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**GRAND JUNCTION CITY COUNCIL
MONDAY, MAY 17, 2021
250 NORTH 5TH STREET
STREAMED LIVE
BROADCAST ON CABLE CHANNEL 191

WORKSHOP, 5:30 P.M.**

1. Discussion Topics

- a. Board and Commission Assignments for City Council
- b. Grand Valley Housing Needs Assessment
- c. Community Development Block Grant (CDBG) 2021-2025 Consolidated Plan Update
- d. 2021 Program Year Community Development Block Grant (CDBG) Funding Requests

2. City Council Communication

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

3. Next Workshop Topics

4. Other Business

What is the purpose of a Workshop?

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City

Council meeting.

How can I provide my input about a topic on tonight's Workshop agenda?

Individuals wishing to provide input about Workshop topics can:

1. Send an email (addresses found here www.gjcity.org/city-government/) or call one or more members of City Council (970-244-1504);
 2. Provide information to the City Manager (citymanager@gjcity.org) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.
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Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: May 17, 2021

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

Board and Commission Assignments for City Council

EXECUTIVE SUMMARY:

Each year the City Council reviews and determines which members of the City Council will represent the Council on various boards, committees, commissions, authorities, and organizations.

BACKGROUND OR DETAILED INFORMATION:

The City Council assigns its members to represent the governing body on a variety of Council appointed boards, committees, and commissions, as well as a number of outside organizations.

FISCAL IMPACT:

N/A

SUGGESTED ACTION:

Determine which members will serve on each board, commission, or authority as the Council representative and direct staff to bring forward a resolution for formal action on May 19, 2021.

Attachments

1. City Council Liaison Assignments

CITY COUNCIL FORMAL ASSIGNMENT WORKSHEET 2021/2022

External Agencies

Board/Organization	Meeting Day/Time/Place	2020/2021 Assignments/Number of Years Served	2021/2022 Assignments
Avalon Theatre Committee*	Third Thursday at 8:00 a.m.	N/A	N/A
Associated Governments of Northwest Colorado (AGNC)	3rd Wednesday of each month @ 9:00 am different municipalities	Kraig Andrews – 2 Years	
Business Incubator Center	1 st Wednesday of each month @ 7:30 am, 2591 Legacy Way	Phyllis Norris – 1 Year	
Colorado Municipal League Legislative Liaison	CML Office	Kraig Andrews – 2 Years	
Colorado Water Congress	Meets 3-4 times a year in Denver	Anna Stout – 2 Years	
Downtown Development Authority/Downtown BID	2 nd and 4 th Thursdays @ 7:30 am @ DDA Offices, 437 Colorado, BID board meets monthly 2 nd Thursday	Anna Stout – 2 Years	
Grand Junction Economic Partnership	3rd Wednesday of every month @ 7:30 am @ GJEP offices, 122 N. 6 th Street	Duke Wortmann – 2 Years	
Grand Junction Housing Authority	4 th Monday @ 5:00 pm @ GJHA Offices at 8 Foresight Circle	Rick Taggart – 2 Years	
Grand Junction Regional Airport Authority	Usually 3 rd Tuesday @ 5:15 pm @ the Airport Terminal Building (workshops held the 1 st Tuesday)	Chuck McDaniel – 2 Years	
Grand Valley Regional Transportation Committee (GVRTC)	4 th Monday every other month @ 3:00 pm @ GVT Offices, 525 S. 6 th St., 2 nd Floor	Phyllis Norris – 2 Years	

Board/Organization	Meeting Day/Time/Place	2020/2021 Assignments/Number of Years Served	2021/2022 Assignments
Homeless Coalition	Meets on the 3 rd Thursday of the month at 10 a.m. at St. Mary's Hospital, 5 th Floor, Saccomanno Room 3	Chuck McDaniel – 2 Years Phyllis Norris – 2 Years	
Horizon Drive Association Bus. Improvement District	3 rd Wednesday of each month at 10:30 a.m.	Chuck McDaniel – 1 Year	
Las Colonias Development Corporation	Meets as needed and scheduled	Phyllis Norris – 3 years	
Mesa County Separator Project Board (PDR)	Quarterly @ Mesa Land Trust, 1006 Main Street	Mayoral Assignment	Mayoral Assignment
One Riverfront	3 rd Tuesday of every other even month @ 5:30 p.m. in Training Room A, Old Courthouse	Rick Taggart – 2 Years	

Internal Boards

* = No Council representative required or assigned - City Council either makes or ratifies appointments - may or may not interview dependent on the particular board.

Board Name	Meeting Day/Time/Place	2020/2021 Assignments/Number of Years Served	2021/2022 Assignments
Commission on Arts and Culture*	4 th Wednesday of each month at 4:00 p.m.	Anna Stout – 2 Years	
Forestry Board	First Thursday of each month at 8:30 a.m.	Duke Wortmann – 1 Year Chuck McDaniel – 1 Year	
Historic Preservation Board*	1 st Tuesday of each month at 4:00 p.m.	N/A	N/A
Parks Improvement Advisory Board (PIAB)	Quarterly, 1 st Tuesday @ noon @ various locations (usually Hospitality Suite)	Phillip Pe'a – 2 Years Alternate: Duke Wortmann – 3 Years	

Board Name	Meeting Day/Time/Place	2020/2021 Assignments/Number of Years Served	2021/2022 Assignments
Parks & Recreation Advisory Committee	1 st Thursday @ noon @ various locations (usually at Parks Administration Offices)	Phillip Pe'a – 2 Years	
Persigo Board (All City and County Elected)	Annually and as needed	All	All
Planning Commission*	2 nd and 4 th Tuesday at 6:00 p.m.	N/A	N/A
Property Committee	Meets as needed and scheduled	Chuck McDaniel – 2 Years Phyllis Norris – 2 years	
Riverview Technology Corporation	Annual meeting in January	Phyllis Norris – 2 Years	
Urban Trails Committee*	2 nd Wednesday of each month at 5:30 p.m.	N/A	
Visit Grand Junction*	2 nd Tuesday of each month at 3:00 p.m.	Phillip Pe'a – 1 Year	
Zoning Code Board of Appeals*	As needed	N/A	N/A



Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: May 17, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

Grand Valley Housing Needs Assessment

EXECUTIVE SUMMARY:

Staff began work in late December with Root Policy and Research, a Colorado consultancy with extensive experience in the housing field, on the Grand Valley Housing Needs Assessment. Phase 1 of the project has been completed which included data collection, a community-wide survey and a series of focus group meetings with key stakeholders.

The regional housing assessment provides information for staff to draft the CDBG required Five-Year Consolidated Plan. The subsequent Phase 2 of the project is to develop a housing strategy for the City of Grand Junction which is to be completed in late summer 2021. Root Policy and Research will present the major findings of the attached Housing Needs Assessment.

BACKGROUND OR DETAILED INFORMATION:

Staff began work in late December with Root Policy and Research, a Colorado consultancy with extensive experience in the housing field, on the Grand Valley Housing Needs Assessment. This presentation and report is the final step in the first phase of the project which included extensive data collection, a community-wide survey, a series of focus group meetings with key stakeholders, and individual stakeholders. Root Policy Research launched a community-wide housing needs survey on February 3rd which was open for responses until February 28th. The survey received strong community feedback. A series of meetings with stakeholders' groups took place the week of February 15th. Information gathered through the survey and

meetings with stakeholders and housing partners was used in conjunction with Census (2010), American Community Survey (ACS), DOLA, among other data sources to formulate the assessment report.

The regional housing assessment provides information for staff to draft the CDBG required Five-Year Consolidated Plan. The subsequent Phase 2 of the project is to develop a housing strategy for the City of Grand Junction which is to be completed in late summer 2021. Root Policy and Research will present the major findings of the attached Housing Needs Assessment.

FISCAL IMPACT:

This item is for discussion purposes only.

SUGGESTED ACTION:

This item is intended for the discussion and possible direction by City Council.

Attachments

1. Grand Valley Housing Needs Assessment Executive Summary
2. Grand Valley Housing Needs Assessment_Draft
3. Housing Advisory and Action Group Recommendations



Root Policy Research

6740 E Colfax Ave, Denver, CO 80220

www.rootpolicy.com

970.880.1415

Executive Summary

Grand Valley Housing Needs Assessment

PREPARED FOR:

City of Grand Junction, Colorado
250 North 5th Street
Grand Junction, CO 81501

DRAFT REPORT

5/06/2021

This report presents the first phase of a two-part project. It identifies and quantifies housing needs across the Grand Valley. Phase II will present strategies and recommendations that are tailored to meet identified needs.

