critical.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Several areas within Greeley and the broader Weld County jurisdiction show a high concentration of Hispanic residents, along with households earning lower incomes. These areas specifically Census Tracts 5.01, 6, 7.01, 7.03, and 10.03 demonstrate notably higher percentages of Hispanic populations and low-to moderate-income households compared to the jurisdiction as a whole. For the purposes of this analysis, a "concentration" is defined as a Census Tract where the share of Hispanic residents exceeds the jurisdiction-wide percentage by at least 20 percentage points.

### **What are the characteristics of the market in these areas/neighborhoods?**

The housing market in these concentrated areas has undergone significant changes over the past decade. Since 2010, the median sales price for homes in Greeley has increased by 56.49%, with the median sales price for a standard single-family home reaching \$425,284 as of 2023, and condominiums priced at a median of \$333,993. This steep rise in property prices has exacerbated housing affordability issues, making it increasingly difficult for low- and moderate-income families to secure affordable housing.

In these neighborhoods, the combination of rising property values and the concentration of low-income and households has created a market dynamic where affordable housing options are increasingly scarce. This trend has intensified the need for targeted affordable housing initiatives and preservation efforts to protect vulnerable populations from being priced out of their communities.

### **Are there any community assets in these areas/neighborhoods?**

These neighborhoods contain several community assets that can be leveraged to support residents and enhance their quality of life. Community centers, schools, and local non-profits play pivotal roles in providing essential services, such as education, health care, and job training. Additionally, there are parks and recreational areas that serve as important gathering spaces for residents, fostering community engagement and social cohesion.

For example, the presence of community organizations focused on economic development, such as small business incubators and workforce development programs, provides opportunities to improve economic stability in these areas. Schools and educational programs also serve as vital resources for addressing the educational attainment gaps identified in these Census Tracts.

#### **Non-Profit Organizations:**

- **United Way of Weld County** is actively involved in addressing various community needs, including housing stability, youth education, and support for older adults. Their programs like "Weld's Way Home" and "Thrive by 25" are especially impactful in the region.
- **The Weld Trust** supports health and education initiatives in the area, providing grants to local schools, non-profits, and government entities to enhance the well-being of residents.

#### **Schools and Educational Resources:**

- The region includes several public schools that are part of the Greeley-Evans School District 6, providing educational services from elementary through high school levels. Additionally, the area benefits from educational programs supported by organizations like The Greeley Dream Team, which helps students transition to college and pursue leadership opportunities.

#### **Community Resources:**

- The **Rodarte Community Center** offers after-school programs, summer activities, and tutoring services, particularly aimed at youth development. This center is a critical resource for young people in the northeastern Greeley community.
- **Active Adult Center** provides a variety of programs for adults aged 50 and above, promoting active lifestyles and social engagement.

#### **Public Facilities:**

- **Union Colony Civic Center** is a prominent performing arts venue in the area, hosting a variety of cultural events and performances, with volunteer opportunities available for residents.
- **Natural Areas and Trails** like the Poudre River Trail and the Fox Run Natural Area offer recreational spaces and volunteer activities, contributing to the community's environmental and recreational needs.

#### **Are there other strategic opportunities in any of these areas?**

- There are several strategic opportunities in these neighborhoods that can be pursued to improve overall community well-being. Some of these opportunities include: **Educational Support and Language Proficiency Programs**: Given the low high school graduation rates and significant language barriers in these areas, implementing robust educational programs focused

on increasing graduation rates and expanding English as a Second Language (ESL) offerings is crucial. These programs should be culturally sensitive and tailored to the needs of the predominantly Hispanic or Latino population. **Economic Development Initiatives:** There is a need to focus on job creation and employment stability through tailored job training programs and support for small business development. Financial literacy programs and initiatives to support minority-owned businesses could help reduce income inequality and economic vulnerability in these areas. **Housing and Infrastructure Investments:** Investments in affordable housing development and rehabilitation are essential to meet the needs of residents, particularly those in vulnerable groups. Enhancing transportation options in areas with lower vehicle ownership and expanding digital inclusion efforts by improving broadband access are also strategic priorities. **Vulnerable Populations Support:** Comprehensive community support programs tailored to the needs of vulnerable populations, including those with disabilities and female-headed households, are critical for reducing vulnerability. These programs should include access to healthcare, mental health services, childcare, and financial support. **Cultural Sensitivity and Community Engagement:** Engaging with community leaders and organizations to develop culturally relevant programs and services is vital. Efforts should be made to involve residents in decision-making processes to ensure that interventions are aligned with community needs and preferences. The Census Tracts identified in Greeley and Weld County face complex, interrelated challenges that require a coordinated, multi-faceted approach to address. By focusing on education, economic stability, healthcare access, housing, and cultural sensitivity, the city can significantly improve the quality of life for residents.. Addressing these needs will not only help to stabilize these neighborhoods but also foster long-term growth and sustainability.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband wiring and connections are essential for modern households, including low- and moderate-income communities, as they provide crucial access to high-speed internet. This connectivity is vital for participating in today's digital economy, enabling residents to access online educational resources, telehealth services, job opportunities, and digital government services. Without reliable broadband, households are at a significant disadvantage, facing barriers to economic advancement and social inclusion. Investing in broadband infrastructure ensures that all neighborhoods, regardless of income level, can bridge the digital divide, fostering opportunities for education, employment, and social engagement. In an increasingly connected world, robust broadband access is not just a luxury but a fundamental necessity for all.

Greeley, Colorado, is exposed to a variety of natural hazard risks that are expected to intensify due to changing environmental conditions. According to the National Risk Index, the city faces heightened risks from hail, lightning, and riverine flooding, with additional susceptibility to cold waves and tornadoes. These events are projected to become more frequent and severe as long-term shifts in temperature and weather patterns continue.

Recent weather-related emergencies illustrate the seriousness of these risks. In May 2024, a combination of severe flooding and damaging hailstorms led to a locally declared disaster, resulting in more than \$1.4 million in damages. This event highlights how extreme weather can significantly disrupt community infrastructure and impose substantial economic burdens.

As environmental conditions continue to evolve, the City of Greeley is expected to face elevated threats to housing, transportation systems, utilities, and public services. These increasing risks underscore the need for proactive investments in hazard mitigation, infrastructure resilience, emergency response systems, and public education on disaster preparedness.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Greeley, Colorado, is served by an array of broadband providers, offering various technologies that ensure widespread internet access across the city. The availability of these services is critical to meeting the growing demand for high-speed internet in both urban and rural areas.

Some key providers include:

- **ALLO Communications LLC:** Offers Fiber to the Premises (FTTP) with speeds up to 2,300 Mbps, providing high-capacity internet to residents across Greeley.
- **CenturyLink:** Provides copper-based broadband services, with speeds up to 10 Mbps, primarily serving areas where fiber or other high-speed options may not be available.
- **HughesNet (Hughes Network Systems, LLC):** Offers satellite broadband with speeds up to 100 Mbps, ensuring connectivity in more remote areas.
- **Starlink (Space Exploration Technologies Corp.):** Provides non-geostationary satellite orbit (NGSO) broadband with speeds up to 220 Mbps, offering an alternative to traditional fixed broadband services, particularly in under-resourced areas.
- **T-Mobile:** Delivers licensed fixed wireless broadband services with speeds up to 25 Mbps, expanding the reach of internet connectivity through wireless technology.
- **Verizon:** Provides licensed fixed wireless services with speeds up to 300 Mbps, enhancing the availability of high-speed internet in various neighborhoods.
- **Viasat:** Another satellite provider, offering speeds up to 100 Mbps, particularly important for residents in rural or hard-to-reach areas.
- **Xfinity (Comcast Corporation):** Offers cable broadband with speeds up to 1,200 Mbps, ensuring high-speed internet is available in many parts of the city.

This array of providers and technologies underscores the importance of having multiple broadband options in Greeley. The presence of these varied services fosters competition, driving improvements in service quality and affordability, and ensuring that residents have access to reliable and high-speed internet.

As Greeley continues to grow, the expansion and enhancement of broadband services, including the extension of fiber networks and the deployment of 5G technology, will be crucial in meeting the evolving needs of the community. Ensuring robust competition among these providers will play a significant role in maintaining service excellence and ensuring that all residents, regardless of their location or income level, can access the digital resources they need.

**Source:** FCC National Broadband Map

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Greeley, Colorado, is exposed to a variety of natural hazard risks that are expected to intensify due to changing environmental conditions. According to the National Risk Index, the city faces heightened risks from hail, lightning, and riverine flooding, with additional susceptibility to cold waves and tornadoes. These events are projected to become more frequent and severe as long-term shifts in temperature and weather patterns continue.

Recent weather-related emergencies illustrate the seriousness of these risks. In May 2024, a combination of severe flooding and damaging hailstorms led to a locally declared disaster, resulting in more than \$1.4 million in damages. This event highlights how extreme weather can significantly disrupt community infrastructure and impose substantial economic burdens.

As environmental conditions continue to evolve, the City of Greeley is expected to face elevated threats to housing, transportation systems, utilities, and public services. These increasing risks underscore the need for proactive investments in hazard mitigation, infrastructure resilience, emergency response systems, and public education on disaster preparedness.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Housing occupied by low- and moderate-income households in Greeley is more susceptible to damage from natural hazards due to a combination of structural, geographic, and economic factors.

Many such households reside in older housing stock that may not meet current building codes or resilience standards. These structures are more likely to sustain damage from high winds, hail, and flooding. Financial constraints often limit residents' ability to invest in repairs, insurance, or upgrades that would improve durability against future hazards.

Geospatial analysis of Census Tracts including 5.01, 6, 7.01, 7.03, and 10.03 indicates a concentration of lower-income households in areas with elevated risk exposure, such as floodplains. These zones are more likely to experience recurring stormwater issues and infrastructure strain during disaster events.

Further, households with limited financial resources may face challenges in preparing for or recovering from disasters. These include barriers to transportation during evacuation, limited access to healthcare and emergency services, and difficulties securing temporary housing or rebuilding after damage occurs.

To address these issues, Greeley is exploring the following approaches:

- Promoting the construction and preservation of resilient housing options that remain accessible to lower income households;
- Investing in neighborhood-scale infrastructure improvements, such as enhanced drainage systems;
- Coordinating financial assistance programs that support home repair and hazard mitigation for income-constrained homeowners and renters;
- Engaging residents in preparedness planning to improve community response and recovery capacity.

By advancing these strategies, the city aims to reduce risk exposure for vulnerable households and ensure that disaster resilience efforts benefit all segments of the population.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan portion is a comprehensive framework designed to address the housing and community development needs of its population. It focuses on fostering sustainable growth, enhancing housing affordability, and promoting inclusive community development. The plan integrates data-driven insights and community feedback to ensure that resources are effectively prioritized to tackle critical issues such as homelessness, housing instability, and access to essential services. By promoting sustainable development practices and expanding affordable housing options, the plan aims to create a resilient and equitable community.

To enhance housing affordability, the plan outlines strategies to increase the supply of affordable housing using federal funds like CDBG and HOME, as well as state and local resources. The plan also emphasizes the importance of development by addressing the needs of vulnerable populations, such as the homeless and low-income households, through supportive housing models and public participation in the planning process. These efforts are designed to ensure that all residents have access to safe, affordable housing and the necessary support to achieve economic stability.

Collaborative partnerships are key to the success of the strategic plan, involving local stakeholders, government agencies, nonprofit organizations, and the private sector. These partnerships enable coordinated efforts to address complex challenges and achieve shared goals. Ultimately, the strategic plan reflects Greeley's commitment to improving the quality of life for all its residents by building a vibrant, inclusive, and thriving community.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	Greeley - Citywide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This target area is city-wide, targeting low-to-moderate residents
	<b>Include specific housing and commercial characteristics of this target area.</b>	Low-to-moderate income residents experience high housing costs and limited access to public services
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Community consultations, data collection, and participation processes revealed that affordable housing, public services, and childcare were the most urgent needs for LMI residents
	<b>Identify the needs in this target area.</b>	Needs include more affordable housing units, supportive services for low-income families, domestic violence survivors, and families needing childcare. There is also a need for improved public infrastructure in low-income neighborhoods.
<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include expanding housing options, increasing funding for public services such as mental health, domestic violence support, and childcare, as well as improving infrastructure in underserved areas. Additionally, public-private partnerships can help build more affordable housing	
<b>Are there barriers to improvement in this target area?</b>	Barriers include limited funding, high land and development costs, regulatory challenges, and the need for improved coordination among service providers	
	<b>Area Name:</b>	Greeley QCTs (Area 1)

<b>2</b>	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Census Tracts 5.01, 6, 7.01, 7.03, 10.03
	<b>Include specific housing and commercial characteristics of this target area.</b>	The low-income census tracts experience housing shortages, high housing costs, and limited commercial development.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Community consultations, data collection, and participation processes revealed that affordable housing, public services, and childcare were the most urgent needs in QCTs
	<b>Identify the needs in this target area.</b>	Needs include more affordable housing units, supportive services for low-income families, domestic violence survivors, and families needing childcare. There is also a need for improved public infrastructure in low-income neighborhoods.
	<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include expanding housing options, increasing funding for public services such as mental health, domestic violence support, and childcare, as well as improving infrastructure in underserved areas. Additionally, public-private partnerships can help build more affordable housing
<b>Are there barriers to improvement in this target area?</b>	Barriers include limited funding, high land and development costs, regulatory challenges, and the need for improved coordination among service providers	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA

for HOPWA)

The City of Greeley will prioritize investments geographically within low-income census tracts and citywide, focusing on the development of affordable housing and public services for low-to-moderate-income individuals, including domestic violence victims and families needing childcare. This ensures that resources are targeted toward reducing gaps and improving access to essential services and housing

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Greeley QCTs (Area 1) Greeley - Citywide
	<b>Associated Goals</b>	Homeless Prevention and Rapid Re-Housing Affordable Housing Development Homeowner Rehabilitation Planning and Administration
	<b>Description</b>	There is a significant gap in affordable housing, particularly for low-income households, the homeless, and elderly populations
	<b>Basis for Relative Priority</b>	Greeley faces a tight rental market with high housing costs and a shortage of affordable housing units.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Chronic Homelessness Individuals Families with Children Victims of Domestic Violence

	<b>Geographic Areas Affected</b>	Greeley QCTs (Area 1) Greeley - Citywide
	<b>Associated Goals</b>	Public Facilities Planning and Administration
	<b>Description</b>	Greeley lacks sufficient emergency shelters, particularly for homeless individuals and victims of domestic violence. A Woman's Place is consistently at capacity.
	<b>Basis for Relative Priority</b>	Increasing shelter capacity, especially year-round, is critical to serving the homeless population.
<b>3</b>	<b>Priority Need Name</b>	Supportive Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Mentally Ill Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Greeley QCTs (Area 1) Greeley - Citywide
	<b>Associated Goals</b>	Public Facilities Public Services Planning and Administration
	<b>Description</b>	Mental health services are increasingly important due to rising mental health issues and gaps in access to supportive services.
	<b>Basis for Relative Priority</b>	High demand for mental health services and lack of coordination among service providers emphasizes the need for expanded services.
<b>4</b>	<b>Priority Need Name</b>	Economic Development - Childcare
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Families with Children

<b>Geographic Areas Affected</b>	Greeley QCTs (Area 1) Greeley - Citywide
<b>Associated Goals</b>	Economic Development Planning and Administration
<b>Description</b>	The cost of childcare is a barrier to economic stability for low-income families and single parents, affecting their housing security
<b>Basis for Relative Priority</b>	Affordable childcare is essential to prevent homelessness and promote economic stability for families

**Narrative (Optional)**

Greeley’s priority needs focus on expanding affordable housing, increasing shelter capacity, and enhancing supportive services, including childcare, for vulnerable populations. Key gaps identified include the lack of affordable housing, the need for year-round emergency shelters, and expanded mental health and supportive services for individuals with disabilities and low-income families. These priorities align with community feedback and city goals to address housing instability and improve quality of life for residents.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Greeley’s rental market is characterized by rising rental costs and a limited supply of affordable units, particularly for low- and moderate-income households. TBRA is critical for providing immediate rental assistance to families, individuals at risk of homelessness, and those with special needs, enabling them to secure stable housing in a competitive rental market.
TBRA for Non-Homeless Special Needs	The local market's scarcity of accessible and affordable housing options for individuals with special needs influences the use of TBRA to ensure these vulnerable populations can access appropriate housing. High rental costs further exacerbate the need for rental assistance targeted at non-homeless special needs populations, ensuring they have access to safe and suitable housing.
New Unit Production	Greeley’s growing population and increasing housing demand highlight the need to produce new affordable units. The market's limited availability of affordable housing stock necessitates investment in new construction to expand housing options for extremely low- and low-income households. However, high construction costs and land availability issues influence the prioritization of funds toward strategic locations and developments that offer the greatest impact.
Rehabilitation	The aging housing stock in Greeley presents both challenges and opportunities. Rehabilitation is prioritized to preserve existing affordable units, ensuring they meet modern safety standards and remain viable housing options. The high costs associated with new construction make rehabilitation an attractive and cost-effective alternative to increase the supply of affordable housing.
Acquisition, including preservation	With the rising market pressures threatening the affordability of older housing units, acquisition and preservation efforts are critical. The use of funds for acquiring and preserving existing affordable housing is influenced by the need to prevent displacement and maintain affordable housing stock in the face of gentrification and market-driven rent increases. The strategy focuses on securing long-term affordability through the acquisition of at-risk properties.

**Table 49 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 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	60,000	0	906,546	3,386,184	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	382,132	60,000	1,012,290	1,454,422	1,528,528	HOME funds will support affordable housing development and homebuyer assistance for low-income households.

Table 50 - Anticipated Resources

**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.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
A WOMAN'S PLACE, INC.	Non-profit organizations	Homelessness Non-homeless special needs public facilities public services	Jurisdiction
CARE HOUSING, INC	Developer	Homelessness Non-homeless special needs public facilities public services	Jurisdiction
Boys & Girls Club of Weld County	Non-profit organizations	Non-homeless special needs public facilities public services	Region
CATHOLIC CHARITIES NORTHERN	Community/Faith-based organization	Homelessness Non-homeless special needs public facilities public services	Jurisdiction
CONNECTIONS FOR INDEPENDENT LIVING	Non-profit organizations	Homelessness Non-homeless special needs public facilities public services	Region
GREELEY TRANSITIONAL HOUSE	Non-profit organizations	Homelessness Non-homeless special needs public facilities	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
City of Greeley Department/Division/Program	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public services	Jurisdiction
Greeley-Weld Habitat for Humanity	Developer	Homelessness Ownership Rental	Region
High Plains Housing Development	Developer	Ownership Rental	Region
NEWSED Community Development	Developer	Ownership Rental	Region
North Colorado Health Alliance	Non-profit organizations	Non-homeless special needs public services	Region
North Range Behavioral Health	Non-profit organizations	Non-homeless special needs public services	Region
Northern Colorado Veterans Resource Center	Non-profit organizations	Homelessness Non-homeless special needs public facilities public services	Region
Northern Colorado (CoC) / United Way of Weld County	Continuum of care	Homelessness Non-homeless special needs Planning public facilities public services	Region
VOLUNTEERS OF AMERICA	Non-profit organizations	Non-homeless special needs public services	State

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
WELD COUNTY	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Region

**Table 51 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Greeley’s service delivery system for homeless and special needs populations is primarily based on a network of nonprofit organizations, government agencies, and private partners. Key organizations like United Way of Weld County and Catholic Charities provide vital services, such as emergency shelter, permanent supportive housing, and outreach programs aimed at meeting the needs of chronically homeless individuals, families with children, and veterans. Specialized services, such as those offered by A Woman’s Place, target victims of domestic violence, while the Northern Colorado Veteran Resource Center focuses on helping veterans secure housing and supportive services. However, despite the breadth of services available, there remain gaps in targeted services for youth, individuals with HIV/AIDS, and those with mental health or substance abuse challenges. Addressing these gaps will require improved coordination and additional resources to ensure all vulnerable populations receive the care and support they need.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Food & nutrition			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of Greeley’s institutional delivery system benefits from coordination among public, private, and nonprofit entities. Organizations participate in CoC, Coordinated Entry, and Mayor’s Taskforce to work together to provide comprehensive services to residents, including homelessness prevention, affordable housing development, and supportive services for vulnerable populations. The range of services offered ensures that various needs, from emergency shelters to long-term affordable housing, are addressed. Additionally, the use of data collection methods, such as combining Homeless Management Information System (HMIS) data with street outreach surveys during Point-in-Time counts, enhances the understanding of local homelessness trends and allows for better resource allocation. Collaboration among private developers, and city agencies further strengthens Greeley’s ability to deliver effective housing and support services. The City of Greeley has also committed to the delivery system by developing internal housing teams and advisory board to further coordinate services.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Despite the strengths, several gaps remain in the service delivery system. There is a notable shortage of affordable housing, exacerbated by rising development costs and the growing demand for housing among low-income families. Services specifically targeting individuals experiencing domestic violence, year-round homelessness, and youth experiencing homelessness are underdeveloped, creating significant service gaps for these vulnerable populations. Additionally, although Greeley offers various supportive services, such as mental health counseling and substance abuse treatment, these services are often insufficient to meet the increasing demand, particularly among chronically homeless

individuals and those in rural areas of Weld County. Resource availability is further strained by limited shelter space and capacity, leaving some homeless individuals without immediate access to necessary services.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To address these gaps, Greeley is focused on strengthening partnerships and expanding its service capacity. One key strategy is to work more closely with private developers to increase the availability of affordable housing. The city also aims to secure additional funding sources and regulatory incentives to encourage affordable housing projects. Expanding services for individuals with mental health and substance abuse treatment options are crucial steps toward filling current service gaps. Moreover, Greeley plans to continue leveraging federal and state funding, such as the Prop 123 initiative, to support affordable housing projects. By enhancing partnerships between local nonprofits, public agencies, and private developers, the city seeks to build a more robust service delivery system capable of addressing the community's evolving needs.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2025	2029	Affordable Housing	Greeley QCTs (Area 1) Greeley - Citywide	Affordable Housing	CDBG: \$0 HOME: \$1,980,840	Rental units constructed: 15 Household Housing Unit  Rental units rehabilitated: 45 Household Housing Unit
2	Homeowner Rehabilitation	2025	2029	Affordable Housing	Greeley QCTs (Area 1) Greeley - Citywide	Affordable Housing	CDBG: \$788,024 HOME: \$561,043	Homeowner Housing Added: 15 Household Housing Unit  Homeowner Housing Rehabilitated: 75 Household Housing Unit  Housing Code Enforcement/Foreclosed Property Care: 8 Household Housing Unit
3	Public Facilities	2025	2029	Homeless Non-Housing Community Development	Greeley QCTs (Area 1) Greeley - Citywide	Emergency Shelter Supportive Services	CDBG: \$1,187,700 HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1180 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless Prevention and Rapid Re-Housing	2025	2029	Homeless	Greeley QCTs (Area 1) Greeley - Citywide	Affordable Housing	CDBG: \$403,550 HOME: \$250,000	Homeless Person Overnight Shelter: 860 Persons Assisted
5	Public Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Greeley QCTs (Area 1) Greeley - Citywide	Supportive Services	CDBG: \$634,910	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 750 Households Assisted
6	Economic Development	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Greeley QCTs (Area 1) Greeley - Citywide	Economic Development - Childcare	CDBG: \$432,000	Jobs created/retained: 48 Jobs  Businesses assisted: 12 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: \$846,546 HOME: \$191,066	Other: 0 Other

**Table 53 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Affordable Housing Development
	<b>Goal Description</b>	Develop affordable 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
<b>2</b>	<b>Goal Name</b>	Homeowner Rehabilitation
	<b>Goal Description</b>	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
<b>3</b>	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	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
<b>4</b>	<b>Goal Name</b>	Homeless Prevention and Rapid Re-Housing
	<b>Goal Description</b>	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
<b>5</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	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	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	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	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	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.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

**Partnership with Greeley-Weld Habitat for Humanity:** Continue the partnership to assist 15 Habitat families annually, focusing on those earning 30%-80% of AMI. This includes 5 low-income families and 10 moderate-income families per year.

**Additional Homeownership Units:** Support the construction or rehabilitation of 5 additional homeownership units for moderate-income households.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Greeley-Weld Housing Authority (GWHA) currently has a limited number of units designed for residents with disabilities. Specifically, GWHA has five accessible units: three of these are 2-bedroom apartments located on 28th Street, and the other two are 4-bedroom units on 17th Avenue. Although GWHA is not currently under a Section 504 Voluntary Compliance Agreement, the limited number of accessible units highlights a need to expand the availability of such housing to meet the growing demand among residents with disabilities. GWHA is committed to identifying and addressing these accessibility needs as part of its broader modernization efforts to ensure that all residents have access to safe and suitable housing that meets their specific needs.

### **Activities to Increase Resident Involvements**

To increase resident involvement, the Greeley-Weld Housing Authority (GWHA) is expected to implement activities that align with its broader modernization efforts. A key focus is on enhancing tenant and landlord engagement through improved communication and cooperation. GWHA is updating its processes, including transitioning from physical checks to electronic payments and revising outdated landlord service terms. These updates are designed to streamline interactions, making them more efficient and user-friendly for both residents and landlords.

Furthermore, GWHA is developing new procedures to support tenants. By combining modernization efforts with enhanced resident involvement, GWHA aims to foster a more engaged, informed, and satisfied tenant community, contributing to a more responsive and supportive public housing environment.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

Yes

### **Plan to remove the 'troubled' designation**

GWHA is in the process of developing a comprehensive plan to address the issues that led to its "troubled" designation and to improve its performance across key metrics. The Housing Authority has closed the waitlist, begun the preliminary review of processes and procedures, and is conducting a nationwide search for a new Executive Director. The plan is expected to include modernization of operations, staff training and development, resident engagement, and updated processes, governance, and procedures. The plan is not yet available but is a key expectation within the next year.

Through these efforts, GWAH is committed to removing its "troubled" designation and becoming a model of effective public housing management, with a focus on increasing the accessibility and involvement of all residents.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Public policies at the local level, including zoning ordinances, land use controls, tax policies, and building codes, significantly impact the cost and availability of affordable housing in Greeley, CO. For instance, Title 24 zoning ordinances establish residential design standards that, while aiming to preserve aesthetic quality, often lead to increased construction costs by mandating specific architectural styles, materials, and lot sizes. These increased costs are further exacerbated by complex regulatory processes and stringent building codes, which, although essential for safety and quality, add layers of expense and delay to housing projects.

Moreover, developers face a variety of fees and charges, such as impact fees and utility connection charges, which contribute significantly to the overall cost of housing. Infrastructure requirements, parking mandates, and open space requirements further limit the density of developments, effectively reducing the number of affordable units that can be built. Additionally, local tax policies, especially those affecting land and property, can diminish the return on residential investments, making affordable housing projects less attractive compared to market-rate developments.

These policies, despite their intentions to ensure quality and safety, often have the unintended consequence of increasing costs and reducing the supply of affordable housing. The barriers created by these regulations hinder the development, maintenance, and improvement of affordable housing, making it more difficult for residents to find affordable options within the community.

In response to the challenges posed by current public policies, Greeley is taking proactive steps to mitigate these negative effects and foster a more broad housing market. The city is streamlining regulatory processes, revising zoning ordinances to permit higher-density developments, and exploring the reduction or waiver of certain fees for affordable housing projects. Additionally, Greeley is encouraging innovative housing solutions, such as accessory dwelling units (ADUs) and tiny homes with regulatory guidance in , to expand the range of affordable options available to residents. Leveraging a grant from Colorado's Prop 123, the city is undertaking a comprehensive review and reform of its development processes, with a focus on eliminating barriers to housing creation. This initiative includes revising zoning regulations, streamlining permitting processes, and exploring new policies that specifically support affordable housing development. The overarching goal is to create a more efficient and supportive environment for housing developers, ensuring that Greeley can meet the growing demand for affordable housing and promote growth within the community.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

To address housing affordability challenges, the City of Greeley is implementing a comprehensive set of strategies aimed at removing key barriers and creating a more equitable housing market. These strategies include:

-

end="264">Increased Public Funding</strong>: Advocating for more financial support through grants, subsidies, and tax incentives to expand affordable housing.</p></li><li data-start="380" data-end="494"><p data-start="383" data-end="494"><strong data-start="383" data-end="407">Economic Initiatives</strong>: Promoting job creation and wage growth to align household incomes with housing costs.</p></li><li data-start="495" data-end="622"><p data-start="498" data-end="622"><strong data-start="498" data-end="526">Fair Housing Enforcement</strong>: Strengthening fair housing laws and educating providers to eliminate discriminatory practices.</p></li><li data-start="623" data-end="741"><p data-start="626" data-end="741"><strong data-start="626" data-end="655">Housing Assistance Access</strong>: Expanding and simplifying access to vouchers, rental aid, and down payment programs.</p></li><li data-start="742" data-end="885"><p data-start="745" data-end="885"><strong data-start="745" data-end="767">Community Planning</strong>: Engaging stakeholders to integrate affordable housing into development plans and support mixed-income neighborhoods.</p></li><li data-start="886" data-end="992"><p data-start="889" data-end="992"><strong data-start="889" data-end="914">Homeownership Support</strong>: Assisting first-time and low-income buyers with financial aid and education.</p></li><li data-start="993" data-end="1139"><p data-start="996" data-end="1139"><strong data-start="996" data-end="1016">Modernizing GWAHA</strong>: Updating the Greeley-Weld Housing Authority's technology and services to better serve residents and address homelessness.</p></li><li data-start="1140" data-end="1265"><p data-start="1143" data-end="1265"><strong data-start="1143" data-end="1165">Ongoing Evaluation</strong>: Monitoring the effectiveness of these efforts to ensure accountability and continuous improvement.</p></li></ol><p data-start="1267" data-end="1382" data-is-last-node="" data-is-only-node="">Together, these actions aim to ensure all Greeley residents have access to safe, affordable, and inclusive housing.</p>

## **SP-60 Homelessness Strategy – 91.215(d)**

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

In Greeley, reaching out to homeless persons, particularly unsheltered individuals, is a critical component of the homelessness strategy. The city works closely with the Continuum of Care (CoC) and local service providers to conduct street outreach and connect with homeless individuals where they are. Outreach teams are trained to assess the immediate needs of unsheltered individuals, offering connections to essential services such as emergency shelter, healthcare, mental health support, and substance abuse treatment. These efforts are essential in building trust with homeless individuals and helping them access the support they need to transition off the streets.

Outreach efforts are supplemented using coordinated entry systems, which help prioritize individuals based on their level of vulnerability and need. This system ensures that those who are most at risk, such as chronically homeless individuals, families with children, veterans, and unaccompanied youth, receive timely and appropriate assistance. By leveraging data from the CoC's Homeless Management Information System (HMIS), the city can better understand the specific needs of its homeless population and tailor its outreach and support services accordingly.

### **Addressing the emergency and transitional housing needs of homeless persons**

Addressing the emergency and transitional housing needs of homeless individuals in Greeley involves a multifaceted approach. The city prioritizes expanding the capacity of homeless shelters by increasing the number of available beds and enhancing the quality of services provided. This expansion helps ensure that individuals facing homelessness have immediate access to safe and supportive environments, reducing the time they spend on the streets.

In addition to emergency shelters, Greeley invests in transitional housing programs that offer temporary accommodations combined with supportive services. These programs are designed to help individuals and families regain stability and work towards permanent housing. Supportive services, such as job training, mental health care, and substance abuse treatment, are integral to these programs, providing the necessary resources to help individuals transition to independent living.

**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 for helping homeless individuals and families transition to permanent housing and independent living focuses on several key areas:

1. **Shortening the Duration of Homelessness:** By streamlining the housing placement process and increasing access to affordable housing units, Greeley aims to reduce the amount of time individuals and families experience homelessness. Rapid re-housing programs, which provide short-term rental assistance and supportive services, play a significant role in this effort.
2. **Facilitating Access to Affordable Housing:** The city collaborates with landlords and housing providers to increase the availability of affordable housing units for homeless individuals and families. Efforts include negotiating reduced rent rates, offering incentives to landlords, and reducing barriers to housing, such as security deposits or past rental history issues.
3. **Preventing Recurrence of Homelessness:** To prevent individuals and families from becoming homeless again, Greeley implements strategies such as case management, ongoing rental assistance, and continued access to supportive services. These services help individuals maintain housing stability and address any underlying issues that could lead to a return to homelessness.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

To help low-income individuals and families avoid homelessness, Greeley focuses on several proactive strategies:

1. **Public Awareness:** Greeley engages in public awareness campaigns to educate the community about the causes of homelessness and the importance of supporting vulnerable populations. These efforts aim to influence policies that address economic inequality, housing affordability, and access to healthcare.
2. **Data-Driven Solutions:** Greeley uses data collection and analysis to identify trends and target interventions effectively. By understanding the specific needs of at-risk populations, the city can develop targeted programs to prevent homelessness before it occurs.
3. **Partnerships and Collaboration:** The city fosters partnerships with nonprofits, community organizations, businesses, and faith-based groups to create a robust support network for at-risk individuals and families. Collaboration among these groups ensures that resources are used efficiently and that those in need receive comprehensive assistance.
4. **Educational and Support Programs:** Greeley implements targeted programs that provide educational support, mentorship, and access to healthcare and mental health services. These programs are designed to address the root causes of homelessness, such as unemployment, lack of education, and health issues.
5. **Promoting Supportive Housing Models:** The city promotes affordable and supportive housing models, including permanent supportive housing and rapid re-housing programs. These models

provide stability and support to individuals and families at risk of homelessness, helping them maintain housing and improve their overall well-being.

Through these comprehensive strategies, Greeley is committed to addressing the full spectrum of homelessness, from prevention to emergency response and long-term stability, ensuring that all residents have access to safe, affordable housing and the supportive services they need to thrive.

## SP-65 Lead based paint Hazards – 91.215(i)

### Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Greeley has initiated a lead pipe replacement project as part of its efforts to reduce lead hazards in the community. The project focuses on replacing lead plumbing pipes and raising awareness about the dangers of lead exposure. In addition, the city administers a CDBG-funded single-family housing rehabilitation program that follows federal Lead-Based Paint (LBP) mitigation standards. The program is designed to address lead hazards through comprehensive testing, inspection, and rehabilitation efforts in homes built before 1978. This program expanded to multi-family rehabilitations, further increasing the scope of lead hazard reduction in Greeley.

### How are the actions listed above related to the extent of lead poisoning and hazards?

The actions are directly related to the extent of lead poisoning hazards by addressing housing conditions where lead-based paint is present. The plumbing replacement project reduces lead exposure from water systems, while the rehabilitation program mitigates lead paint hazards in pre-1978 housing. Although current funding is not sufficient to address all lead poisoning issues outside of these programs, the programs play a crucial role in reducing the risks associated with lead exposure for Greeley residents.

### How are the actions listed above integrated into housing policies and procedures?

- **Single-Family Housing Rehab Program Policies:** Federal standards require LBP testing by a certified inspector for homes built before 1978 that undergo rehabilitation. If work disturbs painted surfaces, it must be completed by a contractor certified by the Environmental Protection Agency (EPA) under the Renovation, Repair, and Painting (RRP) Program. **Contractor Training and Certification:** Contractors working on rehabilitation projects involving lead must be EPA-certified and trained to manage LBP safely. A third party performs clearance after the work is complete to ensure lead-safe practices are followed. **Staff Certification:** The Greeley Urban Renewal Authority (GURA) Manager holds lead-based paint certifications and oversees contractors to ensure compliance with LBP regulations. GURA provides lead awareness training and information to applicants for rehabilitation assistance, offering materials in both English and Spanish. **Community Engagement:** The City of Greeley provides information on lead hazards to households affected by LBP during rehabilitation efforts, ensuring residents are educated about the dangers of lead in their homes and how they can reduce risks. These integrated policies ensure that all housing programs addressing pre-1978 homes prioritize the mitigation of lead-based paint hazards, enhancing the overall health and safety of the housing stock in Greeley.



## SP-70 Anti-Poverty Strategy – 91.215(j)

### Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Greeley is committed to reducing the number of poverty-level families through a comprehensive approach outlined in its upcoming 5-year Housing for All Strategic Plan. Recognizing the challenges faced by its residents, particularly the approximately 15.8% of households living in poverty, Greeley aims to support low-income, disabled, and other vulnerable populations by providing access to essential services and resources. Poverty is defined as when a family's total income is less than the family's threshold, then that family and all individuals within it are considered to be in poverty.

#### Goals:

The primary goals of Greeley's anti-poverty strategy are to:

1. Connect residents living in poverty with all available resources to ensure they receive the benefits to which they are entitled, including healthcare and housing assistance.
2. Empower individuals to achieve self-sufficiency by providing opportunities for education, job training, and access to supportive services.

#### Programs Available and Providing Services to Greeley Residents:

- **Women, Infants, and Children Supplemental Nutrition Program (WIC):** WIC acts as an income supplement by providing healthy food, nutrition education, case management, and coordination with other needed services for those at a substantial risk of malnutrition. Additional state and federal programs support housing vouchers, healthcare assistance, and supplemental nutrition (SNAP).
- **Low-Income Energy Assistance Program (LEAP):** Administered through Weld County, this program provides energy assistance to extremely low-income households, ensuring that residents can keep their homes warm during the cold Colorado winters.

**Coordination with Affordable Housing Plan:** Greeley's anti-poverty strategy is closely coordinated with its affordable housing initiatives, leveraging key programs and funding sources to enhance the quality of life for low-income residents.

- **Community Development Block Grant (CDBG) Funds:** Greeley utilizes CDBG funds to invest in neighborhood improvement projects in lower-income areas. These funds are allocated for capital rehabilitation and acquisition projects that align with the mission of local agencies. Additionally, CDBG funds support salary reimbursement programs aimed at increasing the number of individuals assisted by these initiatives.
- **HOME Funds:** HOME funds are used to maintain and expand the supply of affordable housing in Greeley, as well as provide tenant-based rental assistance, directly supporting the city's efforts to reduce poverty.

## How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

### Additional Narrative - Jurisdiction Goals, Programs, and Policies:

- **Affordable Housing Trust Fund (Colorado Housing and Finance Authority - CHFA):** This fund supports the acquisition, rehab, new construction, home buyer assistance, rental assistance for affordable housing, and supportive housing for homeless and special needs persons. The availability of funding from the Trust Fund has varied over the years, but it remains a crucial resource for Greeley.
- **North Front Range Metropolitan Planning Organization (NFRMPO):** This organization provides local technical assistance and planning resources to Greeley, helping to improve housing and transportation options for low and moderate-income residents, enhancing overall quality of life.
- **Community Investment Alliance – Multifamily Loan Program:** While primarily serving larger Colorado communities, this program provides loans for the acquisition and rehab of multifamily rental housing in Weld County, including Greeley. These loans support the development of affordable housing in areas where private lending has declined.

**Policies:** Greeley will enact policies to build up the capacity of the non-profit community, leveraging available resources to reach its anti-poverty goals. The city will dedicate local resources to building non-profit capacity and fund initiatives that promote self-sufficiency and reduce poverty.

Greeley's poverty-reduction goals, programs, and policies are intrinsically linked to its affordable housing plan. The city's approach to reducing poverty involves a coordinated effort that includes expanding affordable housing options, providing financial assistance, and supporting programs that empower residents to achieve economic stability. By integrating affordable housing initiatives with anti-poverty strategies, Greeley ensures that residents have access to safe, stable housing, which is a foundational element for escaping poverty. Programs like CDBG and HOME funds are strategically utilized to enhance neighborhood development, improve housing conditions, and provide rental assistance, all of which contribute to the broader goal of reducing poverty and promoting self-sufficiency among Greeley's residents. Through these coordinated efforts, Greeley is working to create a more supportive community where all residents can thrive.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Greeley has implemented robust standards to monitor compliance and effectiveness in Consolidated Plan activities, ensuring adherence to program requirements, Section 3 business outreach, and comprehensive planning goals.

**CDBG Monitoring** – Monitoring for Community Development Block Grant (CDBG) activities is conducted at multiple stages:

1. **Application Review:** Annual reviews and technical assistance meetings guide applicants on program requirements and expectations.
2. **Ongoing Involvement:** Housing & Homeless Solutions staff and the Housing for All Advisory Board stay engaged throughout each activity’s lifecycle, including procurement, contracting, and individual meetings with awardees for agreement reviews and technical support.
3. **Desk Reviews:** Limited desk reviews validate draw requests, confirming eligible and documented expenses.
4. **Annual On-Site Monitoring:** On-site monitoring covers at least 10% of funded agencies, with adjustments based on staff and activity needs.

