

City Council Work Session Agenda Summary

June 14, 2022

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Title:

Community Conversations of Homeless and Housing Alternatives – Final Recommendations

Background:

In 2020, a small group of stakeholders including City representatives and local non-profits began meeting to discuss ideas for addressing homelessness and affordable housing issues facing the community. Through their conversations, they began to envision a long-term community solution to housing our community's most vulnerable through the development of a service-based campus within the cities of Greeley and Evans. The group toured the area's current [Housing Navigation Center](#) and [Cold Weather Shelter](#) located in Evans and managed through United Way of Weld County, brainstormed potential [housing campus models](#), and toured the [Arroyo Village](#) campus in Denver. As a result, the City of Greeley created a scope of services to solicit a 3rd party consultant to assist with gathering and evaluating housing data, examining demand drivers, determining market and financial viability and feasibility, and estimating capital and operating costs for possible sheltering and housing alternatives.

In August 2021, the City released a Request for Proposal for further consideration of possible sheltering and housing alternatives. In November 2021, the City finalized a [contract](#) with [Urbanity Advisors](#) to complete this work. The anticipated timeline for scoping and assessment of possible sheltering and housing alternatives is approximately 6 months with consultant work beginning in December 2021. The contract includes:

- Evaluating existing sources of information;
- Analyzing what might be driving demand locally and regionally;
- Evaluating best practices, project size and possible locations;
- Providing opportunities for engagement and public involvement;
- Estimating development and ongoing operating costs;
- Outline financial feasibility, funding options and key next steps.

A three-part series of Community Conversations were held on February 16 & 17, April 13 & 14, and May 18 & 19, with an in person and virtual session for each set of meetings. At each set of meetings, information was provided such as current conditions and

plans, best practices, and recommendations along with an opportunity to learn from the community by way of breakout sessions. Questions were asked consistent with the agenda provided. Additionally, after each set of Community Conversations, a video and survey were available for those unable to attend to provide further feedback. Attached is the power point presentation providing highlights of feedback and survey responses from the entire set of Community Conversations along with final recommendations. Additionally, a final report is also included summarizing the findings and final recommendations.

Further, in January of 2022 staff presented information to City Council on the overview of City of Greeley's (City) partnerships to address homelessness and current initiatives. Those included financial support for the Housing Navigation Center and the Cold Weather Shelter (new facilities in place with additional amenities), the Bonnell 32-unit residential facility provided through December of 2021, power washing downtown plazas as needed (typically 2-3x a week), encampment clean-ups, expanded street outreach by United Way and further coordination with Squad 1 and the Neighborhood Action Team (see Attachment A, January 25 work session materials). Further, a Call Guide for Concerns Related to Homelessness has been made available and a Tips for Protecting Private Property Guide is accessible on the City's website at greeleygov.com/homelessandhousingservices. Lastly, the City is exploring a community court model which combines community programs and the criminal justice system to address local problems. The primary goals are to find ways to prompt offenders to get into housing rather than sentencing people to jail and fines.

Strategic Work Program Item or Applicable Council Priority and Goal:

Staff will include items in the Strategic Plan under the **Housing for All** Goal and priorities, which will return to City Council for future discussion.

The six recommendations from the Urbanity Advisors are highlighted below with follow up and further explorations suggested by staff.

- 1. Utilize the Collective Impact Framework to coordinate cross-organizational collaboration.**
 - a. Explore a Housing Advisory Council (HAC) with the Cities (Greeley, Evans, Garden City), Weld County, United Way, Evans, and other providers/funders to further discussions on coordination, campus model implementation, services, funding, etc.
 - b. Pursue city organizational structure to support/enhance resources and decision making that can best advance coordinated access in collaboration with partners.
 - 1) Human Affairs Director (or similar title)
 - 2) Expanded and coordinated Outreach (Street Outreach, PD Co Responder, Fire/Squad 1, etc.)
- 2. Conduct a Housing Needs Assessment (grant funded, currently in progress and scheduled to be complete in 16-18 months).**

- a. City-wide, full spectrum of housing needs.
 - b. Once complete, provide policy recommendations and code changes that reflect full use of tools to address gaps and achieve housing goals, such as incentives, regulatory changes, public-private partnerships, creative financing, land banking, etc.
- 3. Pursue pre-development research for a service-based campus model approach.**
- a. Coordinate partners, short- and long-term strategies, financing, and implementation.
 - b. Pursue more directed engagement with High Plains on potential site for review, expedited opportunities for implementation, GURA property acquisition for shelter location, etc.
 - c. Pursue other possible locations, land banking opportunities, Housing Authority investment, partnerships, etc.
- 4. Establish a clear understanding of the risk and protective factors of homelessness.**
- a. Better understanding of risk and protective factors that help identify gaps in current services and build solutions that include preventive measures. Further engagement with those impacted to proactively address factors that put people at higher risk of homelessness.
- 5. Establish a user-friendly resource guide for organizations, housed, and un-housed community members.**
- a. In progress with United Way, expand to include additional service providers, transit routes, resources, etc., and work with communications team to publicize.
- 6. Explore creative temporary solutions.**
- a. Staff review and follow up on possible temporary solutions that consider locations and/or partnership, funding, resources, etc.

Attachments:

- A) January 25, 2022 Work Session Agenda Summary (packet materials can be found at: <https://greeley-co.municodemeetings.com> under the January 25, 2022 Work Session)
- B) Greeley, CO Homeless and Housing Services Assessment and Recommendations
- C) City of Greeley Homeless and Housing Options - PP June 14, 2022
- D) Greeley City Council Presentation- Homelessness and Housing