Report Organization:

- Demographic Profile
- Economic Profile
- Housing Market Analysis
- Special Interest Populations
- Community Engagement Findings

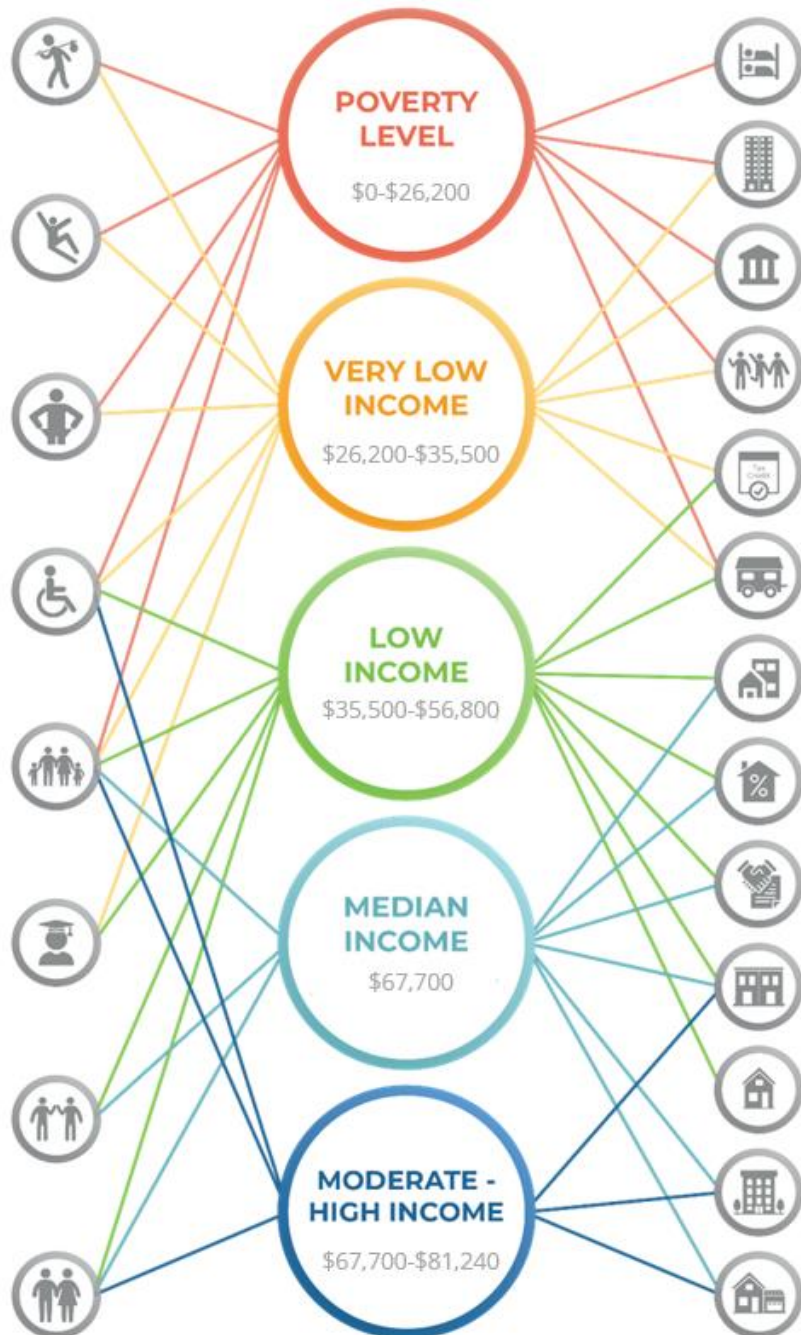
Community Engagement Process:

- A resident survey available in English and Spanish, online and in paper format with **1,853 total responses**
- Five focus groups with stakeholders representing service providers, advocates, and industry professionals in fields related to housing development and real estate, housing and homeless services, affordable housing providers/developers, older adult housing and social services, as well as services for low-income families, residents with a disability, Hispanic residents, and limited English populations.

Why Work to Address Housing Needs?

A balanced housing stock accommodates a full “life cycle community”—where there are housing options for each stage of life from career starters through centenarians—which in turn supports the local economy and contributes to community culture.

THE HOUSING CONTINUUM



Demographic and Economic Context:

- Strong population growth with particular growth expected among older adults.
- Most recent growth has been driven by in-migration. Mesa County has experienced positive net migration of around 1,500 residents per year since 2015.
- The region continues to diversify its economic base, with employment losses in the natural resources and mining industry and gains in the education and health services industry.
- Given current trends, job growth is expected to be concentrated in industries that fall in the middle of the wage distribution.
- Poverty rates across the Grand Valley have increased since 2010.
- The number of unemployed workers in the county continues to be significantly higher than pre-pandemic levels, but underling economic factors point to a continued recovery.

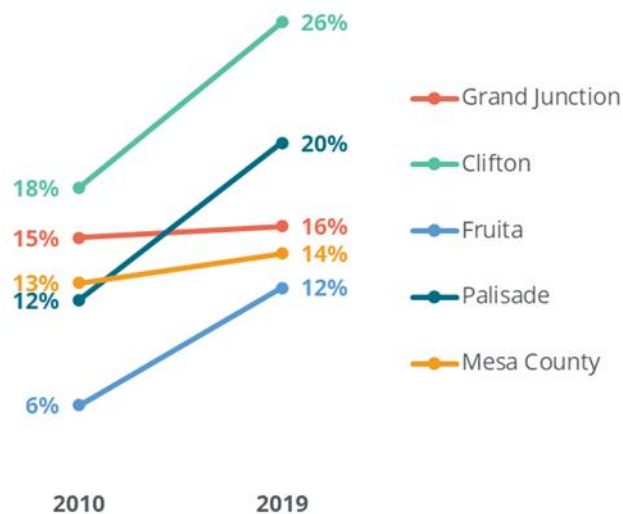
Income and Poverty

In Grand Junction and Mesa County the poverty rate increased slightly since 2010, while Clifton, Palisade, and Fruita saw sharp increases in their poverty rates.

Increasing poverty rates accentuate the need for affordable housing options.

Figure ES-1.

Poverty Rate, by Jurisdiction, 2010 and 2019



Source: 2010 and 2019 5-year ACS and Root Policy Research.

In Grand Junction, the income distribution has changed since 2010. The city has gained significantly more renters than owners.

The most notable changes are:

- A decline in owners earning less than \$50,000, offset by increases in higher income owners.
- The city gained renters across all income brackets, but the rate of growth has been higher among middle- and high-income renters.
- These middle-income renters face barriers to entry into the ownership market (due to rising prices).

Housing Market Analysis

Housing Stock

- Around two-thirds of homes in Grand Junction are single-family detached homes, and single-family development continues to dominate building activity.
- Extremely tight ownership and rental markets persist, with low rental vacancy rates and a shrinking inventory of for-sale homes.

Homeownership

- Homeownership rates across the county have trended down since 2010. In Grand Junction, the ownership rate decreased from 64% to 58%, and in Mesa County it decreased from 71% to 68%.
- Renters and owners occupy different structure types with owners much more likely to live in single-family units and renters more likely to live in attached housing.

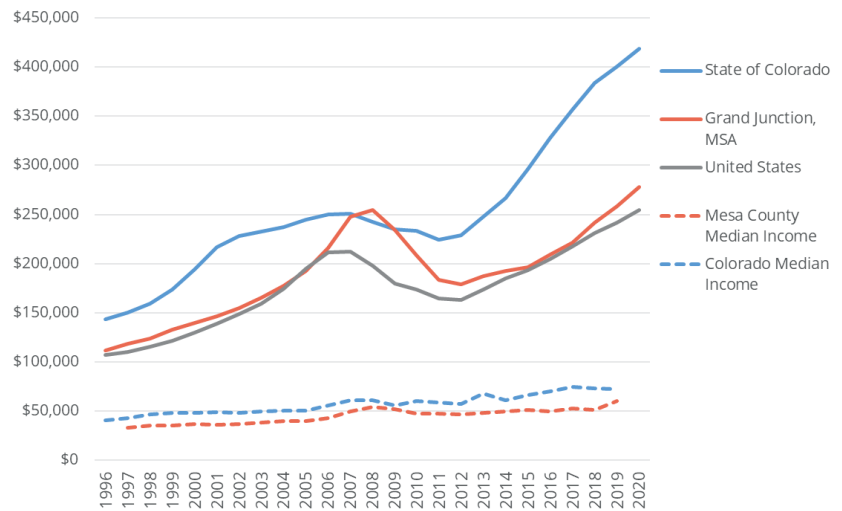
Gaps in Housing Supply

- There is a “gap” or shortage of 2,168 units affordably priced for renters who earn less than \$25,000 per year in Grand Junction. In Mesa County overall, there is a rental “gap” of 3,736 units for these low-income households.

Market Trends

Zillow estimates show that price trends in Grand Junction have accelerated since 2015 and continue to pick up. According to MLS data by Bray Real Estate, the median sold price in Mesa County has increased from \$256,400 in 2019 to \$309,000 in March of 2021, an increase of 20.5%.

Figure ES-2.
Zillow Sale Price Trends, 1996 to 2020



Source: Zillow Research Data and Root Policy Research.

Like the ownership market, Grand Valley's rental market has experienced sharp increases over the past decade. Since 2010, Fruita experienced the largest increase in median rent, followed by Grand Junction and Mesa County overall.