**HOME Monitoring** – The City also oversees HOME Investment Partnerships Program (HOME) activities:

1. **Rental Monitoring:** Rental units follow a biennial or triennial monitoring schedule based on project size, with reviews concentrated in July and August.
2. **Annual Rent Compliance:** All HOME units undergo annual rent reviews to ensure compliance with program limits.
3. **Habitat and CHDO Monitoring:** Greeley-Weld Habitat for Humanity’s program and Community Housing Development Organization (CHDO) status are reviewed annually upon new funding requests.

**Ensuring Long-Term Compliance** – The City employs several strategies to sustain compliance:

- **Technical Assistance:** Capacity-building support and training on federal requirements, financial management, and reporting are provided to sub-recipients.
- **Regular Communication:** Ongoing support and guidance address compliance early and help maintain project progress.
- **MBE/WBE Business Outreach:** Section 3 compliance and contracting language support opportunities MBE/WBE Businesses.

- **Comprehensive Planning Alignment:** Monitoring aligns with Consolidated Plan goals, promoting affordable housing, poverty reduction, and homelessness solutions.

These activities ensure the City of Greeley's federal funds are used effectively and support the community's long-term objectives.

## 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 54 - 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 55 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Affordable Housing Development
	<b>Goal Description</b>	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	<b>Goal Name</b>	Homeowner Rehabilitation
	<b>Goal Description</b>	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	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	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	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	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	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	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	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	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	<b>Goal Name</b>	Homeless Prevention and Rapid Re-Housing
	<b>Goal Description</b>	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 56 – Project Information

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

**AP-38 Project Summary**  
**Project Summary Information**

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

	<b>Planned Activities</b>	Provide training, technical assistance, and staff support for early childcare facilities/in-home daycares to provide care to low-income families
<b>3</b>	<b>Project Name</b>	Greeley Teen Center: Phase 2
	<b>Target Area</b>	Greeley QCTs (Area 1) Greeley - Citywide
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Supportive Services
	<b>Funding</b>	CDBG: \$75,000.00
	<b>Description</b>	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.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100
	<b>Location Description</b>	2400 1st Ave., Greeley, CO
	<b>Planned Activities</b>	Expanding the facilities recreation space
<b>4</b>	<b>Project Name</b>	Homebuyer Class (Brothers Redevelopment)
	<b>Target Area</b>	Greeley QCTs (Area 1) Greeley - Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$25,000.00

	<b>Description</b>	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.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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
	<b>Location Description</b>	2250 Eaton Street Suite B, Edgewater, CO
	<b>Planned Activities</b>	<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	<b>Project Name</b>	2025 Hope Springs-Habitat for Humanity
	<b>Target Area</b>	Greeley QCTs (Area 1) Greeley - Citywide
	<b>Goals Supported</b>	Affordable Housing Development
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,254,000.00

	<b>Description</b>	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.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40
	<b>Location Description</b>	Hope Springs - new construction located across from 3103 S 23rd Ave, Greeley, CO 80631
	<b>Planned Activities</b>	Develop 40 new affordable homes which are targeted at 30 - 80% AMI
6	<b>Project Name</b>	N2N Housing Solutions Program
	<b>Target Area</b>	Greeley QCTs (Area 1) Greeley - Citywide
	<b>Goals Supported</b>	Homeless Prevention and Rapid Re-Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$50,000.00
	<b>Description</b>	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
	<b>Target Date</b>	12/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 - 50 households will retain affordable housing
	<b>Location Description</b>	1550 Blue Spruce Dr., Fort Collins, CO 80534
	<b>Planned Activities</b>	Housing stabilization services
7	<b>Project Name</b>	Housing Navigation Center-Cold Weather Shelter
	<b>Target Area</b>	Greeley QCTs (Area 1) Greeley - Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Emergency Shelter
	<b>Funding</b>	CDBG: \$90,817.95
	<b>Description</b>	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.
	<b>Target Date</b>	4/15/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	350-400 unduplicated individuals are expected to be served during the 2025-26 cold weather shelter season.
	<b>Location Description</b>	The shelter is located at the United Way of Weld County Housing Navigation Center (HNC) at 870 28th Street, Greeley
<b>Planned Activities</b>	Staff the overnight shelter, cold weather shelter, and hotel vouchers for families.	
	<b>Project Name</b>	Catholic Charities Guadalupe Center Deck Renovation

8	<b>Target Area</b>	Greeley QCTs (Area 1) Greeley - Citywide
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Emergency Shelter
	<b>Funding</b>	CDBG: \$162,540.00
	<b>Description</b>	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.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120
	<b>Location Description</b>	Guadalupe Shelter 1442 N 11th Ave, Greeley, CO 80631
	<b>Planned Activities</b>	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	<b>Project Name</b>	2025-Admin-CDBG
	<b>Target Area</b>	Greeley QCTs (Area 1) Greeley - Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Affordable Housing Emergency Shelter Supportive Services Economic Development - Childcare
	<b>Funding</b>	CDBG: \$169,309.00
	<b>Description</b>	Staff salaries, training, and eligible administrative expenses
	<b>Target Date</b>	12/31/2025

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

<b>Description</b>	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.
<b>Target Date</b>	12/31/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 households
<b>Location Description</b>	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.
<b>Planned Activities</b>	<p data-bbox="521 1287 1430 1581">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-bbox="521 1581 1430 1791">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**

<b>Target Area</b>	<b>Percentage of Funds</b>
Greeley QCTs (Area 1)	60
Greeley - Citywide	40

**Table 57 - 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.

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### **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.

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

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 59 - 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
<b>Total Program Income:</b>	<b>60,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
<code>&lt;TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]&gt;</code>	
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)). <TYPE=[text] REPORT\_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

*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.*

N/A

## **Attachments**

## Citizen Participation Comments

1. City Council – Public Hearing – July 15, 2025
  - i. Agenda
  - ii. Summary
2. City Council – Public Hearing – October 15, 2024
  - i. Agenda w/Citizen Input
  - ii. Summary
3. City Council – Presentation – No Action Item – September 3, 2024
  - i. Agenda w/Citizen Input
  - ii. Summary
4. Public Meeting – Community Input – September 9, 2024 A.M.
  - i. Citizen Input – Mentimeter Survey Responses
5. Public Meeting – Community Input – September 9, 2024 P.M.
  - i. Citizen Input – Mentimeter Survey Responses
6. Community Survey – Public Responses

Public Meeting - City Council  
– July 15, 2025 – Public  
Comments

# Greeley City Council Agenda

Regular Meeting  
Tuesday, July 15, 2025 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631  
via Zoom at: <https://greeleygov.zoom.us/j/84723107675>

## NOTICE:

City Council Meetings are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to choose how to participate in Council meetings in the manner that works best for them.

## Watch Meetings:

Meetings are open to the public and can be attended in person by anyone.

Meetings are televised live on GTV8 on cable television.

Meetings are livestreamed on the City's Meeting Portal <https://greeleyco.portal.civicclerk.com/>

## Comment in Real Time:

During the public input portion of the meeting and public hearings:

In person attendees can address the Council in the Chambers.

The public can join the Zoom Webinar and comment from the remote meeting.

## Submit Written Comments:

Email comments about any item on the agenda before Noon on the day of the meeting to [cityclerks@greeleygov.com](mailto:cityclerks@greeleygov.com).

Written comments can be mailed or dropped off at the City Clerk's office at City Hall, at 1100 10th Street Greeley, CO 80631. Any comments received prior to 12 p.m. on the day of the meeting, will be sent to Council and published in the agenda packet post meeting.

For more information about this meeting, to request reasonable accommodations for accessibility purposes in an alternative format, or for meeting agendas, minutes, and archived videos, please contact the City Clerk's Office at [cityclerks@greeleygov.com](mailto:cityclerks@greeleygov.com) or 970-350-9740.



**Mayor**  
John Gates  
**Councilmembers**  
Tommy Butler - Ward I  
Deb DeBoutez - Ward II  
Johnny Olson - Ward III  
Dale Hall - Ward IV  
Brett Payton - At-Large  
Melissa McDonald - At-Large



**City Council  
Regular Meeting Agenda**

**Tuesday, July 15, 2025 at 6:00 PM**

**City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631**

**via Zoom at: <https://greeleygov.zoom.us/j/84723107675>**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations
  - Parks and Recreation Month Proclamation
  - What's Great About Greeley Report
6. Citizen Input
7. Reports from Mayor and Councilmembers
8. Initiatives from Mayor and Councilmembers
9. Allo Project Completion Announcement and Certificate to the City

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**Consent Agenda**

**The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.**

**Councilmembers may request an item be pulled off the Consent Agenda and considered separately under the next agenda item in the order they were listed.**

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10. Motion to approve the City Council Meeting Proceedings of June 3 and June 17, 2025, and City Council Work Session Proceedings of June 10 and June 24, 2025
11. Motion to set a special meeting for July 22, 2025, for the purpose of considering a lease agreement between the City of Greeley and the Colorado Eagles

12. Resolution of the City Council of the City of Greeley, Colorado approving a Change Order with Bolton & Menk (US 34 & WCR 17 Intersection Improvements Design - Change Order #3)
13. Resolution of the City of Greeley Council authorizing the City to enter into an Intergovernmental Agreement with the Colorado Department of Transportation (CDOT) for the 83rd Avenue Improvements
14. Resolution of the City of Greeley Council authorizing the City to enter into an Intergovernmental Agreement with the Colorado Department of Transportation (CDOT) for the 10th Street Multimodal Improvements
15. Resolution of the City of Greeley Council authorizing the City to enter into an Intergovernmental Agreement with the Colorado Department of Transportation (CDOT) for the Center Loading Mobility HUB on US 34 Bypass
16. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2024-0001, Willow Vista Annexation No. 1, located generally south of Weld County Road 66 and north of Weld County Road 64, into the City of Greeley, the subject site is comprised of 63.29 acres.
17. Resolution finding substantial compliance with State Annexation laws for the property known as ANX2024-0002, Willow Vista Annexation No. 2, located generally south of Weld County Road 66 and north of Weld County Road 64 and east of Weld County Road 35, into the City of Greeley. The subject site is comprised of 74.71 acres.
18. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2024-0003, Willow Vista Annexation No. 3, located generally south of Weld County Road 66 and north of Weld County Road 64 and east of Weld County Road 35, into the City of Greeley. The subject site is comprised of 84.40 acres.

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**End of Consent Agenda**

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19. Pulled Consent Agenda Items
20. Continued public hearing and second reading ordinance changing the official zoning map of the City of Greeley, Colorado, to establish a Planned Unit Development (PUD) for approximately 49.056 acres located at the Northwest corner of 71st Avenue and 25th Street (Village at Greeley)
21. Public hearing and second reading of an ordinance setting the Final Determination of Lots and Lands to be included within Local Improvement District (LID) No. 346590; setting forth the maximum fee per acre; and setting forth the property to be included and names of the apparent owners of property to be included
22. Public hearing and resolution approving the substantial amendment update to the Allocation Plan for Home-American Rescue Plan (Home-ARP)
23. Public hearing and resolution approving the amended 2024 Annual Action Plan for the proposed Community Development Block Grant Budget, as an annual component of the consolidated plan
24. Public hearing and resolution approving the amended 2025 Annual Action Plan for the proposed Community Development Block Grant Budget, as an annual component of the consolidated plan

25. Appointments to Boards and Commissions - Construction Trades Advisory and Appeals Board and Judicial Review Board
26. Motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances
27. Scheduling of Meetings, Other Events
28. Adjournment



## Council Agenda Summary

Item: 24.

July 15, 2025

Key Staff Contact: Deb Callies, Housing Director

Title:

Public hearing and resolution approving the amended 2025 Annual Action Plan for the proposed Community Development Block Grant Budget, as an annual component of the consolidated plan

Summary:

The City of Greeley's 2025-2029 HUD Consolidated Plan was approved by City Council in fall 2024. HUD published annual award amounts for the Community Development Block Grant (CDBG) and HOME Investment Partnership entitlement programs in May 2025. This amendment to the 2025 Annual Action Plan reflects the exact dollar amounts for each award based on the annual award amount, predicted program income, and prior year resources as available for public hearing and City Council approval.

Staff request council adopts the resolution to amend the 2025 HUD Annual Action Plan: CDBG and HOME allocating funds for projects aligned with the 2025-2029 HUD Consolidated Plan for the City of Greeley.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?

Positive Impact: Annual award amount from HUD for CDBG and HOME entitlement programs.

- Is it budgeted? Yes
- Does it require a new appropriation? Yes
- Are there any long-term financial impacts? No

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

Strategic Focus Area:

Housing For All

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 36, 2025 with Exhibit A
2. Item 24 - Presentation



# Council Agenda Summary

Item: 23.

July 15, 2025

Key Staff Contact: Deb Callies, Housing Director

Title:

Public hearing and resolution approving the amended 2024 Annual Action Plan for the proposed Community Development Block Grant Budget, as an annual component of the consolidated plan

Summary:

The 2024 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) HUD entitlement programs was initially approved by City Council in late 2023 and approved by HUD in late 2024. During that time the Housing Solutions Department worked with HUD to develop a timeliness spending plan since the City's balance of funds available in those programs had not all been allocated to projects.

The 2024 Annual Action Plan amendment makes changes to the action plan in order to fulfill the timeliness plan and to fulfill the changes to the HOME ARP Allocation Plan. All activities proposed in the amendment are eligible activities according to funding program regulations as well as to the 2020-2024 HUD Consolidated Plan for the City of Greeley. All projects awarded funds in the amendment submitted an application to the Housing Solutions Department prior to the 2024 fund year. The Amendment has been presented to the Housing for All Advisory board - approved unanimously to support the HUD 2024 Annual Action Plan amendment.

Staff request council adopts the resolution to amend the 2024 HUD Annual Action Plan: CDBG and HOME allocating all entitlement funds to fulfill timeliness obligations and additional HOME ARP allocation plan activities.

Fiscal Impact:

If approved, will this item result in

Positive Impact:

- Is it budgeted? Yes.
- Does it require a new appropriation? Yes
- Are there any long-term financial impacts? No

Is there grant funding for this item? Yes

Does this action have potential long-term fiscal implications? No

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

*Other issues and Considerations:*

*Strategic Focus Area:*

Housing For All

*Decision Options:*

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

*Council's Recommended Action:*

Adopt the resolution.

*Attachments:*

1. Resolution No. 35, 2025 with Appendix A
2. Item 23 - Presentation

# Public Meeting - City Council – October 15, 2024 – Public Comments

City of Greeley, Colorado  
City Council Regular Meeting  
October 15, 2024

1. **Call to Order**

Mayor Gates called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. **Pledge of Allegiance**

Mayor Gates led the Pledge of Allegiance.

3. **Roll Call**

City Clerk, Heid Leatherwood called the roll.  
The following were present:

Councilmember Tommy Butler  
Councilmember Deb DeBoutez  
Mayor Pro Tem Dale Hall  
Councilmember Brett Payton  
Councilmember Johnny Olson  
Councilmember Melissa McDonald  
Mayor John Gates

4. **Approval of the Agenda**

City Manager Raymond Lee advised the Council that Item 11 was being removed from the consent agenda until a future date.

5. **Recognitions and Proclamation**

Councilmember Payton presented What's Great about Greeley? report at 6:01 p.m.

6. **Citizen Input**

None.

7. **Reports from Mayor and Councilmembers**

Councilmember Olson attended the Affordable Housing Summit. He thanked Deb Callies for speaking during the conference.

Councilmember McDonald spoke about Fire Prevention Week. She assisted Brian Eisen, Fire Department Outreach Officer, with educating 2<sup>nd</sup> graders on fire safety. She commented on the Citizens Fire Academy and their live fire presentation. She attended a ride along with the Homeless Outreach team and thanked the team for building trust in the community. She spoke about her experience riding the bus, attended the groundbreaking for Northern Colorado Disposal, joined the State of UNC address and

City Council Proceedings October 15, 2024 - Approved

District 6 School Board meeting honoring the Greeley Police Department School Resource Officers.

Councilmember Butler attended the Frontier House Open House and invited citizens to attend upcoming office hours with him and Councilmember DeBoutez, where they will discuss the ballot initiatives.

**8. Initiatives from Mayor and Councilmembers**

Mayor Pro Tem Hall noted a concern about charter powers regarding Planning and Zoning as it relates to state law. He requested a work session and asked the City Attorney's office for a legal opinion on the cost of challenging the state law. The council reached consensus to move forward on the initiative.

Councilmember Butler proposed an initiative to look at traffic problems and parking issues in the HP rezone area. Mayor Pro Tem Hall noted that Public Works had reported improvements such as speed bumps and stop signs. Councilmember DeBoutez suggested a report instead and Councilmember Butler agreed. Councilmember Olson requested that a design status on those streets be included as he was concerned about the impact new state laws would have regarding reduced parking. The council reached consensus to receive a report, and no work session was requested.

**9. University of Northern Colorado Fall Update**

President Andy Feinstein presented the report at 6:20 p.m.

He noted that the university has seen increased enrollment in the Fall and retention rates and diversity in the student body. He also provided an update on the new College of Osteopathic Medicine, including the existing facilities that were beginning to be torn down, and what funding was being received.

Councilmember DeBoutez commented on the partnership between the city and university, Mr. Feinstein noted that programs were expanding, and considerations could include building a hotel and expanding housing. Lastly, he mentioned there were 6 new restaurants on campus and encouraged the public to engage with the Performing Arts programs.

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Consent Agenda

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10. A motion to approve the City Council Work Session Proceedings of September 10, 2024, and City Council Meeting Proceedings of September 17, 2024
11. Motion to call a Special Meeting for October 22, 2024  
Item 11 was removed.

City Council Proceedings October 15, 2024 - Approved

12. A Resolution in support of the November 5, 2024, City of Greeley Ballot Issue No. 2L concerning extension of the Sales Tax on food for the purpose of financing City Capital Improvement Projects
13. Resolution in support of the November 5, 2024, City of Greeley Ballot Issue No. 2M concerning approval of Low Interest Federal Financing
14. Resolution authorizing the City of Greeley to enter into a grant agreement between the City of Greeley and the State of Colorado, Division of Local Affairs, regarding receipt of grant funding provided by the Gray and Black Market Marijuana Enforcement Grant Program
15. Resolution authorizing the City of Greeley to enter into a grant agreement between the City of Greeley and the State of Colorado, Division of Local Affairs, regarding receipt of grant funding provided by the Peace Officer Behavioral Health Support and Community Partnership Grant Program
16. Resolution establishing the 2024 Tax Levy and directing the certificate of the same to the Board of County Commissioners
17. Resolution approving the amended 2020-2024 Citizen Participation Plan for the Community Development Block Grant Program

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End of Consent Agenda

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Councilmember Butler highlighted the importance of the resolutions supporting the ballot initiatives. He also disclosed he was a member of the Habitat for Humanity Board related to Item 17.

Councilmember Olson moved to approve the Consent Agenda Items 10 and 12-17. Councilmember Payton seconded the motion. The motion passed 7-0 at 6:31 p.m.

18. Pulled Consent Agenda Items  
None.
19. Public hearing and second reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2024 and for funds held in reserve for encumbrances through December 31, 2023  
Budget and Policy Director, Caleb Weitz introduced the item at 6:31 p.m. with a presentation.

City Council Proceedings October 15, 2024 - Approved

Mr. Weitz reviewed the final appropriation for 2024, with a total request of \$5.5M in expenditure, explaining that most of the items on the appropriation are the result of administrative clean-up alongside the development of the 2025 Budget. He provided a request breakout by funding source and key focus areas, as well as a breakdown of operating and capital requests.

The public hearing opened at 6:34 p.m.  
With no speakers, the public hearing closed at 6:35 p.m.

Mayor Pro Tem Hall moved to adopt the ordinance and publish with reference to title only. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:36 p.m.

20. Public hearing and second reading of an ordinance adopting the Fiscal Year 2025 Budget

Budget and Policy Director, Caleb Weitz introduced the item at 6:36 p.m.

Mr. Weitz reviewed the timeline of the 2025 budget process, starting from the July Council Budget Retreat through the first public hearing in October. He highlighted the \$16.7 million in approved increases, including the \$10 million in one-time expenses, \$5.6M in ongoing projects, and \$1.1M in capital projects. The 2025 Budget took into account compensation and collective bargaining increases, the new customer experience initiative, revenue stabilization, and 16 new net positions. He added that the Lincoln Park redevelopment, transportation development, future water acquisition and lead service line replacement, as well as several more water, sewer, and stormwater projects were included. Mr. Weitz provided a breakdown of expenditures by council priority and reviewed the three addendums.

The public hearing opened at 6:41 p.m.  
With no speakers, the public hearing closed at 6:41 p.m.

Mayor Gates thanked Mr. Weitz and his department for doing a stellar job preparing the budget and answering many questions over the past several months.

Councilmember Butler moved to adopt the ordinance and publish with reference to title only. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:43 p.m.

21. Public hearing and second reading of an ordinance amending Title 2, Chapter 4 and Title 6, Chapter 6, Article III of the Municipal Code of the City of Greeley (signature authority, procurement thresholds, non-competitive procurements and change orders)

Budget and Policy Director, Caleb Weitz introduced the item at 6:44 p.m.

City Council Proceedings October 15, 2024 - Approved

Mr. Weitz reviewed the proposed changes, which included better clarification and definition of the current practices. Change orders require department director approval when the amount is within the project's approved budget, but will require City Council approval if it is 25% or more and the original contract is \$100,000 or more. It will require City Manager approval if it is less than 25% and the original contract is less than \$100,000. Changes in discretionary purchase, small purchase, and formal procurements were also reviewed.

The public hearing opened at 6:49 p.m.  
With no speakers, the public hearing closed at 6:50 p.m.

Mayor Pro Tem Hall moved to adopt the ordinance and publish with reference to title only. Councilmember Olson seconded the motion. The motion passed 7-0 at 6:50 p.m.

22. Public hearing and second reading of an ordinance adopting the Classification and Salary Plan for 2025

Director of Human Resources, Martha Lanaghan presented this item at 6:50 p.m.

Ms. Lanaghan explained the 2025 Pay Plan had minor updates from 2024, including cosmetic changes for improved readability, additional roles included in the 2025 Budget, elimination of roles that were no longer being utilized, as well as administrative updates that included job reclassifications, minor title changes, and mathematical mid-point corrections.

The public hearing opened at 6:54 p.m.  
With no speakers, the public hearing closed at 6:54 p.m.

Mayor Pro Tem Hall moved to adopt the ordinance and publish with reference to title only. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 6:54 p.m.

23. Public Hearing and resolution approving the 2025-2029 Consolidated Plan, Citizen Participation Plan and the 2025 Annual Action Plan for the proposed Community Development Block Grant Budget for 2025, as an annual component of the Consolidated Plan

Housing Director Deb Callies and consultant Chelsea Everett with Answer Firms, presented this item at 6:55 p.m.

Ms. Callies explained that a consolidated plan is a comprehensive planning document required by the U.S. Department of Housing and Urban Development (HUD), addressing issues such as affordable housing, community development, and homelessness over a

City Council Proceedings October 15, 2024 - Approved

5-year period. Ms. Everett continued the presentation with a review of the community surveys and forums that have been conducted. Her firm has concluded that the community needs affordable housing, an emergency shelter, counseling services, and childcare that target low-to-moderate income residents.

There was a total of \$900K in CBDG funds and \$1.4M in HOME funds available to grant organizations with specific criteria. Once approved by City council, there will be a comment period that closes on November 4, and they anticipate submitting the plan to HUD by November 15. The plan also included removing the delegation authority from the Greeley Urban Renewal Authority and assigning it to the City of Greeley.

Councilmember Olson asked Ms. Callies to explain the process of applying for the awards. She explained that there is a funding cycle, with applications opening in February or early March. They are advertised in the paper, and agencies can apply.

Councilmember DeBoutez asked about the Neighbor-to-Neighbor rent assistance. She wanted to know if the county had funding as well, and if there was collaboration. She was concerned about duplication. Assistant City Manager Juliana Kitten stated there would be collaboration, but duplication was not a concern, the agencies always have more needs than available funding. Councilmember DeBoutez asked if it was possible to move the funds for the deck project to the year-round shelter. Ms. Callies explained that if they had received an application from United Way, the shelter would have taken precedence.

Mayor Gates asked what percentage of items were awarded versus the requests. Ms. Callies said 100% of the requests had been granted or more, particularly for the shelter.

Mayor Pro Tem Hall asked about the housing rehab that has not been designated yet. Ms. Callies said there were a few options under consideration, such as the city creating their own rehab program, or awarding it to agencies that perform that service.

Councilmember McDonald asked about the \$50,000 in rental assistance. She was concerned that the non-profits are not centralized, and by the time people apply for these funds, it is usually too late, they are already facing eviction. She thought it should be addressed sooner, and there would be more cost savings. Ms. Callies stated the funding helps those in the most desperate of situations. Ms. Kitten agreed that they need to shift the mindset to intervene earlier.

Councilmember DeBoutez thanked Ms. Callies and her team for doing a great job. She thought it would be difficult to make decisions on allocating the funds.

Mayor Gates said he was very happy that 100% of the requests were funded.

The public hearing opened at 7:16 p.m.

City Council Proceedings October 15, 2024 - Approved

1. Melanie Faure thanked the city for stepping up and approving the grant request for the Upwards Childcare Program.

With no further speakers, the public hearing closed at 7:19 p.m.

Councilmember Butler moved to adopt the resolution. Councilmember McDonald seconded the motion. The motion passed 7-0 at 7:24 p.m.

24. Public hearing and resolution approving a Colorado Revised Statutes Title 32 Special District Consolidated Service Plan Amendment, known as Poudre Heights Metropolitan Districts Nos. 1-5 Consolidated Service Plan Amendment, that would provide Public Facilities financing, operations, and maintenance (Case Number MD2024-0002, Poudre Heights Metropolitan District Nos. 1 – 5)  
Director of Community Development, Brian McBroom, presented this item at 7:24 p.m.

Mr. McBroom explained this request was amending an existing Consolidated Service Plan that was approved in 2021 and the preliminary subdivision approved in July of 2024 for the property located North of 10 St., and West of 101<sup>st</sup> Ave. The applicant requested establishing Special Improvement Districts (SID) within the boundaries of the existing Metropolitan Districts to better finance improvements, providing the ability to fund public improvements through SID Assessment Bonds. All criteria and notification requirements were met.

The applicant Todd Johnson was available for questions.

Councilmember Butler asked about the types of bonds that could be used and if this increased the bond capacity or changed the type of financing. He was concerned this could affect the mill levy for those in the metro district. Mr. Johnson explained this created a lien up front on the developer or homebuilder, and the eventual homeowner would not see it. It helps defer cost over time and traditionally lowers the home price while allowing for additional improvements.

Councilmember Butler was concerned that any rentals in a metro district would have a higher price point. Mr. Johnson said there were a couple of different ways to structure the financing, and the current market does not lean itself to fund long-term costs to renters.

Councilmember DeBoutez asked why this was needed instead of the metro district and wanted some examples of districts in Northern Colorado. Mr. Johnson said the SID's were becoming a trend again. He explained that this was not increasing debt but allowed them to find financing at a lower rate, which allows for more projects and infrastructure.

Councilmember DeBoutez asked who would be on the board of the SID, and Mr. Johnson said it is still the same board as the metro district.

City Council Proceedings October 15, 2024 - Approved

The public hearing opened at 7:43 p.m.  
With no speakers, the public hearing closed at 7:44 p.m.

Mayor Pro Tem Hall moved to adopt the resolution. Councilmember Payton seconded the motion. The motion passed 6-1 at 7:45 p.m., with Councilmember Butler voting “nay”.

25. Public hearing and resolution approving a Colorado Revised Statutes Title 32 Special District Consolidated Service Plan Amendment, known as The Cache Development Metropolitan Districts Nos. 1-8 Consolidated Service Plan Amendment, that would provide Public Facilities financing, operations, and maintenance (Case Number MD2024-0003, The Cache Development Metropolitan District Nos. 1 – 8  
Director of Community Development, Brian McBroom presented this item at 7:45 p.m.

Mr. McBroom explained this was a request to amend an existing Consolidated Service Plan (CSP) that was approved in 2020. This was a planned unit development (PUD) approved in 2021, located North of 10<sup>th</sup> St., West of 83<sup>rd</sup> Ave., and East of 95<sup>th</sup> Ave. The applicant was requested to establish special improvement districts (SID) within the boundaries of the existing metro district to better finance improvements through SID assessment bonds. They have met all approval criteria and conducted proper notifications.

Applicant, Todd Johnson was available for questions.

Councilmember Butler asked when Title 32 had changed. Mr. Johnson said it was around 2016. Councilmember Butler asked why they did not request this in the CSP in 2019, and Mr. Johnson replied the market was not conducive at that time.

Councilmember DeBoutez asked if he had any examples in Northern Colorado, and Mr. Johnson said there were none yet, but they had just done one in Arvada. Shelby Nobel, representing Mr. Johnson, explained that they have also done this in Douglas County and in Johnstown recently. She stated it would not be increasing the debt load for residents but helps speed up improvements and development.

Councilmember Olson asked about the previous SID for Poudre Heights, and why it was at 60 mills, and this one was at 70. Mr. Johnson said Poudre Heights has a lower cap, with more industrial and mixed commercial at the City's request, and so 70 made more sense. He also stated they would never impose the maximum on commercial lots.

The public hearing opened at 7:52 p.m.  
With no speakers, the public hearing closed at 7:53 p.m.

City Council Proceedings October 15, 2024 - Approved

Councilmember Olson moved to adopt the resolution. Mayor Pro Tem Hall seconded the motion. The motion passed 6-1 at 7:54 p.m., with Councilmember Butler voting “nay”.

26. Appointments to Boards and Commissions - Youth Commission, Parks and Recreation Advisory Board, Human Relations Commission, Museum Board, and Citizen Budget Advisory Committee

City Clerk Heidi Leatherwood announced the appointments.

- o Jessi N Howell-3-year term-Commission on Disabilities
- o Christen Depetro and Sean Jaehn – 3-year term-Historic Preservation Commission
- o Amber M Greene-3-year term-Human Relations Commission
- o William E Parish-3-year term- Parks and Recreation Board
- o Eddie Mirick-3-year term-Greeley Art Commission
- o Joshua Fulenwider, Kim Collins, Kenneth T Howell-3-year term-Housing for All Advisory Board
- o Erika E Wall-3-year term-Judicial Review Board

27. A motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Payton moved to approve the motion. Councilmember Payton seconded the motion. The motion passed with a voice vote 7-0 at 7:57 p.m.

28. Scheduling of Meetings, Other Events

None.

29. A motion to go into Executive Session to discuss the potential purchase, acquisition, or lease of property for City services

Councilmember Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 7-0 at 7:57 p.m.

The Mayor added that the Council will not be returning to the meeting after the adjournment of the Executive Session.

30. Adjournment

With no further business to come before the Council, Mayor Gates adjourned the meeting at 7:58.

City Council Proceedings October 15, 2024 - Approved

29. Executive Session to discuss the potential purchase, acquisition, or lease of property for City services

The Executive Session was called to discuss the potential purchase, acquisition, or lease of property for City services.

All members of Council were present to participate in the executive session, which was convened at 8:10 p.m. in person in the Colorado Room, located at 1001 11th Avenue.

In addition, the following staff members attended:


City Manager Raymond Lee  
City Attorney Stacey Aurzada  
Chief Financial Officer Allena Portis  
Deputy City Manager Rachel Flynn  
Assistant to the City Manager Blair Snow  
Economic Development Director John Hall  
Public Works Director Paul Trombino

Mayor Gates cautioned each participant to confine the discussion to the stated purpose and provided a reminder that no formal action may occur in the Executive Session. If at any point any participant believed that the discussion was going outside the proper scope of the Executive Session, participants were advised to interrupt the discussion and raise an objection.


The meeting concluded at 9:02 p.m.

The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with the Colorado Open Meetings Law for a period of 90 days.

Approved

X   
\_\_\_\_\_  
John Gates  
Mayor

Attest

X   
\_\_\_\_\_  
Heidi Leatherwood  
City Clerk

City Council Proceedings October 15, 2024 - Approved



# Council Agenda Summary

Item: 23.

October 15, 2024

Key Staff Contact: Deb Callies, Housing Director

Title:

Public hearing and resolution approving the 2025-2029 Consolidated Plan, Citizen Participation Plan and the 2025 Annual Action Plan for the proposed Community Development Block Grant Budget for 2025, as an annual component of the Consolidated Plan

Summary:

The 2025-2029 Consolidated Plan (the plan) and Citizen Participation Plan is designed to help local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The last time the City of Greeley created a consolidated plan and citizen participation plan for U. S. Department of Housing and Urban Development (HUD) funding was in 2019 for the 2020-2024 annual action plan funding years. This plan will determine investment priorities for 2025-2029 annual action plan funding years.

The following public outreach and engagement efforts have been completed:

Community Forum #1 - July 8, 2024. Meeting held at the Greeley Recreation Center: Obtained feedback from community stakeholders on priorities for Greeley such as human services, housing needs, special populations, infrastructure, etc.

Agency Survey July - August: Gained insight from multiple service providers to identify trends, evaluate existing services, and develop recommendations

Community Survey - August – September: 184 community surveys were collected. Gained insight from community members to gauge access to existing services and develop needs and priorities for Greeley.

Community Forum #2 - September 9, 2024. Two sessions held at LINC Library on 8<sup>th</sup> Ave Capstone to Plan development to obtain additional feedback for needs and priorities and collaborate on finalizing strategies with members of Mayor's Task Force on Homelessness.

Staff is asking council to review the draft of the HUD Five Year Consolidated Plan 2025-2029, which will guide funding priorities for CDBG and HOME funds for 2025-2029 fund years.

The Annual Action Plan proposed for 2025 is to fund the following projects based on the priorities identified in the Consolidated Plan:

CDBG Public Service Allocation	
A Womans Place: DV Shelter Services	\$10,274
Brothers Redevelopment: Homebuyer Education	\$25,000
United Way Cold Weather Shelter Operations	\$90,818

CDBG Job Creation/Economic Development Upwards Boost: Child Care	\$216,000
CDBG Bricks & Mortar Projects Catholic Charities: Guadalupe Center Deck	\$162,540
Boys & Girls Club Sport Field	\$75,000
HOME Fund Recommendations Habitat for Humanity- Hope Springs	\$1,254,000
Neighbor to Neighbor Rent Assistance	\$50,000

**Fiscal Impact:**

1. Does this item create a fiscal impact on the City of Greeley? No
2. If yes, what is the initial, or, onetime impact?
3. What is the annual impact?
4. What fund of the City will provide Funding?
5. What is the source of revenue within the fund?
6. Is there grant funding for this item? Yes
7. If yes, does this grant require a match? No
8. Is this grant onetime or ongoing? On going
9. Additional Comments:

**Legal Issues:**

Consideration of this matter is a legislative process which includes the following public hearing steps:

1. City staff presentation (if requested)
2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

**Other issues and Considerations:**

None

**Strategic Focus Area:**

Housing For All

**Decision Options:**

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

**Council's Recommended Action:**

A motion to adopt the resolution.

Attachments:

1. Resolution No. 42, 2024 with Five Year Consolidated Plan CDBG and Home
2. Item 23 - Presentation

# Public Meeting - City Council – September 3, 2024 – Public Comments

City of Greeley, Colorado  
**CITY COUNCIL PROCEEDINGS**  
September 3, 2024

**1. Call to Order**

Mayor Gates called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

**2. Pledge of Allegiance**

Mayor Gates led the Pledge of Allegiance.

**3. Roll Call**

Heid Leatherwood, City Clerk called the roll.  
The following were present:

Councilmember Tommy Butler  
Councilmember Deb DeBoutez  
Mayor Pro Tem Dale Hall  
Councilmember Brett Payton  
Councilmember Johnny Olson  
Councilmember Melissa McDonald  
Mayor John Gates

**4. Approval of the Agenda**

No changes were requested.

**5. Recognitions and Proclamation**

Mayor Gates read the Constitution Week Proclamation at 6:02 p.m.  
Julianne Fritz, Ginell Stroh, Karin Culter, Marilyn Peters and Nancy Mayer of the Centennial State Chapter National Society of the Daughters of the American Revolution (NSDAR) were present in Council Chambers to accept.

Mayor Gates read the Centennial State Chapter NSDAR 120<sup>th</sup> Anniversary Proclamation at 6:04 p.m. and presented it to the above NSDAR members.

Councilmember Butler presented the What's Great about Greeley? report at 6:08 p.m.

**6. Citizen Input**

1. Steve Teets of Greeley thanked council for filing out his surveys. He stated that back in 2022 he wished consultants had done a better job with surveys. He believes homelessness continues to get worse, and there are a lot of barriers to people to get out their situation.

City Council Proceedings September 3, 2024

2. Bill Gillard spoke in opposition to the debt issuance, and stated he is against the food tax renewal.

**7. Reports from Mayor and Councilmembers**

Councilmember DeBoutez announced an informational meeting she is hosting on September 11, 2024 from 5:30-7:30 p.m. at the Centennial Park Library Topics will include information on the current Greeley ballot issues.

Councilmember McDonald reported that she sat in on a Municipal Court trial and learned about court procedures. She congratulated Councilmember DeBoutez for receiving the Biz West Businesswoman of Distinction Award.

**8. Initiatives from Mayor and Councilmembers**

None.

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**Consent Agenda**

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9. **A motion to approve the City Council Meeting Proceedings of July 16, and August 6, 2024 and the Special City Council Meeting Proceedings of July 30, 2024**

10. **A motion to cancel the September 24, 2024 Work Session**

11. **Introduction and first reading of an ordinance to establish Local Improvement District No. 346590 for the Westgate Non-Potable Pump Station under Title 18, Chapter 6 (Local Improvement Districts) of the Greeley Municipal Code**

12. **Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado to rezone Tract 3A of the H-P Greeley 6th replat from I-I (Industrial Light), with DCMP (Development Concept Master Plan) zoning district to the R-II (Residential High) zoning district on approximately 16.192 acres of land (II-P Tract 3A Rezone)**

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**End of Consent Agenda**

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**Mayor Pro Tem Hall moved to pull Item 12 from the Consent Agenda.**

**Mayor Pro Tem Hall moved to approve Consent Agenda Items 9-11. Councilmember Butler seconded the motion. The motion passed 7-0 at 6:20 p.m.**

13. **Pulled Consent Agenda Items**

City Council Proceedings September 3, 2024



## Council Agenda Summary

Item: 14.

September 3, 2024

Key Staff Contact: Deb Callies, Housing Director

Title:

HUD Five-Year Consolidated Plan: Community Development Block Grant (CDBG) and HOME Investment Partnership Fund

Summary:

The Consolidated Plan (the plan) is designed to help local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The last time the City of Greeley created a consolidated plan for U. S. Department of Housing and Urban Development (HUD) funding was in 2019 for the 2020-2024 annual action plan funding years. This plan will determine investment priorities for 2025-2029 annual action plan funding years.

The following public outreach and engagement efforts have been completed, and two additional opportunities for community input are scheduled between now and the completion of the draft plan:

Community Forum #1 - July 8, 2024

Feedback from stakeholders on process and information sharing

Agency Survey July - August

Solicit insight from service providers to identify trends, evaluate existing services, and develop recommendations

Community Survey - August – September

Solicit insight from community members to gauge access to existing services, and develop recommendations

Community Forum #2 - September 9, 2024

Capstone to Plan development to review the findings and collaborate on finalizing strategies.

This informational presentation is for council to be able to review initial data and community response regarding the needs of the community specific to affordable housing and homelessness. The HUD Five Year Consolidated Plan - CDBG and HOME Ordinance is scheduled for first reading on October 1, 2024, and the public hearing and second reading on October 15, 2024.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? Yes, the plan is required every five years to receive annual CDBG and HOME entitlement funds.

*Legal Issues:*

Informational Only.

*Other issues and Considerations:*

Informational only. Public hearing and request for approval of the plan is scheduled for October 15<sup>th</sup>, 2024

*Strategic Focus Area:*

Community Vitality  
High-Performance Government  
Housing For All  
Infrastructure and Mobility  
Quality of Life

*Decision Options:*

No decision required at this time.

*Council's Recommended Action:*

No recommended action at this time.

*Attachments:*

1. Item 14 - Presentation

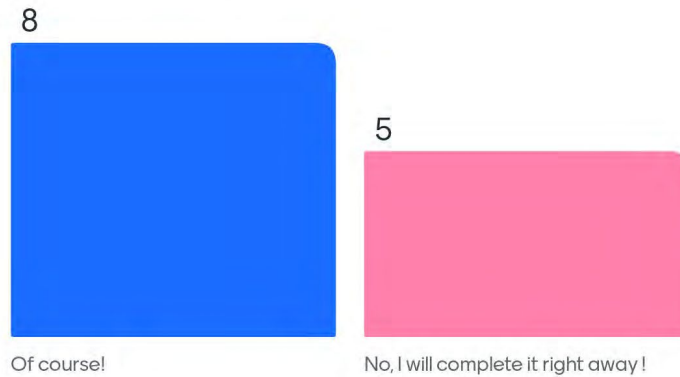
Public Meeting – September 9,  
2024 – A.M. – Public  
Comments

# In one word, how can we make Greeley a better place to live?

17 responses



# Have you completed the Housing Community Survey?



# What other needs do you see in the community for vulnerable populations?

17 responses



# What other trends in accessing, developing, or building affordable housing do you see?



# How would you rank these community needs?



# How would you rank the following barriers to service?



# Are there any other barriers you can think about?

Lack of centralized services	Bias	Agency communications/understanding	Employment, wages
Complexity of process	Poverty and all that it means to daily living	Representation .	Covid funding cliff



# Are there any other gaps you see in the community?

13 responses



# What other strategies could help the community?

Collaboration. Outreach to the underserved community.

