

YEAR 2023

ANNUAL REPORT 2023



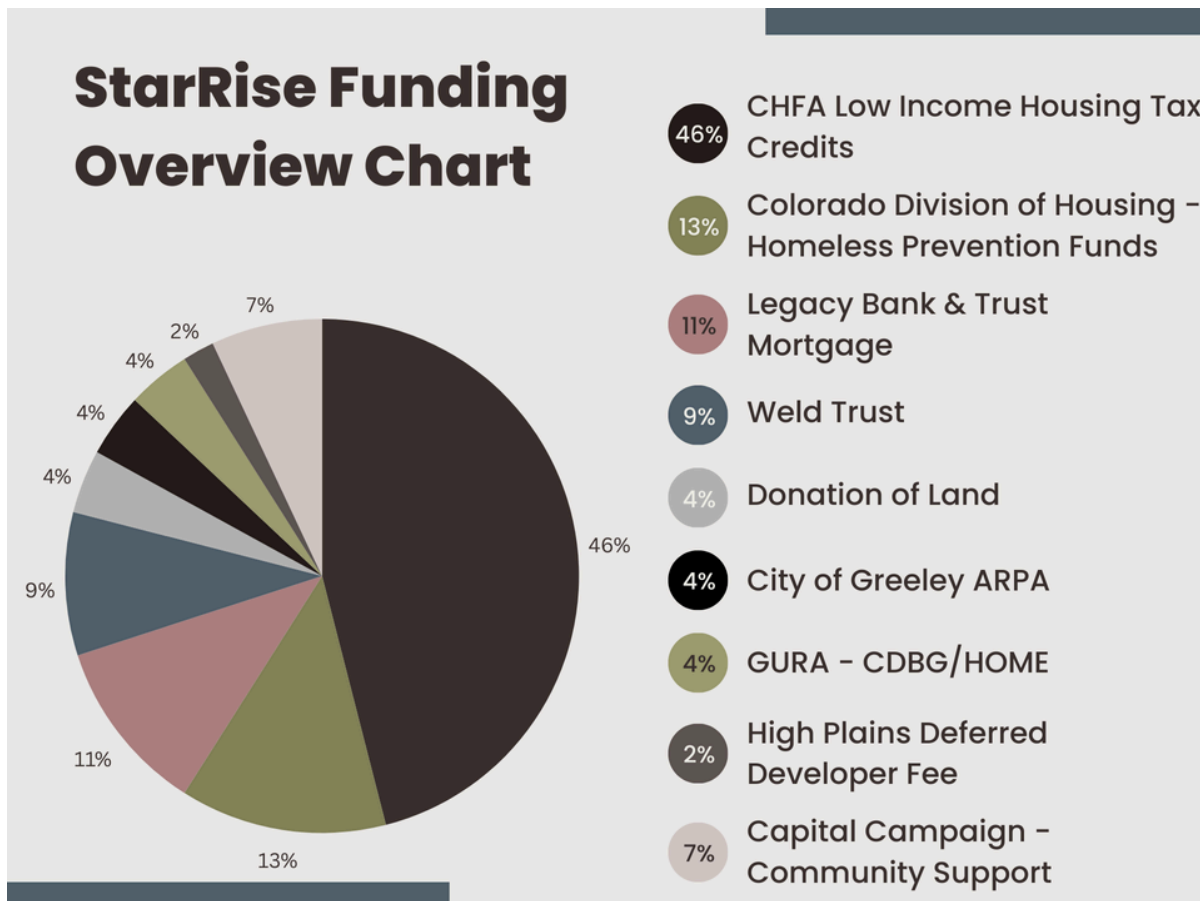
HIGH PLAINS
HOUSING DEVELOPMENT

2023 WORK PLAN SUMMARY

In 2023, High Plains Housing Development focused primarily on the development of the North Weld Village campus at 123 9th Avenue, Greeley. After over two years of master site planning, re-zoning, design, and entitlement work, the team successfully applied for 9% low-income housing tax credits on February 1. This financing was crucial for launching the first phase of the campus: the 58-unit permanent supportive housing project, named “StarRise.” This name honors the Hoshiko family, who generously donated the property, with "Hoshiko" meaning "star" in Japanese.

The vision of transforming this aging industrial site into affordable housing for vulnerable populations in Greeley/Weld County became a reality when the Colorado Housing Finance Authority (CHFA) approved the tax credit application in May 2023. StarRise will offer permanent housing and supportive services to the community's most vulnerable individuals, particularly those facing chronic medical and behavioral health challenges.