- Median rent in Grand Junction was \$935 in 2019, up 21% from the 2010 median rent of \$770.
- Median rent in Mesa County was higher (\$981) and experienced the same growth over the period (21% increase from 2010 median of \$810).

In Grand Junction, the most significant changes were a loss of units priced below \$650 per month, offset by gains in units priced over \$1,250 per month. In 2010, 38% of rentals were priced below \$650 per month; by 2019 that proportion had dropped to 23%.

Special Interest Populations:

By the Numbers...

Older Adults (65+):

- 19% of residents countywide
- 18% of residents in Grand Junction

Residents with a Disability

- 15% of residents countywide
- 15% of residents in Grand Junction

People Experiencing Homeless

- 218 counted in 2020 Point-In-Time Count (Jan 28, 2020)
- 618 students (K-12) experiencing homelessness in Mesa County

Affordable Housing Inventory

- 901 Low Income Housing Tax Credit (LIHTC) units in Mesa County, 664 of those in Grand Junction
- 1,045 HUD-funded units, 887 of those in Grand Junction
- 1,300 Housing Choice Vouchers

Note: Vouchers and units are not additive as vouchers can be used in subsidized units, creating overlapping subsidies.

Community Engagement Findings

Section V of the full report details insight into residents' experience with housing choice and housing needs, the impacts of the COVID-19 pandemic, and residents' perceptions of the types of housing most needed in the Grand Valley.

Some key findings from the community engagement process include:

- Overall, about 45% of survey respondents said they face one or more housing challenges (e.g., worry about eviction, struggling to pay rent/mortgage, overcrowded, etc.). Housing challenges are more severe for renters, households with a member with a disability, and low-income households.
- Half of unsubsidized renters worry their rent will increase to an unaffordable level, one in four struggles to pay their rent and one in five struggles to pay utilities.
- Housing needs in the Grand Valley were present before the COVID-19 crisis. However, recent trends in the housing market such as rapid housing cost appreciation, and very low vacancies have made these needs more acute, particularly for vulnerable populations that are having increasing trouble finding and staying in market rate housing.
- According to stakeholders, the major barriers to housing development include increasing construction and lot development costs, fees, speed of approval process, and resistance to higher density housing by residents.
- Respondents expressed a strong desire for the housing stock to accommodate a wide range of residents including those living on a fixed income, low- and moderate-income families, and residents with mobility challenges. Increasing housing choice for a wide range of residents has implications for land use as well as affordability and housing policies/programs.
- The most common housing types considered "appropriate in my neighborhood" by respondents were, medium-sized single-family homes between 1,500 and 3,000 square feet, small homes with less than 1,500 square feet, and accessory dwelling units (ADUs).

Summary of Affordability Needs

Housing pressures in the county are unlikely to improve if the region continues to be a destination for economic development and population growth. Housing price increases have outpaced incomes over the past decade resulting in declining affordability within the rental and ownership markets alike. Due to the severe drop in the for-sale inventory, widening affordability gaps are particularly acute in the for-sale market, pushing ownership further out of reach for many households.

Rental Affordability

- Between 2010 and 2019, the median rent in Grand Junction increased from \$770 to \$935, a 21% increase. Renter incomes rose as well, but only by 14%, not enough to absorb the change in rents.
- Over half of all Grand Junction renters (53%), 5,700 renter households, are cost burdened, spending 30% or more of their income on housing costs. Over one fourth of renters (27% or 2,800 households) are severely cost burdened, spending at least half of their income on housing costs.
- In Mesa county, 52% of renter households or almost 9,800 renter households are cost burdened, of these, around 5,000 households are severely cost burdened.
- Based on a gaps analysis (which compares supply and demand at various price-points), Mesa County has a 3,736-unit shortage of rentals priced affordably for renters earning less than \$25,000 per year.
- In Grand Junction, the gaps analysis shows a 2,168-unit shortage for households earning less than \$25,000 (needing rentals for less than \$625/month).

Homeownership Affordability

- Low interest rates, a large drop in inventory, and low construction levels since the recession, have caused substantial price increases over the past two years. As of March 2021, median sold price was \$309,000 in Mesa County overall, reflecting about a 33% increase over 2010 values. In contrast, median income decreased by 0.2% between 2010 and 2019 in Mesa County.
- Renters earning less than \$50,000 per year can afford a maximum home price of about \$241,190 and they represent 68% of all renters. Cumulatively, only about a third (29%) of Grand Junction's sold homes were affordable to them.
- The homeownership rate declined in both Mesa County and Grand Junction between 2010 and 2019. It dropped from 71% to 68% in Mesa County and from 64% to 58% in Grand Junction.
- Rising rents and rising home prices both create barriers to ownership as current renters have a harder time saving for a down payment while the liquid capital required for a down payment rises with escalating home prices. In addition, homes priced affordably for low-income residents are increasingly being cash financed, leaving low-income home buyers unable to enter the market.

Next Steps:

The ultimate purpose of the study is to provide a strategy and recommendations that guide future policy decisions relating to housing. This draft reflects the first phase of the overall study—an analysis of housing stock, market trends, and community perceptions related to the Grand Valley’s housing context and potential housing needs. The second phase of the study is to craft recommendations for addressing the identified housing needs, with a focus on Grand Junction’s sphere of influence in the rest of the Grand Valley. Those recommendations will be developed in conjunction with City staff and Council feedback.



Root Policy Research

6741 E Colfax Ave, Denver, CO 80220

www.rootpolicy.com

970.880.1415

Grand Valley
*Housing Needs
Assessment*

PREPARED FOR:

City of Grand Junction, Colorado
250 North 5th Street
Grand Junction, CO 81501

DRAFT REPORT

5/10/2021

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EXECUTIVE SUMMARY

GRAND VALLEY HOUSING NEEDS ASSESSMENT

This report presents the first phase of a two-part project. It identifies and quantifies housing needs across the Grand Valley. Phase II will present strategies and recommendations that are tailored to meet identified needs.

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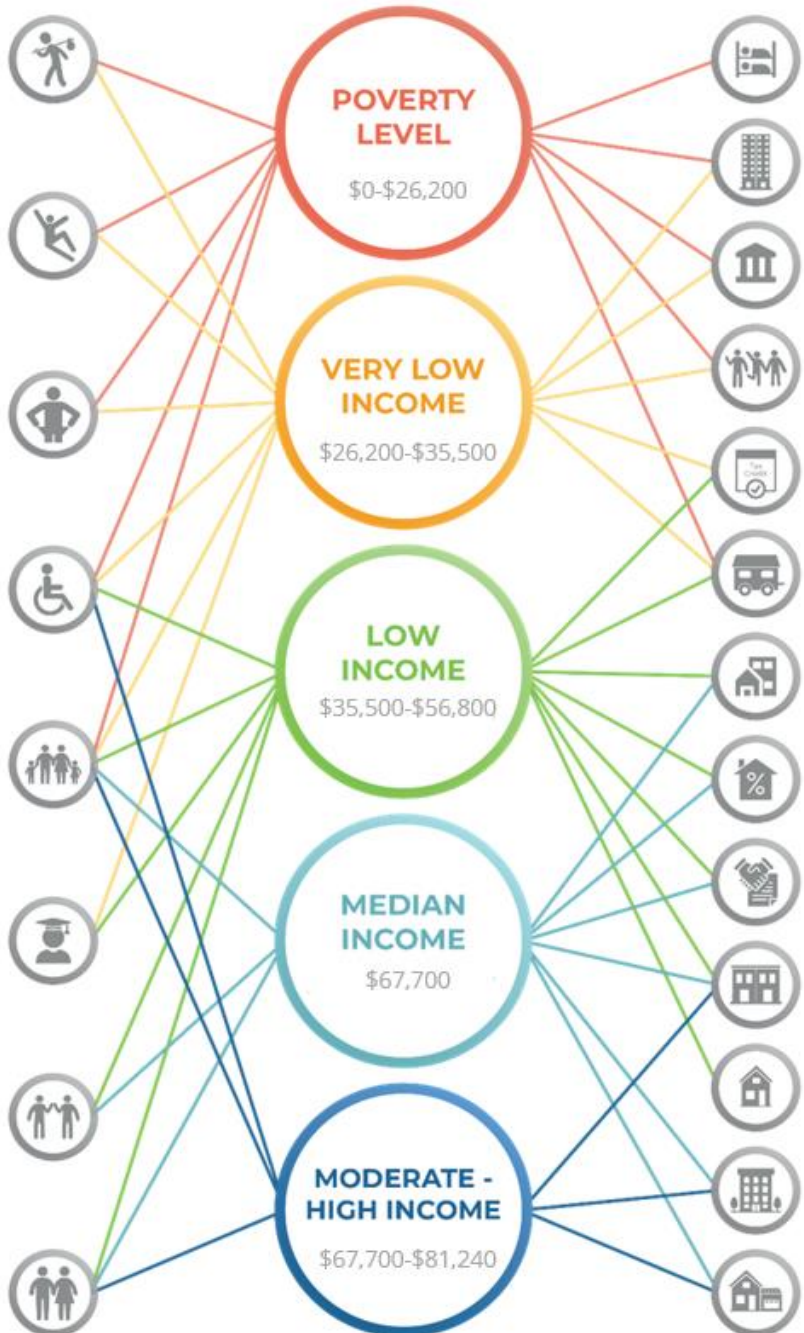
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THE HOUSING CONTINUUM