More city support of agencies already serving the vulnerable populations

Ladder of housing options— need balance

Commitment to aggressively build new affordable housing units. We are already behind. We need an aggressive approach to financing and developing more units.

Universal service application and sharing of information

Educational support of local youth to develop the community



# Public Meeting – September 9, 2024 – P.M. – Public Comments

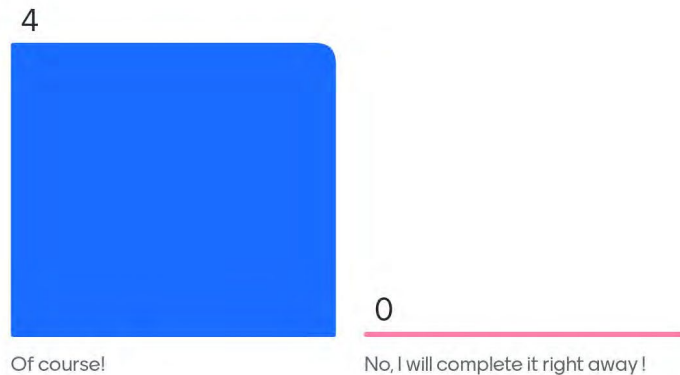
# In one word, how can we make Greeley a better place to live?

4 responses

community  
affordable  
attractive



# Have you completed the Housing Community Survey?



# What other needs do you see in the community for vulnerable populations?

5 responses

ease of food shopping  
teen recreation  
language barriers  
representation  
transportation

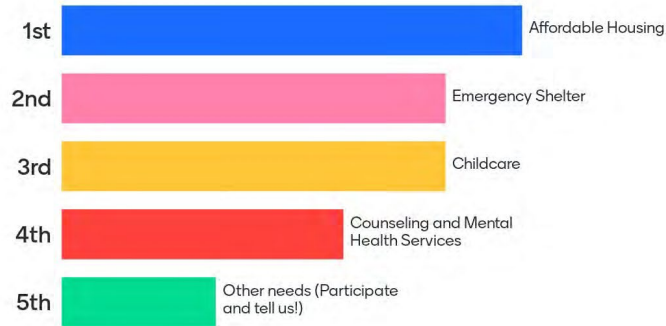


# What other trends in accessing, developing, or building affordable housing do you see?

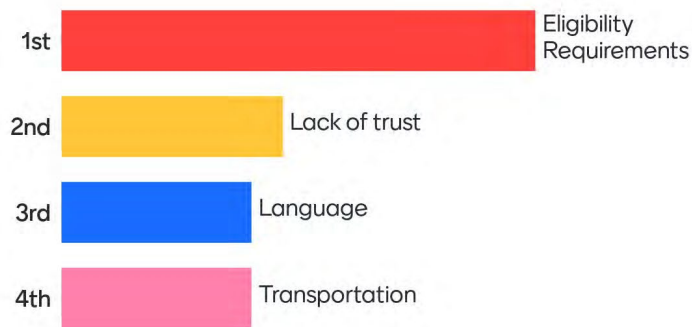
Permanent supportive housing	Application process for help is a hard process to get approved	Independent senior living
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# How would you rank these community needs?



# How would you rank the following barriers to service?



# Are there any other barriers you can think about?

Jobs	Representation
------	----------------



# Are there any other gaps you see in the community?

3 responses

more employers  
life skills  
help for ya addicted



# What other strategies could help the community?

More outreach

More employers for non degree jobs

Case managers do their job,



# Community Survey – Public Responses

**Q36. What are the top priorities that you believe the City of Greeley should focus on in the next five (5) years?**

Cracking down on criminal activity and substance distribution. In addition to that, ensuring that the cheap fast developments being thrown together are priced more appropriately.

I think the quality and cost of rentable units should be a priority. The home-buying market sort of is what it is nationally, but ensuring that everyone, including those without the savings to buy, have safe, affordable, and high-quality homes is a matter of equity.

We should focus on ways to make better use of the infrastructure we already have by increasing mixed-use areas, reducing dependence on cars (ability to safely walk or bicycle to nearby shops, clinics, etc), and making it easier to retrofit existing buildings to multi-use. Dedicate less wasted space to cars, such as parking lots, and more space for people, such as courtyards, gardens, and paved paths.

Getting housing prices down. Continuing the housing first program for homeless. Enforcing noise and traffic ordinances for street racers and illegal vehicles. Partnerships with UNC.

Affordable housing and long-term solution for housing and caring for the chronically homeless, those situationally homeless and preventing homelessness for those not making a living wage!

Public Safety Affordable Housing Healthcare costs Improving low-income areas

Higher paying, more educated job force

Affordable housing for all - not just those considered in poverty. More accessible public transit (more stops on the west side and south of 24)

Traffic.

Affordable housing, crime, and new schools.

Affordable housing, homelessness especially downtown , public safety , mental health, addiction

Cleaning the east side up. Providing more support from the police on the West side.

Increase tax base with incoming businesses. Annex property on 8th Ave./Highway 85 all the way to Eaton. Buy open space. Keep residential water costs reasonable. Keep infrastructure in good shape. Increase mental health services by partnering with county. Increase funding to parks and recreation because the town is growing. Support for low income residents with services.

Increasing Public Safety and improving traffic flow through the city on Highway 34.

Reduce Crime. Stop incentivizing demographics that crime follows, such as affordable housing. Greeley needs to clean up what it has before developing further or the negative will just multiply.

Expanding marketplace accessibility

Small businesses, single family homes and parks for a sense of community more than just a bedroom community for commuters. Community gardens. Less gang crime.

Improving infrastructure and stigma surrounding Greeley (vs Loveland, Fort Collins, etc.)

Public Safety, affordable housing, mental health programs, homelessness, revitalize downtown

Housing and whatever it takes to keep up with the growing population

Affordable housing, disability services, improve elderly care services, and mental health services

Jobs, affordable housing, economic development

Affordable housing for low & middle income.

Lower housing and utility cost

Infrastructure. traffic.

Substance Use disorder Mental Health Housing HealthCare Veterans

Infrastructure Schools

Affordable housing.

Growth of population and roads, trails, safety, affordable housing.

Code enforcement

Crime, substance abuse/drugs in the community, homelessness, establishing more accountability for the City Manager spending city funds.

Affordable home ownership of townhouses & condos. We have enough "lease able" townhouses & condos that make the developer/owner rich. We need more that individuals can actually own and grow equity through.

1. Safety 2. Economy 3. Homeless population

Roads and housing

Affordable Housing Low income housing Disability Training for officers Community Policing

Prepare for the growth of the City of Greeley by planning for expansion of public safety, infrastructure, and parks and rec. The city should adopt a work first philosophy when it comes to housing homeless.

Homelessness, mental health and gang activity. Keeping criminals locked up.

Making streets safer for people walking and cycling, remove all City fees for adding dwelling units in the redevelopment district

reputation, cost of living, green energy, public transportation, Public health

Public safety, infrastructure, business development, open space, housing diversity options

Cost of living!

Homelessness and homelessness prevention, expanded access to public Transportation including night and Sunday schedules, continued small business development

Enforcing codes in transportation to bring in revenue for all vehicles, fixing current road and infrastructure issues, denying sanctuary or more illegal immigration

Affordable housing and liveable wages.

Homelessness Mental Health Care Roads/sidewalk/gutters Safety Gun Violence

1. Law enforcement 2. Prioritize street and road improvement. The food tax is never sunsetted. 3. Homelessness. Panhandling. 4. City manager needs to set up residency in Greeley. Needs to have limitations on his assistant city manager position hires. His DEI is crushing moral. With Weld being a conservative area his close relationship with the Governor of Colorado is very concerning. Are the City managers intentions to stay in Greeley for the long term or is the just have a stop over to fluff the resume. These questions need to be asked quickly before to much damage is done.

Make the city safer. Get rid of gangs and crack down on crime.

Maintaining and improving what already exists instead of starting new projects.

Housing, cost of living, drugs and crime

Good job creation...meaning jobs that pay so you can afford to live here. Rent caps Crime Homeless Decrease cost of utilities and insurance Stop allowing investors to out bid normal families trying to purchase a home

Catering to the folks who are getting priced out of areas like Loveland and Longmont. A lot of new home owners on the west side, but there is a lack of food and other services on the west side to sustain us. It's a general view that you want to travel to the east side of town as infrequently as possible.

Affordable housing, parks and recreation facilities, develop trails (Sheep Draw, east asking the Poudre River). Would it be possible to turn the floodplain near the Poudre in easy Greeley into a huge riverfront park and trails area?

Mental Health, Substance Abuse, Childcare

Neighborhood revitalization. More affordable single-family home options.

Affordable housing for all ages.

Gang violence and mental health along with addiction and homelessness

Infrastructure, controlled growth, job growth

Curbing homelessness; redevelopment of blighted areas

Highways the view of the city improvements of streets like riverview we get forgotten we have to drive 1/2 of a mile just to get into our community from the highway instead of having an off ramp

Safety

I believe that the city of Greeley should really focus on how to become a self-sufficient urban center and understanding that they are a large city with large city issues within Weld County rather than a "small town". In this vein, I believe that an area of focus needs to be creating more affordable housing, easier multi family zoning options for property owners, and economic incentives to develop mid market apartments on the east side of the city (east of 35th Ave)

Higher earning job opportunities as well as cheaper first-time homes.

Schools, homeless services (shelters, and mental health) veteran services

Safety. Rent rates. Benefit services

Upgrading transportations corridors and hubs. Repairing deteriorating existing infrastructure Upgrading community parks and centers

Crime Gangs Homelessness/ drugs

Stop building and make the properties we have now more affordable for people who actually WORK for a living without having to jump through the hoops of public assistance

Mental health care and availability of resources for the homeless. Working to create more sustainable energy use. Decrease housing costs

Economy, jobs, housing

Crime Homeless

Affordable housing and living expenses.

Cleaning up residential areas (following through on city ordinances for properties, maintaining infrastructure in low income neighborhoods). Maybe a project to clean up the small businesses and homes downtown (10th and 9th st east of 23rd comes to mind) -- grants to help them paint, do maintenance, create off-street parking, add safe sidewalks.

Parks in new areas

Public Safety

Homeless

Decrease the house cost. Decrease taxes. Decrease everything that prices gone up high. Kick out illegal immigration's- they are lacking by not follow rules and law. Also taking advantage our taxes and government. They lie on their documents.

Roads, preparing for more traffic since we are #1 in growth right now. Another community center like the funplex.

Affordable Housing, Public Transit, and Roadway efficiency

Legitimate affordable housing Mental health outside of NRBH Accessible work for those with disabilities Proper training for the police department on Disability interactions

Affordable housing for all including housing for the homeless

Air quality & crime

Growth, traffic congestion, crime

Bring in new businesses besides low income jobs. Greeley does not attract millionaires. Every community needs them. Greeley is so focused on everything low income. We need to start getting a mix of folks with all income levels. I'm afraid for Greeley's future.

Development of the west side of Greeley and stop developing downtown

Our schools are not good. Help our students learn to read and do math. Quit building new houses and rejuvenate older neighborhoods

Lower rent. Tell these property managers that they need to stop using AI to make the prices higher. Please look into the Real Page lawsuit.

Low income housing, discount grocery store, traffic (even the police speed)

Low income housing, permanent shelter, education on relief assistance programs

Law enforcement and quality housing.

Help in lower the cost of living, build more stuff and activities for the youth. Work out parks

Crimes and gangs

Climate resilience and adaptation in every facet of planning. And more thoughtful planning across departments!

Obviously affordable housing and promote bringing in companies to increase higher paying jobs with benefits.

Economic growth more pools

Safety Housing the people on section 8 waitlist before immigrants

Better pay, rreducib goelwssmes% ness

Maintaining or increasing the quality of life in Greeley. The Roads-they were never meant to handle the traffic you've created and the way the town is, you can't change the road structure-so stop with the "density increase." What do you want to turn Greeley into Aurora? Education. Quality education. Public safety.

Focusing on youth programs, events, and community opportunities. Focus on bringing larger businesses to Greeley. More jobs that pay strong wages is key.

Reducing water/utility bills Improve schools Stop the multi family housing complex (no infrastructure to support it)

Affordable housing, eliminate homelessness, maintain and improve infrastructure

Sustainable living that doesn't create a city full of dependent individuals on the government.

Infrastructure

Clearing out homeless and drugs from our parks

Houseing density and zoning changes

Substance abuse

More housing. Providing assistance only to people that have earned it. ( too many people think they shouldn't have to work HARD and that everything should be given to them)

There is so much drug usage going on and not enough support to get people clean. People are picking drugs over everything. Even parents. This causes someone to not have that grit to better their lives and instead, chose to not work and get government assistance wherever they can. Government funds are being used too easily and should be restricted. Offer substance abuse help and mental health care too. That will help the economy thrive with more people willing to put in an

effort.

Keeping young people here with good careers. Affordable child care. Vehicle idling ordinances to improve air quality.

Transportation infrastructure, downtown development, homelessness and vagrant issues - loitering, trespassing, littering

Homeless population, education

House taxes

Schools, law enforcement, help for low income families

Better quality affordable housing Reducing homelessness or housing insufficiency More parks and access to safe outdoor area

Economic development Less apartments and condos no trailer parks

City of Greeley facilities need major renovations and repairs. I feel the city can't support current population with the facilities and resources we currently have, so we are set up to fail as Greeley grows. City manager and council need to support the people who support the community.

Growing westward. Housing has increased greatly in west Greeley but those residents are not supported with stores, shops, restaurants, and other businesses and services.

Reduce the perception of crime and gangland image issues with many more officers, much more visible patrolling. Give out tickets for jay walking. Pull everyone who is speeding and changing lanes without a signal so that the visual presence and effectiveness of patrolling is highly visible. Right now, it seems like the only time Police are known to exist is after they are called to the scene. They seem incognito and ineffective. I want to SEE THEM doing their job.

Public transportation needs revamping. There should be transportation throughout the entire city. Population is increasing and lack of public transport hurts a lot of people.

Fixing our infrastructure and figuring out the overcrowded schools. Traffic is horrible on 35th AVE and highway 34. Brand

new schools are overwhelmed and have overflow class rooms.

#### Addressing crime

I believe Greeley needs to focus on schools and the amount of homes being built. We do not have room for the amount of growth we are seeing out West. Our children attend a brand new school that is way over capacity. Large families are moving into apartments in the boundary causing more overflow. There need to be regulations on how many people can live in an apartment. The city should focus on building more family homes, rather than vertical living.

Infrastructure and Actually maintaining our roads! Since the new City Manager came on, Absolutely Notyhas been done!!

Affordable housing, reliable public transportation, opioid epidemic and prevention, more jobs.

Rent control, and minimum wage raised.

Homelessness Affordable home buying

Public safety (though, this hard in a soft on crime state). Keeping Greeley affordable. Instilling a focus on morality in schools again. Tackling chronic illness in our kids!

Crime prevention, public safety

Kick the homeless problem

1. Dont build more housing, instead support current residents in their housing issues (we are just becoming a dumping ground for commuters- people that don't love Greeley but need somewhere to live when they work in Fort Collins/Loveland/Denver. We don't need commuters) 2. Create green spaces in west Greeley to match the unparalleled number of parks in East Greeley 3. Improve traffic and public transit options

Affordable housing a higher living wage

Reducing homelessness/ housing instability -- this has greatly improved over the last few years, in my opinion

Helping the homeless and drug addicted persons

Road improvement

Infrastructure

Affordable housing, raising of minimum wage, and access to work. I'd love to see if we can't help lift our homeless population off of the streets so that they don't have to panhandle in the roads. It's dangerous out there and they need to have shelter, it's not right to subject them to that because they can't afford a residence

Senior support

MAKE US34 A TRUE BY-PASS !!!

Public safety & homelessness.

Supporting our neighbors who are struggling with mental health, housing, and work force training. Acknowledge and integrate climate change into planning and priorities (open space, continued Life After Lawn efforts and similar, mass transit that makes sense, neighborhood hubs that create "20 minute communities"). Continue to encourage law enforcement to work in tandem with social workers and others to provide more comprehensive response to 911 calls and ensure that a culture of care, not necessarily correction, is fostered in Greeley.

Homelessness Drugs Gangs Drugs Vehicle thefts Panhandling Permits for vendors on the street selling stuff Code violations

Affordable housing

Infrastructure, especially roads Traffic, especially US.34 More funding for police, firefighters, teachers

Stop buying farmland and building housing on it. Focus on the homeless population and making the city safe again.

Stop building. You are causing climate change by taking away our farm lands.

More single family homes at affordable costs.

Combating drugs and violence in schools. Creating more opportunities for youth programs that are free and widely available. The kids here are struggling hard.

Affordable housing Large park in west Greeley High paying jobs

Housing single mothers or families with young children Helping those who actually want a better future Services for those getting released from prison Things to do in the area Greeley don't really have much to offer so I get why people say it's boring and honestly makes it easier for one to turn to drugs when they hit rock bottom.

more progressive programs

Localizing necessities such as housing and food production. Making Greeley more easily traversable without a car.

1. Public Safety 2. Parks & Rec maintenance and upkeep 3. Continued Economic growth 4. Homelessness- though I am unsure what the right thing to do is. 5. Maintain roads and sidewalks.

Lower housing cost lower inflation on necessities used to create a good quality of life a balanced inflation to minimum wage

Fix roads. slow growth as infrastructure can't handle more people and traffic. Help residents feel safe once again.

Getting the homeless out of residential neighborhoods!

Affordable housing Improved roads

Public Safety: Police, Fire, EMS needs to increase proportionally with the increasing population, along with the increase in asylum seekers, immigrants, refugees bleeding over from surrounding counties. Greeley should not be responsible or lending a hand in these resources/programs, where 1) they are already established in Fort Collins, Denver, and Boulder areas 2) Greeley is already trying to play catch up in attempting to expand their own infrastructure and resources to accommodate the rapid growth. Our previously established Greeley citizens should come and remain first.

1. Not letting foreign/local rental companies use single family homes as multi residence apartments. 2. Put money into cleaning up ward 1 not just the commercial areas but the neighborhoods surrounding it as well. 3. Out money into planting

more trees in older neighbors and cleaning up those streets and homes

Affordability and increase wages

Veterans housing and jobs. Homelessness. Greedy landlords.

Making affordable to live here, the homeless and panhandlers, crime and restaurants throughout Greeley not in just same spots.

Housing and public works

More outreach for underserved communities as well as addressing language barriers.

Businesses coming to town. School systems. Safety and homelessness. Infrastructure. Childcare

Increased diversity and equity of services.

Affordable and quality housing (these new apartments being built seem to have high rent. Their should be quality choices around \$1100-\$1500 in safe neighborhoods and near public transportation.

Housing. Downtown Greeley for residents — everyone's getting nice parks and new facilities in west Greeley and it feels that downtown isn't getting things like that.

Building more houses and increasing bus routes and hours. There are sufficient apartment buildings.

**Q37. Do you have additional comments or suggestions for improving community services and development in Greeley?**

I would love to see a development that encourages high-income living in the downtown area. (Is there actually a market for this? I have no idea.) I constantly get ads for co-ops in Fort Collins with swanky, well-lit apartments and lofts with community gardens and dog parks all within walking distance of amenities in Old Town/along College. I would \*love\* to ditch my house for an owned, elegant apartment or brownstone-style townhouse within walking distance of downtown. Both my husband and I work downtown (me at City Hall, him in a District 6 building), and we spend a lot of time at downtown businesses and city amenities. But there aren't a lot of properties to buy in that area that meet our needs, as we don't have the time/finances to take on an older property that requires major maintenance, nor do we want to rent when we have so much equity in ownership. I think as the city continues to grow and diversify in terms of economic development and demographics, there could be a serious market for this in the young professionals demographic.

Support local small businesses by not allowing commercial properties to remain vacant or charge high lease rates when there are local business owners that could be utilizing that space to provide for the community.

Road infrastructure in many high traffic areas (e.g Hwy 34 and 35th Ave) in Greeley is becoming difficult to navigate and dangerous. What solutions can be offered to address these types of issues?

Support multiple solutions program approaches to end homelessness.

I think there are more people that could benefit from the food bank, I just think most don't because they either aren't aware it is available, or they are afraid to ask for help because of the stigmatism associated with need.

This was a weird mix of questions ranging from economic development, housing, and general city services. From the title I thought it was more focused on housing.

There should be housing that is affordable for public service workers, such as teachers.

Encourage business to build on the West side. Tax incentives or building on city owned land and renting to businesses.

Please enable our law enforcement to address public theft and better enforce traffic laws.

On the topic of affordable housing: One thing the city can do is mandate complexes that rent out units make a clause in their lease that if anyone (not just the renter) gets criminally charged while living there they be evicted. This will reward those that

actually need the housing by decriminalizing the area and keep surrounding areas safe so less people become victim to those that are taking advantage of the system. PLEASE CONSIDER THIS FOR ALL APARTMENT COMPLEXES AND RENTAL UNITS. Other cities have done this (Longmont) and it has compounding benefits by reducing crime and doesn't spread local police as thin.

Add more to Longview park/ promontory area

repair roads in neighborhoods more than just filling potholes. People comment on the gang activity when I mention Greeley

Greeley is not bike friendly... more cross-city trails would be great. I loved that in Fort Collins.

I like that West Greeley is being developed with restaurants, shops and retail.

Get Greeley Community Management under control. They are frequently discriminatory, do not maintain their common-use areas, and are trying to push my family out of our home.

Lower housing and utilities cost. Stop the monopoly of Xcel Energy

If I could live in a quality apartment in downtown or near downtown, that's safe, and costs \$500 less per month than what I pay now, that would be great! Then I could start to save for a down payment on a home. Also, it would be really wonderful to have new neighborhoods of new homes built around UNC and the downtown area; or re-build old houses. Turn old neighborhoods into new ones.

More should be done to rehab older homes for multi family use & ownership. Developers & owners who live outside of Weld County should not receive special tax rates unless they put in extra amenities like park areas in their developments. People who spend their money here & pay taxes in Weld County should get first priority in tax incentives.

I see the Greeley government as an overstaffed, inept group of non-elected parasites on the tax dollar. Just look at the physical appearance- sad!

The city should also continue to attract businesses to provide jobs for Greeley's future expansion. The Water Valley Holdings MOU is a great step in that direction! Focus on incentivizing other companies to move to Greeley. If done correctly the

Promontory area could become a Tech Center of the North.

We should not allow any more low density residential zoning. Use medium density or higher so that new neighborhoods can include a mix of housing types.

People who own more than one residual property should be paying a income tax on their 2nd property. Homes should be maintained better by landlords, we should raise the "condition of living" and there should be PSA about what condition of living is because I know 1000s of people are living in mold. Wi-Fi should be mandatory in all rentals- in this day and age every person needs it to function in society. Their should be more types of homes being built- co-living, multi-generational, handicap acceptable. "Affordable housing" should actually be affordable, \$1800 for a 2 bed room is not affordable! Maybe rent should be based on income. Public transportation should be included as part of affordable housing. If I have to have a \$500 car payment to get to and from work because the only affordable housing is on the east side of Greeley and I work on the west side, that living situation is no longer affordable.

We need better & higher paying jobs. Who will hire a teenager when minimum wage is so high? If someone wants more than minimum wage they need more than minimum skills! If you make it easy for someone to be lazy and not work to earn thier living they WILL NOT develop the skills to take care of them selves!

Building permits. Stimulate developement by lowering permit fees for new construction. Planning department needs a good kick in the ass with delays raising costs.

Weed control. The city needs to have the same standards for city property and private property. When mowing weeds. Clean up the mowed weeds instead of letting the wind do it. When moving in the parks, pick up the trash instead of mowing it to bits and letting the wind blow it around town or the neighborhood.

Stop wasting money on ugly space consuming and dangerous medians! Rip out all the medians along 8th Ave. Put left hand turn lanes in on all roads. Cross walk suggestion previously mentioned

I love the trail system in Greeley and the funplex being off of the trail. Honestly, having this trail and funplex is one of the major reasons we haven't sold our home and moved.

The city needs to financially assist in the development of affordable housing.

Create a walking path or just side walk in riverview farms in the east side of Greeley or an off ramp so we don't have to go in a huge loop to get into our community..don't waste our tax money on programs that won't help them self's shit I can stay home and work 30 hours to if the city is going to pay my rent

Ive noticed that its very difficult to work with The Parks and Recreation department, particularly in the multiple "crown jewel" facilities in the Greeley Ice Haus and Butch Butler Field. For a city of 100,000 people with HS athletics/rivalries that date back 30/40+ years, junior hockey, minor league baseball in the area, it always seems like those two places are underutilized or potential tenants experience a lot of frustration and wind up leaving. It seems like there's a lack of cooperation/communication between tenants and the department about who these facilities "serve" and it devolves into Turf wars that cost the general public opportunities. Compared to what other areas in NoCo are doing in sports and entertainment, it feels like Greeley is squandering an opportunity to be at the forefront of those conversations.

I am happy with Greeley but we can always improve.

Stop building expensive high rise apartments in neighborhoods

Go to each home to see if they have multiple family in single home and false documents that they aren't married but still taking government assistance. Need to go to jail. I seen few in my neighborhood. Too many cars and misc. decrease the rental prices and allowed us have pets. I need new home but not a lot of them won't take pets. My landlord refuse to follow HA regulations on keep up mantiances like replace carpet or hardwood floor every 5-7 years. I live in this house for 13 years- they harressing by drive by to see if anything to make excuses to come inside mulpty a year.

We shouldn't focus on adding more housing until our roads can handle the traffic and influx of residents.

Holding businesses accountable for illegally discriminating and holding the police department accountable for upholding state laws.

Visit other communities and see how they are bringing in business. I'm sure you have. FOCO for example had all income levels and huge support for downtown, college support etc. Greeley is so focused on accommodating all low income. Do you really think anything will get supported when we are a bedroom community????

Develope west Make community resources for broader areas then just giving and enabling the homeless and making that population more in our town

Just lower the rent and housing prices. Rent should not be 1500-2000\$ for an apartment or a half a million dollars for stick houses!!!!

Fund 60+ ride

Aligning community development with climate resilience is KEY. We need people to be housed in safe, durable structures that can weather climate extremes. We need to plan for the future thoughtfully so we don't increase the heat island effect, but also don't unnecessarily develop habitat!!

Focusing on kids programs and school partnerships to ensure kids are being fed, support their education and promote innovation and science programs to ensure they stay off the streets and have a better chance at a future.

Better traffic engineering

Please stop with the growth. It's ruining the quality of life here. It's obvious city planners are getting \$\$\$ from selling out the town.

Incentivize new businesses coming to Greeley. Focus on business growth and supporting the kids of the community

Avoid new building multiple apartment in the same or adjacent neighborhoods like in Northridge trails, especially near schools. New homeowners may leave Greeley when new neighborhoods are overpopulated with large apartment structures. The streets become dangerous with many people running stop sign/intersections.

More frequent busses. Busses/city shuttles to/from the Denver airport and to union station in Denver. I like going to see shows in Denver, but hate driving all the way there and back, plus paying for parking. More access to Denver could help recruit employees who don't want to leave Denver but do want to work in Greeley.

Cleaning up 23rd

I think that we need to continue to develop Greeley as a community that people feel is safe has good schools parks and community services We need the city to have good roads and sidewalks that are in good condition but are also attractive clean and maintained

Small business is the lifeblood of America's economy. Do everything possible to encourage and support small business. The big companies make big headlines but are fraction of the 'real' economy. A thriving playground for small business will open up revenue streams and opportunities. Right now, the only businesses in Greeley seem to be national chains and those with extremely deep pockets. That must be changed. 'Mom and Pop' stores are what makes a community, not national chains.

Make renting affordable. There's no reason why an apartment should cost \$2,000/month

Greeley growth needs to slow down so the community can catch up.

Add more mental health professionals to the Greeley Police Department. Expand training and education of officers.

Do your job, Greeley has so much potential, but killed with the homeless, and Mexican gangs all over the city.

Fix the roads prior to more developing

Please don't allow big corporations to steal all of the business spots downtown. Those places are suffering for funding because no one has any money, and those big corporations will only continue to price gouge if they aren't actively part of the community they serve.

Our parks are being ruined by the homeless, people don't wanna go to the parks due to drug use and homeless. The homeless are scouring trash cans and taking items off personal property. The people sleeping on 11th is a hazard, what if a car jumps the curb and kills someone. Open drug use is ridiculous, I feel as I don't see enough patrols like I used too. Expired plates, modified exhausts, even license plate lights used to get you pulled over. I understand laws change but what has happened in this town in less than a year. Our youth should not be seeing society like this, why doesn't other towns have the problems we are facing. Just sad to see Greeley is turning into Aurora.

Until the schools and healthcare systems are the top in the nation - stop trying to expand anything!

Make Greeley safe and affordable. Stop building apartments and build affordable homes.

Revamp Friday fest to include 9th st and do 2 stages every week

Fund public schools. I'm hearing some unnerving stories about charter schools in Fort Collins jeopardizing funding for public schools. These charter schools are allegedly being supported by people out-of-state and I don't like the idea of some random person with no ties to Colorado making decisions about what resources and curricula our kids have access to.

Help homeless help tax payers lower cost of goods by lowering tax cost utilizing each tax received and applying it to what it's initially for to better our economy by aiding the backbone of this city the working class

Hopefully there will be a way to get the younger generation to want to work and that cities can find more individuals to become police officers. City & state needs to support our police.

Keep the homeless out of residential neighborhoods!

Recognizing that not all homeless persons are capable/willing to admit themselves into Mental Health/Substance Abuse treatment facilities. There needs to be a hard line where after a time, if they are deemed a public nuisance and become a strain on Public Safety resources, that a more long term solution is explored, such as "sanatorium/psychiatric hospital," lack of a better term: insane asylum.

Allow bigger businesses to operate in Greeley. Also focus on the east side of Greeley!!!! Clean it up add big businesses and restaurants to promote people who are scared to come to the east side of Greeley to visit and see the diversity! Education to those "boomers" who grew up in Greeley to broaden their horizons and embrace the new culture of Greeley and to promote growth. This is not the town of the 1970's anymore. Let's move forward and grow!

Developers should be required to reserve 30% of their properties for low income households.

Listen to the non profits that do this everyday

Please make it affordable!!

Greeley Gov has done a fine job in responsibly evolving the city. However, government and citizens can see the incoming population boom, and both should be prepared for it.

Have interpreters when having meetings.

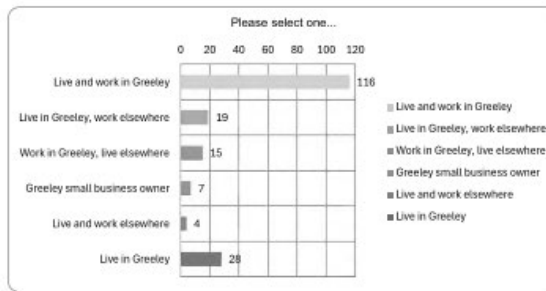
More dog parks and trails

Bilingual messaging, access of food/groceries in low income areas

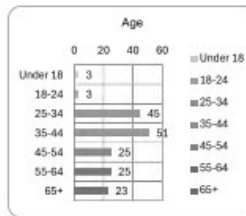
There also needs to be "executive" or "luxury" houses built if we are to attract executives and leaders to move to Greeley and contribute in leadership ways. I applaud the city of Greeley team for doing everything you are doing. Keep up the good work!

Listen to renters, not just homeowners or corporations. Join in on the crackdown on realpage happening now.

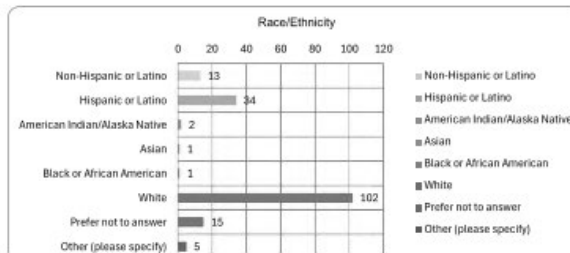
Please select one of the following that best describes you.	
Live and work in Greeley	116
Live in Greeley, work elsewhere	19
Work in Greeley, live elsewhere	15
Greeley small business owner	7
Live and work elsewhere	4
Live in Greeley	28



Age	
Under 18	3
18-24	3
25-34	45
35-44	51
45-54	25
55-64	25
65+	23



Race/Ethnicity	
Non-Hispanic or Latino	13
Hispanic or Latino	34
American Indian/Alaska Native	2
Asian	1
Black or African American	1
White	102
Prefer not to answer	15

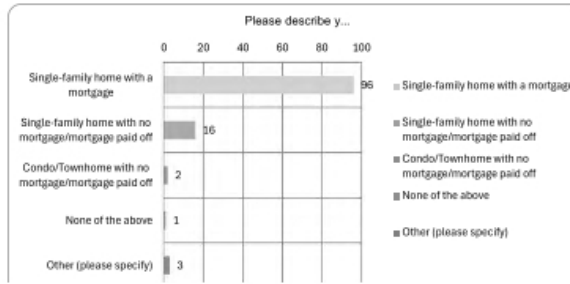
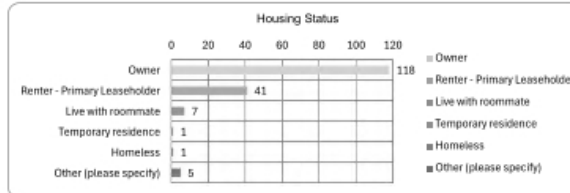
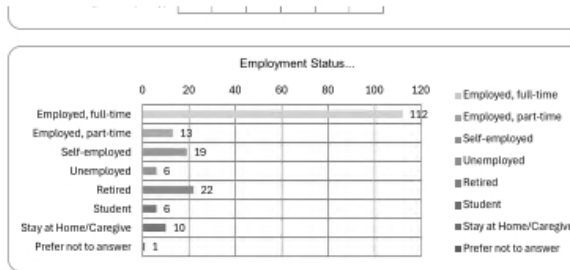


Other (please specify)	5
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Employment Status (Please check all that apply.)	
Employed, full-time	112
Employed, part-time	13
Self-employed	19
Unemployed	6
Retired	22
Student	6
Stay at Home/Caregiver	10
Prefer not to answer	1

Housing Status	
Owner	118
Renter - Primary Leaseholder	41
Live with roommate	7
Temporary residence	1
Homeless	1
Other (please specify)	5

Please describe your housing situation. (Select best option.)	
Single-family home with a mortgage	96
Single-family home with no mortgage/mortgage paid off	16
Condo/Townhome with no mortgage/mortgage paid off	2
None of the above	1



Other (please specify)	3
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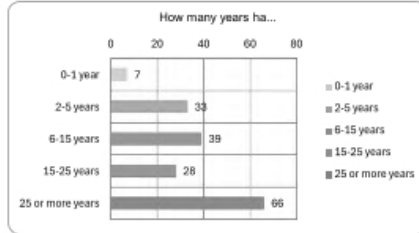
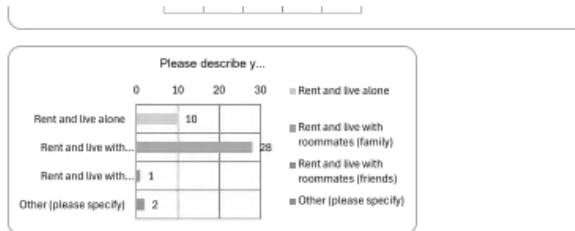
Please describe your situation. (Select best option.)

Rent and live alone	10
Rent and live with roommates (family)	28
Rent and live with roommates (friends)	1
Other (please specify)	2

Housing Type	
Single-Family Home	138
Townhome/Condo	9
Apartment	22
Mobile/Manufactured Home	3
Unhoused	1

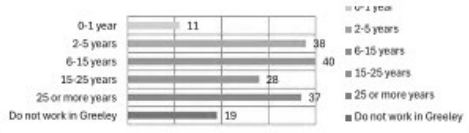
How many years have you lived in Greeley?	
0-1 year	7
2-5 years	33
6-15 years	39
15-25 years	28
25 or more years	66

How many years have you worked in Greeley?

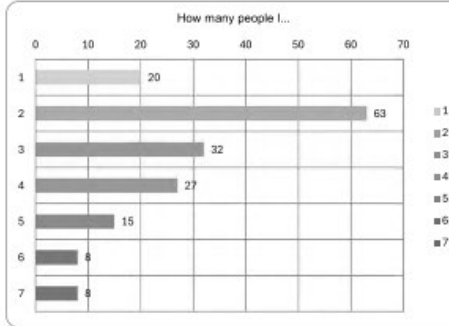


How many years ha...

