

Action Plan

Grantee: Greeley, CO

Grant: B-11-MN-08-0004

LOCCS Authorized Amount:	\$ 1,203,745.00
Grant Award Amount:	\$ 1,203,745.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 414,908.00
Total Budget:	\$ 1,618,653.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Direct service.

Uses of NSP funds - Program administration-10% of grant and 10% of any program income; 25% for households not earning more than 50% of the AMI; majority of funds will be used for acquisition, rehab resale (or acquisition, demo, reconstruction) or to acquire vacant residential lots in the neighborhood for reconstruction.

How Fund Use Addresses Market Conditions:

The City used the NSP3 Planning Data and mapping tool to identify areas of greatest need in the community. Using that information, information from local real estate professionals, foreclosure locations historically, and general community knowledge, the City then narrowed the neighborhood to the Sunrise Park Neighborhood (primary - a second neighborhood was also identified - Farr Park/Hillside - in case the market changes prior to implementation of the program.) AMENDMENT: The City Council approved the expansion of boundaries into the entire NSP1 area and is requesting HUD's approval of those expanded boundaries. The expanded boundaries include both the original target neighborhood and the secondary neighborhood.

Use of funds is targeted to home ownership, rather than multi-family rentals. The City did not receive NSP3 funds in an amount great enough to purchase a multi-family property (if one was even for sale), relocate tenants, and rehabilitate units. AMENDMENT: Adding the multi-family activity was approved by City Council, and the City requests HUD's approval of adding the activity.

The real estate market in Greeley remains stagnant. Foreclosure numbers have dropped in the last 18 months or so, and many households are holding onto their properties rather than selling in a Buyer's market. The City has seen great success with reselling NSP 1 properties. The primary neighborhood chosen for NSP3 funds, while an older neighborhood, is quite popular and is across the highway from the under-construction Leprino Foods, a large cheese manufacturing plant that is expected to provide many jobs when completed. The primary neighborhood selected will provide good work force housing for employees of the factory.

Ensuring Continued Affordability:

Affordability will be ensured using the HOME Investment Partnership Program minimum standards of affordability. Direct subsidies will be provided to buyers of NSP3 houses consisting of a forgivable, decreasing, non-interest bearing loan to cover the costs of closing and prepaid items associated with the closing. Affordability will be maintained for five years, or all or a part of the direct subsidy will be recaptured. The City's recapture policy is described in detail in the Affordability Policy and Loan Terms Standard Operating Policies and Procedures. Currently, the maximum subsidy is \$7,000. In talking with HUD and the TA provider, if expansion into higher income neighborhoods is needed the City may need to look at increasing this subsidy. City Council has not approved a higher subsidy.



Definition of Blighted Structure:

The City's definition of blighted comes from the current building code: Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

Definition of Affordable Rents:

Affordable rents are defined as the fair market rent for the Greeley MSA or the high HOME rent, whichever is lower, as published annually by the U. S. Department of Housing and Urban Development. The City does not foresee doing rental properties with NSP3 funds.

Housing Rehabilitation/New Construction Standards:

The Greeley Urban Renewal Authority, which administers the CDBG, HOME, and NSP funds for the City of Greeley, has adopted rehab standards that were written as a guide and intended to address the minimum standards for rehabilitation work (residential and commercial) and/or new construction of residential units under the grant programs noted above. The Rehab Standards are to serve as reinforcement of the International Building Code and amendments, as adopted by the City of Greeley.

Vicinity Hiring:

The contractors the City of Greeley-Greeley Urban Renewal Authority (GURA) worked with for the rehab of NSP1 houses are small business owners employing five or fewer persons. They did not hire additional employees for NSP1 funds. Most, if not all, office from their home, and none lived in the Sunrise Park/UNC target neighborhood (or the secondary neighborhood noted in the initial application). There are a limited number of contractors in Greeley qualified and willing to do the kind of rehab work required for the NSP program, particularly that have or are willing to get the required mandatory lead paint certifications.

The City will approach businesses located in the target neighborhood and request that a flyer be posted for contractors, who will then have to apply to GURA for approval. GURA will start posting flyers within 30 days of action plan approval to provide time for lead training (if available) and GURA approval.

AMENDMENT: The City worked with a number of qualified contractors during NSP1 and intends to continue utilizing them under NSP3. With the exception of the environmental testing/abatement company, all local (Greeley) businesses have been used throughout NSP1 and the City intends to continue this practice. There is no Greeley environmental testing/abatement company.

11-21-12 - Local contractors have consistently been contacted for bids; however, it has been necessary to acquire general contractors from outside the City of Greeley. The two reconstructions managed by the City have on-site offices, at which notices of potential employment opportunities will be posted.

Procedures for Preferences for Affordable Rental Dev.:

The proposed activities target existing single-family units to be acquired and rehabbed (or demolished and reconstructed) OR vacant properties for reconstruction, all of which will be resold to households earning either at or below 120% of AMI (Activity 2) or at or below 50% of AMI (Activity 3). The City's allocation is not substantial enough to acquire and rehab multi-family rental units, particularly with potential relocation costs. Further, there is a substantial amount of affordable rental housing opportunities in all of the neighborhoods east of 35th Avenue (including the target neighborhood), and affordable areas have seen a large increase in numbers of income properties during the past six years of high foreclosure numbers. It is the City's preference to re-establish homeownership in the target area to offset the increase in investor-owned properties.