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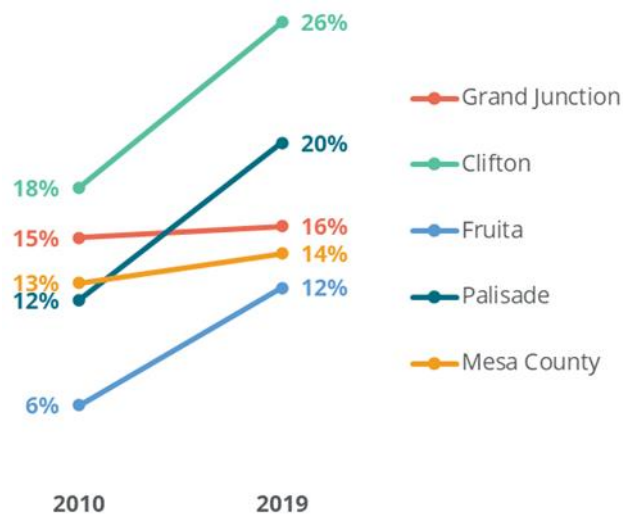
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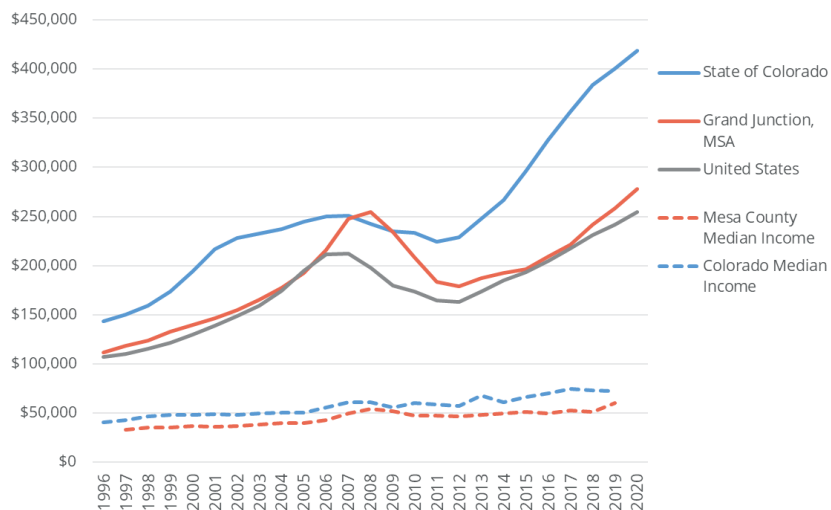
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- According to stakeholders, the major barriers to housing development include increasing construction and lot development costs, fees, speed of approval process, and resistance to higher density housing by residents.
- Respondents expressed a strong desire for housing stock that accommodates a wide range of residents including those living on a fixed income, low- and moderate-income families, and residents with mobility challenges. Increasing housing choice for a wide range of residents has implications for land use as well as affordability and housing policies/programs.
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Rental Affordability

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- Low interest rates, a large drop in inventory, and low construction levels since the recession, have caused substantial price increases over the past two years. As of March 2021, median sold price was \$309,000 in Mesa County overall, reflecting about a 33% increase over 2010 values. In contrast, median income decreased by 0.2% between 2010 and 2019 in Mesa County.
- Renters earning less than \$50,000 per year can afford a maximum home price of about \$241,190 and they represent 68% of all renters. Cumulatively, only about a third (29%) of Grand Junction's sold homes were affordable to them.
- The homeownership rate declined in both Mesa County and Grand Junction between 2010 and 2019. It dropped from 71% to 68% in Mesa County and from 64% to 58% in Grand Junction.
- Rising rents and rising home prices both create barriers to ownership as current renters have a harder time saving for a down payment while the liquid capital required for a down payment rises with escalating home prices. In addition, homes priced affordably for low-income residents are increasingly being cash financed, leaving low-income home buyers unable to enter the market.

Next Steps:

The ultimate purpose of the study is to provide a strategy and recommendations that guide future policy decisions relating to housing. This draft reflects the first phase of the overall study—an analysis of housing stock, market trends, and community perceptions related to the Grand Valley’s housing context and potential housing needs. The second phase of the study is to craft recommendations for addressing the identified housing needs, with a focus on Grand Junction’s sphere of influence in the rest of the Grand Valley. Those recommendations will be developed in conjunction with City staff and Council feedback.

SECTION I.

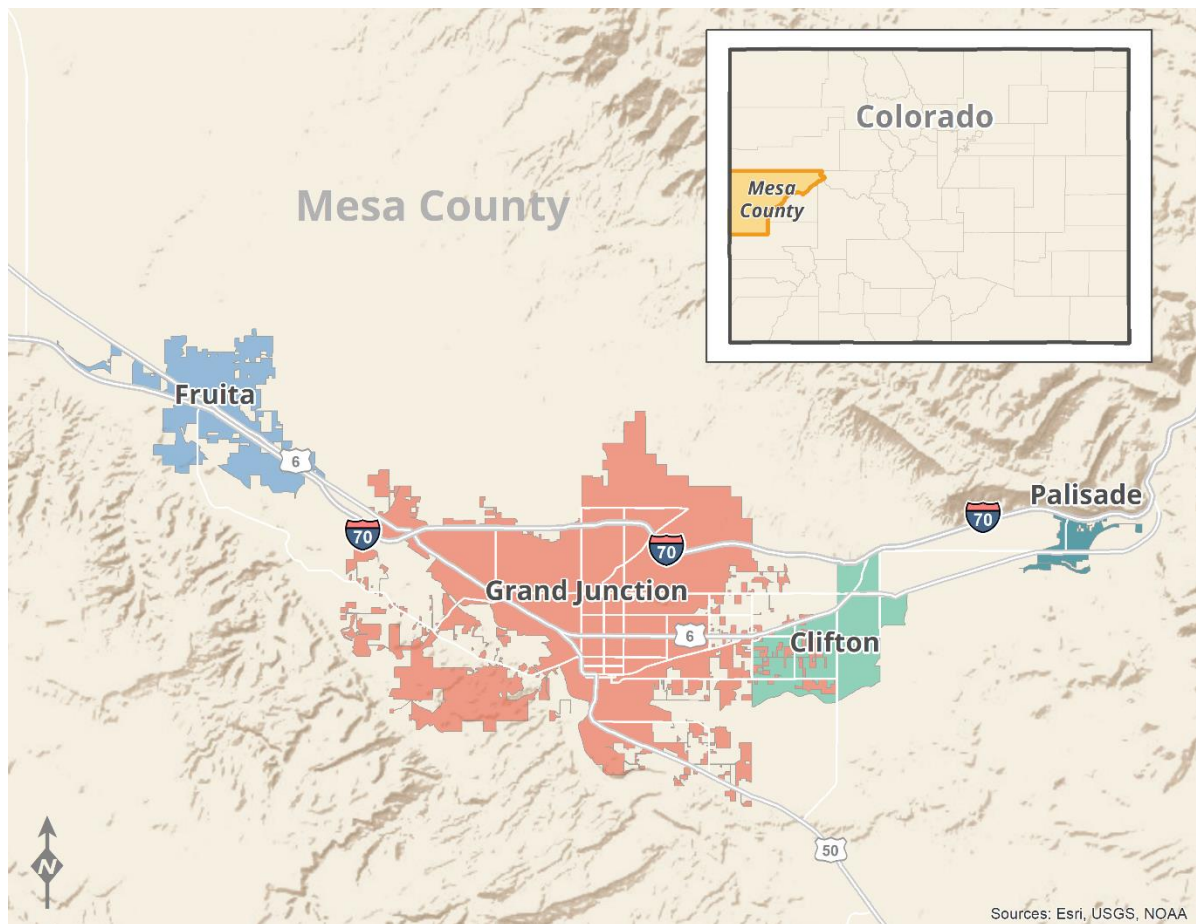
DEMOGRAPHIC PROFILE

SECTION I.

Demographic Profile

This section provides an overview of the Grand Valley demographic environment to set the context for the housing market analysis. The discussion is organized around population levels and trends, household characteristics, and income trends. This report focuses on the urbanized area of the Grand Valley, comprised of four major metropolitan centers including Grand Junction, Clifton, Fruita, and Palisade (Figure I-1).

Figure I-1.
Geographic Area of Analysis



Source: Root Policy Research.