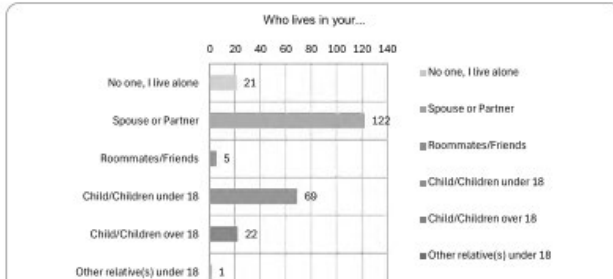
0-1 year	11
2-5 years	38
6-15 years	40
15-25 years	28
25 or more years	37
Do not work in Greeley	19



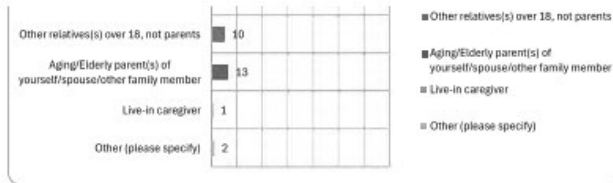
How many people live in your household?	
1	20
2	63
3	32
4	27
5	15
6	8
7	8



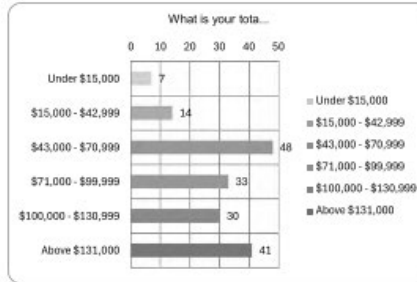
Who lives in your household? (Please check all that apply)	
No one, I live alone	21
Spouse or Partner	122
Roommates/Friends	5
Child/Children under 18	69
Child/Children over 18	22
Other relative(s) under 18	1



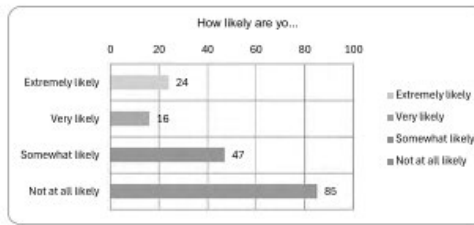
Other relatives(s) over 18, not parents	10
Aging/Elderly parent(s) of yourself/spouse/other family member	13
Live-in caregiver	1
Other (please specify)	2



What is your total household gross annual income?	
Under \$15,000	7
\$15,000 - \$42,999	14
\$43,000 - \$70,999	48
\$71,000 - \$99,999	33
\$100,000 - \$130,999	30
Above \$131,000	41



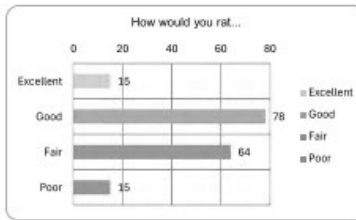
How likely are you to move out of Greeley in the next five (5) years?	
Extremely likely	24
Very likely	16
Somewhat likely	47
Not at all likely	85



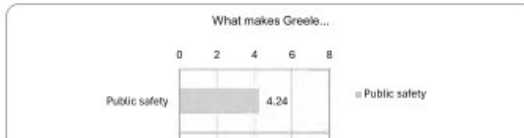
Why are you likely to move within the next five (5) years? Please select all that apply.	
Housing/Cost of living too high	16
Proximity to friends/family	7
Proximity to employment	3
Prefer larger home	1
Downsizing	1
Prefer/need accessible home	2
Better access to transit	5
Other (please specify)	16



How would you rate the overall quality of life in Greeley?	
Excellent	15
Good	78
Fair	64
Poor	15

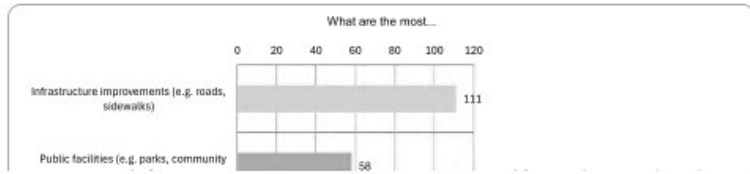
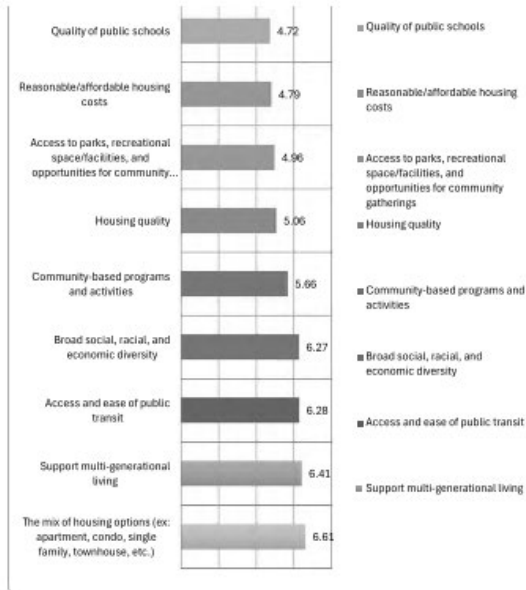


What makes Greeley an ideal place to live? Rank from most important (1) to least important (10).	
Public safety	4.24

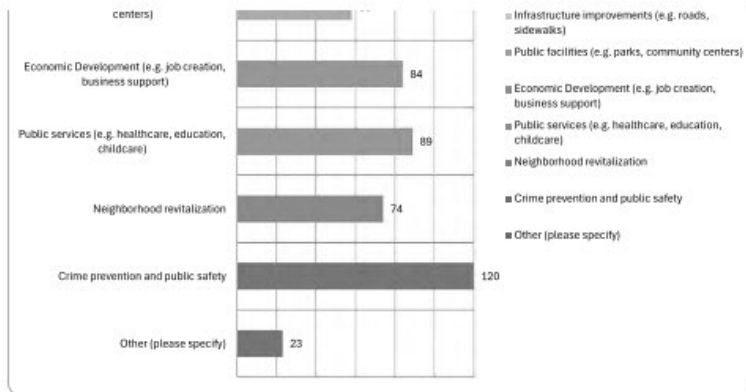


Quality of public schools	4.72
Reasonable/affordable housing costs	4.79
Access to parks, recreational space/facilities, and opportunities for community gatherings	4.96
Housing quality	5.06
Community-based programs and activities	5.66
Broad social, racial, and economic diversity	6.27
Access and ease of public transit	6.28
Support multi-generational living	6.41
The mix of housing options (ex: apartment, condo, single family, townhouse, etc.)	6.61

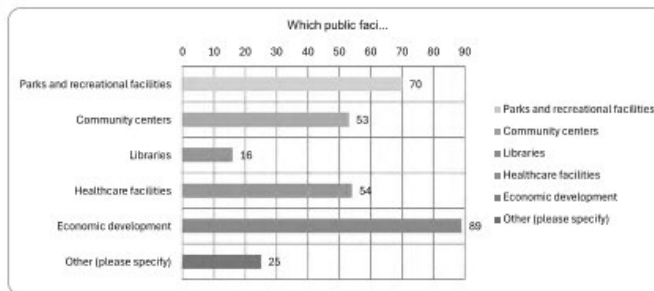
What are the most pressing community development needs in Greeley? (Select all that apply.)	
<b>Infrastructure improvements (e.g. roads, sidewalks)</b>	<b>111</b>



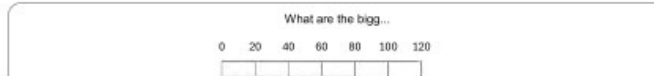
Public facilities (e.g. parks, community centers)	58
Economic Development (e.g. job creation, business support)	84
Public services (e.g. healthcare, education, childcare)	89
Neighborhood revitalization	74
<b>Crime prevention and public safety</b>	<b>120</b>
Other (please specify)	23



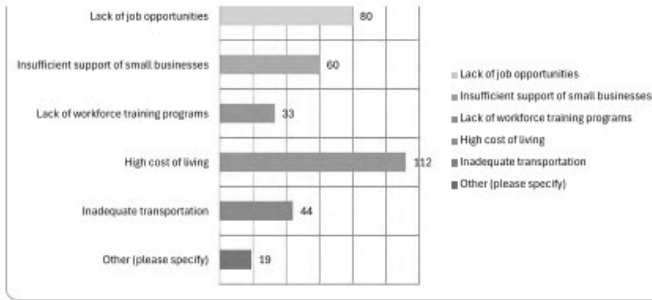
Which public facilities do you think need the most improvement or expansion? (Select all that apply.)	
Parks and recreational facilities	70
Community centers	53
Libraries	16
Healthcare facilities	54
<b>Economic development</b>	<b>89</b>
Other (please specify)	25



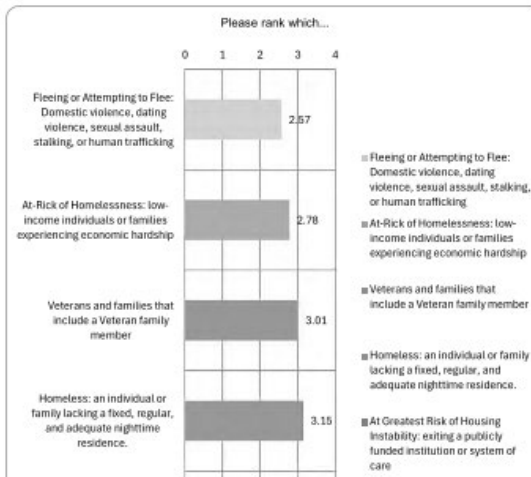
What are the biggest barriers to economic development in Greeley? (Select all that apply.)



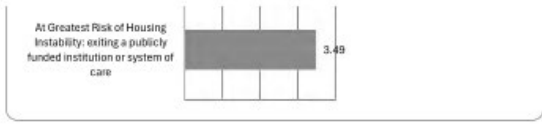
Lack of job opportunities	80
Insufficient support of small businesses	60
Lack of workforce training programs	33
<b>High cost of living</b>	<b>112</b>
Inadequate transportation	44
Other (please specify)	19



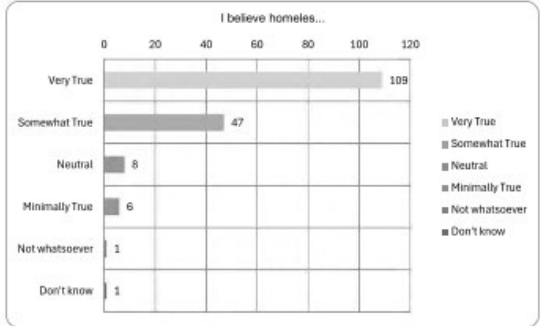
Please rank which populations are in need (1) to least in need (5) of assistance in Greeley.	
Fleeing or Attempting to Flee: Domestic violence, dating violence, sexual assault, stalking, or human trafficking	2.57
At-Risk of Homelessness: low-income individuals or families experiencing economic hardship	2.78
Veterans and families that include a Veteran family member	3.01
Homeless: an individual or family lacking a fixed, regular, and adequate nighttime residence.	3.15



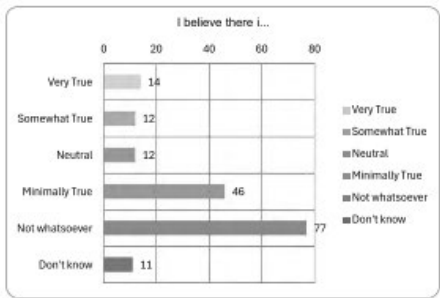
At Greatest Risk of Housing Instability: exiting a publicly funded institution or system of care	3.49
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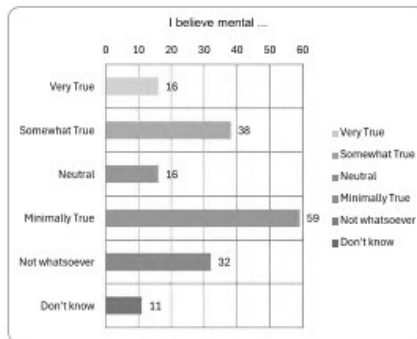
I believe homelessness is a problem	
Very True	109
Somewhat True	47
Neutral	8
Minimally True	6
Not whatsoever	1
Don't know	1



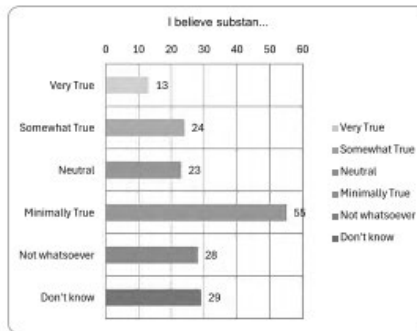
I believe there is plenty of affordable housing available to residents	
Very True	14
Somewhat True	12
Neutral	12
Minimally True	46
Not whatsoever	77
Don't know	11



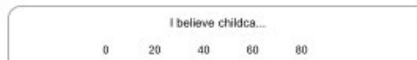
I believe mental health services are widely available	
Very True	16
Somewhat True	38
Neutral	16
Minimally True	59
Not whatsoever	32
Don't know	11



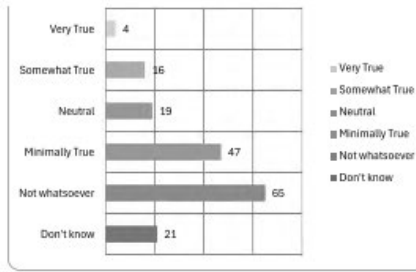
I believe substance use treatment services are widely available	
Very True	13
Somewhat True	24
Neutral	23
Minimally True	55
Not whatsoever	28
Don't know	29



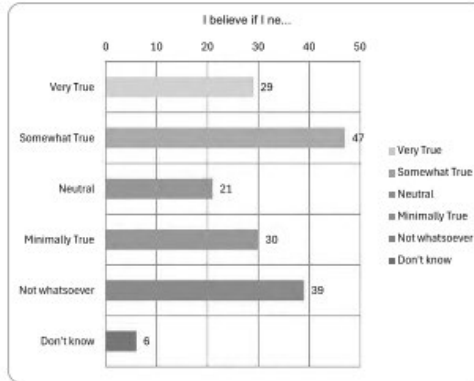
I believe childcare is plentiful and affordable	
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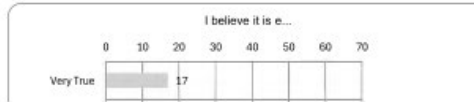
Very True	4
Somewhat True	16
Neutral	19
Minimally True	47
Not whatsoever	65
Don't know	21



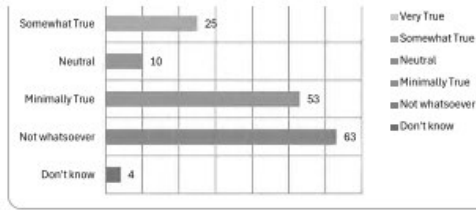
I believe if I needed to access an assistance program, I know where and how to get it	
Very True	29
Somewhat True	47
Neutral	21
Minimally True	30
Not whatsoever	39
Don't know	6



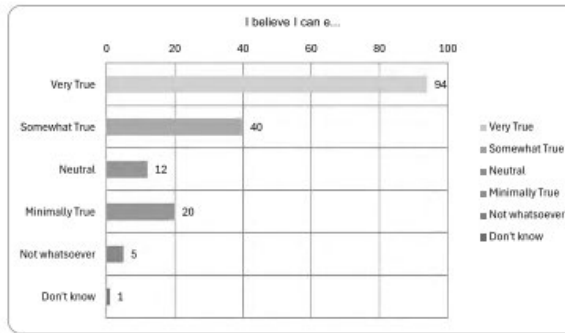
I believe it is easy to earn a livable wage	
Very True	17



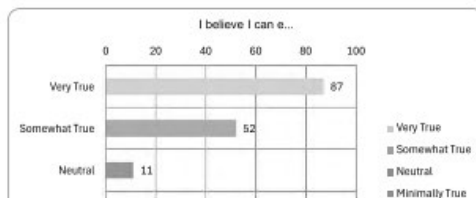
Somewhat True	25
Neutral	10
Minimally True	53
Not whatsoever	63
Don't know	4



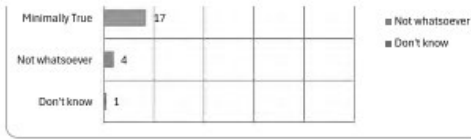
I believe I can easily access a grocery store or food pantry	
Very True	94
Somewhat True	40
Neutral	12
Minimally True	20
Not whatsoever	5
Don't know	1



I believe I can easily access a health care provider, hospital, or clinic	
Very True	87
Somewhat True	52
Neutral	11

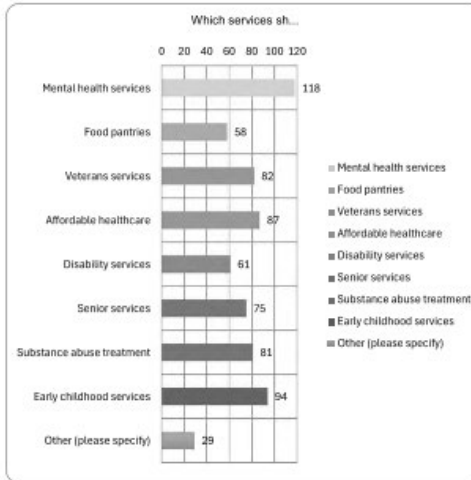


Minimally True	17
Not whatsoever	4
Don't know	1

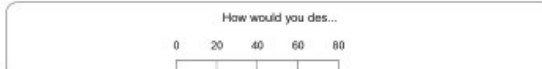


Which services should Greeley invest more in to address the needs in the community? (Select all that apply.)

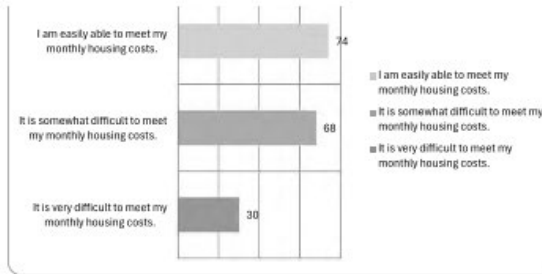
<b>Mental health services</b>	<b>118</b>
Food pantries	58
Veterans services	82
Affordable healthcare	87
Disability services	61
Senior services	75
Substance abuse treatment	81
<b>Early childhood services</b>	<b>94</b>
Other (please specify)	29



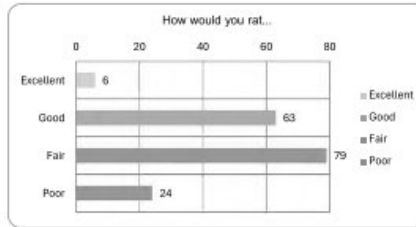
How would you describe your ability to meet your monthly housing costs?



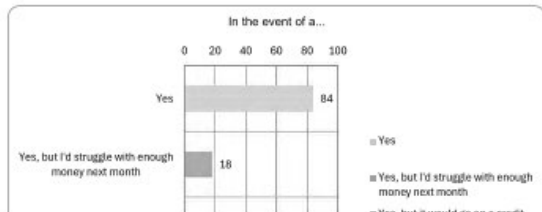
I am easily able to meet my monthly housing costs.	74
It is somewhat difficult to meet my monthly housing costs.	68
It is very difficult to meet my monthly housing costs.	30



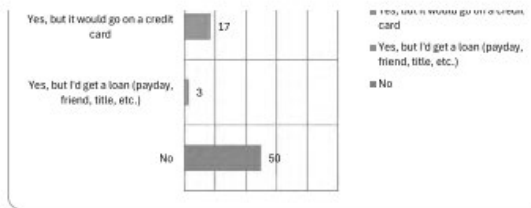
How would you rate the overall quality of housing in Greeley?	
Excellent	6
Good	63
Fair	79
Poor	24



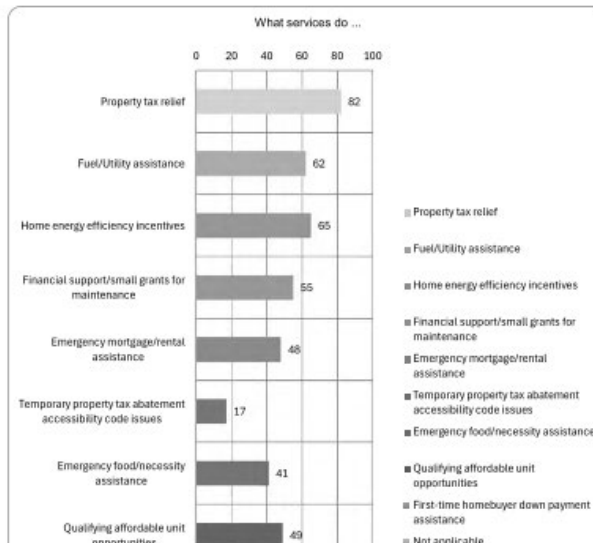
In the event of a personal emergency, do you have \$1,000 to cover costs?	
Yes	84
Yes, but I'd struggle with enough money next month	18



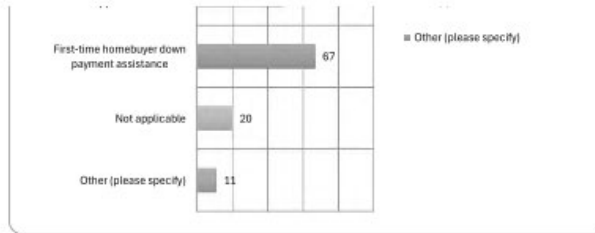
Yes, but it would go on a credit card	17
Yes, but I'd get a loan (payday, friend, title, etc.)	3
No	50



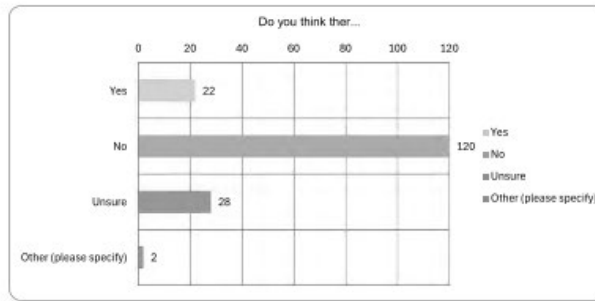
What services do you feel are needed and/or would you be interested in utilizing? (Select all that apply.)	
Property tax relief	82
Fuel/Utility assistance	62
Home energy efficiency incentives	65
Financial support/small grants for maintenance	55
Emergency mortgage/rental assistance	48
Temporary property tax abatement accessibility code issues	17
Emergency food/necessity assistance	41
Qualifying affordable unit opportunities	49



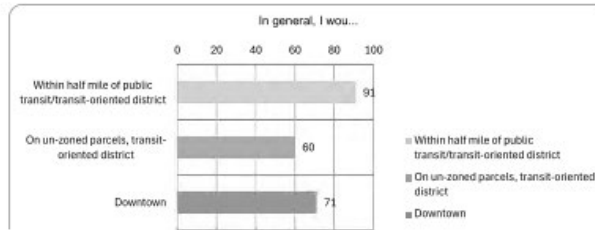
Qualifying affordable unit opportunities	49
<b>First-time homebuyer down payment assistance</b>	<b>67</b>
Not applicable	20
Other (please specify)	11



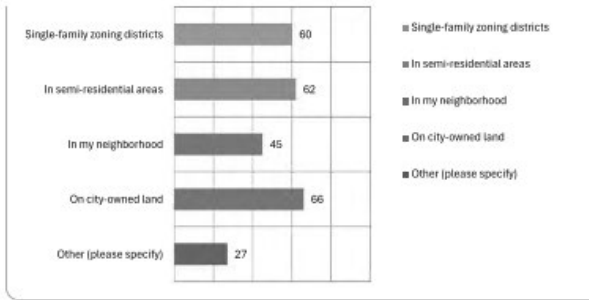
Do you think there is enough affordable housing for those who live and work in Greeley? "Affordable housing" is defined as housing that costs less than 30% of your household's monthly income.	
Yes	22
<b>No</b>	<b>120</b>
Unsure	28
Other (please specify)	2



In general, I would support increased housing density in the following areas. (Select all that apply.)	
<b>Within half mile of public transit/transit-oriented district</b>	<b>91</b>
On un-zoned parcels, transit-oriented district	60

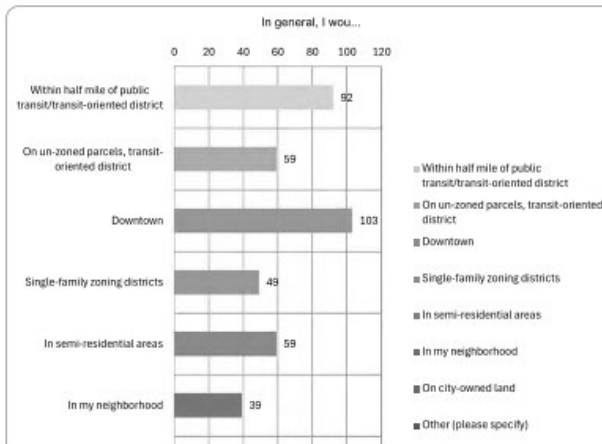


Downtown	71
Single-family zoning districts	60
In semi-residential areas	62
In my neighborhood	45
On city-owned land	66
Other (please specify)	27



In general, I would support increased housing density if it were part of a commercial component (restaurants, shops, retail, offices) in the following areas. (Select all that apply.)

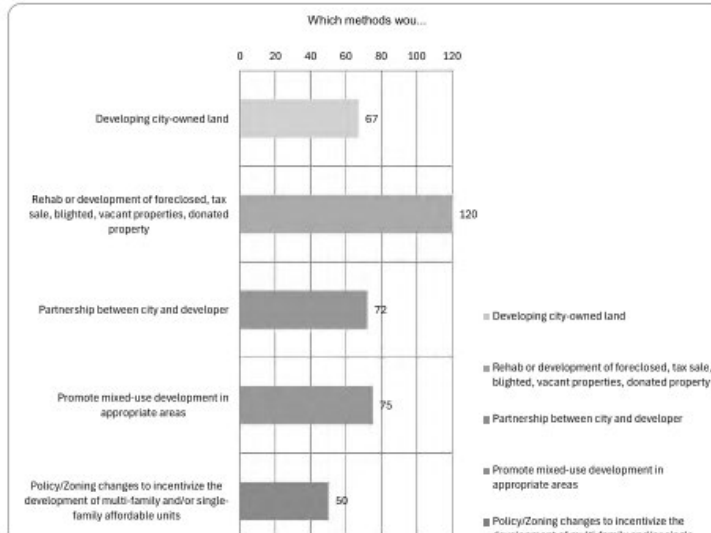
<b>Within half mile of public transit/transit-oriented district</b>	<b>92</b>
On un-zoned parcels, transit-oriented district	59
<b>Downtown</b>	<b>103</b>
Single-family zoning districts	49
In semi-residential areas	59



In my neighborhood	39
On city-owned land	73
Other (please specify)	20

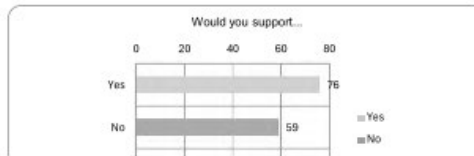
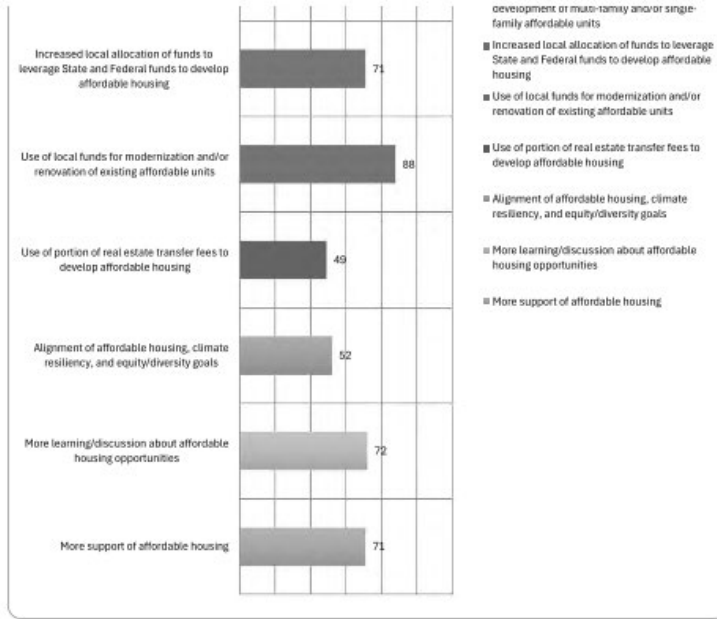


Which methods would you support to create affordable housing in Greeley? (Select all that apply.)	
Developing city-owned land	67
<b>Rehab or development of foreclosed, tax sale, blighted, vacant properties, donated property</b>	<b>120</b>
Partnership between city and developer	72
Promote mixed-use development in appropriate areas	75
Policy/Zoning changes to incentivize the development of multi-family and/or single-family affordable units	50



Increased local allocation of funds to leverage State and Federal funds to develop affordable housing	71
Use of local funds for modernization and/or renovation of existing affordable units	88
Use of portion of real estate transfer fees to develop affordable housing	49
Alignment of affordable housing, climate resiliency, and equity/diversity goals	52
More learning/discussion about affordable housing opportunities	72
More support of affordable housing	71

Would you support the City in assessing a short-term rental fee on units being rented through 3rd party services (AirBNB, Vrbo, etc.) in Greeley?	
Yes	76



No	59
Unsure	32
Option 4	3
Other (please specify)	2



## **Grantee Unique Appendices**

### **APPENDIX A: AGENCY SURVEY**

- I. Summary Report
- II. Provider Survey & Responses

### **APPENDIX B: QCT DATA SYNTHESIS PROFILE**

### **APPENDIX C: DATA SOURCE WORKBOOK**

### **APPENDIX D: PUBLIC HEARING NOTIFICATION**

### **APPENDIX E: JULY 15, 2025 COUNCIL - ITEM #24 -**

- I. Resolution
- II. Amendment
- III. ConPlan Presentation

## **APPENDIX A: AGENCY SURVEY**

#### Agency Survey Responses:

1. BlueLine Development
2. United Way of Weld County
3. Upwards
4. Catholic Charities
5. High Plains Housing Development
6. Volunteer of America Colorado
7. High Plains Library District
8. City of Fort Collins
9. Weld County Department of Human Services

Based on the analysis of the Greeley Provider Survey data, here is a summary reflecting trends in needs, gaps in service, barriers or obstacles to services, goals, and outcomes:

#### Trends in Needs:

1. **Affordable Housing:** Consistently identified as the most urgent need across various service providers. There is a strong emphasis on the need for more affordable housing options to meet the demand of low-income households and individuals experiencing homelessness.
2. **Emergency Shelter:** Ranked highly as an urgent need, especially for homeless individuals. The need for year-round emergency shelter options in Weld County was highlighted as a critical service.
3. **Counseling and Mental Health Services:** Increasingly important due to rising mental health issues, particularly among those experiencing prolonged homelessness.
4. **Childcare:** Identified as a top need, particularly for low-income families. The high cost of childcare is seen as a barrier to economic stability and housing security.

**Update:** **Childcare** has moved up as a primary need in the community, with many families facing significant financial barriers to access, and providers compensating for this by sacrificing their earnings.

#### Gaps in Service:

1. **Underserved Populations:** Survivors of domestic violence, low-income families, individuals with disabilities, and the elderly are frequently mentioned as being underserved by current services. LGBTQ+ individuals and immigrants/refugees also face significant service gaps.
2. **Accessibility Issues:** Services such as supportive housing and non-congregate shelters are often less accessible due to various barriers, including location, language, and eligibility requirements.
3. **Coordination and Communication:** There is a need for better coordination among service providers and clearer communication about available services. The public's lack of awareness of these services exacerbates the issue.

**Update:** Greater emphasis on **access to childcare** as a crucial gap, particularly for **low-income families** and **single parents**.

#### Barriers or Obstacles to Services:

1. **Transportation:** Identified as a major barrier, particularly for those needing to access services located far from where they reside.
2. **Language Barriers:** Non-English speakers often struggle to access services due to a lack of language support.

3. **Eligibility Requirements:** Stringent eligibility criteria prevent many individuals from accessing needed services, especially in the areas of housing and emergency assistance.
4. **Stigma and Trust:** Stigma surrounding the use of services, coupled with a lack of trust in service providers, particularly among certain cultural or religious groups, presents significant barriers to service utilization.

**Update:** An additional barrier, **operating hours** was repeatedly identified as obstacles to accessing services

**Goals:**

1. **Increase Housing Options:** There is a collective goal to expand affordable housing and emergency shelter capacity, with an emphasis on sustainable, long-term housing solutions.
2. **Improve Service Accessibility:** Providers aim to make services more accessible through better transportation options, extended operating hours, and more inclusive eligibility criteria.
3. **Enhance Collaboration:** Strengthening partnerships among providers and with local government is a key goal to improve service coordination and delivery.
4. **Expand Childcare Support:** Increasing access to affordable childcare is crucial, particularly for single-parent households and low-income families, to prevent homelessness and promote economic stability.

**Outcomes:**

1. **Service Effectiveness:** The effectiveness of services is primarily measured through client feedback, program completion rates, and the reduction of repeat utilization. There is a consensus that while strides are being made, significant challenges remain in fully meeting the community's needs.
2. **Resource Limitation:** Funding limitations are a recurring theme, with many organizations struggling to meet the growing demand for services. This impacts the ability to expand or improve services.
3. **Increased Funding Opportunities:** Participation in the Continuum of Care (CoC) has provided organizations with enhanced communication, networking, and access to shared resources, but there is still room for improvement in terms of data sharing and coordination.

This summary should provide a clear overview of the current landscape of needs, gaps, and goals for service providers in Greeley.

**Update:** An increased emphasis on reducing repeat utilization and follow-up services.

2024 Greeley Provider Survey

#1

COMPLETE

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**Last Modified:** Tuesday, July 09, 2024 1:11:38 PM  
**Time Spent:** 00:18:38  
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Page 1

**Q1**

Name:

Jodi Hartmann

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**Q2**

Role/Position:

Executive Director

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**Q3**

Agency:

High Plains Housing Development

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**Q4**

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Yes - 2024

---

**Q5**

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Primary Purpose: Affordable Housing developer targeting households living below 50% AMI

---

2024 Greeley Provider Survey

**Q6**

Which qualifying populations does your agency serve?  
Please select all that apply.

Homelessness,  
Veterans,  
Individuals Fleeing or Attempting to Flee Violence,  
Individuals Exiting Institution,  
At-Risk to Homelessness,  
Other (please specify):  
Disabled, Seniors, very low income households

**Q7**

What services does your organization/agency offer?  
Please check all that apply.

Permanent Supportive Housing,  
Other (please specify):  
Very low income housing

**Q8**

How long has your organization been providing services in the community?

6-10 years

**Q9**

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

Emergency Shelter	3
Legal Assistance	4
Medical care	5
Counseling and Mental Health Services	2
Financial Support/Cash Assistance	6
Childcare	7
Affordable Housing	1
Transportation	8
Food Security	9
Job opportunities	10
Other	11

**Q10**

How effectively do you think current services are addressing these needs?

Ineffectively

2024 Greeley Provider Survey

**Q11**

What emerging needs or issues have you noticed among the residents you serve over the past year?

Continuing homelessness and housing instability. Increased vulnerability due to rising cost of living and housing overall.

---

**Q12**

Please rank the availability of existing services within the community from (1) most available to (4) least available.

Tenant-Based Rental Assistance (TBRA)	1
Affordable Housing	2
Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services)	4
Non-Congregate Shelter (NCS)	3

---

**Q13**

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

Tenant-Based Rental Assistance (TBRA)	Moderately Accessible
Affordable Housing	Somewhat Accessible
Supportive Services	Slightly Inaccessible
Non-Congregate Shelter (NCS)	Somewhat Accessible

---

**Q14**

Are there populations in the community that are underserved by current services? (Check all that apply)

- Survivors of domestic violence,
  - Homeless individuals,
  - Low-income families,
  - Persons with disabilities,
  - Children and youth,
  - Elderly,
  - LGBTQ+,
  - Immigrants and/or refugees
- 

**Q15**

What are the main barriers that residents face when trying to access your services? (Check all that apply)

- Other (please specify):
  - Not applicable
-

2024 Greeley Provider Survey

**Q16**

What additional services or resources are needed to serve the community better?

Just more of all of this! We are making great strides in multiple areas, but the need has grown faster than the community's ability to address it. We are getting there, we just need to continue to pursue the strategies that work in preventing homelessness and improving housing stability.

**Q17**

How do you measure the effectiveness of your services?  
(Check all that apply)

Other (please specify):

Successful completion of construction of new units and successful lease-up

**Q18**

What are your organization's most significant challenges in providing effective services?

**Funding limitations,**  
**Availability of resources,**  
**Competition for funding**

**Q19**

How can the city better support your organization's efforts to address the needs of residents?

Collaboration and partnership with all resources. None of us can successfully address the need entirely on our own - we need strong collaboration across all sectors and stakeholders.

**Q20**

Are there any policies or practices that you believe should be changed to better support the homeless population?

While I believe there is significant collaboration happening between community stakeholders, it is not often apparent that this is happening to the public. Helping the public and all providers understand how each program is working with all resources would help. There is so much work being done and we need the community to know that and understand how it is all connected.

**Q21**

How frequently does your organization participate in CoC meetings or planning sessions?

**Monthly**

**Q22**

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

**Excellent**

2024 Greeley Provider Survey

**Q23**

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

- Increased funding opportunities,
- Enhanced communication and networking,
- Access to shared resources and best practices,
- Improved client referrals and service coordination,
- Joint training and professional development

**Q24**

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

- Clearer goals and action plans,
- Increased involvement from all stakeholders,
- More training and capacity-building opportunities

**Q25**

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

Weld County needs to be more equally represented. Larimer County has done an excellent job of proactively support the CoC, and while Weld County's participation is improving significantly, we still have a ways to go to be an equal partner in the CoC with broad representation.

**Q26**

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

A better understanding of the various committees and their activities would be helpful for my work. I also would like to see the CoC become even more involved in inclusion and diversity. There may be a lot of work being done, I'm just not fully aware of that work.

2024 Greeley Provider Survey

#2

COMPLETE

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**Last Modified:** Tuesday, July 09, 2024 1:35:50 PM  
**Time Spent:** 00:12:39  
**IP Address:** 216.38.195.74

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Page 1

**Q1**

Name:

Joe Sarr

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**Q2**

Role/Position:

Executive Regional Director

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**Q3**

Agency:

Catholic Charities

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**Q4**

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Yes, 2023, 2022, and 2021.

---

**Q5**

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Homelessness prevention and shelter. Emergency Shelter, transitional housing, Victim's assistance, Emergency assistance (rental, utility, water), Older adult services.

---

2024 Greeley Provider Survey

**Q6**

Which qualifying populations does your agency serve?  
Please select all that apply.

Homelessness,  
Veterans,  
Individuals Fleeing or Attempting to Flee Violence,  
Individuals Exiting Institution,  
At-Risk to Homelessness

**Q7**

What services does your organization/agency offer?  
Please check all that apply.

Case Management,  
Emergency Shelter,  
Day Services, Meals/Hygiene,  
Food Assistance

**Q8**

How long has your organization been providing services in the community?

More than 20 years

**Q9**

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

Emergency Shelter	2
Legal Assistance	10
Medical care	8
Counseling and Mental Health Services	3
Financial Support/Cash Assistance	4
Childcare	7
Affordable Housing	1
Transportation	6
Food Security	5
Job opportunities	9
Other	11

**Q10**

How effectively do you think current services are addressing these needs?

Neutral

2024 Greeley Provider Survey

**Q11**

Respondent skipped this question

What emerging needs or issues have you noticed among the residents you serve over the past year?

---

**Q12**

Respondent skipped this question

Please rank the availability of existing services within the community from (1) most available to (4) least available.

---

**Q13**

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

Tenant-Based Rental Assistance (TBRA)	<b>Moderately Accessible</b>
Affordable Housing	<b>Slightly Inaccessible</b>
Supportive Services	<b>Slightly Inaccessible</b>
Non-Congregate Shelter (NCS)	<b>Somewhat Accessible</b>

---

**Q14**

Are there populations in the community that are underserved by current services? (Check all that apply)

**Survivors of domestic violence,  
Homeless individuals,  
Low-income families,  
Elderly**

---

**Q15**

What are the main barriers that residents face when trying to access your services? (Check all that apply)

**Transportation issues,  
Lack of awareness about available services,  
Eligibility requirements**

---

**Q16**

What additional services or resources are needed to serve the community better?

Weld County must have emergency shelter for individuals and families 12 months out of the year.

---

**Q17**

How do you measure the effectiveness of your services? (Check all that apply)

**Client feedback/surveys,  
Program completion rates,  
Follow-up services and outcomes,  
Reduction in repeat utilization**

---

2024 Greeley Provider Survey

**Q18**

What are your organization's most significant challenges in providing effective services?

Funding limitations,  
Staff training and retention,  
Community awareness and engagement,  
Competition for funding

**Q19**

How can the city better support your organization's efforts to address the needs of residents?

Financial support for emergency shelter operations and payroll to support emergency assistance administration

**Q20**

Are there any policies or practices that you believe should be changed to better support the homeless population?

Respondent skipped this question

**Q21**

How frequently does your organization participate in CoC meetings or planning sessions?

Weekly

**Q22**

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

Fair

**Q23**

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

Enhanced communication and networking,  
Access to shared resources and best practices,  
Improved client referrals and service coordination,  
Joint training and professional development

**Q24**

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

Enhanced data sharing and tracking,  
More training and capacity-building opportunities

**Q25**

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

Respondent skipped this question

2024 Greeley Provider Survey

**Q26**

Respondent skipped this question

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

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2024 Greeley Provider Survey

#3

COMPLETE

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**IP Address:** 67.180.132.115

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Page 1

**Q1**

Name:

Melanie Faure

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**Q2**

Role/Position:

Community Impact Manager

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**Q3**

Agency:

Upwards

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**Q4**

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Yes: 2024, 2023, 2022

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2024 Greeley Provider Survey

**Q5**

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Upwards is the largest network of licensed home-based childcare providers in the United States. We are a tech-powered early-learning childcare marketplace for families, providers, employers, and municipalities with a mission to solve care for good.

Upwards' government division works in partnership with local governments to expand services to underserved and underrepresented communities by supporting LMI microenterprise childcare providers with cutting edge business support and technical assistance.

The BOOST Program provides services that might normally be cost prohibitive to many LMI childcare providers, in an effort to fill a service gap need within the local childcare sector. Most services in the region are focused on providing educational training and simple business coaching, often requiring childcare providers to forgo paid business time to attend training courses that may not contribute to higher earnings. The BOOST Program is a one-of-a-kind service offering that will digitize a providers entire operation, increase their marketing reach, grow their capacity offering, and provide the tools necessary for these providers to learn how to run a sustainable operation once public funding is removed.

In addition to supporting these microenterprise, primarily XBE, businesses, the BOOST Program also improves access to quality, affordable childcare for all families in the community.

**Q6**

Which qualifying populations does your agency serve?  
Please select all that apply.

**Youth,**

Other (please specify):

XBE microenterprise business owners (home daycares) +  
LMI working parents

**Q7**

What services does your organization/agency offer?  
Please check all that apply.

**Childcare,**

**Basic Education/Skills,**

**Employment Assistance/Job Training**

**Q8**

How long has your organization been providing services in the community?

**1-5 years**

2024 Greeley Provider Survey

**Q9**

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

Emergency Shelter	4
Legal Assistance	10
Medical care	5
Counseling and Mental Health Services	8
Financial Support/Cash Assistance	6
Childcare	1
Affordable Housing	2
Transportation	7
Food Security	9
Job opportunities	3
Other	11

**Q10**

Very effectively

How effectively do you think current services are addressing these needs?

**Q11**

What emerging needs or issues have you noticed among the residents you serve over the past year?

Access to affordable childcare on the family side, and LMI wages on the care provider's side. The expense of providing care for young children surpasses what many families can comfortably afford, leading to childcare providers often compensating for this financial gap with their earnings.

**Q12**

Please rank the availability of existing services within the community from (1) most available to (4) least available.

