

Action Plan

Grantee: Weld County, CO

Grant: B-11-UN-08-0002

LOCCS Authorized Amount:	\$ 1,023,188.00
Grant Award Amount:	\$ 1,023,188.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 520,000.00
Total Budget:	\$ 1,543,188.00

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 any program income; 25% for households not earning more than 50% of AMI; majority of funds will be used for acquisition, rehab, resale, (or acquisition, demo, reconstruction) or to acquire vacant residential lots in neighborhoods for reconstruction.

How Fund Use Addresses Market Conditions:

The County used the NSP3 Planning Data and mapping tool to identify the areas of greatest need in the community. The City of Fort Lupton was selected. Using additional information from local city officials we narrowed down to our primary neighborhood identified as Fort Lupton 2 on our map. The entire City of Fort Lupton is eligible for NSP 3 funding.

The County's allocation of funds is not substantial enough to acquire and rehab multi-family rental units, particularly with potential relocation cost. This Neighborhood and affordable areas have seen a large increase in income properties during the past six years of high foreclosure numbers. It is Weld County and City of Fort Lupton's preference to re-establish homeownership in the neighborhood.

The market in Fort Lupton remains somewhat stagnant. Foreclosures numbers have dropped in the last year while at the same time many households are holding on to their properties rather than selling in a depressed market.

Ensuring Continued Affordability:

Long-term affordability will be defined as a period of time equal to those of the HOME program, with length of affordability determined by the amount of subsidy in the property. Affordability will be ensured through the use of restrictions on the deed and /or mortgage.

Minimum of two homes will be provided to the Fort Lupton Housing Authority for long term rental to low income families. The Fort Lupton Housing Authority currently provides both family, multi-family housing and senior housing.

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 constitutes a fire hazard, or in which the structures or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or public welfare, or that involve illegal or improper occupancy of 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 higher HOME rent, whichever is lower, as published annually by the U.S. Department of Housing and Urban Development.

Housing Rehabilitation/New Construction Standards:

Weld County received NSP1 funding from the State of Colorado. The City of Greeley was the lead agency and adopted rehabilitation standards that were written as a guide and intended to address the minimum standards for rehab work (residential and Commercial) and / or new construction of residential units under the grant program. Weld County will use these standards. The Rehab Standards are to serve as reinforcement of the International Building Code and amendments, as adopted along with the Green Housing rehabilitation checklist.

Vicinity Hiring:

From past experience the contractors who were hired to rehab the NSP1 houses are small business owners employing five or fewer persons. They did not hire additional employees for NSP1 funds. Most, if not all, have offices in their homes. There are a limited number of contractors in Weld County and specifically the Fort Lupton area 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 certification. The City of Fort Lupton acting as a sub-grantee will approach businesses located in the target neighborhood and request that a flyer be posted for contractors, who will then have to apply to the City for approval. The City will start posting flyers within 30 days of application approval to provide time for lead training (if available) and City approval.

Procedures for Preferences for Affordable Rental Dev.:

The proposed activities target single-family units to be acquired and rehabilitated (or demolished and reconstructed) or vacant properties for reconstruction , all of which will be resold to households earning either 120% of AMI (Activity 2) or which will be provided to the Fort Lupton Housing Authority for long term affordable rental to households earning below 50% of AMI. (Activity 3). Weld County's allocation is not substantial enough to acquire and rehab multi-family rental units, particularly with the potential relocation cost. It is the County and the City of Fort Lupton's preference to continue or re-establish homeownership in the target area to offset the increase investor owned properties.

Grantee Contact Information:

Responsible Organization Contact: Monica Daniels-Mika Finance and Administration Director, P.O. Box 758 Greeley CO 80632-0758, Phone 970 336-7205 x 4210, e-mail mmika@co.weld.co.us
Direct Questions to : Tom Teixeira, Executive Director Housing Authority of the City of Greeley P.O. Box 130 Greeley, CO 80632-0130 Phone 970 353-7437 x103, E-Mail tom@greeley-weldha.org

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP-3-1	Administration	NSP3-1-1	Administration
NSP-3-3	Acquisition Rehabilitation and Resale	NSP3-3B	Acquisition Rehabilitation and Sale
NSP3-2	Acquisition Rehabilitation and Resale	NSP3-2 -B	Acquisition Rehabilitation and Sale



Activities

Project # / Title: NSP-3-1 / Administration

Grantee Activity Number: NSP3-1-1
Activity Title: Administration

Activity Type:

Administration

Project Number:

NSP-3-1

Projected Start Date:

02/01/2011

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)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/15/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 85,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 85,000.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Weld County Colorado

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Weld County Colorado	Local Government	\$ 102,318.00

Location Description:

The Administrative activities will be carried out in Weld County with the exception of HUD directed training.

Activity Description:



Developed action plan, conducted environmental studies, accounting, reporting, maintenance of records, drafting of guidance and SOP's.

Project # / Title: NSP-3-3 / Acquisition Rehabilitation and Resale _LH25 families

Grantee Activity Number: NSP3-3B
Activity Title: Acquisition Rehabilitation and Sale

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP-3-3

Project Title:
 Acquisition Rehabilitation and Resale _LH25 families

Projected Start Date:
 03/01/2012

Projected End Date:
 03/15/2014

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 350,000.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 350,000.00

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Weld County Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Weld County Housing Authority

Organization Type

Local Government

Proposed

\$ 350,000.00

Location Description:

City of Fort Lupton

Activity Description:

Purchase of two properties to rehab and sell to Housing Authority of Fort Lupton for rent to Low income families.

Project # / Title: NSP3-2 / Acquisition Rehabilitation and Resale

Grantee Activity Number:

NSP3-2 -B

Activity Title:

Acquisition Rehabilitation and Sale

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP3-2

Project Title:

Acquisition Rehabilitation and Resale

Projected Start Date:

03/15/2011

Projected End Date:

03/14/2014

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget:

\$ 800,000.00

National Objective:

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

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 800,000.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4			0.00
# of Households	4			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	4

Activity is being carried out by Grantee: **Activity is being carried out through:**

No

Organization carrying out Activity:

Weld County Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Weld County Housing Authority	Local Government	\$ 800,000.00

Location Description:

City of Fort Lupton

Activity Description:

Purchase 6 single families properties. Rehabilitate the properties to agreed upon standards and market them to eligible consumers.

Action Plan Comments:

Reviewer - some beneficiary data is over 100%

Reviewer - Reviewed and Approved

Reviewer - Reviewed and Approved

Action Plan History

Version	Date
B-11-UN-08-0002 AP#1	05/02/2014
B-11-UN-08-0002 AP#2	01/16/2014
B-11-UN-08-0002 AP#3	08/07/2013



B-11-UN-08-0002 AP#4

09/20/2012

B-11-UN-08-0002 AP#5

04/16/2012

B-11-UN-08-0002 AP#6

07/29/2011