Top Trends

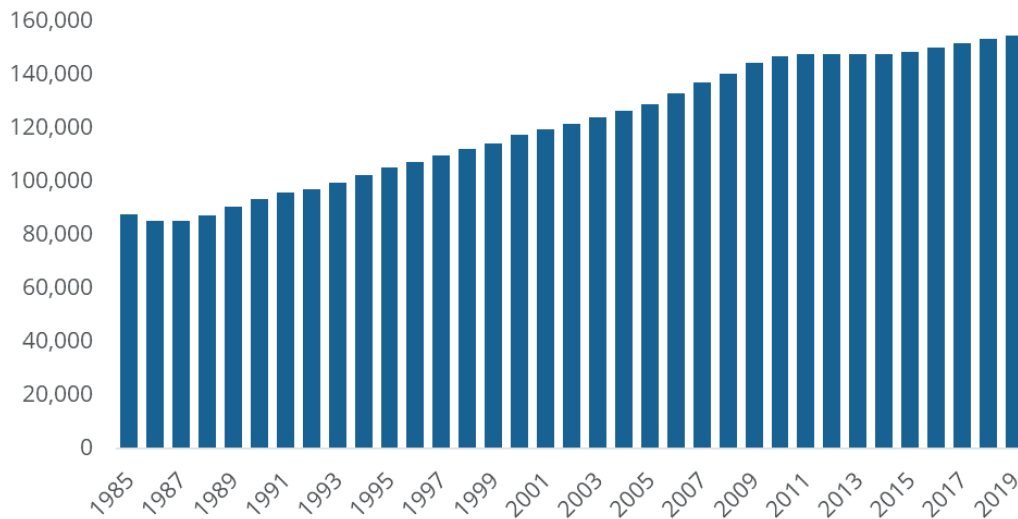
Notable demographic trends include:

- According to population estimates from the Colorado State Demography Office, Mesa County's population as of 2019 was 154,933, representing an increase of 5% (7,778 new residents) since 2010. Grand Junction's population was 64,941, representing an increase of 8% (4,695 new residents) since 2010.
- Since 2010, adults 65 years and older had the fastest growth among age cohorts, increasing by 17% in Grand Junction, and adults between 75 and 84 years old are projected to have the fastest growth rates in the county over the next 5 years.
- After a decline in net migration between 2012 and 2014, Mesa County has experienced positive net migration of around 1,500 residents per year since 2015. In migrants tend to be younger than current residents.
- Median income in the Grand Valley has remained flat or decreased since 2010, and poverty rates have slightly increased in Grand Junction and Mesa County overall, while Clifton, Palisade, and Fruita saw a sharp increase in poverty rates.

Population Trends

Mesa County experienced rapid population growth since the late 1980's up to the 2008 Financial Crisis, after which population remained flat, as shown in Figure I-2. Population growth resumed in 2015 but as of 2019 has not reached pre-recession growth rates.

Figure I-2.
Population, Mesa County, 1985-2019



Source: DOLA, Colorado State Demography Office.

According to ACS estimates, Grand Junction has added almost 2,000 new residents since 2010, representing a 3% increase in population. Clifton and Fruita grew at a faster pace, increasing their population by 6% while Palisade’s population remained flat. Grand Junction, Clifton, Fruita and Palisade contain 65% of the county’s population and this share has remained stable since 2010. It should be noted that 2019 data are 5-year estimates¹. One-year estimates are only available for jurisdictions with population over 65,000. Given that 5-year estimates include data collected over the preceding five years, it is likely that jurisdictions have experienced faster growth.

According to population estimates from the Colorado State Demography Office shown in Figure I-3, Mesa County’s population as of 2019 was 154,933 representing an increase of 5% (7,778 new residents) since 2010, and Grand Junction’s population was 64,941 representing an increase of 8% (4,695 new residents) since 2010, while population estimates for Fruita and Palisade did not differ substantially from ACS estimates.² Population growth in Mesa County has been slower than in Colorado, which experienced population increase of 14% since 2010.

Figure I-3.
Population and Population Change by Jurisdiction, 2010-2019

Jurisdiction	2010	2019	Change		Share of County	
			Number	Percent	2010	2019
Grand Junction	60,246	64,941	4,695	8%	41%	42%
Clifton	19,499	20,748	1,249	6%	13%	13%
Fruita	12,695	13,567	872	7%	9%	9%
Palisade	2,726	2,787	61	2%	2%	2%
Mesa County	147,155	154,933	7,778	5%	100%	100%

Source: DOLA, Colorado State Demography Office, and Root Policy Research. ACS 2019 5-year estimates used for Clifton.

Age. Figure I-4 compares the age distribution of Grand Junction residents in 2010 and 2019. Adults between the ages 45 to 64 comprise the largest cohort of residents in Grand Junction followed by school aged children (5 to 19) and older adults (65 and older). Since 2010, adults 65 years and older had the fastest growth, increasing by 17%, followed by adults ages 35 to 44, which increased by 11%. The number of children under age 5

¹ Five-year estimates are constructed with data collected over the 5-year period between January 2015 through December 2019.

² Estimates for Clifton are not available through the Colorado State Demography Office.

decreased slightly and the number of adults ages 45 to 64 also declined. Most age groups still account for roughly the same proportion of the population overall as they did in 2010.

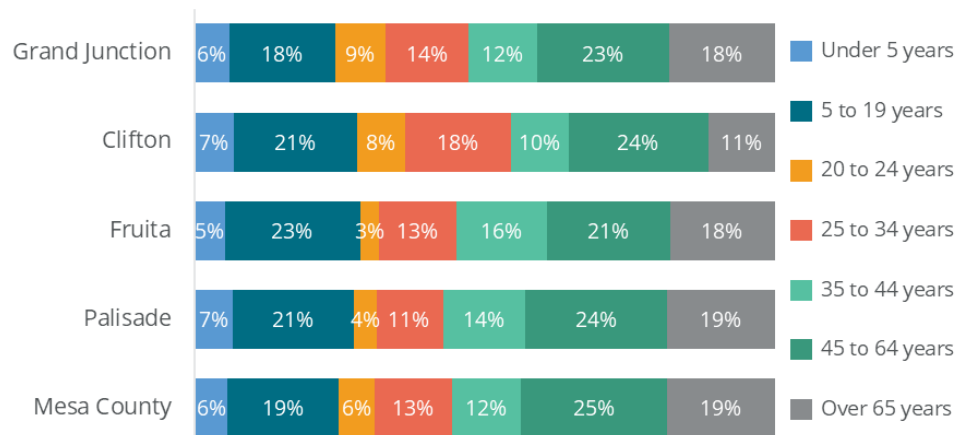
Figure I-4.
Age Trends, Grand Junction, 2010 and 2019

Age Cohort	2010		2019		Percent Change 2010-2019
	Number	Percent	Number	Percent	
Under 5 years	3,749	6%	3,724	6%	-1%
5 to 19 years	11,120	18%	11,352	18%	2%
20 to 24 years	5,184	9%	5,308	9%	2%
25 to 34 years	8,282	14%	8,944	14%	8%
35 to 44 years	6,570	11%	7,290	12%	11%
45 to 64 years	15,557	26%	14,134	23%	-9%
65 years and older	9,679	16%	11,310	18%	17%
Total	60,141	100%	62,062	100%	3%

Source: 2010 Census and 2019 ACS 5-year estimates, Root Policy Research.

Figure I-5 shows the age distribution of residents by jurisdiction. Clifton has the youngest population, with a median age of 32.8 and Fruita, the oldest, with a median age of 46.8. Grand Junction's and Palisade's resident age distributions resemble that of the county overall but are slightly younger: Grand Junction's median age is 37.1, Palisade's is 38.8, and Mesa County's is 39.9. The median age in Mesa County is higher than the median age in Colorado of 36.7.

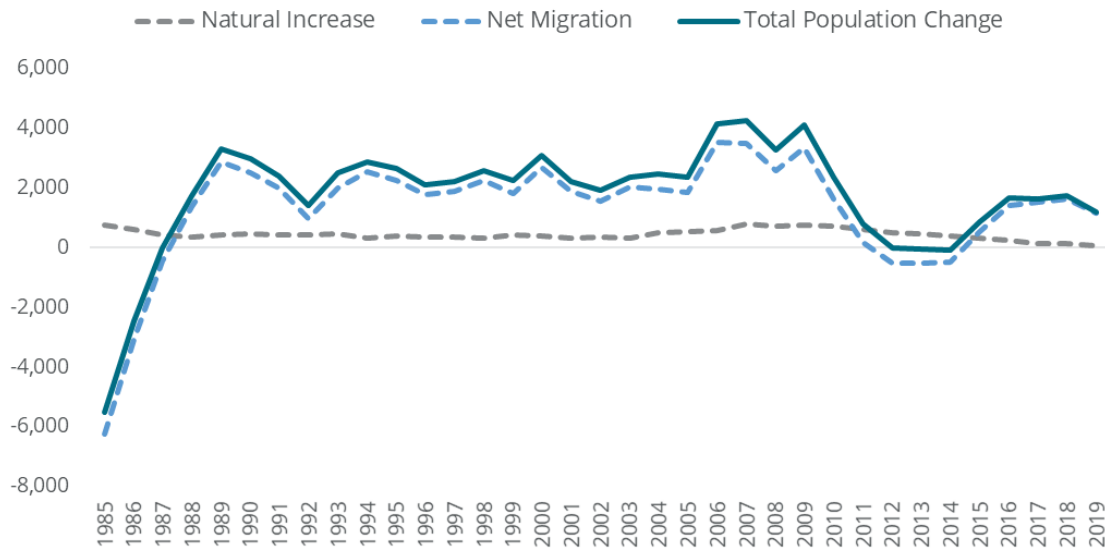
Figure I-5.
Age Distribution, by Jurisdiction, 2019



Source: 2019 ACS 5-year estimates, and Root Policy Research.