Tenant-Based Rental Assistance (TBRA)	2
Affordable Housing	1
Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services)	3
Non-Congregate Shelter (NCS)	4

**Q13**

Respondent skipped this question

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

2024 Greeley Provider Survey

**Q14**

Are there populations in the community that are underserved by current services? (Check all that apply)

Low-income families,  
Children and youth

**Q15**

What are the main barriers that residents face when trying to access your services? (Check all that apply)

Language barriers,  
Lack of awareness about available services,  
Eligibility requirements,  
Operating hours

**Q16**

What additional services or resources are needed to serve the community better?

Prioritize Economic Development to support microenterprise– especially XBE– and small businesses.

**Q17**

How do you measure the effectiveness of your services? (Check all that apply)

Client feedback/surveys,  
Program completion rates,  
Follow-up services and outcomes,  
Reduction in repeat utilization,  
Other (please specify):  
4 measurable outcomes: increased revenue, increased capacity, job retention / creation, and families served

**Q18**

What are your organization's most significant challenges in providing effective services?

Funding limitations,  
Competition for funding

**Q19**

How can the city better support your organization's efforts to address the needs of residents?

Prioritize Childcare and Economic Development, as one has a big impact on the other. In Colorado, 14% of children birth to age 5 lived in families in which someone quit, changed or refused a job because of problems with childcare. The average annual cost of center-based childcare in Colorado for a toddler is around \$16,333. This amounts to 14% of the median income for a married couple (\$84,954 in 2021) and 41% of the median income for a single mother (\$54,448 in 2023), according to the report.

2024 Greeley Provider Survey

**Q20**

Are there any policies or practices that you believe should be changed to better support the homeless population?

Reliable childcare is a means of survival and the difference between housing stability and homelessness. Single-headed households and renter households with low income and significant childcare costs are at an even higher risk of becoming homeless due to lack of childcare (National Alliance to End Homelessness, 2022). Providing improved access to childcare for these vulnerable populations can prevent homelessness, eliminate generational poverty, improve housing affordability, and promote upward economic mobility.

**Q21**

Rarely/Never

How frequently does your organization participate in CoC meetings or planning sessions?

**Q22**

Respondent skipped this question

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

**Q23**

Other (please specify):

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

Upwards has been involved in Childcare Initiatives, and Consolidated Plan conversations, but not CoC.

**Q24**

Respondent skipped this question

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

**Q25**

Respondent skipped this question

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

**Q26**

Respondent skipped this question

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

2024 Greeley Provider Survey

#4

COMPLETE

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**Last Modified:** Tuesday, July 09, 2024 3:22:02 PM  
**Time Spent:** 00:13:33  
**IP Address:** 38.175.174.20

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Page 1

**Q1**

Name:

Darcy McClure

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**Q2**

Role/Position:

Development Manager

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**Q3**

Agency:

BlueLine Development

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**Q4**

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Yes. 2022-2024 in several jurisdictions throughout Colorado and the Mountain West

---

**Q5**

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

1. Develop affordable housing
  2. Through coordinated entry for persons experiencing homelessness or through standard property management marketing.
  3. In our Permanent Supportive Housing developments, services include health care, mental health services, substance use counseling, case management, employment training.
-

2024 Greeley Provider Survey

**Q6**

Which qualifying populations does your agency serve?  
Please select all that apply.

Homelessness,  
Veterans,  
Individuals Fleeing or Attempting to Flee Violence,  
Individuals Exiting Institution,  
At-Risk to Homelessness,  
Other (please specify):  
Seniors, Families

**Q7**

What services does your organization/agency offer?  
Please check all that apply.

Permanent Supportive Housing,  
Other (please specify):  
Housing Development

**Q8**

How long has your organization been providing services in the community?

11-20 years

**Q9**

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

Emergency Shelter	5
Legal Assistance	6
Medical care	3
Counseling and Mental Health Services	2
Financial Support/Cash Assistance	7
Childcare	8
Affordable Housing	1
Transportation	4
Food Security	9
Job opportunities	10
Other	11

**Q10**

How effectively do you think current services are addressing these needs?

Neutral

2024 Greeley Provider Survey

**Q11**

What emerging needs or issues have you noticed among the residents you serve over the past year?

Significant increase in persons requiring mental health counseling.

---

**Q12**

Please rank the availability of existing services within the community from (1) most available to (4) least available.

Tenant-Based Rental Assistance (TBRA)	1
Affordable Housing	2
Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services)	4
Non-Congregate Shelter (NCS)	3

---

**Q13**

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

Tenant-Based Rental Assistance (TBRA)	Slightly Inaccessible
Affordable Housing	Somewhat Accessible
Supportive Services	Slightly Inaccessible
Non-Congregate Shelter (NCS)	Somewhat Accessible

---

**Q14**

Are there populations in the community that are underserved by current services? (Check all that apply)

- Survivors of domestic violence,
  - Homeless individuals,
  - LGBTQ+,
  - Immigrants and/or refugees
- 

**Q15**

What are the main barriers that residents face when trying to access your services? (Check all that apply)

- Transportation issues,
  - Language barriers,
  - Cultural or religious beliefs,
  - Lack of trust in service providers
- 

**Q16**

What additional services or resources are needed to serve the community better?

Maximize use of low income housing tax credits, private activity bonds, local, state and Federal resources, housing authority project based vouchers to create new housing available to persons earning 30% - 60% of the area median income.

---

2024 Greeley Provider Survey

**Q17**

How do you measure the effectiveness of your services?  
(Check all that apply)

**Program completion rates,**

Other (please specify):

Number of persons leaving homelessness

**Q18**

What are your organization's most significant challenges in providing effective services?

**Funding limitations,**

**Staff training and retention,**

**Competition for funding,**

Other (please specify):

Lack of understanding from State and investors

**Q19**

How can the city better support your organization's efforts to address the needs of residents?

Continue to learn all you can about the resources available and how the Low Income Housing Tax Credit development process works, as well as the challenges associated with this work.

**Q20**

Are there any policies or practices that you believe should be changed to better support the homeless population?

Housing First

Permanent Supportive Housing

Harm Reduction Models

**Q21**

How frequently does your organization participate in CoC meetings or planning sessions?

**Quarterly**

**Q22**

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

**Good**

**Q23**

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

**Increased funding opportunities,**

**Enhanced communication and networking,**

**Access to shared resources and best practices**

2024 Greeley Provider Survey

**Q24**

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

**Better communication tools and platforms,**

**Clearer goals and action plans,**

Other (please specify):

Embrace dynamic prioritization instead of VI-SPDAT ranking

---

**Q25**

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

Advocate and educate themselves and others

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**Q26**

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

Advocate for increased funding and resources at all levels of government

---

2024 Greeley Provider Survey

#5

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, July 19, 2024 3:34:54 PM  
**Last Modified:** Friday, July 19, 2024 3:56:35 PM  
**Time Spent:** 00:21:41  
**IP Address:** 162.250.119.18

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Page 1

**Q1**

Name:

Lyle SmithGraybeal

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**Q2**

Role/Position:

Chief Operating Officer

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**Q3**

Agency:

United Way of Weld County

---

**Q4**

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Yes. For regular CDBG I believe 2021, 2022, and 2024.

---

**Q5**

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Related to CDBG funding, the primary purpose is to offer cold weather seasonal shelter for those who are experiencing homelessness. Clients are identified through out reach and by self-presenting at the shelter site, which is located in a Housing Navigation Center. CDBG funding supports overnight shelter provision. Other services are also provided to guests, such as essential needs and housing assistance.

---

2024 Greeley Provider Survey

**Q6**

Which qualifying populations does your agency serve?  
Please select all that apply.

Homelessness,  
Veterans,  
Individuals Fleeing or Attempting to Flee Violence,  
Individuals Exiting Institution,  
At-Risk to Homelessness

**Q7**

What services does your organization/agency offer?  
Please check all that apply.

Case Management,  
Emergency Shelter,  
Rapid Re-Housing/Rental Assistance,  
Day Services, Meals/Hygiene,  
Housing Counseling,  
Food Assistance

**Q8**

How long has your organization been providing services in the community?

More than 20 years

**Q9**

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

Emergency Shelter	4
Legal Assistance	5
Medical care	6
Counseling and Mental Health Services	7
Financial Support/Cash Assistance	3
Childcare	2
Affordable Housing	1
Transportation	8
Food Security	9
Job opportunities	10
Other	11

**Q10**

How effectively do you think current services are addressing these needs?

Effectively

2024 Greeley Provider Survey

**Q11**

What emerging needs or issues have you noticed among the residents you serve over the past year?

For the Housing Navigation Center, the longer guests remain unhoused the worse it is for their mental health condition.

---

**Q12**

Please rank the availability of existing services within the community from (1) most available to (4) least available.

Tenant-Based Rental Assistance (TBRA)	1
Affordable Housing	4
Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services)	3
Non-Congregate Shelter (NCS)	2

---

**Q13**

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

Tenant-Based Rental Assistance (TBRA)	Moderately Accessible
Affordable Housing	Slightly Inaccessible
Supportive Services	Somewhat Accessible
Non-Congregate Shelter (NCS)	Slightly Inaccessible

---

**Q14**

Are there populations in the community that are underserved by current services? (Check all that apply)

Homeless individuals,  
Low-income families

---

**Q15**

What are the main barriers that residents face when trying to access your services? (Check all that apply)

Language barriers,  
Operating hours,  
Lack of trust in service providers

---

**Q16**

What additional services or resources are needed to serve the community better?

A 24-7 365 low-barrier emergency shelter for those experiencing homelessness so that they have ongoing stability, which will improve physical and mental health and lead to better results in re-gaining housing.

---

2024 Greeley Provider Survey

<b>Q17</b> How do you measure the effectiveness of your services? (Check all that apply)	<b>Client feedback/surveys,</b> <b>Program completion rates,</b> <b>Reduction in repeat utilization</b>
<b>Q18</b> What are your organization's most significant challenges in providing effective services?	<b>Funding limitations,</b> <b>Availability of resources,</b> <b>Community awareness and engagement</b>
<b>Q19</b> How can the city better support your organization's efforts to address the needs of residents?  Provide funding for increased sheltering and help make the case to other funders for expanded emergency shelter.	
<b>Q20</b> Are there any policies or practices that you believe should be changed to better support the homeless population?  None at this time.	
<b>Q21</b> How frequently does your organization participate in CoC meetings or planning sessions?	<b>Weekly</b>
<b>Q22</b> How would you rate the overall effectiveness of the CoC in coordinating homeless services?	<b>Good</b>
<b>Q23</b> What specific benefits has your organization gained from participating in the CoC? (Check all that apply)	<b>Increased funding opportunities,</b> <b>Enhanced communication and networking,</b> <b>Access to shared resources and best practices,</b> <b>Improved client referrals and service coordination,</b> <b>Joint training and professional development</b>
<b>Q24</b> In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)	<b>Better communication tools and platforms,</b> <b>Clearer goals and action plans</b>

2024 Greeley Provider Survey

**Q25**

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

None at this time.

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**Q26**

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

None that I can think of.

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2024 Greeley Provider Survey

#6

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, August 27, 2024 12:59:30 PM  
**Last Modified:** Tuesday, August 27, 2024 1:15:24 PM  
**Time Spent:** 00:15:54  
**IP Address:** 71.205.164.232

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Page 1

**Q1**

Name:

Betsy Sullivan

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**Q2**

Role/Position:

Director Veteran Housing Programs Colorado

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**Q3**

Agency:

Volunteers of America Colorado

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**Q4**

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

No

---

**Q5**

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

1. House Veterans
  2. Outreach, the VA and Veteran Documents
  3. Intensive case management, temporary financial assistance, returning home, rapid resolution (to keep from entering the homeless system) homeless prevention, shallow subsidy and resources and referrals, free legal assistance in partnership with Colorado Poverty Law Project and transportation and employment assistance.
-

2024 Greeley Provider Survey

**Q6**

Which qualifying populations does your agency serve?  
Please select all that apply.

Homelessness,  
Veterans,  
Other (please specify):  
Re-entry

**Q7**

What services does your organization/agency offer?  
Please check all that apply.

Case Management,  
Re-Entry,  
Outreach Services,  
Rapid Re-Housing/Rental Assistance,  
Basic Education/Skills,  
Employment Assistance/Job Training,  
Legal Services,  
Housing Counseling,  
Other (please specify):  
Resource and Referral to other programs, transportation assistance

**Q8**

How long has your organization been providing services in the community?

11-20 years

**Q9**

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

Emergency Shelter	2
Legal Assistance	8
Medical care	3
Counseling and Mental Health Services	5
Financial Support/Cash Assistance	7
Childcare	9
Affordable Housing	1
Transportation	6
Food Security	10
Job opportunities	4
Other	11

2024 Greeley Provider Survey

**Q10**

**Effectively**

How effectively do you think current services are addressing these needs?

---

**Q11**

What emerging needs or issues have you noticed among the residents you serve over the past year?

Rent is going up, more people are getting evicted and they can't afford to continue to pay. Drug and alcohol issues and mental health issues continue to be a problem.

---

**Q12**

Please rank the availability of existing services within the community from (1) most available to (4) least available.

Tenant-Based Rental Assistance (TBRA)	1
Affordable Housing	2
Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services)	4
Non-Congregate Shelter (NCS)	3

---

**Q13**

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

Tenant-Based Rental Assistance (TBRA)	<b>Slightly Inaccessible</b>
Affordable Housing	<b>Slightly Inaccessible</b>
Supportive Services	<b>Very Accessible</b>
Non-Congregate Shelter (NCS)	<b>Slightly Inaccessible</b>

---

**Q14**

Are there populations in the community that are underserved by current services? (Check all that apply)

- Survivors of domestic violence,**
  - Homeless individuals,**
  - Low-income families,**
  - Persons with disabilities,**
  - Children and youth,**
  - Elderly,**
  - LGBTQ+,**
  - Immigrants and/or refugees**
-

2024 Greeley Provider Survey

**Q15**

What are the main barriers that residents face when trying to access your services? (Check all that apply)

Transportation issues,

Stigma or fear of seeking assistance,

Lack of trust in service providers,

Other (please specify):

lack of coordination between the city and other providers can cause confusion

**Q16**

What additional services or resources are needed to serve the community better?

Better communication between all resources, more affordable housing, more long-term support.

**Q17**

How do you measure the effectiveness of your services? (Check all that apply)

Client feedback/surveys,

Program completion rates,

Follow-up services and outcomes,

Reduction in repeat utilization

**Q18**

Overlapping services/lack of coordination

What are your organization's most significant challenges in providing effective services?

**Q19**

How can the city better support your organization's efforts to address the needs of residents?

The city can better support organizations by collaborating better around outreach and ensuring that they are communicating with all providers to provide the best services for everyone.

**Q20**

Are there any policies or practices that you believe should be changed to better support the homeless population?

Not at this point

**Q21**

Weekly

How frequently does your organization participate in CoC meetings or planning sessions?

**Q22**

Good

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

2024 Greeley Provider Survey

**Q23**

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

**Enhanced communication and networking,**

**Access to shared resources and best practices,**

**Improved client referrals and service coordination,**

**Joint training and professional development,**

Other (please specify):

For people really participating and seeing it's value, greater collaboration

---

**Q24**

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

**More frequent and structured meetings,**

**Clearer goals and action plans,**

**Increased involvement from all stakeholders,**

**More training and capacity-building opportunities**

---

**Q25**

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

Trainings are very helpful as is collaboration from all partners. I think sometimes partners don't see the value in how the CoC can be helpful. I do think the CoC needs to publish meeting minutes if they don't already.

---

**Q26**

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

More financial support to keep running effectively.

---

2024 Greeley Provider Survey

#7

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, August 27, 2024 3:38:14 PM  
**Last Modified:** Tuesday, August 27, 2024 3:47:21 PM  
**Time Spent:** 00:09:07  
**IP Address:** 107.1.216.226

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Page 1

**Q1**

Name:

Matthew Hortt

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**Q2**

Role/Position:

Executive Director

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**Q3**

Agency:

High Plains Library District

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**Q4**

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

No

---

**Q5**

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

- 1) Supporting Literacy and reading across our service area
  - 2) When they come through our doors or access our services
  - 3) Technology and research, skills development
-

2024 Greeley Provider Survey

**Q6**

Which qualifying populations does your agency serve?  
Please select all that apply.

Homelessness,  
Veterans,  
Individuals Fleeing or Attempting to Flee Violence,  
Youth,  
Individuals Exiting Institution,  
At- Risk to Homelessness,  
Other (please specify):  
We serve everyone

**Q7**

What services does your organization/agency offer?  
Please check all that apply.

Outreach Services,  
Basic Education/Skills,  
Employment Assistance/Job Training

**Q8**

How long has your organization been providing services in the community?

More than 20 years

**Q9**

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

Emergency Shelter	9
Legal Assistance	10
Medical care	7
Counseling and Mental Health Services	6
Financial Support/Cash Assistance	8
Childcare	4
Affordable Housing	1
Transportation	3
Food Security	2
Job opportunities	5
Other	11

**Q10**

How effectively do you think current services are addressing these needs?

Neutral

2024 Greeley Provider Survey

**Q11**

What emerging needs or issues have you noticed among the residents you serve over the past year?

The growth in the area has made these issues worse.

---

**Q12**

Please rank the availability of existing services within the community from (1) most available to (4) least available.

Tenant-Based Rental Assistance (TBRA)	1
Affordable Housing	3
Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services)	4
Non-Congregate Shelter (NCS)	2

---

**Q13**

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

Tenant-Based Rental Assistance (TBRA)	Somewhat Accessible
Affordable Housing	Slightly Inaccessible
Supportive Services	Moderately Accessible
Non-Congregate Shelter (NCS)	Somewhat Accessible

---

**Q14**

Are there populations in the community that are underserved by current services? (Check all that apply)

Persons with disabilities,  
Immigrants and/or refugees

---

**Q15**

What are the main barriers that residents face when trying to access your services? (Check all that apply)

Lack of awareness about available services,  
Eligibility requirements,  
Operating hours

---

**Q16**

What additional services or resources are needed to serve the community better?

Increased outreach and awareness of services

---

**Q17**

How do you measure the effectiveness of your services? (Check all that apply)

Client feedback/surveys,  
Program completion rates

---

2024 Greeley Provider Survey

**Q18**

What are your organization's most significant challenges in providing effective services?

**Availability of resources,**

**Overlapping services/lack of coordination,**

Other (please specify):

No specifically in our mission

---

**Q19**

How can the city better support your organization's efforts to address the needs of residents?

Continue to support the

---

**Q20**

Are there any policies or practices that you believe should be changed to better support the homeless population?

N/A

---

**Q21**

How frequently does your organization participate in CoC meetings or planning sessions?

**Rarely/Never**

---

**Q22**

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

**Good**

---

**Q23**

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

**Joint training and professional development**

---

**Q24**

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

**Better communication tools and platforms**

---

**Q25**

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

N/A

---

2024 Greeley Provider Survey

**Q26**

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

Additional funds and staff

---

2024 Greeley Provider Survey

#8

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, August 27, 2024 3:48:57 PM  
**Last Modified:** Tuesday, August 27, 2024 3:56:57 PM  
**Time Spent:** 00:07:59  
**IP Address:** 167.94.182.95

Page 1

**Q1**

Name:

Dianne Tjalkens

**Q2**

Role/Position:

Grants Program Administrator

**Q3**

Agency:

City of Fort Collins

**Q4**

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

we also allocate CDBG & HOME funds

**Q5**

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Social Sustainability is a municipal government department. I am drafting our own Consolidated Plan and would like to attend to observe how another community completes theirs.

**Q6**

Which qualifying populations does your agency serve?  
Please select all that apply.

Homelessness,

Individuals Fleeing or Attempting to Flee Violence,

Other (please specify):

low-income

36 / 44

2024 Greeley Provider Survey

**Q7**

What services does your organization/agency offer?  
Please check all that apply.

Other (please specify):

Provides funds to community organizations providing these services

---

**Q8**

How long has your organization been providing services in the community?

**More than 20 years**

---

**Q9**

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

Emergency Shelter	2
Legal Assistance	10
Medical care	5
Counseling and Mental Health Services	6
Financial Support/Cash Assistance	3
Childcare	7
Affordable Housing	1
Transportation	9
Food Security	4
Job opportunities	8
Other	11

---

**Q10**

How effectively do you think current services are addressing these needs?

**Effectively**

---

**Q11**

What emerging needs or issues have you noticed among the residents you serve over the past year?

**Respondent skipped this question**

---

**Q12**

Please rank the availability of existing services within the community from (1) most available to (4) least available.

**Respondent skipped this question**

---

2024 Greeley Provider Survey

<b>Q13</b> Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...	Respondent skipped this question
<b>Q14</b> Are there populations in the community that are underserved by current services? (Check all that apply)	Respondent skipped this question
<b>Q15</b> What are the main barriers that residents face when trying to access your services? (Check all that apply)	Transportation issues, Lack of awareness about available services, Operating hours, Lack of trust in service providers
<b>Q16</b> What additional services or resources are needed to serve the community better?  Higher paid, more experienced case managers. Higher level of coordination between providers.	
<b>Q17</b> How do you measure the effectiveness of your services? (Check all that apply)	Client feedback/surveys, Program completion rates, Follow-up services and outcomes
<b>Q18</b> What are your organization's most significant challenges in providing effective services?	Funding limitations
<b>Q19</b> How can the city better support your organization's efforts to address the needs of residents?	Respondent skipped this question
<b>Q20</b> Are there any policies or practices that you believe should be changed to better support the homeless population?	Respondent skipped this question
<b>Q21</b> How frequently does your organization participate in CoC meetings or planning sessions?	Weekly

2024 Greeley Provider Survey

**Q22**

**Good**

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

---

**Q23**

**Improved client referrals and service coordination**

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

---

**Q24**

**Increased involvement from all stakeholders,  
More training and capacity-building opportunities**

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

---

**Q25**

**Respondent skipped this question**

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

---

**Q26**

**Respondent skipped this question**

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

---

2024 Greeley Provider Survey

#9

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, September 09, 2024 7:01:07 PM  
**Last Modified:** Monday, September 09, 2024 7:16:24 PM  
**Time Spent:** 00:15:17  
**IP Address:** 204.133.39.9

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Page 1

**Q1**

Name:

Julie Witkowski

---

**Q2**

Role/Position:

Family Resource Division Director

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**Q3**

Agency:

Weld County Department of Human Services

---

**Q4**

Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Weld County has, but not the Department of Human Services

---

**Q5**

Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.

Weld County Department of Human Services Mission-Engaging and partnering with the community to improve the safety, health and well-being of individuals and families through the delivery of responsive and collaborative services.

<https://www.weld.gov/Government/Departments/Human-Services>

---

2024 Greeley Provider Survey

**Q6**

Which qualifying populations does your agency serve?  
Please select all that apply.

Homelessness,  
Veterans,  
Individuals Fleeing or Attempting to Flee Violence,  
Youth,  
Individuals Exiting Institution,  
At-Risk to Homelessness,  
Other (please specify):  
Weld County Citizens

---

**Q7**

What services does your organization/agency offer?  
Please check all that apply.

Case Management,  
Outreach Services,  
Rapid Re-Housing/Rental Assistance,  
Basic Education/Skills,  
Employment Assistance/Job Training,  
Housing Counseling,  
Food Assistance,  
Other (please specify):  
Food, Med and Cash assistance for those who qualify

---

**Q8**

How long has your organization been providing services in the community?

More than 20 years

---

2024 Greeley Provider Survey

**Q9**

Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)

Emergency Shelter	4
Legal Assistance	11
Medical care	6
Counseling and Mental Health Services	7
Financial Support/Cash Assistance	10
Childcare	9
Affordable Housing	3
Transportation	5
Food Security	2
Job opportunities	8
Other	1

---

**Q10**

Ineffectively

How effectively do you think current services are addressing these needs?

---

**Q11**

What emerging needs or issues have you noticed among the residents you serve over the past year?

Significant mental health, substance needs are impacting individuals experiencing homelessness or at risk of homelessness.

---

**Q12**

Please rank the availability of existing services within the community from (1) most available to (4) least available.

Tenant-Based Rental Assistance (TBRA)	3
Affordable Housing	4
Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services)	1
Non-Congregate Shelter (NCS)	2

---

2024 Greeley Provider Survey

**Q13**

Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

Tenant-Based Rental Assistance (TBRA)	Somewhat Accessible
Affordable Housing	Not Accessible
Supportive Services	Moderately Accessible
Non-Congregate Shelter (NCS)	Somewhat Accessible

**Q14**

Are there populations in the community that are underserved by current services? (Check all that apply)

- Survivors of domestic violence,
- Homeless individuals,
- Low-income families,
- Persons with disabilities,
- Children and youth,
- Elderly,
- LGBTQ+,
- Immigrants and/or refugees

**Q15**

What are the main barriers that residents face when trying to access your services? (Check all that apply)

- Transportation issues,
- Eligibility requirements,
- Stigma or fear of seeking assistance

**Q16**

What additional services or resources are needed to serve the community better?

Respondent skipped this question

**Q17**

How do you measure the effectiveness of your services? (Check all that apply)

- Client feedback/surveys,
- Program completion rates,
- Follow-up services and outcomes,
- Reduction in repeat utilization

**Q18**

What are your organization's most significant challenges in providing effective services?

- Funding limitations,
- Availability of resources

2024 Greeley Provider Survey

**Q19**

Respondent skipped this question

How can the city better support your organization's efforts to address the needs of residents?

---

**Q20**

Respondent skipped this question

Are there any policies or practices that you believe should be changed to better support the homeless population?

---

**Q21**

**Monthly**

How frequently does your organization participate in CoC meetings or planning sessions?

---

**Q22**

**Fair**

How would you rate the overall effectiveness of the CoC in coordinating homeless services?

---

**Q23**

**Enhanced communication and networking**

What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

---

**Q24**

**Increased involvement from all stakeholders**

In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

---

**Q25**

Respondent skipped this question

What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?

---

**Q26**

Respondent skipped this question

Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?

---

2024 Greeley Provider Survey

**Q1 Name:**

Answered: 9 Skipped: 0

1 / 30

**Q2 Role/Position:**

Answered: 9 Skipped: 0

2024 Greeley Provider Survey

**Q3 Agency:**

Answered: 9 Skipped: 0

3 / 30

Q4 Has your organization received CDBG/HOME funds in the past? If so, please indicate the 3 most recent years:

Answered: 9 Skipped: 0

**Q5 Please describe the following regarding your organization: 1) Primary purpose; 2) How clients are identified; and 3) Supportive services provided.**

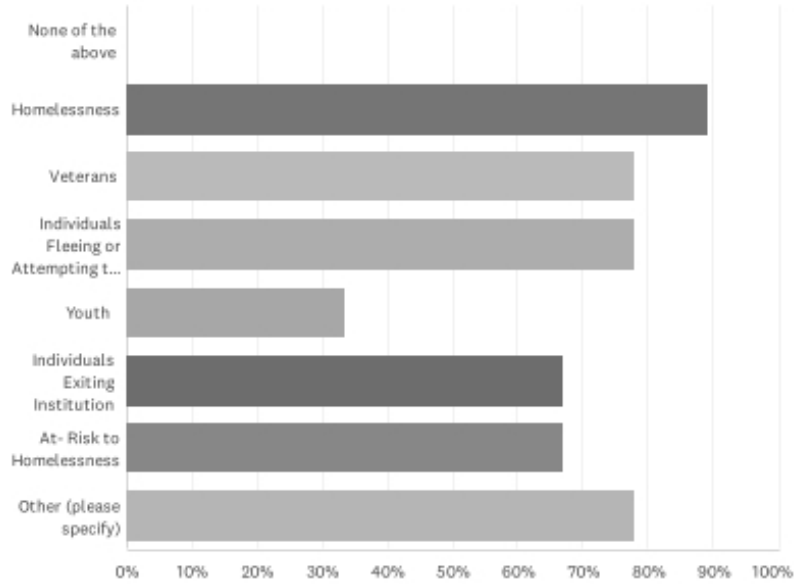
Answered: 9 Skipped: 0

5 / 30

2024 Greeley Provider Survey

Q6 Which qualifying populations does your agency serve? Please select all that apply.

Answered: 9 Skipped: 0



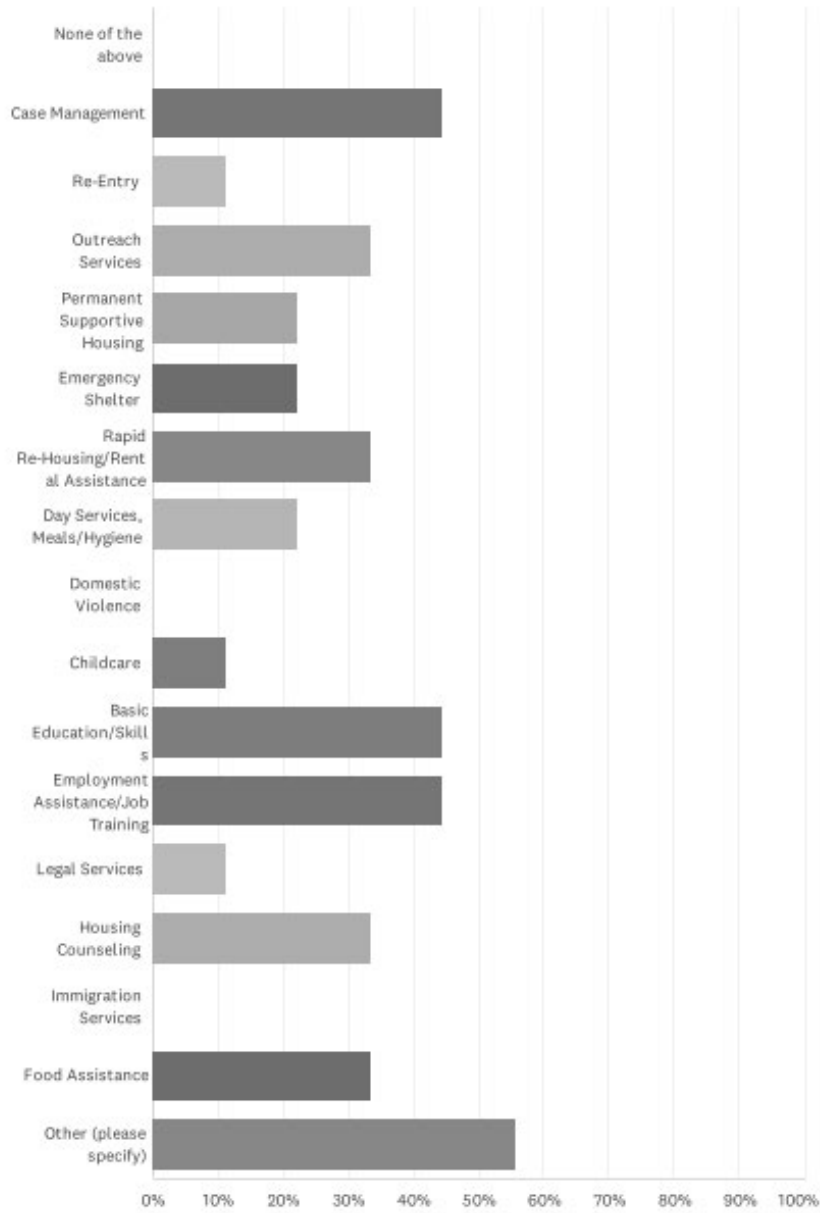
ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
Homelessness	88.89%	8
Veterans	77.78%	7
Individuals Fleeing or Attempting to Flee Violence	77.78%	7
Youth	33.33%	3
Individuals Exiting Institution	66.67%	6
At-Risk to Homelessness	66.67%	6
Other (please specify)	77.78%	7
Total Respondents: 9		

**Q7 What services does your organization/agency offer? Please check all that apply.**

Answered: 9 Skipped: 0

7 / 30

2024 Greeley Provider Survey



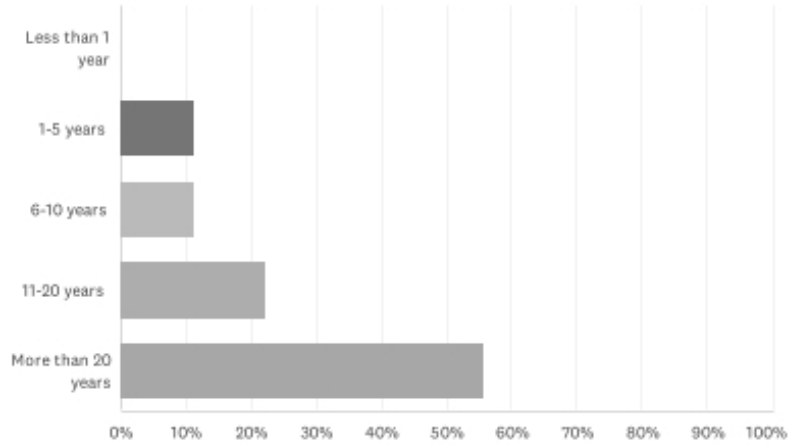
2024 Greeley Provider Survey

ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
Case Management	44.44%	4
Re-Entry	11.11%	1
Outreach Services	33.33%	3
Permanent Supportive Housing	22.22%	2
Emergency Shelter	22.22%	2
Rapid Re-Housing/Rental Assistance	33.33%	3
Day Services, Meals/Hygiene	22.22%	2
Domestic Violence	0.00%	0
Childcare	11.11%	1
Basic Education/Skills	44.44%	4
Employment Assistance/Job Training	44.44%	4
Legal Services	11.11%	1
Housing Counseling	33.33%	3
Immigration Services	0.00%	0
Food Assistance	33.33%	3
Other (please specify)	55.56%	5
Total Respondents: 9		

2024 Greeley Provider Survey

Q8 How long has your organization been providing services in the community?

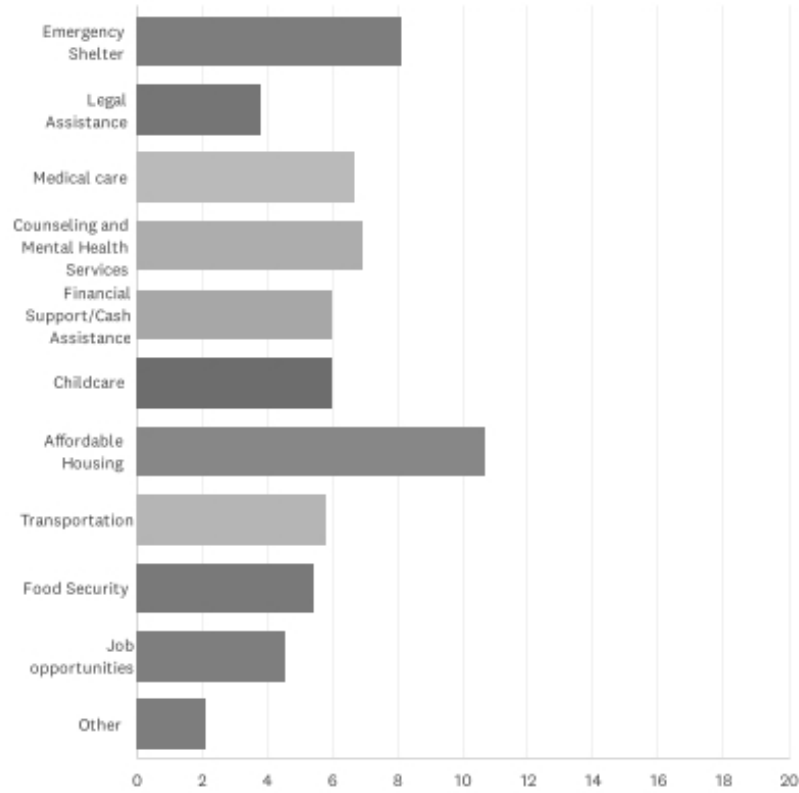
Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES
Less than 1 year	0.00% 0
1-5 years	11.11% 1
6-10 years	11.11% 1
11-20 years	22.22% 2
More than 20 years	55.56% 5
TOTAL	9

**Q9 Based on your experience, what are the top three most urgent needs of residents in the community? (Please rank them in order of importance)**

Answered: 9 Skipped: 0



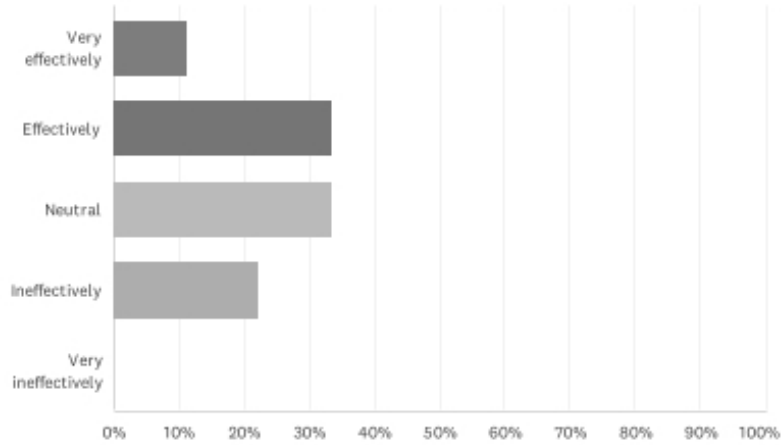
2024 Greeley Provider Survey

	1	2	3	4	5	6	7	8	9	10	11
Emergency Shelter	0.00% 0	33.33% 3	11.11% 1	33.33% 3	11.11% 1	0.00% 0	0.00% 0	0.00% 0	11.11% 1	0.00% 0	0.00% 0
Legal Assistance	0.00% 0	0.00% 0	0.00% 0	11.11% 1	11.11% 1	11.11% 1	0.00% 0	11.11% 1	0.00% 0	44.44% 4	11.11% 1
Medical care	0.00% 0	0.00% 0	22.22% 2	0.00% 0	33.33% 3	22.22% 2	11.11% 1	11.11% 1	0.00% 0	0.00% 0	0.00% 0
Counseling and Mental Health Services	0.00% 0	22.22% 2	11.11% 1	0.00% 0	11.11% 1	22.22% 2	22.22% 2	11.11% 1	0.00% 0	0.00% 0	0.00% 0
Financial Support/Cash Assistance	0.00% 0	0.00% 0	22.22% 2	11.11% 1	0.00% 0	22.22% 2	22.22% 2	11.11% 1	0.00% 0	11.11% 1	0.00% 0
Childcare	11.11% 1	11.11% 1	0.00% 0	11.11% 1	0.00% 0	0.00% 0	33.33% 3	11.11% 1	22.22% 2	0.00% 0	0.00% 0
Affordable Housing	77.78% 7	11.11% 1	11.11% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Transportation	0.00% 0	0.00% 0	11.11% 1	11.11% 1	11.11% 1	22.22% 2	11.11% 1	22.22% 2	11.11% 1	0.00% 0	0.00% 0
Food Security	0.00% 0	22.22% 2	0.00% 0	11.11% 1	11.11% 1	0.00% 0	0.00% 0	0.00% 0	44.44% 4	11.11% 1	0.00% 0
Job opportunities	0.00% 0	0.00% 0	11.11% 1	11.11% 1	11.11% 1	0.00% 0	0.00% 0	22.22% 2	11.11% 1	33.33% 3	0.00% 0
Other	11.11% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	88.89% 8

2024 Greeley Provider Survey

Q10 How effectively do you think current services are addressing these needs?