Grantee Contact Information:

Responsible Organization Contact: Rebecca L. Safarik, Community Development Director, 1100 10th Street, Suite 201, Greeley, CO 80631. Phone #-970.350.9785; email - becky.safarik@greeleygov.com.

Direct questions to: Carol Larsen, Community Development Specialist, 1100 10th Street, Suite 201, Greeley, CO 80631. Phone #-970.336.4166; email - carol.larsen@greeleygov.com.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP3-01	Program Administration	NSP3-01-ADM	Program Administration
NSP3-02	Acquisition/Rehabilitation/Resale	NSP3-02-SFLMMI	Acq/Rehab/Resale of SF houses
NSP3-03	Acquisition/Rehab/Resale-LH25	NSP3-03-SFLH25	Acq/Rehab/Resale-LH25
NSP3-04	Acquisition/Rehab/Rental-Multi-	<i>No activities in this project</i>	



Activities

Project # / Title: NSP3-01 / Program Administration

Grantee Activity Number: NSP3-01-ADM
Activity Title: Program Administration

Activity Type:

Administration

Project Number:

NSP3-01

Projected Start Date:

10/27/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Program Administration

Projected End Date:

03/14/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 120,375.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 120,375.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Greeley

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Greeley

Organization Type

Local Government

Proposed Budget

\$ 120,375.00

Location Description:



City Annex Building - 1100 10th Street, Suite 201, Greeley, CO 80631

Activity Description:

General administrative costs associated with managing the NSP3 grant.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: NSP3-02 / Acquisition/Rehabilitation/Resale

Grantee Activity Number: NSP3-02-SFLMMI
Activity Title: Acq/Rehab/Resale of SF houses

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3-02

Projected Start Date:

12/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

03/14/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 971,094.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 971,094.00

Benefit Report Type:

Direct (Households)

Program Income Account:

LMMI 2013

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4		2	50.00
# of Households	4		2	50.00



Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4
#Units with solar panels	
#Dishwashers replaced	4
#Clothes washers replaced	
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	16
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	
#Additional Attic/Roof Insulation	4
#Energy Star Replacement Windows	4
# of Properties	4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Greeley

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Greeley	Local Government	\$ 971,094.00

Location Description:

Sunrise Park and East University of Northern Colorado neighborhoods from 5th Street on the north to 22nd Street on the south; 7th Avenue on the west to U. S. Highway 85 on the east. AMENDMENT: Inclusion of all NSP1 neighborhoods is requested.

Activity Description:



An estimated four houses will be purchased for the purpose of rehabilitation and subsequent resale to LMMI households.
 11-21-12 - Budget increased to include projected program income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP3-03 / Acquisition/Rehab/Resale-LH25

Grantee Activity Number: NSP3-03-SFLH25
Activity Title: Acq/Rehab/Resale-LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3-03

Projected Start Date:
 12/01/2011

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Completed

Project Title:
 Acquisition/Rehab/Resale-LH25

Projected End Date:
 03/14/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 527,184.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 527,184.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments **Total**

# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	3
#Low flow showerheads	3
#Low flow toilets	3
#Units with solar panels	
#Dishwashers replaced	3
#Clothes washers replaced	
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	12
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	
#Additional Attic/Roof Insulation	3
#Energy Star Replacement Windows	3
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Greeley Area Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Greeley Area Habitat for Humanity	Non-Profit	\$ 527,184.00

Location Description:

Sunrise Park and East University of Northern Colorado neighborhoods from 5th Street on the north to 22nd Street on the south; 7th Avenue on the west to U. S. Highway 85 on the east. Amendment expanded the boundaries to include all of the City's Redevelopment Districts.

Activity Description:

An estimated two houses will be purchased for the purpose of rehabilitation and subsequent resale to LH25 households. 11/21/12-Three houses have been purchased for Habitat.



Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

- Reviewer - The preference to do multi-family projects from HUD guidelines cannot be met with the allocation allotted to Greeley. Greeley has chosen to do single-family projects. There are no activity listed since Greeley has only gotten the environmental clearance for the NSP activity projects. The activities that will be chosen will have addresses identified in future QPR's over year 2011 and 2012.
- Reviewer - Overall great progress on preparing plan and selecting houses for rehab and resale
- Reviewer - Expanding the area to their original Neighborhood Stabilization Program (NSP) area is necessary, since the NSP3 area is too restrictive with minimal opportunities for acquisition.

Action Plan History

Version	Date
B-11-MN-08-0004 AP#1	07/25/2011
B-11-MN-08-0004 AP#2	01/13/2012
B-11-MN-08-0004 AP#3	04/10/2012
B-11-MN-08-0004 AP#4	04/11/2012
B-11-MN-08-0004 AP#5	11/27/2012
B-11-MN-08-0004 AP#6	07/09/2014
B-11-MN-08-0004 AP#7	09/09/2014
B-11-MN-08-0004 AP#8	12/20/2018