Migration. According to the Colorado State Demography Office, Mesa County had high positive levels of net migration throughout the 1990's and 2000's which then slowed down between 2012 and 2014. Since 2015, the county has experienced positive net migration of around 1,500 residents per year but has not reached the high in-migration levels it experienced during the mid-2000's (Figure I-6).

Figure I-6.
Total Population Change, Natural Increase, and Net Migration, Mesa County, 1985-2019



Source: DOLA, Colorado State Demography Office.

Figure I-7 shows the distribution of in-migrants to Mesa County by age compared to the age distribution of current Mesa County residents. Partly driven by the Colorado Mesa University student population, persons moving to the Grand Valley are around twice as likely to be college aged adults (20 to 24). In migrants are also around one and a half times more likely to be between 25 to 34 years old and around 1.3 times more likely to be between 5 and 19 years old.

**Figure I-7.
Residents by Age Moving into
Mesa County from Outside Mesa
County, 2019**

Note:
Population 1 year and over in the United States.

Source:
2019 ACS 1-year estimates.

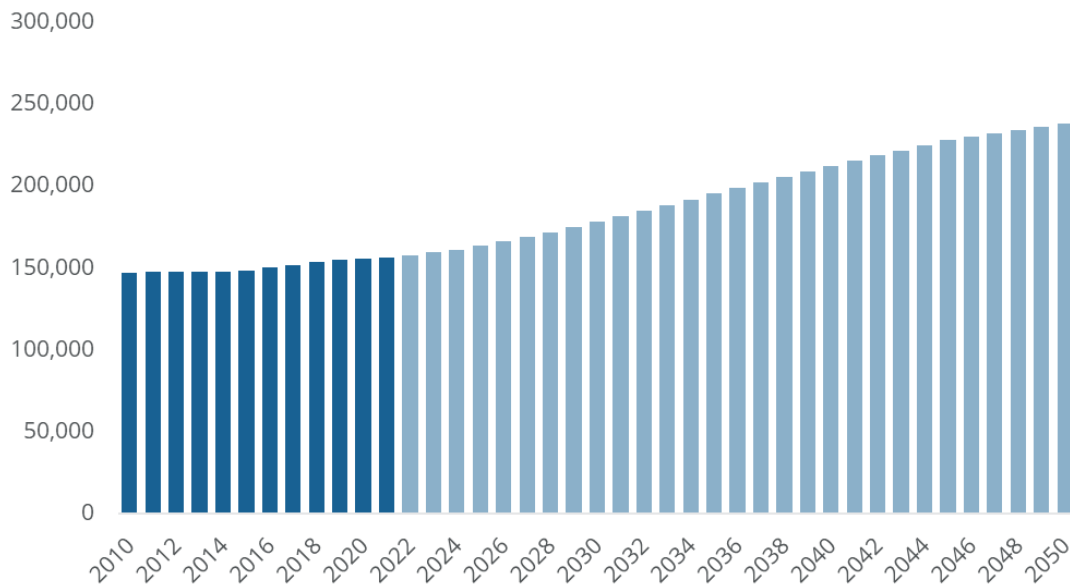
Age Cohort	Current Distribution	In-migrant Distribution
Under 5 years	6%	3%
5 to 19 years	19%	25%
20 to 24 years	6%	14%
25 to 34 years	13%	20%
35 to 44 years	12%	6%
45 to 64 years	25%	21%
65 years and older	19%	11%

According to ACS data based on 2014-2018 estimates, the majority of residents moving into Mesa County came from other counties in the state such as Adams County, Montezuma County, Delta County, La Plata County, Moffat County, Pueblo County, and Denver County. These counties combined represent around two thirds (66%) of total net migration.

Migration trends during the COVID-19 pandemic have made Colorado an attractive destination for people leaving denser and more expensive markets. According to data from North American Moving services and U-Haul, Colorado is among the top 10 inbound states.

Projections. The Colorado State Demography Office provides population projections for Mesa County over the next 30 years. As shown in Figure I-8, in 2050, the county is projected to have over 238,000 people, which represents an increase in population of 50% compared to 2020. The number of households is expected to increase from around 61,000 to over 96,000.

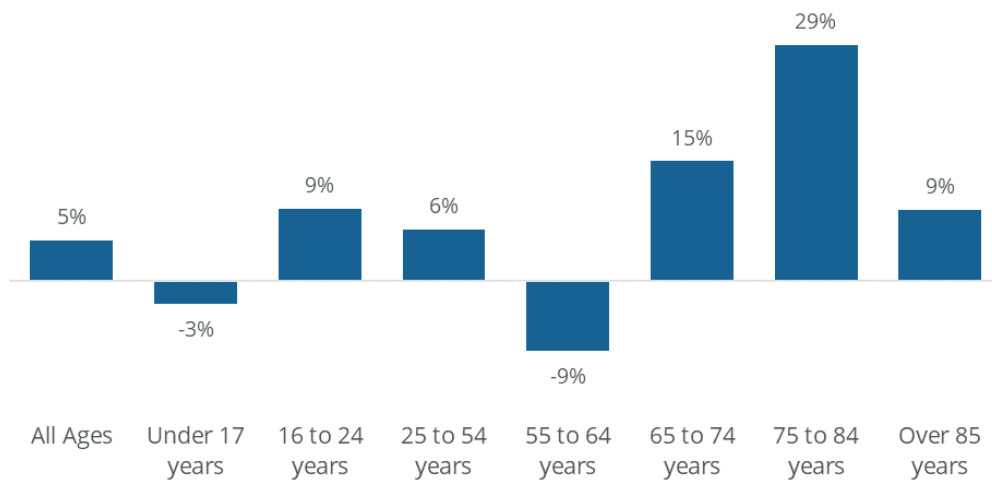
Figure I-8.
Population Projections, Mesa County, 2010 to 2050



Source: DOLA, Colorado State Demography Office.

Figure I-9 depicts projected population change by age over the next 5 years. The age group with the largest projected growth is adults between 75 and 84 years old (29%). The number of children under age 17 is projected to decrease by 3% and the number of adults between 55 and 64 years old is projected to decrease by 9%.

Figure I-9.
Projected Population Change by Age Group, Mesa County, 2020 to 2025



Source: DOLA, Colorado State Demography Office.

Race and ethnicity. Seventy-eight percent of Grand Junction residents identify as non-Hispanic White; another 17% identify as Hispanic, 1% as African American, 1% as Asian, and the remaining 2% belong to other minority groups. Figure I-10 presents the racial and ethnic composition of Grand Junction residents and how this composition has changed since 2010. The share of the population that identifies as non-Hispanic White has decreased since 2010 (78% compared to 82%). This decline has been offset by increases in the share of the Hispanic population (14% to 17%). Asians and African Americans exhibit the largest percent change since 2010, while the American Indian population experienced a decline; however, estimates for such small populations are associated with large margins of error and trends are difficult to assess.

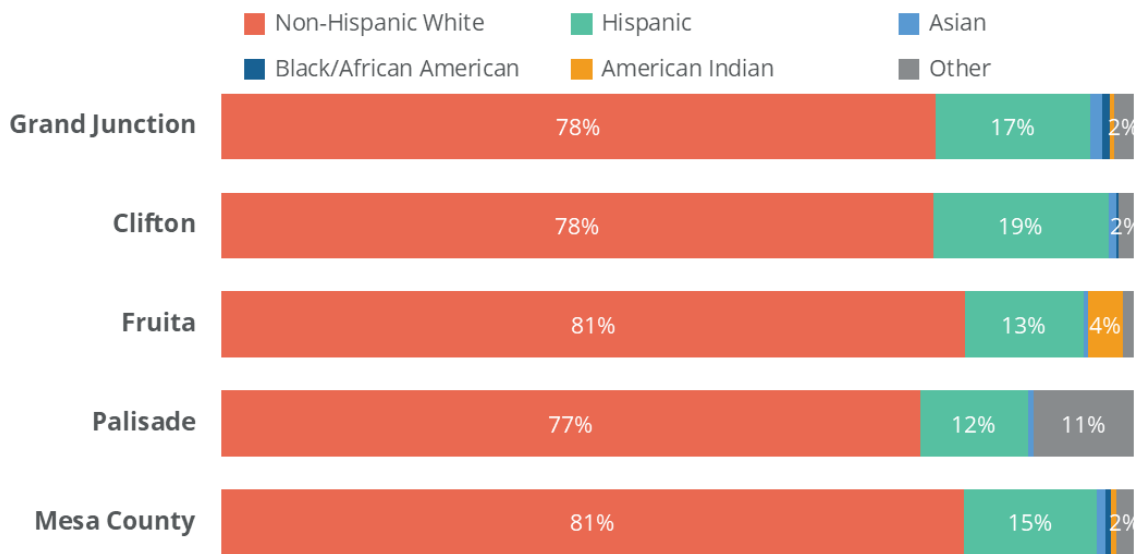
Figure I-10.
Race/Ethnicity, Grand Junction, 2010 and 2019

Race/Ethnicity	2010		2019		Percent Change 2010-2019
	Number	Percent	Number	Percent	
Non-Hispanic White	49,388	82%	48,600	78%	-2%
Hispanic	8,330	14%	10,527	17%	26%
Asian	591	1%	772	1%	31%
African American	397	1%	548	1%	38%
American Indian	363	1%	305	0%	-16%
Other	1,072	2%	1,310	2%	22%

Source: 2010 and 2019 ACS 5-year estimates, Root Policy Research.