Answered: 9 Skipped: 0



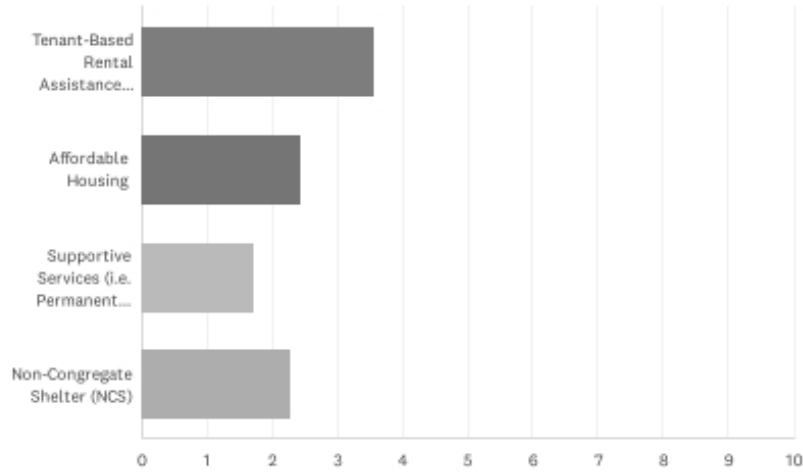
ANSWER CHOICES	RESPONSES	
Very effectively	11.11%	1
Effectively	33.33%	3
Neutral	33.33%	3
Ineffectively	22.22%	2
Very ineffectively	0.00%	0
TOTAL		9

**Q11 What emerging needs or issues have you noticed among the residents you serve over the past year?**

Answered: 7 Skipped: 2

**Q12 Please rank the availability of existing services within the community from (1) most available to (4) least available.**

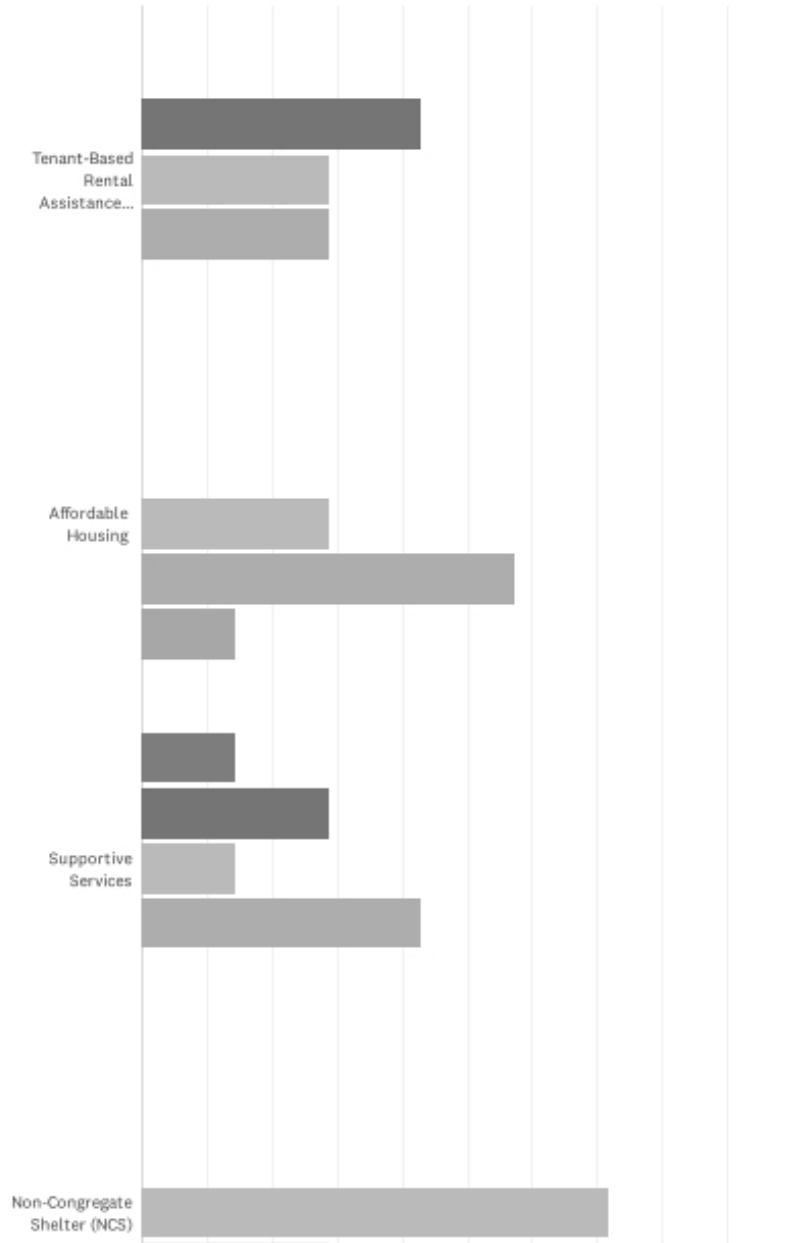
Answered: 7 Skipped: 2



	1	2	3	4	TOTAL	SCORE
Tenant-Based Rental Assistance (TBRA)	71.43% 5	14.29% 1	14.29% 1	0.00% 0	7	3.57
Affordable Housing	14.29% 1	42.86% 3	14.29% 1	28.57% 2	7	2.43
Supportive Services (i.e. Permanent Supportive Housing, Wraparound Services)	14.29% 1	0.00% 0	28.57% 2	57.14% 4	7	1.71
Non-Congregate Shelter (NCS)	0.00% 0	42.86% 3	42.86% 3	14.29% 1	7	2.29

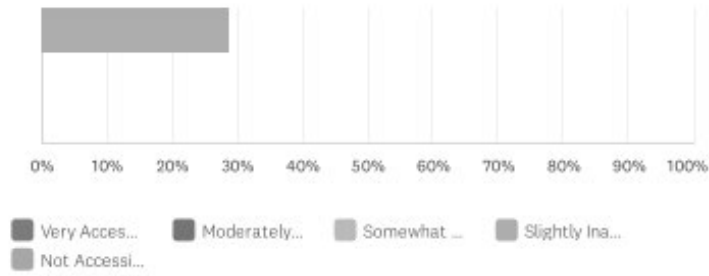
Q13 Please rate the accessibility of services within the community from most accessible to least accessible. I believe the programs are...

Answered: 7 Skipped: 2



16 / 30

2024 Greeley Provider Survey

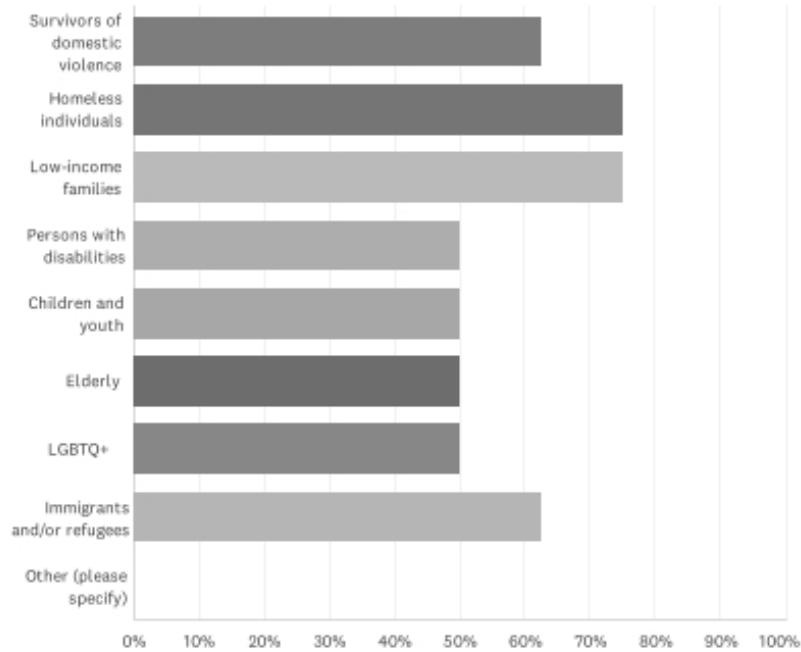


	VERY ACCESSIBLE	MODERATELY ACCESSIBLE	SOMEWHAT ACCESSIBLE	SLIGHTLY INACCESSIBLE	NOT ACCESSIBLE	TOTAL	WEIGHTED AVERAGE
Tenant-Based Rental Assistance (TBRA)	0.00% 0	42.86% 3	28.57% 2	28.57% 2	0.00% 0	7	2.86
Affordable Housing	0.00% 0	0.00% 0	28.57% 2	57.14% 4	14.29% 1	7	3.86
Supportive Services	14.29% 1	28.57% 2	14.29% 1	42.86% 3	0.00% 0	7	2.86
Non-Congregate Shelter (NCS)	0.00% 0	0.00% 0	71.43% 5	28.57% 2	0.00% 0	7	3.29

2024 Greeley Provider Survey

Q14 Are there populations in the community that are underserved by current services? (Check all that apply)

Answered: 8 Skipped: 1

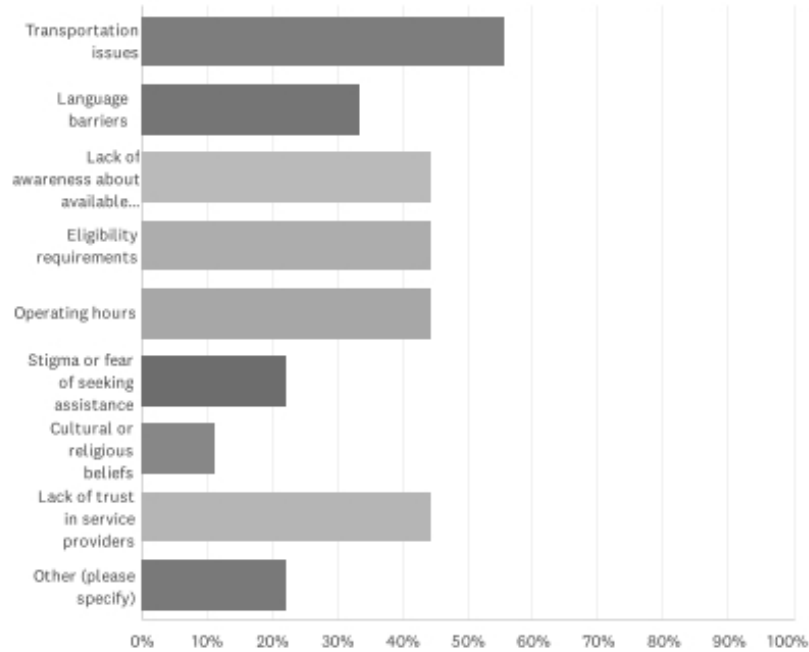


ANSWER CHOICES	RESPONSES	
Survivors of domestic violence	62.50%	5
Homeless individuals	75.00%	6
Low-income families	75.00%	6
Persons with disabilities	50.00%	4
Children and youth	50.00%	4
Elderly	50.00%	4
LGBTQ+	50.00%	4
Immigrants and/or refugees	62.50%	5
Other (please specify)	0.00%	0
Total Respondents: 8		

2024 Greeley Provider Survey

Q15 What are the main barriers that residents face when trying to access your services? (Check all that apply)

Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES
Transportation issues	55.56% 5
Language barriers	33.33% 3
Lack of awareness about available services	44.44% 4
Eligibility requirements	44.44% 4
Operating hours	44.44% 4
Stigma or fear of seeking assistance	22.22% 2
Cultural or religious beliefs	11.11% 1
Lack of trust in service providers	44.44% 4
Other (please specify)	22.22% 2
Total Respondents: 9	

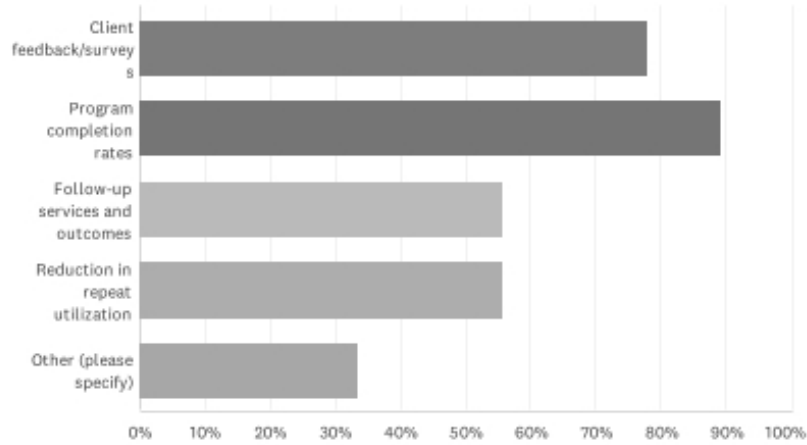
**Q16 What additional services or resources are needed to serve the community better?**

Answered: 8 Skipped: 1

2024 Greeley Provider Survey

Q17 How do you measure the effectiveness of your services? (Check all that apply)

Answered: 9 Skipped: 0

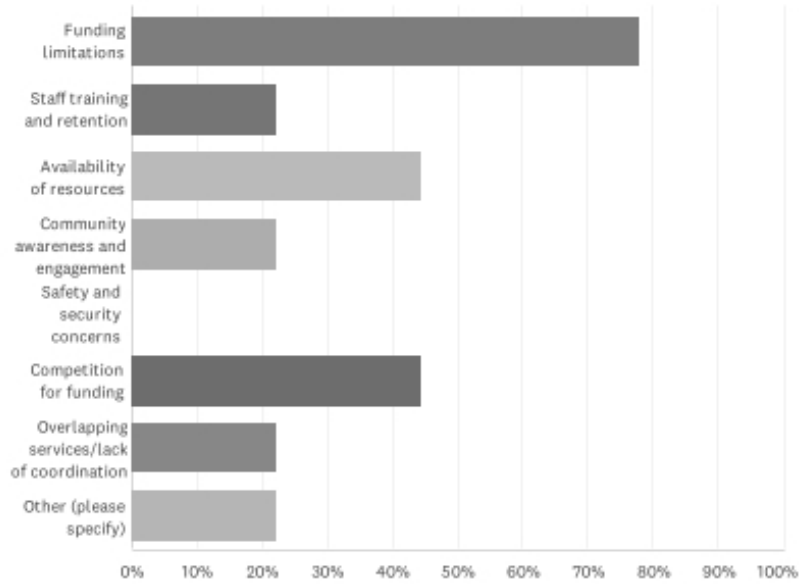


ANSWER CHOICES	RESPONSES
Client feedback/surveys	77.78% 7
Program completion rates	88.89% 8
Follow-up services and outcomes	55.56% 5
Reduction in repeat utilization	55.56% 5
Other (please specify)	33.33% 3
Total Respondents: 9	

2024 Greeley Provider Survey

Q18 What are your organization's most significant challenges in providing effective services?

Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES	
Funding limitations	77.78%	7
Staff training and retention	22.22%	2
Availability of resources	44.44%	4
Community awareness and engagement	22.22%	2
Safety and security concerns	0.00%	0
Competition for funding	44.44%	4
Overlapping services/lack of coordination	22.22%	2
Other (please specify)	22.22%	2
Total Respondents: 9		

**Q19 How can the city better support your organization's efforts to address the needs of residents?**

Answered: 7 Skipped: 2

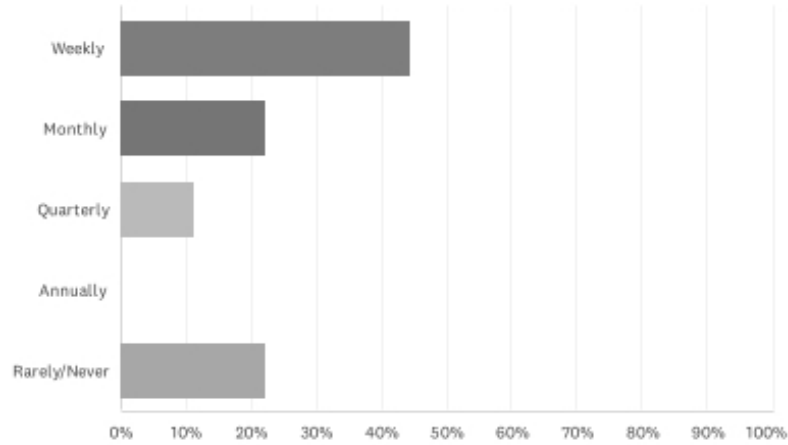
**Q20 Are there any policies or practices that you believe should be changed to better support the homeless population?**

Answered: 6 Skipped: 3

2024 Greeley Provider Survey

Q21 How frequently does your organization participate in CoC meetings or planning sessions?

Answered: 9 Skipped: 0

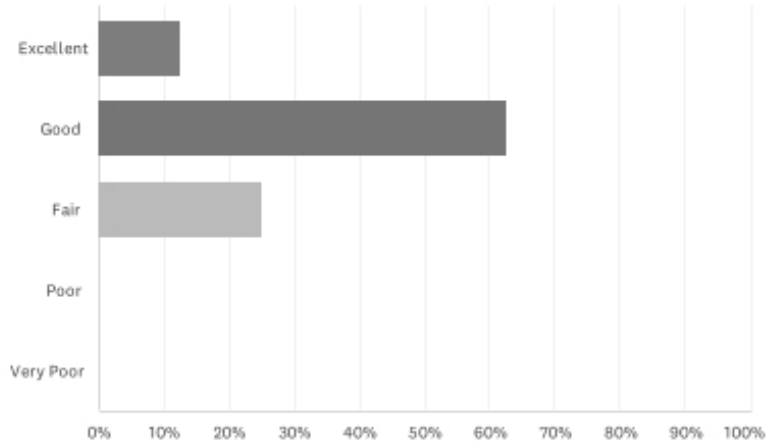


ANSWER CHOICES	RESPONSES	
Weekly	44.44%	4
Monthly	22.22%	2
Quarterly	11.11%	1
Annually	0.00%	0
Rarely/Never	22.22%	2
TOTAL		9

2024 Greeley Provider Survey

Q22 How would you rate the overall effectiveness of the CoC in coordinating homeless services?

Answered: 8 Skipped: 1

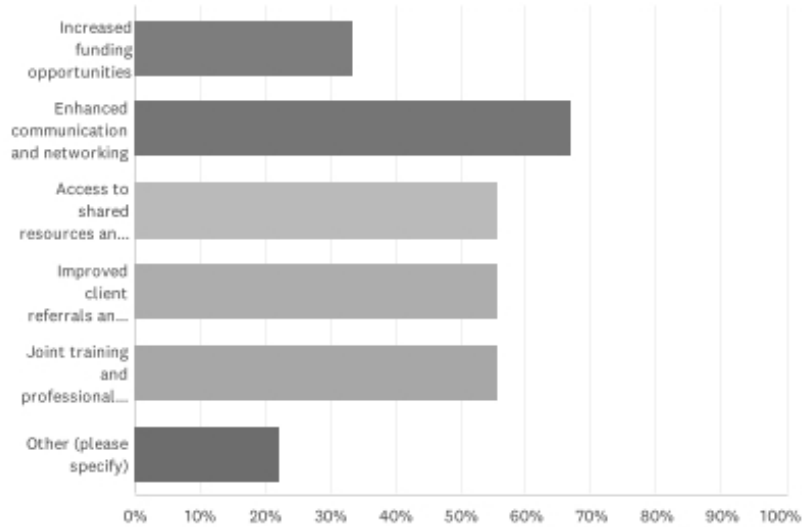


ANSWER CHOICES	RESPONSES	
Excellent	12.50%	1
Good	62.50%	5
Fair	25.00%	2
Poor	0.00%	0
Very Poor	0.00%	0
TOTAL		8

2024 Greeley Provider Survey

Q23 What specific benefits has your organization gained from participating in the CoC? (Check all that apply)

Answered: 9 Skipped: 0

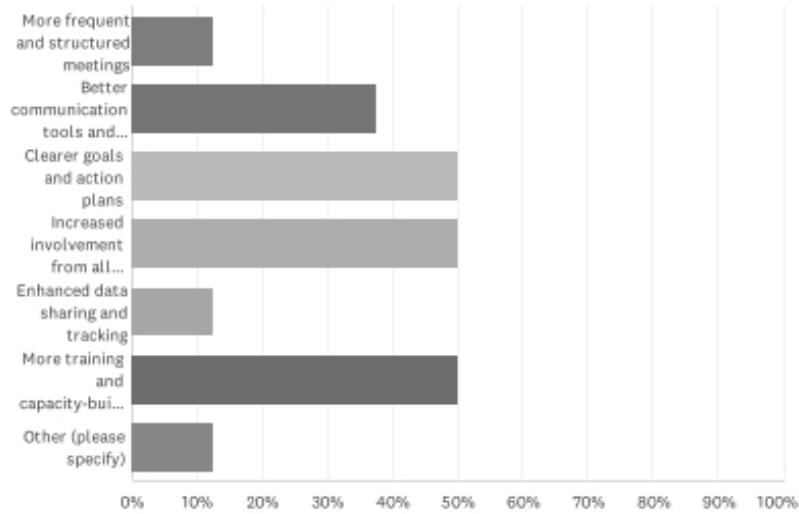


ANSWER CHOICES	RESPONSES	
Increased funding opportunities	33.33%	3
Enhanced communication and networking	66.67%	6
Access to shared resources and best practices	55.56%	5
Improved client referrals and service coordination	55.56%	5
Joint training and professional development	55.56%	5
Other (please specify)	22.22%	2
Total Respondents: 9		

2024 Greeley Provider Survey

Q24 In what ways could the CoC improve its coordination and collaboration efforts? (Check all that apply)

Answered: 8 Skipped: 1



ANSWER CHOICES	RESPONSES	
More frequent and structured meetings	12.50%	1
Better communication tools and platforms	37.50%	3
Clearer goals and action plans	50.00%	4
Increased involvement from all stakeholders	50.00%	4
Enhanced data sharing and tracking	12.50%	1
More training and capacity-building opportunities	50.00%	4
Other (please specify)	12.50%	1
Total Respondents: 8		

**Q25 What specific recommendations do you have for improving the CoC's effectiveness in coordinating homeless services and support?**

Answered: 5 Skipped: 4

**Q26 Are there any additional resources or support that your organization needs from the CoC to better serve the homeless population?**

Answered: 5 Skipped: 4

**Q36. What are the top priorities that you believe the City of Greeley should focus on in the next five (5) years?**

Cracking down on criminal activity and substance distribution. In addition to that, ensuring that the cheap fast developments being thrown together are priced more appropriately.

I think the quality and cost of rentable units should be a priority. The home-buying market sort of is what it is nationally, but ensuring that everyone, including those without the savings to buy, have safe, affordable, and high-quality homes is a matter of equity.

We should focus on ways to make better use of the infrastructure we already have by increasing mixed-use areas, reducing dependence on cars (ability to safely walk or bicycle to nearby shops, clinics, etc), and making it easier to retrofit existing buildings to multi-use. Dedicate less wasted space to cars, such as parking lots, and more space for people, such as courtyards, gardens, and paved paths.

Getting housing prices down. Continuing the housing first program for homeless. Enforcing noise and traffic ordinances for street racers and illegal vehicles. Partnerships with UNC.

Affordable housing and long-term solution for housing and caring for the chronically homeless, those situationally homeless and preventing homelessness for those not making a living wage!

Public Safety Affordable Housing Healthcare costs Improving low-income areas

Higher paying, more educated job force

Affordable housing for all - not just those considered in poverty. More accessible public transit (more stops on the west side and south of 24)

Traffic.

Affordable housing, crime, and new schools.

Affordable housing, homelessness especially downtown , public safety , mental health, addiction

Cleaning the east side up. Providing more support from the police on the West side.

Increase tax base with incoming businesses. Annex property on 8th Ave./Highway 85 all the way to Eaton. Buy open space. Keep residential water costs reasonable. Keep infrastructure in good shape. Increase mental health services by partnering with county. Increase funding to parks and recreation because the town is growing. Support for low income residents with services.

Increasing Public Safety and improving traffic flow through the city on Highway 34.

Reduce Crime. Stop incentivizing demographics that crime follows, such as affordable housing. Greeley needs to clean up what it has before developing further or the negative will just multiply.

Expanding marketplace accessibility

Small businesses, single family homes and parks for a sense of community more than just a bedroom community for commuters. Community gardens. Less gang crime.

Improving infrastructure and stigma surrounding Greeley (vs Loveland, Fort Collins, etc.)

Public Safety, affordable housing, mental health programs, homelessness, revitalize downtown

Housing and whatever it takes to keep up with the growing population

Affordable housing, disability services, improve elderly care services, and mental health services

Jobs, affordable housing, economic development

Affordable housing for low & middle income.

Lower housing and utility cost

Infrastructure. traffic.

Substance Use disorder Mental Health Housing HealthCare Veterans

Infrastructure Schools

Affordable housing.

Growth of population and roads, trails, safety, affordable housing.

Code enforcement

Crime, substance abuse/drugs in the community, homelessness, establishing more accountability for the City Manager spending city funds.

Affordable home ownership of townhouses & condos. We have enough "lease able" townhouses & condos that make the developer/owner rich. We need more that individuals can actually own and grow equity through.

1. Safety 2. Economy 3. Homeless population

Roads and housing

Affordable Housing Low income housing Disability Training for officers Community Policing

Prepare for the growth of the City of Greeley by planning for expansion of public safety, infrastructure, and parks and rec. The city should adopt a work first philosophy when it comes to housing homeless.

Homelessness, mental health and gang activity. Keeping criminals locked up.

Making streets safer for people walking and cycling, remove all City fees for adding dwelling units in the redevelopment district

reputation, cost of living, green energy, public transportation, Public health

Public safety, infrastructure, business development, open space, housing diversity options

Cost of living!

Homelessness and homelessness prevention, expanded access to public Transportation including night and Sunday schedules, continued small business development

Enforcing codes in transportation to bring in revenue for all vehicles, fixing current road and infrastructure issues, denying sanctuary or more illegal immigration

Affordable housing and liveable wages.

Homelessness Mental Health Care Roads/sidewalk/gutters Safety Gun Violence

1. Law enforcement 2. Prioritize street and road improvement. The food tax is never sunsetted. 3. Homelessness. Panhandling. 4. City manager needs to set up residency in Greeley. Needs to have limitations on his assistant city manager position hires. His DEI is crushing moral. With Weld being a conservative area his close relationship with the Governor of Colorado is very concerning. Are the City managers intentions to stay in Greeley for the long term or is the just have a stop over to fluff the resume. These questions need to be asked quickly before to much damage is done.

Make the city safer. Get rid of gangs and crack down on crime.

Maintaining and improving what already exists instead of starting new projects.

Housing, cost of living, drugs and crime

Good job creation...meaning jobs that pay so you can afford to live here. Rent caps Crime Homeless Decrease cost of utilities and insurance Stop allowing investors to out bid normal families trying to purchase a home

Catering to the folks who are getting priced out of areas like Loveland and Longmont. A lot of new home owners on the west side, but there is a lack of food and other services on the west side to sustain us. It's a general view that you want to travel to the east side of town as infrequently as possible.

Affordable housing, parks and recreation facilities, develop trails (Sheep Draw, east asking the Poudre River). Would it be possible to turn the floodplain near the Poudre in easy Greeley into a huge riverfront park and trails area?

Mental Health, Substance Abuse, Childcare

Neighborhood revitalization. More affordable single-family home options.

Affordable housing for all ages.

Gang violence and mental health along with addiction and homelessness

Infrastructure, controlled growth, job growth

Curbing homelessness; redevelopment of blighted areas

Highways the view of the city improvements of streets like riverview we get forgotten we have to drive 1/2 of a mile just to get into our community from the highway instead of having an off ramp

Safety

I believe that the city of Greeley should really focus on how to become a self-sufficient urban center and understanding that they are a large city with large city issues within Weld County rather than a "small town". In this vein, I believe that an area of focus needs to be creating more affordable housing, easier multi family zoning options for property owners, and economic incentives to develop mid market apartments on the east side of the city (east of 35th Ave)

Higher earning job opportunities as well as cheaper first-time homes.

Schools, homeless services (shelters, and mental health) veteran services

Safety. Rent rates. Benefit services

Upgrading transportations corridors and hubs. Repairing deteriorating existing infrastructure Upgrading community parks and centers

Crime Gangs Homelessness/ drugs

Stop building and make the properties we have now more affordable for people who actually WORK for a living without having to jump through the hoops of public assistance

Mental health care and availability of resources for the homeless. Working to create more sustainable energy use. Decrease housing costs

Economy, jobs, housing

Crime Homeless

Affordable housing and living expenses.

Cleaning up residential areas (following through on city ordinances for properties, maintaining infrastructure in low income neighborhoods). Maybe a project to clean up the small businesses and homes downtown (10th and 9th st east of 23rd comes to mind) -- grants to help them paint, do maintenance, create off-street parking, add safe sidewalks.

Parks in new areas

Public Safety

Homeless

Decrease the house cost. Decrease taxes. Decrease everything that prices gone up high. Kick out illegal immigration's- they are lacking by not follow rules and law. Also taking advantage our taxes and government. They lie on their documents.

Roads, preparing for more traffic since we are #1 in growth right now. Another community center like the funplex.

Affordable Housing, Public Transit, and Roadway efficiency

Legitimate affordable housing Mental health outside of NRBH Accessible work for those with disabilities Proper training for the police department on Disability interactions

Affordable housing for all including housing for the homeless

Air quality & crime

Growth, traffic congestion, crime

Bring in new businesses besides low income jobs. Greeley does not attract millionaires. Every community needs them. Greeley is so focused on everything low income. We need to start getting a mix of folks with all income levels. I'm afraid for Greeley's future.

Development of the west side of Greeley and stop developing downtown

Our schools are not good. Help our students learn to read and do math. Quit building new houses and rejuvenate older neighborhoods

Lower rent. Tell these property managers that they need to stop using AI to make the prices higher. Please look into the Real Page lawsuit.

Low income housing, discount grocery store, traffic (even the police speed)

Low income housing, permanent shelter, education on relief assistance programs

Law enforcement and quality housing.

Help in lower the cost of living, build more stuff and activities for the youth. Work out parks

Crimes and gangs

Climate resilience and adaptation in every facet of planning. And more thoughtful planning across departments!

Obviously affordable housing and promote bringing in companies to increase higher paying jobs with benefits.

Economic growth more pools

Safety Housing the people on section 8 waitlist before immigrants

Better pay, rreducib goelwssmes% ness

Maintaining or increasing the quality of life in Greeley. The Roads-they were never meant to handle the traffic you've created and the way the town is, you can't change the road structure-so stop with the "density increase." What do you want to turn Greeley into Aurora? Education. Quality education. Public safety.

Focusing on youth programs, events, and community opportunities. Focus on bringing larger businesses to Greeley. More jobs that pay strong wages is key.

Reducing water/utility bills Improve schools Stop the multi family housing complex (no infrastructure to support it)

Affordable housing, eliminate homelessness, maintain and improve infrastructure

Sustainable living that doesn't create a city full of dependent individuals on the government.

Infrastructure

Clearing out homeless and drugs from our parks

Houseing density and zoning changes

Substance abuse

More housing. Providing assistance only to people that have earned it. ( too many people think they shouldn't have to work HARD and that everything should be given to them)

There is so much drug usage going on and not enough support to get people clean. People are picking drugs over everything. Even parents. This causes someone to not have that grit to better their lives and instead, chose to not work and get government assistance wherever they can. Government funds are being used too easily and should be restricted. Offer substance abuse help and mental health care too. That will help the economy thrive with more people willing to put in an

effort.

Keeping young people here with good careers. Affordable child care. Vehicle idling ordinances to improve air quality.

Transportation infrastructure, downtown development, homelessness and vagrant issues - loitering, trespassing, littering

Homeless population, education

House taxes

Schools, law enforcement, help for low income families

Better quality affordable housing Reducing homelessness or housing insufficiency More parks and access to safe outdoor area

Economic development Less apartments and condos no trailer parks

City of Greeley facilities need major renovations and repairs. I feel the city can't support current population with the facilities and resources we currently have, so we are set up to fail as Greeley grows. City manager and council need to support the people who support the community.

Growing westward. Housing has increased greatly in west Greeley but those residents are not supported with stores, shops, restaurants, and other businesses and services.

Reduce the perception of crime and gangland image issues with many more officers, much more visible patrolling. Give out tickets for jay walking. Pull everyone who is speeding and changing lanes without a signal so that the visual presence and effectiveness of patrolling is highly visible. Right now, it seems like the only time Police are known to exist is after they are called to the scene. They seem incognito and ineffective. I want to SEE THEM doing their job.

Public transportation needs revamping. There should be transportation throughout the entire city. Population is increasing and lack of public transport hurts a lot of people.

Fixing our infrastructure and figuring out the overcrowded schools. Traffic is horrible on 35th AVE and highway 34. Brand

new schools are overwhelmed and have overflow class rooms.

#### Addressing crime

I believe Greeley needs to focus on schools and the amount of homes being built. We do not have room for the amount of growth we are seeing out West. Our children attend a brand new school that is way over capacity. Large families are moving into apartments in the boundary causing more overflow. There need to be regulations on how many people can live in an apartment. The city should focus on building more family homes, rather than vertical living.

Infrastructure and Actually maintaining our roads! Since the new City Manager came on, Absolutely Notyhas been done!!

Affordable housing, reliable public transportation, opioid epidemic and prevention, more jobs.

Rent control, and minimum wage raised.

Homelessness Affordable home buying

Public safety (though, this hard in a soft on crime state). Keeping Greeley affordable. Instilling a focus on morality in schools again. Tackling chronic illness in our kids!

Crime prevention, public safety

Kick the homeless problem

1. Dont build more housing, instead support current residents in their housing issues (we are just becoming a dumping ground for commuters- people that don't love Greeley but need somewhere to live when they work in Fort Collins/Loveland/Denver. We don't need commuters) 2. Create green spaces in west Greeley to match the unparalleled number of parks in East Greeley 3. Improve traffic and public transit options

Affordable housing a higher living wage

Reducing homelessness/ housing instability -- this has greatly improved over the last few years, in my opinion

Helping the homeless and drug addicted persons

Road improvement

Infrastructure

Affordable housing, raising of minimum wage, and access to work. I'd love to see if we can't help lift our homeless population off of the streets so that they don't have to panhandle in the roads. It's dangerous out there and they need to have shelter, it's not right to subject them to that because they can't afford a residence

Senior support

MAKE US34 A TRUE BY-PASS !!!

Public safety & homelessness.

Supporting our neighbors who are struggling with mental health, housing, and work force training. Acknowledge and integrate climate change into planning and priorities (open space, continued Life After Lawn efforts and similar, mass transit that makes sense, neighborhood hubs that create "20 minute communities"). Continue to encourage law enforcement to work in tandem with social workers and others to provide more comprehensive response to 911 calls and ensure that a culture of care, not necessarily correction, is fostered in Greeley.

Homelessness Drugs Gangs Drugs Vehicle thefts Panhandling Permits for vendors on the street selling stuff Code violations

Affordable housing

Infrastructure, especially roads Traffic, especially US.34 More funding for police, firefighters, teachers

Stop buying farmland and building housing on it. Focus on the homeless population and making the city safe again.

Stop building. You are causing climate change by taking away our farm lands.

More single family homes at affordable costs.

Combating drugs and violence in schools. Creating more opportunities for youth programs that are free and widely available. The kids here are struggling hard.

Affordable housing Large park in west Greeley High paying jobs

Housing single mothers or families with young children Helping those who actually want a better future Services for those getting released from prison Things to do in the area Greeley don't really have much to offer so I get why people say it's boring and honestly makes it easier for one to turn to drugs when they hit rock bottom.

more progressive programs

Localizing necessities such as housing and food production. Making Greeley more easily traversable without a car.

1. Public Safety 2. Parks & Rec maintenance and upkeep 3. Continued Economic growth 4. Homelessness- though I am unsure what the right thing to do is. 5. Maintain roads and sidewalks.

Lower housing cost lower inflation on necessities used to create a good quality of life a balanced inflation to minimum wage

Fix roads. slow growth as infrastructure can't handle more people and traffic. Help residents feel safe once again.

Getting the homeless out of residential neighborhoods!

Affordable housing Improved roads

Public Safety: Police, Fire, EMS needs to increase proportionally with the increasing population, along with the increase in asylum seekers, immigrants, refugees bleeding over from surrounding counties. Greeley should not be responsible or lending a hand in these resources/programs, where 1) they are already established in Fort Collins, Denver, and Boulder areas 2) Greeley is already trying to play catch up in attempting to expand their own infrastructure and resources to accommodate the rapid growth. Our previously established Greeley citizens should come and remain first.

1. Not letting foreign/local rental companies use single family homes as multi residence apartments. 2. Put money into cleaning up ward 1 not just the commercial areas but the neighborhoods surrounding it as well. 3. Put money into planting

more trees in older neighbors and cleaning up those streets and homes

Affordability and increase wages

Veterans housing and jobs. Homelessness. Greedy landlords.

Making affordable to live here, the homeless and panhandlers, crime and restaurants throughout Greeley not in just same spots.

Housing and public works

More outreach for underserved communities as well as addressing language barriers.

Businesses coming to town. School systems. Safety and homelessness. Infrastructure. Childcare

Increased diversity and equity of services.

Affordable and quality housing (these new apartments being built seem to have high rent. Their should be quality choices around \$1100-\$1500 in safe neighborhoods and near public transportation.

Housing. Downtown Greeley for residents — everyone's getting nice parks and new facilities in west Greeley and it feels that downtown isn't getting things like that.

Building more houses and increasing bus routes and hours. There are sufficient apartment buildings.

**Q37. Do you have additional comments or suggestions for improving community services and development in Greeley?**

I would love to see a development that encourages high-income living in the downtown area. (Is there actually a market for this? I have no idea.) I constantly get ads for co-ops in Fort Collins with swanky, well-lit apartments and lofts with community gardens and dog parks all within walking distance of amenities in Old Town/along College. I would \*love\* to ditch my house for an owned, elegant apartment or brownstone-style townhouse within walking distance of downtown. Both my husband and I work downtown (me at City Hall, him in a District 6 building), and we spend a lot of time at downtown businesses and city amenities. But there aren't a lot of properties to buy in that area that meet our needs, as we don't have the time/finances to take on an older property that requires major maintenance, nor do we want to rent when we have so much equity in ownership. I think as the city continues to grow and diversify in terms of economic development and demographics, there could be a serious market for this in the young professionals demographic.

Support local small businesses by not allowing commercial properties to remain vacant or charge high lease rates when there are local business owners that could be utilizing that space to provide for the community.

Road infrastructure in many high traffic areas (e.g Hwy 34 and 35th Ave) in Greeley is becoming difficult to navigate and dangerous. What solutions can be offered to address these types of issues?

Support multiple solutions program approaches to end homelessness.

I think there are more people that could benefit from the food bank, I just think most don't because they either aren't aware it is available, or they are afraid to ask for help because of the stigmatism associated with need.

This was a weird mix of questions ranging from economic development, housing, and general city services. From the title I thought it was more focused on housing.

There should be housing that is affordable for public service workers, such as teachers.

Encourage business to build on the West side. Tax incentives or building on city owned land and renting to businesses.

Please enable our law enforcement to address public theft and better enforce traffic laws.

On the topic of affordable housing: One thing the city can do is mandate complexes that rent out units make a clause in their lease that if anyone (not just the renter) gets criminally charged while living there they be evicted. This will reward those that

actually need the housing by decriminalizing the area and keep surrounding areas safe so less people become victim to those that are taking advantage of the system. PLEASE CONSIDER THIS FOR ALL APARTMENT COMPLEXES AND RENTAL UNITS. Other cities have done this (Longmont) and it has compounding benefits by reducing crime and doesn't spread local police as thin.

Add more to Longview park/ promontory area

repair roads in neighborhoods more than just filling potholes. People comment on the gang activity when I mention Greeley

Greeley is not bike friendly... more cross-city trails would be great. I loved that in Fort Collins.

I like that West Greeley is being developed with restaurants, shops and retail.

Get Greeley Community Management under control. They are frequently discriminatory, do not maintain their common-use areas, and are trying to push my family out of our home.

Lower housing and utilities cost. Stop the monopoly of Xcel Energy

If I could live in a quality apartment in downtown or near downtown, that's safe, and costs \$500 less per month then what I pay now, that would be great! Then I could start to save for a down payment on a home. Also, it would be really wonderful to have new neighborhoods of new homes built around UNC and the downtown area; or re-build old houses. Turn old neighborhoods into new ones.

More should be done to rehab older homes for multi family use & ownership. Developers & owners who live outside of Weld County should not receive special tax rates unless they put in extra amenities like park areas in their developments. People who spend their money here & pay taxes in Weld County should get first priority in tax incentives.

I see the Greeley government as an overstaffed, inept group of non-elected parasites on the tax dollar. Just look at the physical appearance- sad!

The city should also continue to attract businesses to provide jobs for Greeley's future expansion. The Water Valley Holdings MOU is a great step in that direction! Focus on incentivizing other companies to move to Greeley. If done correctly the

Promontory area could become a Tech Center of the North.

We should not allow any more low density residential zoning. Use medium density or higher so that new neighborhoods can include a mix of housing types.

People who own more than one residual property should be paying a income tax on their 2nd property. Homes should be maintained better by landlords, we should raise the "condition of living" and there should be PSA about what condition of living is because I know 1000s of people are living in mold. Wi-Fi should be mandatory in all rentals- in this day and age every person needs it to function in society. Their should be more types of homes being built- co-living, multi-generational, handicap acceptable. "Affordable housing" should actually be affordable, \$1800 for a 2 bed room is not affordable! Maybe rent should be based on income. Public transportation should be included as part of affordable housing. If I have to have a \$500 car payment to get to and from work because the only affordable housing is on the east side of Greeley and I work on the west side, that living situation is no longer affordable.

We need better & higher paying jobs. Who will hire a teenager when minimum wage is so high? If someone wants more than minimum wage they need more than minimum skills! If you make it easy for someone to be lazy and not work to earn thier living they WILL NOT develop the skills to take care of them selves!

Building permits. Stimulate development by lowering permit fees for new construction. Planning department needs a good kick in the ass with delays raising costs.

Weed control. The city needs to have the same standards for city property and private property. When mowing weeds. Clean up the mowed weeds instead of letting the wind do it. When mowing in the parks, pick up the trash instead of mowing it to bits and letting the wind blow it around town or the neighborhood.

Stop wasting money on ugly space consuming and dangerous medians! Rip out all the medians along 8th Ave. Put left hand turn lanes in on all roads. Cross walk suggestion previously mentioned

I love the trail system in Greeley and the funplex being off of the trail. Honestly, having this trail and funplex is one of the major reasons we haven't sold our home and moved.