The latter part of 2023 was dedicated to finalizing design and entitlement processes while securing additional financing for the \$27 million project. High Plains extends deep gratitude to our funding partners for their support and vision, which were instrumental in bringing this critical infrastructure project to fruition. Those partners are detailed below:



2023 WORK PLAN SUMMARY

This complex development project consisting of both new construction and adaptive re-use of an existing historic building on the property was made possible by our expert Development Team, including:

- GL Development Advisors (developer consultant)
- Dwelling Development (financial advisor)
- Workshop8 (architect)
- Topographic (civil engineer)
- Krische Construction Inc. (general contractor)
- Beaux-Simone Consulting (supportive services planning)
- Rocky Mountain Communities (property manager)
- North Range Behavioral Health (lead services provider)

Together, we are committed to making a significant impact on the lives of those in need in our community.



MAJOR DEVELOPMENT MILESTONES ACCOMPLISHED IN 2023

- Submitted application for 9% low-income housing tax credits (LIHTC) to Colorado Housing Finance Authority (CHFA) February 1
- Completed design & construction estimates for StarRise new construction and adaptive re-use of existing building
- CHFA approved 9% LIHTC award on May 30
- Secured funding commitments from City of Greeley (ARPA, CDBG, HOME), Weld Trust, Colorado Division of Housing (Homeless Prevention, TSS, Project vouchers), and Legacy Bank & Trust
- Launched a \$1.4 million capital campaign, meeting with potential major donors throughout the healthcare, philanthropic, and business community
- Completed an Historic Resources Survey Report documenting the historic aspects of the site and neighborhood
- Developed early strategic partnerships with Volunteers of America (VOA), Rocky Mountain Communities, and North Range Behavioral Health for delivery of supportive services at StarRise
- Initiated a minor subdivision in order to divide the 6.5 acre property into five lots for future development phases

COMMUNITY STAKEHOLDERS

In addition to the 21-member Development Team that High Plains worked with to develop the StarRise project, the organization met with the following local, county, and state leaders to discuss needs, attend trainings and advisory group meetings, research resources, and continue to explore opportunities for development.

- Colorado Division of Housing
- Colorado DOLA Office of Homeless Initiatives
- Colorado Housing Finance Authority
- Community Resource & Housing Development Corp.
- FirstBank
- Greeley City Council
- Greeley Homeless and Housing Dept.
- Greeley Planning Department
- Greeley Urban Renewal Authority
- Housing Catalyst, Fort Collins
- Housing Colorado
- Northern Colorado Continuum of Care
- United Way Weld's Way Home Executive Council
- U.S. Senator Hickenlooper Office
- Weld County CDBG Advisory Board
- Weld County Commissioners
- Weld County Human Services Advisory Council
- Weld Trust



FUNDING PARTNERS



COLORADO
Department of Local Affairs



The Colorado Health Foundation™



Weld Community
Foundation
Betty L. Tointon Fund



Weld Community
Foundation
B.L. Monfort Family Endowment



GREELEY - WELD
HOUSING AUTHORITY



WORKSHOP8
ARCHITECTURE INTERIORS GRAPHICS



FINANCIAL SUMMARY

The following is an overview of High Plain's income and expenses for the fiscal year that ended December 31, 2023:

Revenue

Property Income	\$168,032
City of Greeley-Community Services Funding	\$24,000
State of Colorado Department of Local Affairs-CHDO	\$18,375
Individual Donations	\$1,100
Misc. Income	\$74
	<hr/>
Total Revenue	\$211,581

Expenses

Program Expenses	\$102,861
Management and General Expenses	\$17,430
Fundraising Expenses	\$12,820
	<hr/>
Total Expenses	\$133,111
Net Income	\$78,470
Net Accumulated Assets as of 12/31/2021	\$6,677,040

2023 BOARD OF DIRECTORS

Weston Kurz, Chair

-Executive Director of Dayspring Christian Academy

Robert Hinderaker, Vice Chair

-Trail Manager of Poudre River Trail Corridor, Inc.

Chalice Springfield, Sec./Treas

-Owner of Unstoppable Curiosity (Coaching, training & Accountability)

Tony Groeger

-Landlord/Property Manager/Community Volunteer

Ulli Limpitlaw

-Owner of Natural Therapeutics

William “Bill” Garcia

-Attorney/Partner at Coan, Payton & Payne, LLC

Michael Miller

-Manager of Ajax970 LLC, Truck & Equip. Service Consulting

Nancy Teksten

-Community volunteer (former Marketing professional)

Carl England

-Community volunteer interested in neighborhood partnerships