Figure I-11 shows the racial/ethnic distribution by jurisdiction. As shown, Grand Junction, Clifton, and Palisade are slightly more diverse than Fruita and Mesa County overall. Clifton has the highest share of Hispanic population, at 19%.

Figure I-11.
Distribution of Race and Ethnicity, by Jurisdiction



Source: 2019 ACS 5-year estimates, and Root Policy Research.

Household composition. Figure I-12 shows the number of households and household type in Grand Junction for 2010 and 2019. The number and share of married couples decreased since 2010, driven mostly by a decrease in the number of married couples with children. The number and share of single mothers also decreased. The number of single person households increased by around 1,400 and around 800 of those are over age 65.

Figure I-12.
Household Type, Grand Junction, 2010 and 2019

	2010		2019	
	Number	% Total Households	Number	% Total Households
Total households	23,892	100%	26,282	100%
Married Couples	10,946	46%	10,577	40%
With children under 18	4,264	18%	3,935	15%
Without children under 18	6,682	28%	6,642	25%
Male householder, no spouse	860	4%	2,099	8%
With children under 18	387	2%	594	2%
Without children under 18	473	2%	1,505	6%
Female householder, no spouse	2,129	9%	3,164	12%
With children under 18	1,333	6%	1,140	4%
Without children under 18	796	3%	2,024	8%
Non-family households	9,957	42%	10,442	40%
Householder living alone less than 65	4,779	20%	5,367	20%
Householder living alone 65 years and over	3,034	13%	3,855	15%
Other Non-family households	2,144	9%	1,220	5%

Source: 2010, and 2019 5-year ACS, Root Policy Research.

As shown in Figure I-13, Grand Junction has a lower share of family households compared to other jurisdictions. Among the jurisdictions, Fruita has the highest share of married couples with children; Clifton has the highest share of single mothers and other family households, and Grand Junction has the highest share of non-family households, this is likely driven by the Colorado Mesa University student population.

Figure I-13.
Household Composition, by Jurisdiction, 2019

Jurisdiction	Total Households	Family Households					Non-family households
		All family households	Married with children	Married, no children	Single mother	Other family household	
Grand Junction	26,282	60%	15%	25%	4%	16%	40%
Clifton	8,012	72%	17%	25%	10%	20%	28%
Fruita	5,275	73%	25%	31%	7%	10%	27%
Palisade	1,113	62%	18%	22%	8%	14%	38%
Mesa County	61,742	67%	17%	31%	5%	14%	33%

Source: 2019 ACS 5-year estimates, and Root Policy Research.

Household size. The average household size in the Grand Valley has changed very little since 2010. Grand Junction has the smallest average household size of 2.3 and Clifton has the largest of 2.6. The average household size in Mesa County is 2.4.

Household size varies more by tenure, the average owner household is larger than the average renter household in Grand Junction, Clifton, and Mesa County overall, while smaller in Fruita and Palisade (Figure I-14).

Figure I-14.
Household Size, by Jurisdiction and Tenure, 2019

Jurisdiction	Overall	Tenure	
		Owner Households	Renter Households
Grand Junction	2.3	2.4	2.1
Clifton	2.6	2.7	2.5
Fruita	2.5	2.5	2.5
Palisade	2.4	2.2	2.6
Mesa County	2.4	2.4	2.3

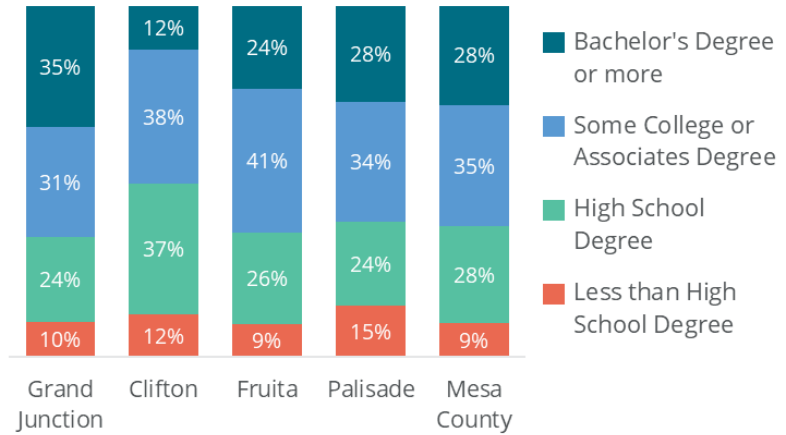
Source:
 2019 ACS 5-year estimates, and Root Policy Research.

Educational attainment. Figure I-15 shows the educational distribution by jurisdiction for 2019. Grand Junction has a significantly higher share of residents with a Bachelor's degree while Clifton has a significantly lower share. Palisade has the highest share of residents without a high school degree.

**Figure I-15.
Educational
Distribution, by
Jurisdiction, 2019**

Note:
For population 25 years and older.

Source:
2019 ACS 5-year estimates, and
Root Policy Research.



Income and Poverty

This section examines household and family income in the Grand Valley, as well as the prevalence of poverty among area residents.

Household income. As shown in Figure I-16, the median household income in the Grand Valley has remained mostly flat or decreased. In Grand Junction, the median income for owner households increased by around \$6,600 since 2010 and by around \$4,000 for renters.

In Mesa County renter households have median incomes that are around half the median income for owner households. Income for both owners and renters increased between 2010 and 2019; however, there was a shift toward renter households (the number of renters increased faster than the number of owners), which left overall income growth in the county flat.

Clifton experienced a sharp decline in renter median income, and Palisade experienced a sharp decline in owner median income, although trends for small jurisdictions should be assessed with caution due to large margins of error.

**Figure I-16.
Median Income by
Jurisdiction and
Tenure, 2010-2019**

Note:
Nominal dollars.

Source:
2010 and 2019 5-year ACS, and Root
Policy Research.

Jurisdiction	2010	2019	Growth	
			# Change	% Change
Overall				
Grand Junction	\$52,389	\$52,504	\$115	0.2%
Clifton	\$48,775	\$43,452	-\$5,323	-10.9%
Fruita	\$61,751	\$58,531	-\$3,220	-5.2%
Palisade	\$43,164	\$34,779	-\$8,385	-19.4%
Mesa County	\$55,511	\$55,379	-\$132	-0.2%
Owners				
Grand Junction	\$62,475	\$69,113	\$6,638	10.6%
Clifton	\$49,988	\$53,578	\$3,590	7.2%
Fruita	\$67,159	\$68,441	\$1,282	1.9%
Palisade	\$52,697	\$36,131	-\$16,566	-31.4%
Mesa County	\$60,882	\$66,526	\$5,644	9.3%
Renters				
Grand Junction	\$29,446	\$33,485	\$4,039	13.7%
Clifton	\$28,811	\$23,740	-\$5,071	-17.6%
Fruita	\$29,423	\$40,750	\$11,327	38.5%
Palisade	\$21,849	\$33,902	\$12,053	55.2%
Mesa County	\$31,781	\$35,854	\$4,073	12.8%

Figure I-17 shows how the income *distribution* has changed since 2010 in Grand Junction for both owners and renters. The city has gained significantly more renters than owners.

It has lost low- and middle-income owners, offset by increases in high income owners. Close to one third (29%) of owners have incomes above \$100,000 (v. 24% in 2010).

The city gained renters across all income brackets, but the rate of growth has been higher among middle- and high-income renters. In 2010, 73% of renters had income below \$50,000 compared to 68% in 2019.