The city needs to financially assist in the development of affordable housing.

Create a walking path or just side walk in riverview farms in the east side of Greeley or an off ramp so we don't have to go in a huge loop to get into our community..don't waste our tax money on programs that won't help them self's shit I can stay home and work 30 hours to if the city is going to pay my rent

Ive noticed that its very difficult to work with The Parks and Recreation department, particularly in the multiple "crown jewel" facilities in the Greeley Ice Haus and Butch Butler Field. For a city of 100,000 people with HS athletics/rivalries that date back 30/40+ years, junior hockey, minor league baseball in the area, it always seems like those two places are underutilized or potential tenants experience a lot of frustration and wind up leaving. It seems like there's a lack of cooperation/communication between tenants and the department about who these facilities "serve" and it devolves into Turf wars that cost the general public opportunities. Compared to what other areas in NoCo are doing in sports and entertainment, it feels like Greeley is squandering an opportunity to be at the forefront of those conversations.

I am happy with Greeley but we can always improve.

Stop building expensive high rise apartments in neighborhoods

Go to each home to see if they have multiple family in single home and false documents that they aren't married but still taking government assistance. Need to go to jail. I seen few in my neighborhood. Too many cars and misc. decrease the rental prices and allowed us have pets. I need new home but not a lot of them won't take pets. My landlord refuse to follow HA regulations on keep up mantiances like replace carpet or hardwood floor every 5-7 years. I live in this house for 13 years- they harressing by drive by to see if anything to make excuses to come inside mulpty a year.

We shouldn't focus on adding more housing until our roads can handle the traffic and influx of residents.

Holding businesses accountable for illegally discriminating and holding the police department accountable for upholding state laws.

Visit other communities and see how they are bringing in business. I'm sure you have. FOCO for example had all income levels and huge support for downtown, college support etc. Greeley is so focused on accommodating all low income. Do you really think anything will get supported when we are a bedroom community????

Develope west Make community resources for broader areas then just giving and enabling the homeless and making that population more in our town

Just lower the rent and housing prices. Rent should not be 1500-2000\$ for an apartment or a half a million dollars for stick houses!!!!

Fund 60+ ride

Aligning community development with climate resilience is KEY. We need people to be housed in safe, durable structures that can weather climate extremes. We need to plan for the future thoughtfully so we don't increase the heat island effect, but also don't unnecessarily develop habitat!!

Focusing on kids programs and school partnerships to ensure kids are being fed, support their education and promote innovation and science programs to ensure they stay off the streets and have a better chance at a future.

Better traffic engineering

Please stop with the growth. It's ruining the quality of life here. It's obvious city planners are getting \$\$\$ from selling out the town.

Incentivize new businesses coming to Greeley. Focus on business growth and supporting the kids of the community

Avoid new building multiple apartment in the same or adjacent neighborhoods like in Northridge trails, especially near schools. New homeowners may leave Greeley when new neighborhoods are overpopulated with large apartment structures. The streets become dangerous with many people running stop sign/intersections.

More frequent busses. Busses/city shuttles to/from the Denver airport and to union station in Denver. I like going to see shows in Denver, but hate driving all the way there and back, plus paying for parking. More access to Denver could help recruit employees who don't want to leave Denver but do want to work in Greeley.

Cleaning up 23rd

I think that we need to continue to develop Greeley as a community that people feel is safe has good schools parks and community services We need the city to have good roads and sidewalks that are in good condition but are also attractive clean and maintained

Small business is the lifeblood of America's economy. Do everything possible to encourage and support small business. The big companies make big headlines but are fraction of the 'real' economy. A thriving playground for small business will open up revenue streams and opportunities. Right now, the only businesses in Greeley seem to be national chains and those with extremely deep pockets. That must be changed. 'Mom and Pop' stores are what makes a community, not national chains.

Make renting affordable. There's no reason why an apartment should cost \$2,000/month

Greeley growth needs to slow down so the community can catch up.

Add more mental health professionals to the Greeley Police Department. Expand training and education of officers.

Do your job, Greeley has so much potential, but killed with the homeless, and Mexican gangs all over the city.

Fix the roads prior to more developing

Please don't allow big corporations to steal all of the business spots downtown. Those places are suffering for funding because no one has any money, and those big corporations will only continue to price gouge if they aren't actively part of the community they serve.

Our parks are being ruined by the homeless, people don't wanna go to the parks due to drug use and homeless. The homeless are scouring trash cans and taking items off personal property. The people sleeping on 11th is a hazard, what if a car jumps the curb and kills someone. Open drug use is ridiculous, I feel as I don't see enough patrols like I used too. Expired plates, modified exhausts, even license plate lights used to get you pulled over. I understand laws change but what has happened in this town in less than a year. Our youth should not be seeing society like this, why doesn't other towns have the problems we are facing. Just sad to see Greeley is turning into Aurora.

Until the schools and healthcare systems are the top in the nation - stop trying to expand anything!

Make Greeley safe and affordable. Stop building apartments and build affordable homes.

Revamp Friday fest to include 9th st and do 2 stages every week

Fund public schools. I'm hearing some unnerving stories about charter schools in Fort Collins jeopardizing funding for public schools. These charter schools are allegedly being supported by people out-of-state and I don't like the idea of some random person with no ties to Colorado making decisions about what resources and curricula our kids have access to.

Help homeless help tax payers lower cost of goods by lowering tax cost utilizing each tax received and applying it to what it's initially for to better our economy by aiding the backbone of this city the working class

Hopefully there will be a way to get the younger generation to want to work and that cities can find more individuals to become police officers. City & state needs to support our police.

Keep the homeless out of residential neighborhoods!

Recognizing that not all homeless persons are capable/willing to admit themselves into Mental Health/Substance Abuse treatment facilities. There needs to be a hard line where after a time, if they are deemed a public nuisance and become a strain on Public Safety resources, that a more long term solution is explored, such as "sanatorium/psychiatric hospital," lack of a better term: insane asylum.

Allow bigger businesses to operate in Greeley. Also focus on the east side of Greeley!!!! Clean it up add big businesses and restaurants to promote people who are scared to come to the east side of Greeley to visit and see the diversity! Education to those "boomers" who grew up in Greeley to broaden their horizons and embrace the new culture of Greeley and to promote growth. This is not the town of the 1970's anymore. Let's move forward and grow!

Developers should be required to reserve 30% of their properties for low income households.

Listen to the non profits that do this everyday

Please make it affordable!!

Greeley Gov has done a fine job in responsibly evolving the city. However, government and citizens can see the incoming population boom, and both should be prepared for it.

Have interpreters when having meetings.

More dog parks and trails

Bilingual messaging, access of food/groceries in low income areas

There also needs to be "executive" or "luxury" houses built if we are to attract executives and leaders to move to Greeley and contribute in leadership ways. I applaud the city of Greeley team for doing everything you are doing. Keep up the good work!

Listen to renters, not just homeowners or corporations. Join in on the crackdown on realpage happening now.

**APPENDIX B: QCT DATA SYNTHESIS PROFILE**

Census Tracts 5.01, 6, 7.01, 7.03, and 10.03 in Weld County, Colorado, collectively present a community grappling with a range of socio-economic challenges that highlight the need for targeted interventions across multiple domains, including education, economic development, healthcare, housing, and infrastructure.

#### **Education and Language Proficiency**

Across these tracts, educational attainment is consistently lower than national averages, with high school graduation rates varying from 59.4% to 76.8%. Census Tracts 5.01 and 7.03 exhibit particularly low graduation rates, indicating a pressing need for educational support. Additionally, language barriers are a significant issue, particularly in Census Tracts 6, 7.01, 7.03, and 10.03, where a substantial portion of the population speaks English less than "very well" (ranging from 16.1% to 24.2%). This language barrier further exacerbates educational challenges and limits access to services and employment opportunities.

**Recommendation:** Implement robust educational programs focusing on increasing high school graduation rates and expanding English as a Second Language (ESL) offerings. These initiatives should be culturally sensitive and tailored to meet the needs of the predominantly Hispanic or Latino population, which is the majority in most tracts.

#### **Economic Stability and Employment**

Economic challenges are pervasive across these tracts, with poverty rates exceeding national averages, particularly in Census Tracts 6, 7.01, and 10.03, where poverty rates range from 21.3% to 38.5%. Employment is unstable, with only a portion of the population employed full-time, year-round. The Gini Index of Income Inequality varies but indicates moderate to significant income disparities across the tracts. Health insurance coverage also varies, with Census Tracts 7.01 and 10.03 showing higher percentages of uninsured residents, highlighting gaps in healthcare access.

**Recommendation:** Focus on job creation and employment stability through tailored job training programs and support for small business development. Additionally, efforts to increase health insurance coverage and provide accessible healthcare services are crucial. Financial literacy programs and support for minority-owned businesses could help reduce income inequality and economic vulnerability.

#### **Housing and Infrastructure**

Housing conditions and infrastructure present mixed challenges. Broadband internet access is relatively high in most tracts but still leaves a portion of the population disconnected, particularly in Census Tracts 6 and 7.03. Vehicle availability is generally adequate, although Census Tracts 6 and 10.03 show higher percentages of households without vehicles, which could limit access to employment and essential services. Overcrowding is a concern in some areas, particularly in Census Tract 6, where over 9% of households have more than 1.5 occupants per room.

**Recommendation:** Invest in affordable housing development and rehabilitation, ensuring that housing meets the needs of all residents, including those in vulnerable groups. Enhance transportation options, particularly in areas with lower vehicle ownership, and continue to expand digital inclusion efforts by improving broadband access and digital literacy.

### **Vulnerable Populations and Health**

Vulnerability is a significant concern across these tracts, with high percentages of residents facing multiple socio-economic challenges. Disabilities are prevalent, particularly in Census Tracts 5.01, 6, and 10.03. Female-headed households with children are notably high in Census Tracts 7.03 and 10.03, suggesting that women and children in these areas are particularly at risk.

**Recommendation:** Develop comprehensive community support programs that address the specific needs of vulnerable populations, including those with disabilities and female-headed households. These programs should include access to healthcare, mental health services, childcare, and financial support.

### **Cultural Sensitivity and Community Engagement**

The demographic composition of these tracts, particularly the strong Hispanic or Latino presence, underscores the importance of culturally appropriate interventions. Community engagement is critical to ensure that programs are effective and meet the unique needs of the population.

**Recommendation:** Engage with community leaders and organizations to develop culturally relevant programs and services. Efforts should be made to involve residents in decision-making processes to ensure that interventions are aligned with community needs and preferences.

### **Summary of Key Points**

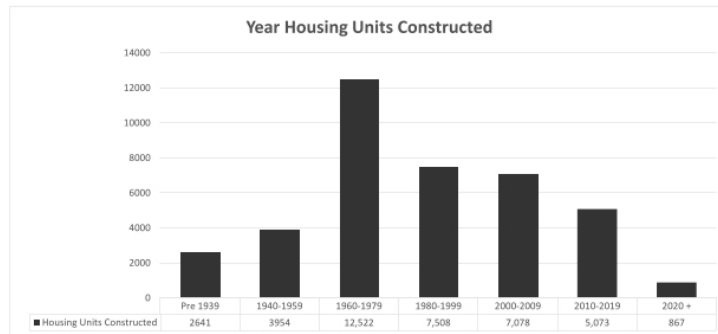
- **Educational Challenges:** Low high school graduation rates and significant language barriers necessitate targeted educational and language support programs.
- **Economic Instability:** High poverty rates, income inequality, and unstable employment highlight the need for job training, financial literacy, and small business support.
- **Housing and Infrastructure:** Investments in affordable housing, transportation, and digital inclusion are essential to improve living conditions and access to opportunities.
- **Healthcare Gaps:** Expanding health insurance coverage and access to healthcare services is crucial, particularly for vulnerable populations.
- **Vulnerable Populations:** Comprehensive support programs tailored to the needs of disabled residents and female-headed households are critical for reducing vulnerability.
- **Cultural Relevance:** Culturally sensitive interventions and community engagement are vital to the success of any programs implemented in these tracts.

In conclusion, the challenges faced by residents of Census Tracts 5.01, 6, 7.01, 7.03, and 10.03 in Weld County, Colorado, are complex and interrelated. Addressing these challenges will require a coordinated, multi-faceted approach that emphasizes education, economic stability, healthcare access, housing, and cultural sensitivity. By implementing the recommended interventions, there is an opportunity to significantly improve the quality of life for residents and build a more resilient and equitable community.

**APPENDIX C: DATA SOURCE WORKBOOK**

Year Constructed	Housing Units Constructed
Pre 1939	2641
1940-1959	3954
1960-1979	12,522
1980-1999	7,508
2000-2009	7,078
2010-2019	5,073
2020 +	867

<https://data.census.gov/table?q=Greeley%20city,%20Colorado%20s2504>



**# of homes sold**

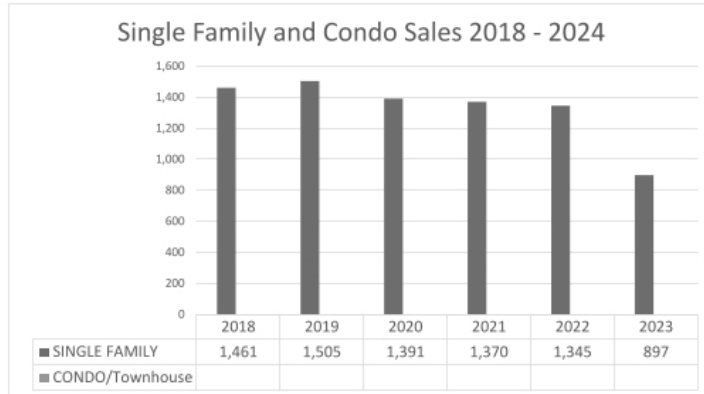
**SINGLE FAMILY**

Year	2018	1,461
	2019	1,505
	2020	1,391
	2021	1,370
	2022	1,345
	2023	897
	2024	452

\*Full year data per Association of Realtors

**CONDO/Townhouse**

Year	2018	2019	2020	2021	2022	2023	2024



<https://greeleygov.com/docs/default-source/lrp/2022-annual-growth-development-report-2-16-2202e990a3-f6a8-4fb5-981b-640c12f1b4b6.pdf>  
 Greeley, Colorado Housing Market Report April 2024 - RocketHomes

Greeley CO - Northern Colorado Homes (maryanddick.com)

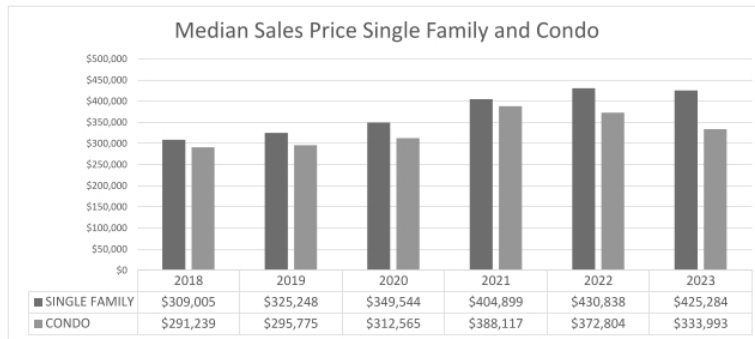
**Median Sales Price**

**SINGLE FAMILY**

2018	\$309,005
2019	\$325,248
2020	\$349,544
2021	\$404,899
2022	\$430,838
2023	\$425,284
2024	\$424,813

**CONDO**

2018	\$291,239
2019	\$295,775
2020	\$312,565
2021	\$388,117
2022	\$372,804
2023	\$333,993
2024	\$334,077



Source - MAR

[Greeley, CO Housing Market: 2024 Home Prices & Trends | Zillow](#)

Population	Households	Median Household Income	% Own	% Rent	
	109,203	39,643	\$39,643	62.60%	37.50%
Median Single Family Home Price					FMR 2 Bed Rent 1,533
	\$433,000				Income Needed to Afford 113,172
Monthly Payment (30 year payoff plan)					
	\$1,082				
Income Needed to Afford					
	\$93,439				

[Greeley, CO | Data USA](#)  
[Greeley rent - Census Bureau Tables](#)

Household Type	2020	Percentage
<b>Married Couple Household</b>	23,562	51.30%
With own Children under 18 years	n/a	0.00%
<b>Cohabiting Couple Household</b>	2,632	5.70%
With own children under 18	n/a	0.00%
<b>Male householder, no spouse/partner</b>	7,686	16.70%
With own children under 18 years	n/a	0.00%
<b>Female householder, no spouse/partner</b>	12,049	26.20%
With own children under 18 years	n/a	0.00%
<b>Nonfamily households:</b>	n.a	0
Householder living alone	6,242	14%
Householder 65 and over living alone	3,470	7.60%
Average household size	2.97	0.00%
Average family size	3.51	0.00%
<b>Total Households</b>	<b>45,929</b>	<b>121.10%</b>

[Greeley CCD, Weld County, Colorado ... - Census Bureau Tables](#)

Town	2010	2015	2020	% Increase 2010-2020
Greeley	43,555	48,968	59,100	36.00%
Windsor	75,970	80,512	103,933	36.80%
Kersey	57,303	55,179	62,083	8.34%
Eaton	54,046	63,909	75,231	39.20%
Evans City	46,168	54,894	64,007	36.64%
Johnstown	70,379	81,313	115,069	63.50%
HUD FMR Area				
Colorado	54,046	63,909	75,231	39.00%
US	50,046	55,775	64,994	40.00%

2020 Data:

[U.S. Census Bureau QuickFacts: United States](#)

2010 Data:

<https://www.census.gov/programs-surveys/acs.html>

2015 Data:

[DP03: SELECTED ... - Census Bureau Table](#)

[Data Profiles | American Community Survey | U.S. Census Bureau](#)

[2015 american community survey data - Search \(bing.com\)](#)

[Federal Poverty Guidelines / Levels for 2023 & Their Relevance to Medicaid Eligibility \(medicaidplanningassistance.org\)](#)

[median income - Census Bureau Tables](#)

Housing Units Per Structure	2015		2020	
	Number	Percent	Number	Percent
1, detached	21,747	59.60%	21,037	57.70%
1, attached	1632	4.50%	2168	5.70%
2 apartments	1,332	3.60%	1523	5.90%
3 or 4 apartments	1940	5.30%	1,887	4.20%
5 to 9 apartments	1941	5.30%	2,421	6.00%
10 to 19 Apartments	2102	5.80%	2,193	6.60%
20 Plus apartments	3423	9.40%	2983	8.20%
Mobile Homes	2394	6.60%	2196	6.00%
<b>Total Number of Housing Units</b>	<b>36,511</b>	<b>100.10%</b>	<b>36,408</b>	<b>100.30%</b>

DP04: SELECTED HOUSING CHARACTERISTICS - Census Bureau Table  
 greeley Dp04 - Census Bureau Tables

Schedule	
Timeline-Benchmark	Dates
Initial email to agencies – Survey	7/9/2024
Community survey	08/16/2024
Organization Survey	7/9/24: Issued (open – 60 days)
Community Forum	7/8/2024
Agency Engagement – Focus Groups/One-On-One	7/22/2024 - 8/12/2024
Organization of Research	8/12/2024-8/16/2024
Public Notice for First Hearing	8/6/2024
First Public Hearing	9/9/2024
Revised Draft Completion	10/04/2024
Public Notice for Second Hearing	9/13/2024
Second Public Hearing:	10/15/2024
Final Draft Completion	11/08/2024
Governing Body Approval:	10/15/2024
Submission to HUD	11/15/2025

1. **Public Notice for First Hearing:** August 6, 2024 (allow for 30 days before public hearing)
2. **First Public Hearing:** September 9, 2024
  
3. **Revised Draft Completion:** October 4, 2024
4. **Public Notice for Second Hearing:** October 1, 2024 (allow for 30 days before public hearing)
5. **Second Public Hearing:** October 15, 2024
  
6. **Final Draft Completion:** November 8, 2024
7. **Submission to HUD:** November 15, 2024

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	414,055	35.59%
30-59 Minutes	343,110	29.49%
60 or More Minutes	406,195	34.92%
<b>Total</b>	<b>1,163,365</b>	<b>100%</b>

B08135: AGGREGATE TRAVEL TIME TO ... - Census Bureau Table

Occupations by Sector	Number of People
Management, business, science, and arts occupations	14,623
Service occupations	9,271
Sales and office occupations	10,392
Natural resources, construction, and maintenance occupations	6,632
Production, transportation, and material moving occupations	9,225

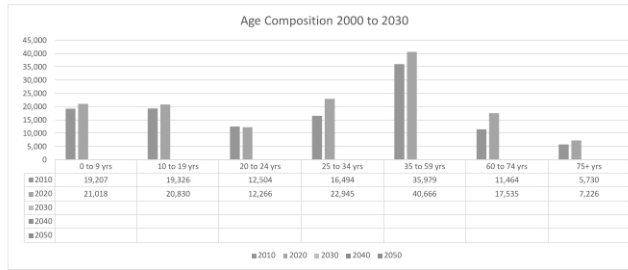
S2401: Occupation by Sex for the ... - Census Bureau Table

Town	2020
Greeley	41,299
Windsor	85,455
Kersey	49,167
Eaton	47,328
Evans city	37,143
Johnstown	60,721
USA	47,484

S1903: MEDIAN INCOME IN THE PAST 12 ... - Census Bureau Table  
Scroll left for median income

	2010	2020	2030	2040	2050
0 to 9 yrs	19,207	21,018			
10 to 19 yrs	19,326	20,830			
20 to 24 yrs	12,504	12,266			
25 to 34 yrs	16,494	22,945			
35 to 59 yrs	35,979	40,666			
60 to 74 yrs	11,464	17,535			
75+ yrs	5,730	7,226			

Municipal Totals MAPCM139.xlsx (live.com)  
 Median Age: 57.8  
 DP05: ACS DEMOGRAPHIC AND ... - Census Bureau Table



2000, 2010, and 2020 are actual census results

Age Cohorts	2010			2020			2030			2040			2050			% Change 2020-2050
	Number	%	% Change	Number	%	% Change	Number	%	% Change	Number	%	% Change	Number	%	% Change	
0 to 9 years	19,207	15.90%		21,018	14.70%											
10 to 19 years	19,326	16.10%		20,830	14.60%											
20 to 24 years	12,504	10.40%		12,266	8.60%											
25 to 34 years	16,494	13.70%		22,945	16.10%											
35 to 59 years	35,979	29.60%		40,666	28.60%											
60 to 74 years	11,464	9.50%		17,535	12.30%											
75+ years	5,730	4.80%		7,226	5.10%											
Total Population	120,704	100%		142,486	100%		0	0.00%		0	0%		0	0%		

Year	Population	% Change	Households	% Change
2010	120,704		43,503	
2020*	142,486		45,929	
2030	482,139			
2040	530,828			
2050	619,627			

[Municipal\\_Totals\\_MAPCM139.xlsx \(live.com\)](#)

\*Based on ACS 2021 survey data  
 Pop & Devt Report ([weld.gov](#))

Summary Level: County  
 Data for: Weld County, Colorado  
 Year Selected: 2016-2020 ACS

Housing Problems Overview 1		Owner	Renter	Total
Household income <= 30% HAMFI		5,575	6,395	11,970
Household income >30% to <=50% HAMFI		17,050	5,050	12,100
Household income >50% to <=80% HAMFI		12,094	5,660	17,755
Household income >80% to <=100% HAMFI		8,380	3,425	11,805
Household income >100% HAMFI		42,950	5,465	48,415
Total		76,050	25,995	102,045

Housing Problems Overview 2		Owner	Renter	Total
Household has at least 1 of 4 Housing Problems		19,190	12,705	31,895
Household has none of 4 Housing Problems OR cost burd		56,860	13,290	70,150
Total		76,050	26,995	103,045

Severe Housing Problems Overview 2		Owner	Renter	Total
Household has at least 1 of 4 Severe Housing Problems		8,545	7,410	15,955
Household has none of 4 Severe Housing Problems OR c		67,505	18,585	86,090
Total		76,050	25,995	102,045

Housing Cost Burden Overview 1		Owner	Renter	Total
Cost Burden <= 30%		58,020	13,895	71,915
Cost Burden >30% to <=50%		10,835	5,780	16,615
Cost Burden >50%		6,920	5,835	12,755
Cost Burden not available		365	425	790
Total		76,050	26,995	103,045

Income by Housing Problems (Owners and Renters)		Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available no other problems	Total
Household income <= 30% HAMFI		9,310	2,665	11,975
Household income >30% to <=50% HAMFI		8,265	3,845	12,110
Household income >50% to <=80% HAMFI		7,995	9,765	17,760
Household income >80% to <=100% HAMFI		2,970	8,835	11,805
Household income >100% HAMFI		3,465	44,950	48,415
Total		32,955	70,100	103,055

Income by Housing Problems (Renters only)		Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available no other problems	Total
Household income <= 30% HAMFI		5,005	1,395	6,395
Household income >30% to <=50% HAMFI		3,990	1,060	5,050
Household income >50% to <=80% HAMFI		2,485	3,175	5,660
Household income >80% to <=100% HAMFI		870	2,555	3,425
Household income >100% HAMFI		460	5,005	5,465
Total		13,905	13,190	26,995

Income by Housing Problems (Owners only)		Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available no other problems	Total
Household income <= 30% HAMFI		4,365	1,270	5,635
Household income >30% to <=50% HAMFI		4,265	2,580	6,845
Household income >50% to <=80% HAMFI		5,515	6,540	12,055
Household income >80% to <=100% HAMFI		2,000	6,380	8,380
Household income >100% HAMFI		3,105	19,845	22,950
Total		19,190	36,660	55,850

Income by Cost Burden (Owners and Renters)		Cost burden <= 30%	Cost burden > 30%	Total
Household income <= 30% HAMFI		9,070	2,905	11,975
Household income >30% to <=50% HAMFI		7,930	4,170	12,100
Household income >50% to <=80% HAMFI		7,865	9,895	17,760
Household income >80% to <=100% HAMFI		2,960	8,845	11,805
Household income >100% HAMFI		2,525	43,890	46,415
Total		29,360	69,705	99,065

Income by Cost Burden (Renters only)		Cost burden <= 30%	Cost burden > 30%	Total
Household income <= 30% HAMFI		4,800	1,595	6,395
Household income >30% to <=50% HAMFI		3,780	1,270	5,050
Household income >50% to <=80% HAMFI		2,390	3,290	5,680
Household income >80% to <=100% HAMFI		870	2,555	3,425
Household income >100% HAMFI		275	5,130	5,405
Total		11,615	13,835	25,995

Income by Cost Burden (Owners only)		Cost burden <= 30%	Cost burden > 30%	Total
Household income <= 30% HAMFI		4,270	1,360	5,630
Household income >30% to <=50% HAMFI		4,245	2,620	6,865
Household income >50% to <=80% HAMFI		5,175	6,865	12,040
Household income >80% to <=100% HAMFI		1,220	5,160	6,380
Household income >100% HAMFI		2,385	17,465	19,850
Total		17,355	33,470	50,825

- The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 30%.
- The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.
- Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities). For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

CO-595 Fort Collins, Greeley, Loveland/Larimer, Weld Counties CoC Point-in Time Date: 1/24/2023

Summary by household type reported:

	Sheltered			Total
	Emergency Shelter	Transitional Housing*	Unsheltered	
Households without children	262	24	236	522
Households with at least one adult and one child	35	21	6	62
Households with only children†	0	0	0	0
<b>Total Homeless Households</b>	<b>427</b>	<b>45</b>	<b>242</b>	<b>714</b>

Summary of persons in each household type:

	Sheltered			Total
	Emergency Shelter	Transitional Housing*	Unsheltered	
<b>Persons in households without children†</b>	<b>264</b>	<b>26</b>	<b>264</b>	<b>554</b>
Persons Age 18 to 24	12	0	12	24
Persons Age 25 to 34	65	0	53	117
Persons Age 35 to 44	64	11	65	121
Persons Age 45 to 54	64	2	58	124
Persons Age 55 to 64	66	2	56	124
Persons Over Age 64	37	1	17	55
<b>Persons in households with at least one adult and one child†</b>	<b>130</b>	<b>76</b>	<b>6</b>	<b>212</b>
Children Under Age 18	72	50	0	122
Persons Age 18 to 24	0	4	0	4
Persons Age 25 to 34	17	6	0	23
Persons Age 35 to 44	14	0	0	14
Persons Age 45 to 54	7	0	0	7
Persons Age 55 to 64	2	0	0	2
Persons Over Age 64	0	1	0	1
<b>Persons in households with only children†</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Homeless Persons</b>	<b>554</b>	<b>102</b>	<b>266</b>	<b>922</b>

Demographic summary by ethnicity:

Demographic summary by gender:

	Sheltered			Total
	Emergency Shelter	Transitional Housing*	Unsheltered	
Hispanic / Latino	0	0	0	0
Non-Hispanic Asian, Latino	0	0	0	0
<b>Total</b>	<b>554</b>	<b>102</b>	<b>266</b>	<b>922</b>
Female	305	51	83	439
Male	323	51	180	554
Transgender	4	0	1	5
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	2	2
Quotienting	0	0	0	0
<b>Total</b>	<b>634</b>	<b>102</b>	<b>266</b>	<b>1002</b>

Demographic summary by race:

	Sheltered			Total
	Emergency Shelter	Transitional Housing*	Unsheltered	
Black or African-American	422	63	233	718
White	0	0	0	0
Asian	0	0	2	2
American Indian or Alaska Native	19	2	20	41
Native Hawaiian or Other Pacific Islander	19	0	2	21
Multiple Races	13	3	14	30
<b>Total</b>	<b>634</b>	<b>102</b>	<b>266</b>	<b>1002</b>

Dem

Summary of chronically homeless households by household type reported:

	Sheltered			Total
	Emergency Shelter	Transitional Housing*	Unsheltered	
Chronically Homeless households with at least one adult and one child	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Summary of chronically homeless persons in each household type:

	Sheltered			Total
	Emergency Shelter	Transitional Housing*	Unsheltered	
Chronically Homeless persons in households without children	130	0	97	227
Chronically Homeless persons in households with at least one adult and one child	0	0	0	0
Chronically Homeless persons in households with only children†	0	0	0	0
<b>Total Chronically Homeless Persons</b>	<b>130</b>	<b>0</b>	<b>97</b>	<b>227</b>

Summary of all other populations reported:

	Sheltered			Total
	Emergency Shelter	Transitional Housing*	Unsheltered	
Chronically Homeless persons in households without children	130	0	97	227
Chronically Homeless persons in households with at least one adult and one child	0	0	0	0
Chronically Homeless persons in households with only children†	0	0	0	0
<b>Total Chronically Homeless Persons</b>	<b>130</b>	<b>0</b>	<b>97</b>	<b>227</b>
Severely Mentally Ill	113	13	60	216
Chronic Substance Abuse	89	14	47	150
Violence	54	1	32	87
MVA/NDIS	3	0	22	25
Victims of Domestic Violence	58	2	21	81
Unaccompanied Youth	11	2	14	27
Unaccompanied Youth Under 18	0	0	0	0
Unaccompanied Youth 18-24	11	2	14	27
Parenting Youth	2	1	0	3
Parenting Youth Under 18	0	0	0	0
Parenting Youth 18-24	2	1	0	3
Children of Parenting Youth	0	2	0	2

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,881	394	3,081
High school graduate (includes equivalency)	10,401	744	4,083
Some college or Associate's degree	12,149	585	3,543
Bachelor's degree or higher	10,778	313	1,748

B23006: EDUCATIONAL ATTAINMENT BY ... - Census Bureau Table

Educational Attainment by Age

	Age				
	18-24	25-34	35-44	45-65	65 + years
Less than 9th grade	331	732	1,050	2,434	974
9th to 12th grade, no diploma	1,115	1,486	988	1,666	939
High school graduate	5,609	5,709	3,518	6,001	3,203
Some college, no degree	6,541	3,614	2,692	5,080	3,374
Associate's degree	773	1,459	1,409	2,053	898
Bachelor's degree	820	3,054	2,002	3,072	2,243
Graduate or Professional Degree	36	1,103	1,074	2,563	1,425

B15001: SEX BY AGE BY EDUCATIONAL ... - Census Bureau Table

Educational Attainment - Median Earnings for the Past 12 Months

Educational Attainment	Median Earning for the Past 12 Months
Less than High School Graduate	\$28,972
High school graduate	\$40,977
Associate's degree	\$40,026
Bachelor's degree	\$52,166
Graduate or Professional Degree	\$63,633

B20004: Median Earnings in the Past ... - Census Bureau Table

<b>Total Population in the Civilian Labor Force</b>	<b>53,133</b>
Civilian Employed Population 16 years and over	50,143
Unemployment Rate	5.63%
Unemployment Rate for Ages 16-24	22.20%
Unemployment Rate for Ages 25-65	29.00%

Business by Sector	Number of Workers	Share of Workers
Agriculture, Mining, Oil & Gas Extraction	2,585	5.16%
Arts, Entertainment, Accommodations	4,756	9.48%
Construction	4,858	9.69%
Education and Health Care Services	10,657	21.25%
Finance, Insurance, and Real Estate	2,484	4.95%
Information	718	1.43%
Manufacturing	5,846	11.66%
Other Services	2,874	5.73%
Professional, Scientific, Management Services	4,607	9.19%
Public Administration	1,581	3.15%
Retail Trade	5,689	11.35%
Transportation and Warehousing	2,241	4.47%
Wholesale Trade	1,247	2.49%
<b>Total</b>	<b>50,143</b>	<b>100%</b>

C24070: INDUSTRY BY CLASS OF WORKER ... - Census Bureau Table  
DP03: SELECTED ... - Census Bureau Table



Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,062	1190	1533	2160	2391
High HOME Rent	1,062	1190	1533	1902	2103
Low HOME Rent	1,022	1073	1288	1488	1661

Version 9.4 SAS System Output (huduser.gov)

Risk of Lead-Based Paint Hazard	Owner Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,335	44%	8,670	59%
Housing Units build before 1980 with children present	3,040	16%	1,710	12%

From previous Plan

Rent Paid

Rent Paid	Number	%
Less than \$500	1,214	9.10%
\$500-\$999	4,763	35.80%
\$1000-\$1499	4,540	34.10%
\$1500-\$1999	2,012	15.10%
\$2000 or more	772	5.70%
Total	13,301	99.80%

DP04: SELECTED HOUSING CHARACTERISTICS - Census Bureau Table

Cost of Housing

	Base Year:2015	Most Recent Year:2022	% Change
Median Home Value	\$194,500	\$385,900	98.41%
Median Contract Value	\$861	\$1,243	44.37%

Condition of Units

Condition of Units	Owner Occupied	Renter-Occupied		
	Number	Number		
With one selected condition	4,749	6683	22.55%	31.73%
With two selected condition	85	697	0.40%	3.31%
With three selected condition	0	56	0.00%	0.27%
With four selected condition	0	0	0.00%	0.00%
No selected conditions	16,229	6222	77.05%	29.54%
<b>Total</b>	<b>21,063</b>	<b>13658</b>		

B25123: TENURE BY SELECTED PHYSICAL ... - Census Bureau Table

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,195	29.41%	2,813	20.60%
1980-1999	5,936	28.18%	3,449	25.25%
1960-1979	5,858	27.81%	4,532	33.18%
Before 1960	3,074	14.59%	2,864	20.97%
<b>Total</b>	<b>21,063</b>	<b>99.99%</b>	<b>13,658</b>	<b>100%</b>

DP04: SELECTED HOUSING CHARACTERISTICS - Census Bureau Table

Race	Cold Weather Shelter	Point in-Time-Count	
	Sheltered (overnight only)	Sheltered	Unsheltered
White		498	219
American Indian/Native Alaskan		33	9
Native Hawaiian/Pacific Islander		6	2
African American		31	20
Asian		27	2
Multiple races		21	14
Don't Know			
<b>Race</b>			
Hispanic		212	80
Not-Hispanic		404	186

[CoC PopSub CoC CO-505-2023 CO 2023.pdf \(hudexchange.info\)](#)  
Fort Collins, Greeley, Loveland/Larimer, Weld Counties CoC

Demographics	Base Year:2016	Most Recent Year:2022	% Change
Population	132,476	140,297	5.90%
Households	45,699	48,985	7.19%
Median Income	51,234	67,941	46.96%

DP02: Selected Social ... - Census Bureau Table

S1901: Income in the Past 12 Months ... - Census Bureau Table

DP05: ACS DEMOGRAPHIC AND ... - Census Bureau Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,575	7,050	12095	8380	42950
Small Family (2-4 people)	1,090	2,235	4670	3500	25090
Large Family (More than 4 People)	505	946	1695	1360	4710
With at least one person ages 62-74	910	1,150	2470	1535	7255
With at least one person ages 75+					
With one or more children 6 or younger					

Property Type	Number	%
1-unit detached structure	21,037	57.70%
1-unit, attached structure	2,168	5.90%
2-4 units	3,410	9.40%
5-9 units	4,614	12.60%
10 or more units	2,983	8.20%
Mobile Home, boat, RV, van, etc.	2,237	6.10%
Total	36,449	100%

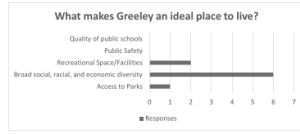
DP04: SELECTED HOUSING CHARACTERISTICS - Census Bureau Table

Housing Problems The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	95		
American Indian, Alaska Native	0		
Pacific Islander	55		
Hispanic	2,225		
African-American	20		
White	4,850		

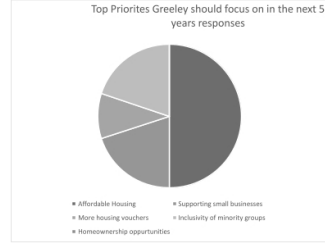
  

Tenure	Renter				Owner			
	0-30%	>30-50%	>50-80%	>80-100%	0-30%	>30-50%	>50-80%	>80-100%
Problem	Number of Households							
Substandard Housing - Lacking complete plumbing or kitchen facilities								
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)								
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)								
Housing cost burden greater than 50% of income (and none of the above problems)								
Housing cost burden greater than 30% of income (and none of the above problems)								
Zero/negative Income (and none of the above problems)								

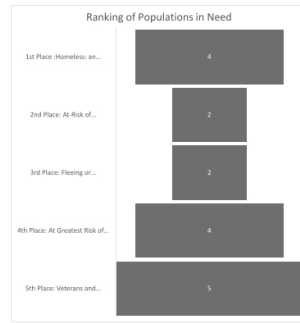
Responses	
Access to Parks	1
Broad social, racial, and economic diversity	6
Recreational Space/Facilities	2
Public Safety	0
Quality of public schools	0



Responses	
Affordable Housing	5
Supporting small businesses	2
More housing vouchers	1
Inclusivity of minority groups	2
Homeownership opportunities	0



Ranking	Number of Votes
1st Place: Homeless: an individual or family lacking a fixed, regular, and adequate nighttime residence	4
2nd Place: At Risk of Homelessness: low income individuals or families experiencing economic hardship	2
3rd Place: Fleeing or Attempting to Flee: Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking	2
4th Place: At Greatest Risk of Housing Instability, exiting a publicly funded institution or system of care	4
5th Place: Veterans and Families that include a Veteran Family Member	5



**APPENDIX D: PUBLIC HEARING NOTIFICATION**

**Residents Invited to Learn About the Impact and Availability of CDBG and HOME Grants, Consolidated Plan, Annual Action Plan, and Citizen Participation Plan**

**GREELEY, Colo.** – The City of Greeley is holding two public engagement meetings to discuss the affordable housing initiatives and the Plans to allocate Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. The meetings will be on Monday, September 9, at the LMC Library, 501 8th Ave. in Greeley from 11:00 AM - 12:00 PM and 6:00 - 7:00 PM. The same information will be reviewed at both meetings, so residents only need to attend one.

These sessions will provide residents, community organizations, and others an opportunity to learn about the CDBG and HOME programs, provide input on priorities and recommendations for the Consolidated Plan, and review updates to the Annual Action Plan (AAP) and Citizen Participation Plan (CPP). Funded by the U.S. Department of Housing and Urban Development (HUD), these programs aim to address critical community development needs, improve housing conditions, and support our community's low- and moderate-income households.

**Key Topics to be Covered:**

- 1. Overview of the CDBG and HOME programs and their goals.
- 2. Current and proposed projects funded by CDBG and HOME.
- 3. How these programs benefit low- and moderate-income residents.

- 4. Opportunities for public input and feedback on future funding priorities.
- 5. How to apply for funding and participate in program activities.

For more information about the meeting or the CDBG and HOME programs, please contact HousingInfo@greeleygov.com.

About the CDBG Program: The Community Development Block Grant program provides communities with resources to address a wide range of unique community development needs. Since 1974, the CDBG program has been a critical tool for revitalizing neighborhoods and providing affordable housing.

About the HOME Program: The HOME Investment Partnerships Program gives grants to states and local communities to fund activities like building, buying, and rehabilitating affordable housing for rent or homeownership, or providing rental assistance to low-income people.

**Public Notice for Greeley's Consolidated Plan, Annual Action Plan, and Citizen Participation Plan Public Hearings**

In compliance with Title 6 of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.) and the United States Department of Housing and Urban Development (HUD) regulations, the City of Greeley Housing Solutions Team will hold one (1) public hearing to receive public comments on the draft 3-Year Consolidated Plan (Plan), the Annual Action Plan, and updates to the Citizen Participation Plan.

**Allocation and Eligible Activities:** For the 2024 Program Year, the City received \$1,212,925.33 in entitlement funds for two HUD formula grant programs: \$849,613 for CDBG and \$373,292.33 for HOME for eligible activities, including:

- 1. Affordable Housing & Rental Assistance
- 2. Public Facilities and Improvements
- 3. Public Services
- 4. General Administration and Planning

The Plan guides the City's eligible activities, qualifying positions, preferences, and programs for meeting local housing needs and goals. It will be available for public review on September 2, 2024, both online at the City of Greeley website and in hard copy format at our office, Monday through Friday, from 9:00 AM to 5:00 PM.

**Written Comments:** Written comments should be addressed to: City of Greeley, Housing Solutions Team, 1000 10th Street, Greeley, Colorado 80639. Attention: Ashley Westover. Email: housinginfo@greeleygov.com

Comments can also be emailed or mailed directly to Greeley to ensure that comments receive a written response. Hearing-impaired and sight-impaired individuals in need of services such as an interpreter or documents in large print/Bralaille are asked to make requests directly to Greeley at the telephone numbers below at least five (5) business days before the public hearing. Greeley will make reasonable efforts to accommodate such requests. All sites are accessible to persons with physical disabilities.

The public comment period will be from September 2, 2024, to October 15, 2024. All written comments must be received prior to 5:00 PM on October 15, 2024.

**Public Hearings:** The Public Hearing will be open to residents to learn more about the Plan, the Annual Action Plan, updates to the Citizen Participation Plan, and to provide feedback. Hearings will be conducted by the Housing Solutions Team and Answer Advisory.

**Date:** Tuesday, October 15, 2024, at 6:00 PM  
**Location:** Greeley City Hall, 1000 10th Street, Greeley, CO 80631  
 Please contact Beth Collins to request reasonable accommodation, including an interpreter, for this meeting or to ask questions.

**Contact Information:** Email: housinginfo@greeleygov.com | Phone: (970) 355-2743

To obtain additional information concerning the public hearing, please call the above number. For more information, media representatives should contact: Kim Greenlee, Public Information Officer 970-925-2448. Email: greenlee@greeleygov.com

Published: Greeley Tribune August 7, 2024-2068294

**Prairie Mountain Media, LLC**

**PUBLISHER'S AFFIDAVIT**

County of Weld  
 State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the Greeley Tribune.
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3. The notice that is attached hereto is a true copy, published in the Greeley Tribune in Weld County on the following date(s):

August 7, 2024

*Melissa Najera*  
 Signature

Subscribed and sworn to me before me this 7th day of AUGUST, 2024.

*Shayla Najera*  
 Notary Public

SHAYLA NAJERA  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20174031865  
 MY COMMISSION EXPIRES July 31, 2025

86641

Account: 1100226  
 Ad Number: 2068294  
 Fee: \$58.00

Se invita a los residentes a conocer el impacto y la disponibilidad de las subvenciones CDBG y HOME, el Plan Consolidado, el Plan de Acción Anual y el Plan de Participación Ciudadana.

**GREELEY, Colorado.** La Ciudad de Greeley llevará a cabo dos reuniones de participación pública para analizar los proyectos de vivienda asequible y los Planes para abordar las necesidades de Subsidio en Brique de Desarrollo Comunitario (CDBG) y el Programa de Asociación de Inversión HOME (HOME). Las reuniones se llevarán a cabo el lunes 9 de septiembre en la Biblioteca LMC, 511 5th Ave. en Greeley de 11:00 a. m. a 12:00 p. m. y de 6:00 a 7:00 p. m. En ambas reuniones se presentará la misma información, por lo que los residentes solo necesitan asistir a una de ellas.

Estas reuniones brindarán a los residentes, organizaciones comunitarias y otros la oportunidad de conocer los programas CDBG y HOME, proporcionar información sobre las prioridades y recomendaciones para el Plan Consolidado y revisar las actualizaciones del Plan de Acción Anual (AAP) y el Plan de Participación Ciudadana (CPC). Financiado por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD), estos programas tienen como objetivo abordar necesidades críticas de desarrollo comunitario, mejorar las condiciones de vivienda y apoyar a los hogares de ingresos bajos y moderados de nuestra comunidad.

Temas clave que se cubrirán:  
• Descripción general de los programas CDBG y HOME y sus metas.  
• Proyectos actuales y propuestos con financiamiento de CDBG y HOME.

• Cómo estos programas benefician a los residentes de ingresos bajos y moderados.  
• Oportunidades para el aporte público y observaciones sobre futuras prioridades de financiamiento.

• Cómo solicitar financiamiento y participar en las actividades del programa.

Para mayor información sobre la reunión o sobre los programas CDBG y HOME, comuníquese con [housinginfo@greeleygov.com](mailto:housinginfo@greeleygov.com). Acerca del Programa CDBG: el programa de subsidio en Brique de Desarrollo Comunitario proporciona a las comunidades recursos para abordar una amplia gama de necesidades de desarrollo comunitario. Desde 1974, el programa CDBG ha sido una herramienta fundamental para revivificar vecindarios y proporcionar viviendas asequibles.

Acerca del Programa HOME: el Programa de Alianzas de Inversión HOME otorga subsidios a los estados y comunidades locales para financiar actividades como construir, comprar y rehabilitar viviendas asequibles para rentar o propiedad de vivienda, o proporcionar asistencia para el alquiler a personas de bajos ingresos.

Audiencia Pública para Audiencias Públicas del Plan Consolidado, el Plan de Acción Anual y el Plan de Participación Ciudadana de Greeley

El cumplimiento del Título I de la Ley de Vivienda y Desarrollo Comunitario de 1974 (42 U.S.C. 5301, et seq.) y el reglamento del Departamento de Vivienda y Desarrollo Urbano de Estados Unidos (HUD), el Equipo de Subvenciones de Vivienda de la Ciudad de Greeley llevará a cabo una (1) audiencia pública para recibir comentarios escritos sobre el proyecto de Plan Consolidado (Plan) y 5 años, el Plan de Acción Anual y actualizaciones al Plan de Participación Ciudadana.

Asignación y actividades admisionales para el año de programa 2024: la Ciudad recibió \$1,213,666.31 en fondos de desarrollo para dos programas de subvenciones de fórmula HUD: \$448,613 para CDBG y \$765,053.31 para HOME para actividades admisionales, que incluyen:

- 1. Vivienda asequible y asistencia para el alquiler
- 2. Instalaciones públicas y mejoras
- 3. Servicios parroquiales
- 4. Administración general y planeación

El Plan guía las actividades elegibles de la Ciudad, las poblaciones calificadas, las preferencias y los programas para satisfacer las necesidades y metas locales de vivienda. Estará disponible para su revisión pública el 1 de septiembre de 2024, tanto en línea en la página web de la Ciudad de Greeley como en formato impreso en nuestra oficina, de lunes a viernes, de 8:00 a.m. a 5:00 p.m.

Comentarios escritos: los comentarios escritos deben dirigirse a: City of Greeley, Housing Solutions Team, 1000 5th Street, Greeley, Colorado 80631 a la atención de Ashley Weaver como electrónico [housinginfo@greeleygov.com](mailto:housinginfo@greeleygov.com)

Los comentarios también pueden enviarse por correo electrónico o por correo directamente a Greeley para garantizar que los comentarios reciban una respuesta por escrito. A las personas con discapacidades auditivas y con discapacidad visual que necesitan servicios como intérprete o documentos en Braille grande o Braille se les pide que realicen solicitudes directamente a Greeley a los números de teléfono que se indican a continuación al menos cinco (5) días hábiles antes de la audiencia pública. Greeley hará todo lo posible por atender dichas solicitudes. Todos los sitios son accesibles para personas con discapacidades físicas.

El período de comentarios públicos será del 1 de septiembre de 2024 al 15 de octubre de 2024. Todos los comentarios escritos deben recibirse antes de las 5:00 p. m. del 15 de octubre de 2024. Audiencias públicas: la audiencia pública estará abierta a los residentes para conocer más sobre el Plan, el Plan de Acción Anual, las actualizaciones del Plan de Participación Ciudadana, y para presentar observaciones. Las audiencias estarán a cargo del Equipo de Soluciones de Vivienda y Asesor Advisory.

Fecha: martes 15 de octubre de 2024, a las 6 p. m.  
Lugar: Ayuntamiento de Greeley, 1000 5th Street, Greeley, CO 80631

Comuníquese con Deb Callas para solicitar adaptaciones razonables, incluyendo un intérprete, para esta reunión o para hacer preguntas.

Información de contacto: Correo electrónico: [housinginfo@greeleygov.com](mailto:housinginfo@greeleygov.com) | Teléfono: (970) 350-9741  
Para obtener información adicional sobre la audiencia pública, llame al número anterior.

Para mayor información, los representantes de los medios de comunicación deben comunicarse con: Kim Greenlee, oficina de Información Pública llamando al 970-666-1846 o por correo electrónico en [Kim.Greenlee@greeleygov.com](mailto:Kim.Greenlee@greeleygov.com)

Published: Greeley Tribune; August 7, 2024-2058220

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Weld  
State of Colorado

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3. The notice that is attached hereto is a true copy, published in the Greeley Tribune in Weld County on the following date(s):

Aug 7, 2024

*Melissa Najera*  
Signature

Subscribed and sworn to me before me this

*TM* day of August 2024

*Shayla Najera*  
Notary Public

SHAYLA NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174031865  
MY COMMISSION EXPIRES July 31, 2025

(58A)

Account: 1100026  
Ad Number: 2068292  
Fee: \$102.08

**Public Notice: Greeley's Consolidated Plan Draft Available for Public Review**  
**GREELEY, Colo.** — The City of Greeley announces that the draft of the 5-Year Consolidated Plan (Plan), Annual Action Plan, and updates to the Citizen Participation Plan will be available for public review and comment from Friday, October 4, 2024, to Monday, November 4, 2024.

The draft includes information on the allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (CHIP) funding, aimed at addressing affordable housing, public services, and community development needs in Greeley.

**Additional Notice of Public Hearing:** In compliance with Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.), the City of Greeley's Housing Solutions Team will hold one Public Hearing to gather input on the draft Consolidated Plan, Annual Action Plan, and Citizen Participation Plan updates.

**Public Hearing Details:**  
 Date: Tuesday, October 15, 2024  
 Time: 6:00 PM

**Location:** Greeley City Hall, 1000 15th Street, Greeley, CO 80633  
**Written Comments:** The draft Plans will be available for public review starting Friday, October 4, 2024, online at the City of Greeley's website and in hard copy at the Housing Solutions Team's office located at 1316 16th Street, Greeley, CO, from 8:00 AM to 3:00 PM, Monday through Friday. Written comments will be accepted from October 4, 2024, through November 4, 2024.

Submit written comments to:  
 Mail: City of Greeley, Housing Solutions Team  
 1316 16th Street, Greeley, CO 80633

Attn: Deb Collins  
 Email: housinginfo@greeleygov.com  
 Reasonable Accommodations: Hearing impaired, sight-impaired, and physically disabled individuals in need of services, such as interpreters or large print/Braille documents, should contact Greeley's Housing Solutions Team at least five (5) business days prior to the public hearing to request reasonable accommodations. Contact (970) 329-3741.

**For media inquiries, contact:**  
 Kim Greenlee  
 Public Information Officer  
 Phone: 970-329-1345  
 Email: kim.greenlee@greeleygov.com

Published: Greeley Tribune October 4, 2024 2075914

Prairie Mountain Media, LLC

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County of Weld  
 State of Colorado

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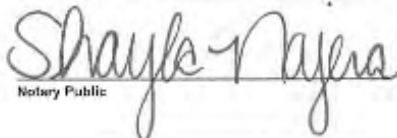
1. Helsho is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Greeley Tribune*.
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3. The notice that is attached hereto is a true copy, published in the *Greeley Tribune* in Weld County on the following date(s):

Oct. 4, 2024



Signature

Subscribed and sworn to me before me this 4th day of October 2024.



Notary Public

SHAYLA NAJERA  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20174031985  
 MY COMMISSION EXPIRES July 31, 2025

(SEAL)

Account: 1100026  
 Ad Number: 2075914  
 Fee: \$40.48

**Aviso público: Borrador del Plan Consolidado de Greeley disponible para revisión pública**  
**GREELEY, Colorado** – La Ciudad de Greeley anuncia que el borrador del Plan Consolidado de 5 años (el Plan), el Plan de Acción Anual, y las actualizaciones del Plan de Participación Ciudadana estarán disponibles para su revisión y comentario público desde el viernes, 4 de octubre de 2024 hasta el lunes, 4 de noviembre de 2024.

Este borrador incluye información sobre la migración del fondo de a Subvención en Bloque para el Desarrollo Comunitario (CDBG) y el Programa de Asociaciones para Inversión en Vivienda HOME (OAHF), destinados a atender las necesidades de vivienda asequible, servicios públicos y desarrollo comunitario en Greeley.

**Aviso adicional de la Audiencia Pública:** En cumplimiento con el Título I de la Ley de Vivienda y Desarrollo Comunitario de 1974 (42 U.S.C. 8301 et seq.), el Equipo de Soluciones de Vivienda de la Ciudad de Greeley llevará a cabo una Audiencia Pública para recibir comentarios sobre el borrador del Plan Consolidado, el Plan de Acción Anual y las actualizaciones del Plan de Participación Ciudadana.

**Detalles de la Audiencia Pública:**  
 Fecha: Viernes, 10 de octubre de 2024  
 Hora: 6 p.m.  
 Lugar: Ayuntamiento de Greeley, 1000 10th Street, Greeley, CO 80639

**Comentarios por escrito:** Los borradores de los Planes estarán disponibles para su revisión pública a partir del viernes, 4 de octubre de 2024 en línea en la página web del ayuntamiento de Greeley y en copia impresa en la oficina del Equipo de Soluciones de Vivienda ubicada en 1000 10th Street, Greeley, CO, de 8:00 a. m. a 5:00 p. m., de lunes a viernes. Se aceptarán comentarios escritos desde el 4 de octubre de 2024 hasta el 4 de noviembre de 2024.

**Envíe sus comentarios por escrito a:**  
 Correo postal: City of Greeley, Housing Solutions Team  
 1000 10th Street, Greeley, CO 80639  
 A la atención de: Delia Calles  
 Correo electrónico: housinginfo@greeleygov.com

**Adaptaciones razonables:** Las personas con discapacidades físicas, visuales o auditivas que necesiten servicios, como intérpretes o documentos en letra grande o Braille, deben comunicarse con el equipo de Soluciones de Vivienda de Greeley al menos cinco (5) días hábiles antes de la audiencia pública para solicitar adaptaciones razonables. Contacto: (970) 350-3741.

**Para consultas de los medios de comunicación, comuníquese con:**

**Kim Greenlee**  
 Oficina de Información Pública  
 Teléfono: 970-350-1345  
 Correo electrónico: kim.greenlee@greeleygov.com

Published: Greeley Tribune October 4, 2024-2075915

Prairie Mountain Media, LLC

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 State of Colorado

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3. The notice that is attached hereto is a true copy, published in the Greeley Tribune in Weld County on the following date(s):

Oct. 4, 2024

  
 Signature

Subscribed and sworn to me before me this 4th day of October, 2024.

  
 Notary Public

(SEAL)

SHAYLA NAJERA  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20174081865  
 MY COMMISSION EXPIRES July 31, 2025

Account: 1100036  
 Ad Number: 2075915  
 Fee: \$47.52

**Public Notice: Greeley's Consolidated Plan Draft Available for Public Review & 2025 Annual Action Plan**  
 GREELY, Colo. – The City of Greeley anticipates that the draft of the Greeley Consolidated Plan (CPD) and 2025 Annual Action Plan will be available for public review and comment from Friday, July 4, 2025, to Monday, August 4, 2025.

The draft includes information on the allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOPW) funding, aimed at addressing affordable housing, public services, and community development needs in Greeley.

**Additional Notice of Public Hearing:** In compliance with Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.), the City of Greeley's Housing Solutions Team will hold one Public Hearing to gather input on the updated draft CPD and 2025 Annual Action Plan.

**Public Hearing Details:**  
 Date: Tuesday, July 15, 2025  
 Time: 6:00 PM

**Location:** Greeley City Council Chambers, 1001 11th Ave, Greeley, CO 80631

**Written Comments:** The draft Plans will be available for public review starting Friday, July 4, 2025. In hard copy at the City Clerk's office located at 1133 11th Street, Greeley, CO 80631 from 10:00 AM to 5:00 PM, Monday through Friday. Written comments will be accepted from Friday, July 4, 2025, to Monday, August 4, 2025.

**Submit written comments to:**  
 Mail: City of Greeley, Housing Solutions Team  
 1133 11th Street, Greeley, CO 80631

**Attn:** Deb Callier  
**Email:** housinginfo@greeleygov.com

**Reasonable Accommodations:** For sight-impaired, sight-medical, and physically disabled individuals in need of services, such as interpreters or large print/braille documents, should contact Greeley's Housing Solutions Team at least two (2) business days prior to the public hearing to request reasonable accommodations. Contact: (970) 430-1428.

**For media inquiries, contact:**  
 Rita Guerrero

**Public Information Officer:**  
 Phone: 970-430-1416  
**Email:** [rita.guerrero@greeleygov.com](mailto:rita.guerrero@greeleygov.com)

**Published:** Greeley Tribune July 4, 2025 2:22:05Z

**Prairie Mountain Media, LLC**

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 State of Colorado

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3. The notice that is attached hereto is a true copy, published in the Greeley Tribune in Weld County on the following date(s):

Jul 4, 2025

*Melissa Najera*  
 Signature

Subscribed and sworn to me before me this 7th day of July, 2025.

*Shayla Najera*  
 Notary Public

SHAYLA NAJERA  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20174031965  
 MY COMMISSION EXPIRES July 31, 2025

(SFA)

Account: 1106028  
 Ad Number: 2122932  
 Fee: \$39.00

**Aviso Público: Borrador del Plan Consolidado de Greeley**  
**Responsable para Recibir Peticiones y Plan de Acción Junio 2025**  
 Greeley, Colorado La Ciudad de Greeley anuncia que el borrador del Plan Consolidado de Acción de Plan y el Plan de Acción Anual 2025 están disponibles para recibir comentarios públicos desde el viernes 4 de julio de 2025 hasta el lunes 4 de agosto de 2025.

Este borrador incluye información sobre la asignación de fondos del Programa de Subvención de Bases para el Desarrollo Comunitario (OCBA) por sus áreas de Impacto y de Programas de Actividades para inversiones como: (MOPIC) por sus tipos de trabajo, actividades y director responsable de referencia accesible, servicios públicos y desarrollo comunitario en Greeley.

**Aviso Adicional de Audiencia Pública:** De conformidad con el Título I de la Ley de Vivienda y Desarrollo Comunitario de 1974 (42 U.S.C. 5301) y siguientes, el Equipo de Soluciones de Vivienda de la Ciudad de Greeley, llevará a cabo una Audiencia Pública para recibir comentarios sobre el borrador actualizado del Plan Consolidado y el Plan de Acción Anual 2025.

**Detalles de la Audiencia Pública:**  
 Fecha: martes, 13 de julio de 2025  
 Hora: 6:00 PM

Lugar: Oficinas del Concejo Municipal de Greeley, 1101 11th Ave, Greeley, CO 80632

Comentarios por escrito: Las sugerencias de los planes deberán depositarse en el buzón público a las 12:00 PM del día de julio de 2025, en formato físico en la oficina del secretario Municipal ubicada en 1100 11th Street, Greeley, CO, de 8:00 AM a 5:00 PM, de lunes a viernes, se acepta en comentarios por escrito desde el viernes 4 de julio de 2025 hasta el lunes 4 de agosto de 2025. **Evitar comentarios por escrito.**

Correo Postal: City of Greeley, Housing Solutions Team  
 1100 11th Street, Greeley, CO 80632  
 Web: 6878

Correo Electrónico: housinginfo@greeleygov.com

**Recomendaciones razonables:** Las personas con discapacidad auditiva, visual o física que necesiten servicios como intérpretes o documentos en braille o grandes caracteres, deben comunicarse con el equipo de Soluciones de Vivienda de Greeley al menos cinco días hábiles antes de la audiencia pública para solicitar adaptaciones razonables. Contacto: (970) 431-1438

Para consultas de prensa, comuníquese con:  
 Kim Greenlee

Oficina de Información Pública  
 Teléfono: 970-431-1548  
 Correo electrónico: kim.greenlee@greeleygov.com

Publicado: Greeley Tribune July 4, 2025-21:23:03

Prairie Mountain Media, LLC

**PUBLISHER'S AFFIDAVIT**

County of Weld  
 State of Colorado

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2. The Greeley Tribune is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Weld County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the Greeley Tribune in Weld County on the following date(s):

July 4, 2025

*Melissa Najera*  
 Signature

Subscribed and sworn to me before me this 7th day of July, 2025.

*Shayla Najera*  
 Notary Public

SHAYLA NAJERA  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 2017-031965  
 MY COMMISSION EXPIRES July 31, 2025

(55AL)

Account: 1100026  
 Ad Number: 2122931  
 Fee: \$44.00

**CITY OF GREELEY, COLORADO  
RESOLUTION NO. 36, 2025**

**A RESOLUTION APPROVING THE AMENDED 2025 ANNUAL ACTION PLAN FOR  
THE PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET, AS AN  
ANNUAL COMPONENT OF THE CONSOLIDATED PLAN**

**WHEREAS**, the City of Greeley is eligible to participate in the Community Development Block Grant (CDBG) and HOME Investment Partnership programs, an initiative of the Federal Department of Housing and Urban Development; and

**WHEREAS**, an application for assistance from the CDBG and HOME programs require the preparation and adoption of an annual "Action Plan" to implement the identified priorities and goals of the 5 Year Consolidated Plan; and

**WHEREAS**, the City of Greeley is entitled to apply for an estimated amount of \$846,546 in CDBG funds and \$382,131 in HOME funds for the 2025 Annual Year; and

**WHEREAS**, after receiving the appropriate citizen input and public participation, drafts of the Amended 2025 Annual Action Plan have been devised with budgets and identification of specific activities to be undertaken.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GREELEY, COLORADO:**

Section 1. That the amended 2025 Annual Action Plan, attached in Appendix A, is adopted to address the community development needs identified in the City's Consolidated Plan.

Section 2. This Resolution shall take effect immediately upon its passage.

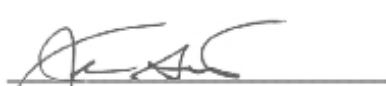
**PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS 15TH DAY OF JULY, 2025.**

ATTEST:



THE CITY OF GREELEY, COLORADO

By:   
City Clerk

By:   
Mayor

**EXHIBIT A**  
**AMENDED 2025 ANNUAL ACTION PLAN**

## City of Greeley, 2025 Annual Action Plan Amendment

The primary purpose 2025 Annual Action Plan is to communicate how the City of Greeley will allocate funds and is required by the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership Program.

HUD published the annual award amounts for the CDBG and HOME programs in May 2025 which informs the award amounts for each project. This amendment provides clarity regarding the amounts of each award.

The 2025 Annual Action Plan is amended and out for public comment between July 4, 2025 and August 4, 2025. A public hearing will be held on Tuesday July 15<sup>th</sup>, 2025 at 6:00pm in Greeley City Council Chambers 1001 11<sup>th</sup> Ave, Greeley CO 80631

### Funding Allocation

2025	Annual Allocation	Program Income	Prior Year Resources	Total
CDBG	\$ 846,546.00	\$ 60,000.00	\$ -	\$ 906,546.00
HOME	\$ 382,131.88	\$ 60,000.00	\$ 1,012,290.00	\$ 1,454,421.88

Annual Goals & Objectives		
2025	HOME	CDBG
Administration	\$ 38,213.19	\$ 169,309.20
Affordable Housing Development	\$ 1,254,000.00	
Affordable Housing Rehab TBD	\$ 112,208.69	\$ 157,604.85
Non-Housing Community Development		\$ 237,540.00
Homeless Prevention & Rapid Re-Housing	\$ 50,000.00	\$ -
Public Services		\$ 126,091.95
Economic Development		\$ 216,000.00
Total	\$ 1,454,421.88	\$ 906,546.00

Projects		
2025	HOME	CDBG
Administrative	\$ 38,213.19	\$ 169,309.20
Womens place		\$ 10,274.00

Brothers Redevelopment		\$ 25,000.00
Catholic charities		\$ 162,540.00
United Way		\$ 90,817.95
Neighbor to Neighbor	\$ 50,000.00	
Habitat	\$ 1,254,000.00	
Upwards		\$ 216,000.00
Boys and Girls Club		\$ 75,000.00
Affordable Housing Rehab TBD	\$ 112,208.69	\$ 157,604.85
totals:	\$ 1,454,421.88	\$ 906,546.00

# HUD 2025 Annual Action Plan Amendment

Deb Callies, Housing Director  
City Council Meeting - July 15, 2025



## Agenda



- 2025 Annual Action Plan Purpose
- What's Happened. . .
- 2025 Annual Action Plan Award Amounts
- Purpose: Resolution Approval

# Purpose: 2025 Annual Action Plan

**Funding Sources:**

- Community Development Block Grant (CDBG) and HOME Investment Partnership Fund (HOME) entitlement programs administered by the U.S. Department of Housing and Urban Development (HUD).

**Program Goals:**

- Designed to improve communities, with a primary focus on creating affordable housing and expanding economic opportunities for low- and moderate-income individuals. CDBG provides grants for a wide range of community development activities, while HOME focuses on providing affordable housing opportunities.

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# What’s happened since original plan?

HUD published the FY 2025 award amounts to entitlement communities

CDBG: \$846, 546  
HOME: \$382,131.88

2025	Annual Allocation	Program Income	Prior Year Resources	Total
CDBG	\$ 846,546.00	\$ 60,000.00	\$ -	\$ 906,546.00
HOME	\$ 382,131.88	\$ 60,000.00	\$ 1,012,290.00	\$ 1,454,421.88

4

# 2025 Annual Action Plan Objectives

Annual Goals & Objectives		
2025	HOME	CDBG
Administration	\$ 38,213.19	\$ 169,309.20
Affordable Housing Development	\$ 1,254,000.00	
Affordable Housing Rehab TBD	\$ 112,208.69	\$ 157,604.85
Non-Housing Community Development		\$ 237,540.00
Homeless Prevention & Rapid Re-Housing	\$ 50,000.00	\$ -
Public Services		\$ 126,091.95
Economic Development		\$ 216,000.00
Total	\$ 1,454,421.88	\$ 906,546.00

5

# 2025 Annual Action Plan Awards

Projects		
2025	HOME	CDBG
Administrative	\$ 38,213.19	\$ 169,309.20
Womens place		\$ 10,274.00
Brothers Redevelopment		\$ 25,000.00
Catholic charities		\$ 162,540.00
United Way		\$ 90,817.95
Neighbor to Neighbor	\$ 50,000.00	
Habitat	\$ 1,254,000.00	
Upwards		\$ 216,000.00
Boys and Girls Club		\$ 75,000.00
Affordable Housing Rehab TBD	\$ 112,208.69	\$ 157,604.85
totals:	\$ 1,454,421.88	\$ 906,546.00

6

# Recommendations

The City recommends adopting the resolution to amend the 2025 HUD Annual Action Plan: CDBG and HOME allocating funds for projects aligned with the 2025-2029 HUD Consolidated Plan for the City of Greeley.

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# Thank you



## Grantee SF-424's and Certification(s)

1. HUD 424-B Assurances and Certifications  
**OMB Number:** 2501-0044 | **Expiration Date:** 2/28/2027
2. Application for Federal Assistance SF-424 – CDBG  
**OMB Number:** 4040-0004 | **Expiration Date:** 11/30/2025
3. Application for Federal Assistance SF-424 – HOME  
**OMB Number:** 4040-0004 | **Expiration Date:** 11/30/2025
4. Certifications
  - i. AFFH/URA/Anti-Lobbying/Authority of Jurisdiction/Consistency with Plan/Section 3
  - ii. Specific Community Development Block Grant Certifications
  - iii. Specific HOME Certifications

**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.53, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name:

DOB (MM/DD/YYYY):

\*Title (Last):

\*Applicant/Recipient Organization:

City or County:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4801) and implementing regulations at 49 CFR part 24 and, as applicable, Section 134(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.


8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification, if funds other than Federal appropriated funds have or will be used for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-L.L.L. Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian Tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. **WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties.** (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. 53729, 3802; 24 CFR §28.10(b)(1)(iii)).

\* Signature:

\* Date: (mm/dd/yyyy):

  
07/15/2025

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**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7<sup>th</sup> St SW, Room 4178, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority stated in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential, and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

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Form HUD 424-B (1/27/2023)

Application for Federal Assistance SF-424	
<b>1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	
<b>2. Type of Application:</b> * If Revision, select appropriate letter(s): <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision * Other (Specify):	
<b>3. Date Received:</b> Completed by State government's version:	
<b>4. Applicant Identifier:</b>	
<b>5a. Federal Entity Identifier:</b> HUD	
<b>5b. Federal Award Identifier:</b> B-25-MC-08-0008	
<b>State Use Only:</b>	
<b>6. Date Received by State:</b>	
<b>7. State Application Identifier:</b>	
<b>B. APPLICANT INFORMATION:</b>	
<b>* a. Legal Name:</b> City of Greeley, CO	
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 81-8000593	
<b>* c. UEI:</b> VJ23QJJKZ1X6	
<b>d. Address:</b>	
* Street1:	1000 10th Street
* Street2:	
* City:	Greeley
* County/Parish:	Larimer
* State:	CO: Colorado
* Province:	
* Country:	USA: UNITED STATES
* Zip/Postal Code:	80631-8805
<b>e. Organizational Unit:</b>	
Department Name:	City Managers Office
Division Name:	Housing Solutions
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>	
* First Name:	Deb
* Last Name:	Calles
* Title:	Director of Housing
<b>Organizational Affiliation:</b>	
* Telephone Number:	970 433 0438
* Fax Number:	
* Email:	deb.calles@greeleygov.com

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: City or Township Government	
Type of Applicant 2: Select Applicant Type: 	
Type of Applicant 3: Select Applicant Type: 	
* Other (specify): 	
* 10. Name of Federal Agency: U.S. Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number: 14.218	
CFDA Title: Community Development Block Grant	
* 12. Funding Opportunity Number: 	
* Title: Community Development Block Grant	
13. Competition Identification Number: 	
Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: Affordable housing and homeless services activities will be undertaken for the benefit of LMI persons as identified in the 2025 Annual Action Plan and 2025-2029 Consolidated Plan	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

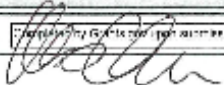
Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="8th"/>	* b. Program/Project: <input type="text" value="8th"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2025"/>	* b. End Date: <input type="text" value="12/31/2025"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="845,546.00"/>
* b. Applicant:	<input type="text"/>
* c. State:	<input type="text"/>
* d. Local:	<input type="text"/>
* e. Other:	<input type="text" value="0"/>
* f. Program Income:	<input type="text" value="50,000.00"/>
* g. TOTAL:	<input type="text" value="906,546.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes," provide explanation and attach:	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Phone:	<input type="text"/> * First Name: <input type="text" value="Deb"/>
Middle Name:	<input type="text"/>
Last Name:	<input type="text" value="Calleo"/>
State:	<input type="text"/>
* Title:	<input type="text" value="Director of Housing"/>
* Telephone Number:	<input type="text" value="970-430-0435"/> Fax Number: <input type="text"/>
* Email:	<input type="text" value="deb.calleo@greeleygov.com"/>
* Signature of Authorized Representative:	<input type="text" value="Completed by Greyley upon submission"/>
* Date Signed:	<input type="text" value="7/15/2025"/>



7/15/2025

Application for Federal Assistance SF-424		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Change/Corrected Application		
<b>* 2. Type of Application:</b> * If Revision, select appropriate date(s): <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<b>* 3. Date Received:</b> Completed by Contractor (open to edit): <input type="text"/>		
<b>4. Applicant Identifier:</b> <input type="text"/>		
<b>5a. Federal Entity Identifier:</b> <input type="text" value="HUD"/>		<b>5b. Federal Award Identifier:</b> <input type="text" value="M-25-MC-08-0217"/>
<b>State Use Only:</b> <b>6. Date Received by State:</b> <input type="text"/>		
<b>7. State Agency Identifier:</b> <input type="text"/>		
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> <input type="text" value="City of Greeley, CO"/>		
<b>* b. Employer Taxpayer Identification Number (EIN/TIN):</b> <input type="text" value="84-6008926"/>		<b>* c. UFI:</b> <input type="text" value="VJG3QUKZ1XE"/>
<b>d. Address:</b>		
<b>* Street:</b> <input type="text" value="1000 16th Street"/>		
<b>Street 2:</b> <input type="text"/>		
<b>* City:</b> <input type="text" value="Greeley"/>		
<b>County/Parish:</b> <input type="text" value="Larimer"/>		
<b>* State:</b> <input type="text" value="CO: Colorado"/>		
<b>Province:</b> <input type="text"/>		
<b>* Country:</b> <input type="text" value="US: UNITED STATES"/>		
<b>* Zip / Postal Code:</b> <input type="text" value="80631-3808"/>		
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> <input type="text" value="City Managers Office"/>		<b>Division Name:</b> <input type="text" value="Housing Solutions"/>
<b>1. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> <input type="text"/> <b>* First Name:</b> <input type="text" value="Colin"/> <b>DOB:</b> <input type="text"/>		
<b>Middle Name:</b> <input type="text"/>		
<b>* Last Name:</b> <input type="text" value="Collins"/>		
<b>Suffix:</b> <input type="text"/>		
<b>Title:</b> <input type="text" value="Director of Housing"/>		
<b>Organizational Affiliation:</b> <input type="text"/>		
<b>* Telephone Number:</b> <input type="text" value="870-430-0438"/>		<b>Fax Number:</b> <input type="text"/>
<b>* Email:</b> <input type="text" value="dco.collins@greeleygov.com"/>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/>	
Type of Applicant 2: Select Applicant Type <input type="text"/>	
Type of Applicant 3: Select Applicant Type <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14 239"/> CFDA Title: <input type="text" value="HOME Investment Partnership Program"/>	
* 12. Funding Opportunity Number: <input type="text"/> Title: <input type="text" value="HOME Investment Partnership Program"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 16. Descriptive Title of Applicant's Project: <input type="text" value="Affordable housing activities will be undertaken for the benefit of LMI persons as identified in the 2025 Annual Action Plan and 2025-2029 Consolidated Plan"/>	
Attach supporting documents as specified in agency instructions <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="8th"/>	* b. Program/Project: <input type="text" value="8th"/>
Attach an additional list of Program/Project Congressional Districts if needed:	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2025"/>	* b. End Date: <input type="text" value="12/31/2025"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="382,131.88"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="1,012,289.00"/>
* f. Program Income	<input type="text" value="80,000.00"/>
* g. TOTAL	<input type="text" value="1,454,421.88"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Deb"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Collins"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Director of Housing"/>	
* Telephone Number: <input type="text" value="970-430-0438"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="deb.collins@greeleygov.com"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="7/16/2025"/>

202K APP

**CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

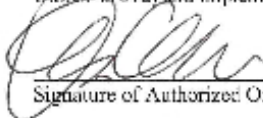
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C.-1701u) and implementing regulations at 24 CFR Part 75.

  
 \_\_\_\_\_  
 Signature of Authorized Official

  
 \_\_\_\_\_  
 Title

7/15/2025  
Date

### Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 - 2029 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

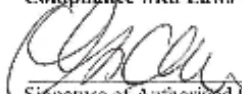
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature of Authorized Official

7/15/2025  
Date

Housing Director  
Title

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(e):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

N/A

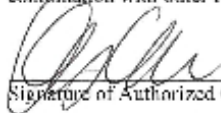
**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

  
\_\_\_\_\_  
Signature of Authorized Official

7/15/2025  
\_\_\_\_\_  
Date

Housing Director  
\_\_\_\_\_  
Title

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Public Housing by Program Type
	<b>List the name of the organization or individual who originated the data set.</b> Greeley Housing Authority; Connections for Independent Living
	<b>Provide a brief summary of the data set.</b> Actual current numbers.
	<b>What was the purpose for developing this data set?</b> To provide correct data.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Public Housing totals in use
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Current as of September 1, 2014
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
	2
<b>Data Source Name</b> Characteristics of Residents	
<b>List the name of the organization or individual who originated the data set.</b> Greeley Housing Authority; Connections for Independent Living	
<b>Provide a brief summary of the data set.</b> Characteristics of public housing residents by program type	
<b>What was the purpose for developing this data set?</b> To update data	
<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Greeley public housing; vouchers; special purpose vouchers	
<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Current as of September 1, 2014	

	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
3	<p><b>Data Source Name</b></p> <p>Race of public housing residents by program type</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Greeley Housing Authority; Connections for Independent Living</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Race of public housing residents by program type</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Update data</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Public housing residents; vouchers; special purpose vouchers</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Current as of September 1, 2014</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
4	<p><b>Data Source Name</b></p> <p>Ethnicity of residents</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Greeley Housing Authority; Connections for Independent Living</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Ethnicity of public housing, vouchers residents</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Update data</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Public housing; vouchers</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Current as of September 1, 2014</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>

	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>	
5	<p><b>Data Source Name</b></p> <p>Homeless Needs Assessment</p>	
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Point-in-Time Survey, Greeley, CO</p>	
	<p><b>Provide a brief summary of the data set.</b></p> <p>Homeless needs assessment</p>	
	<p><b>What was the purpose for developing this data set?</b></p> <p>To provide data otherwise not provided</p>	
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Data collected among homeless on one night in January 2013</p>	
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>January 22, 2013</p>	
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>	
		<p><b>Data Source Name</b></p> <p>Race-Ethnicity- Sheltered Point-in-Time</p>
6	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Homeless shelter providers during 2014 Sheltered Point-in-Time count</p>	
	<p><b>Provide a brief summary of the data set.</b></p> <p>Race and ethnicity, sheltered point-in-time</p>	
	<p><b>What was the purpose for developing this data set?</b></p> <p>Requirement of HUD</p>	
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>January 2014</p>	
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>See information within narratives</p>	
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Sheltered homeless</p>	
		<p><b>Data Source Name</b></p> <p>Race-Ethnicity- Sheltered Point-in-Time</p>
		<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Homeless shelter providers during 2014 Sheltered Point-in-Time count</p>

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>See information within narratives</p>
7	<p><b>Data Source Name</b></p> <p>Total number of units by program type</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Greeley Housing Authority</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Total number of public and assisted housing units by program type.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To provide a data set for the Consolidated Plan.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Certain population.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Current at 9/1/14.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>
	8
<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Data Correction from 2016-2020 CHAS</p>	
<p><b>Provide a brief summary of the data set.</b></p> <p>2016-2020 CHAS retrieved from HUD's website</p>	
<p><b>What was the purpose for developing this data set?</b></p> <p>Data Correction from 2016-2020 CHAS</p>	
<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>August 2024</p>	
<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Data Correction from 2016-2020 CHAS</p>	
<p><b>Describe the total population from which the sample was taken.</b></p> <p>Data Correction from 2016-2020 CHAS</p>	

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Data Correction from 2016-2020 CHAS</p>
<b>9</b>	<p><b>Data Source Name</b></p> <p>2016 - 2020 ACS</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Data correction from 2016 - 2020 ACS</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data correction from 2016 - 2020 ACS</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Data correction from 2016 - 2020 ACS</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>August 2024</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Data correction from 2016 - 2020 ACS</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Data correction from 2016 - 2020 ACS</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Data correction from 2016 - 2020 ACS</p>
<b>10</b>	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Data correction for 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data correction for 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Data correction for 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>August 2024</p>

	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Data correction for 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Data correction for 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Data correction for 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)</p>
<b>11</b>	<p><b>Data Source Name</b></p> <p>PIC (PIH Information Center)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Data correction for PIC (PIH Information Center)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data correction for PIC (PIH Information Center)</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Data correction for PIC (PIH Information Center)</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>August 2024</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Data correction for PIC (PIH Information Center)</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Data correction for PIC (PIH Information Center)</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Data correction for PIC (PIH Information Center)</p>