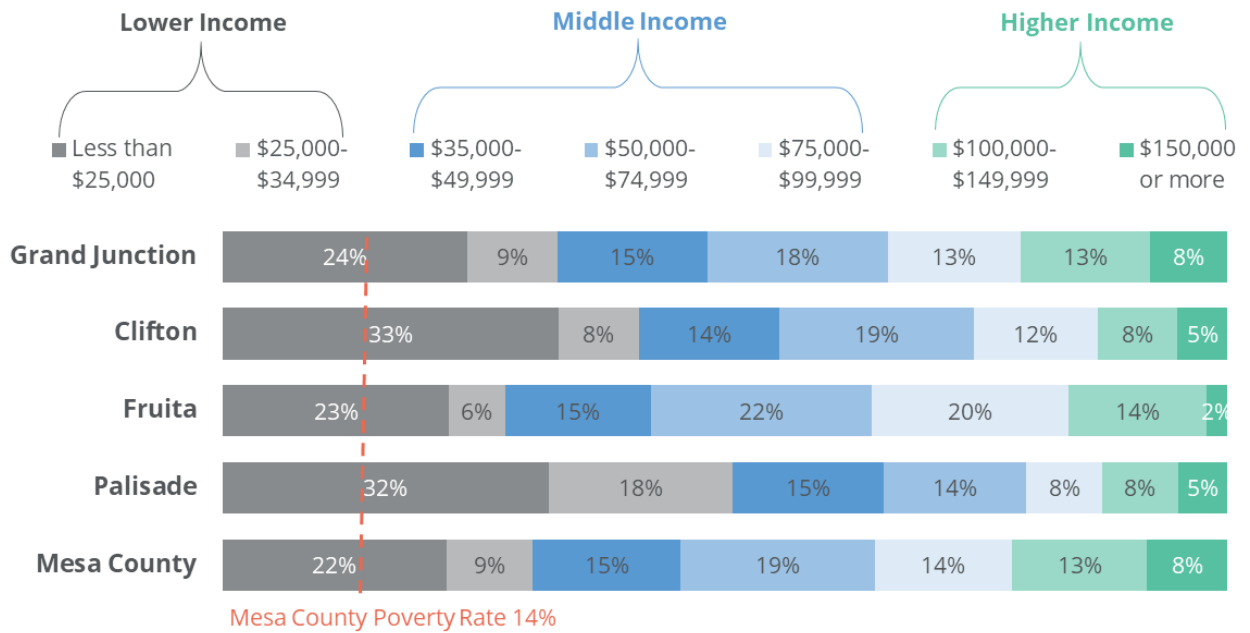
**Figure I-17.
Income
Distribution by
Tenure, Grand
Junction, 2010 and
2019**

Source:
2010, and 2019 5-year ACS, Root
Policy Research.

	2010	2019	Change 2010-2019	
			Percentage Point Change	Numerical Change
Owner income distribution				
Less than \$25,000	16%	13%	-3%	-505
\$25,000-\$50,000	23%	21%	-2%	-280
\$50,000-\$75,000	20%	21%	0%	67
\$75,000-\$100,000	17%	16%	-1%	-144
\$100,000+	24%	29%	6%	897
Total	100%	100%		35
Renter income distribution				
Less than \$25,000	43%	40%	-3%	732
\$25,000-\$50,000	30%	27%	-2%	440
\$50,000-\$75,000	14%	14%	1%	402
\$75,000-\$100,000	9%	10%	1%	306
\$100,000+	5%	8%	4%	506
Total	100%	100%		2,386

Compared to Grand Junction (and the county overall) Clifton and Palisade have higher concentrations of low-income households, where 41% and 51% of households have incomes below \$35,000, respectively. Fruita has the highest share of middle-income households: 56% of Fruita households have incomes between \$35,000 and \$100,000. Grand Junction has the highest share of higher income households—21% of households have incomes above \$100,000 (Figure I-18).

Figure I-18.
Income Distribution, by Jurisdiction, 2019



Source: 2019 5-year ACS, and Root Policy Research.

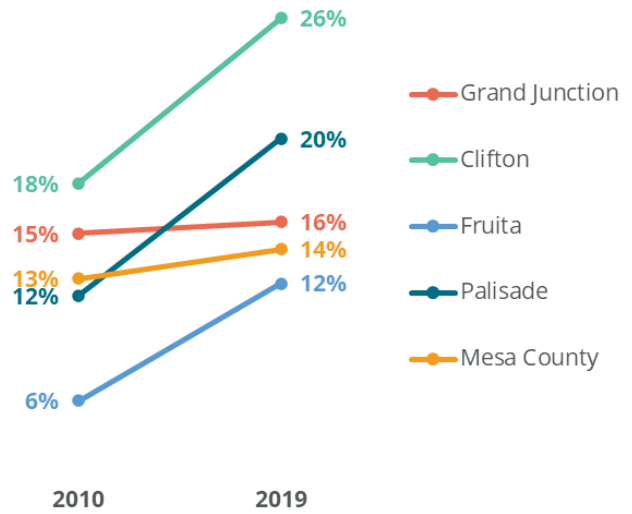
Poverty. According to 2019 ACS data, 9,270 Grand Junction residents and 21,032 Mesa County residents have incomes below the federal poverty line³. Figure I-19 presents poverty rates for 2010 and 2019 by jurisdiction. In Grand Junction and Mesa County the poverty rate increased slightly since 2010, and currently stands at 16% and 14%, respectively. These poverty rates are higher than Colorado’s 10%.

Clifton, Palisade, and Fruita saw sharp increases in their poverty rates. In Clifton and Palisade, poverty rates increased by 8 percentage points—going from 18% to 26% in Clifton, and from 12% to 20% in Palisade. Fruita’s poverty rate increased by 6 percentage points, going from 6% to 12%.

³ Poverty lines vary by size of household. For 2019 the poverty line is \$12,490 for a 1-person household, \$16,910 for a 2-person household, \$23,330 for a 3-person household, and \$25,750 for a 4-person household.

Figure I-19.
Poverty Rate, by Jurisdiction,
2010 and 2019

Source:
 2010 Census, 2019 5-year ACS, and Root Policy Research.



Some residents have disproportionately higher poverty rates—in Grand Junction, the poverty rate for children under 5 years old and for people with a disability is 24%, and over one third (37%) of single mothers have incomes below the poverty line.

Section IV of this report provides a deeper look into special interest populations with unique or severe housing needs. These populations include older adults, people with disabilities, people experiencing homelessness, and students.

SECTION II.

ECONOMIC PROFILE

SECTION II.

Economic Profile

This section discusses key components of the region's economy, which affect the demand for and price of housing. The discussion provides an overview of the Grand Valley economic profile and is organized around employment and wage trends, unemployment and other labor market indicators, as well as commuting patterns, and COVID-19 impacts.

Top Trends

Notable economic trends include:

- The region continues to diversify its economic base. It has experienced strong employment growth in the education and health services industry and employment losses in the natural resources and mining industry.
- If current trends persist this means that the majority of job growth will be concentrated in industries that fall in the middle of the wage distribution and provide moderate incomes.
- The number of unemployed workers in the county continues to be significantly higher than pre-pandemic levels and the recovery for small businesses has been slower than the recovery in consumption spending. However, the size of the labor force has remained stable, which signals workers' positive expectations about the labor market.

Employment and Wage Trends

Figure II-1 compares Mesa County's job composition by industry for 2010 and 2019—the Bureau of Labor Statistics (BLS) does not provide industry employment data by city.

Mesa County continues to rely on service producing industries for the majority of its employment (82%) compared to goods producing industries (18%). Since 2010, Mesa County experienced growth in most job categories, with the exception of job loss in natural resources and mining (454 jobs), information (283 jobs), and professional and business services (115 jobs). The education and health services industry gained the most jobs (2,926 jobs), followed by construction (1,220), and leisure and hospitality (1,102). The employment distribution across industries has remained stable since 2010.

Figure II-1.
Average Employment, Mesa County, 2010 and 2019

	2010		2019		Percent Change 2010-2019
	Number	Percent	Number	Percent	
Goods Producing	9,282	18%	10,612	18%	14%
Natural Resources and Mining	3,134	6%	2,680	5%	-14%
Construction	3,601	7%	4,821	8%	34%
Manufacturing	2,547	5%	3,112	5%	22%
Service Providing	43,245	82%	47,918	82%	11%
Trade, Transportation and Utilities	12,869	24%	13,584	23%	6%
Information	880	2%	597	1%	-32%
Financial Activities	2,926	6%	2,985	5%	2%
Professional and Business Services	5,334	10%	5,219	9%	-2%
Education and Health Services	9,393	18%	12,319	21%	31%
Leisure and Hospitality	6,832	13%	7,934	14%	16%
Public Administration	3,338	6%	3,372	6%	1%
Other Services	1,673	3%	1,908	3%	14%
Total Employment	52,527	100%	58,530	100%	11%

Source: BLS, and Root Policy Research.

Figure II-2 presents wage information by industry for jobs in Mesa County in 2010 and 2019. Natural resources and mining jobs pay the highest average wages, followed by financial activities, and public administration jobs. The lowest paid industries are leisure and hospitality and other services. These two lowest paid industries comprise 17% of employment in the county, while the two highest paid industries comprise 10% of county employment. The majority of job growth has been concentrated in industries that fall in the middle of the wage distribution.

Figure II-2.
Average Wages, Mesa County, 2010 and 2019

	2010		2019		Percent Change 2010-2019
	Weekly Wages	Annual Total	Weekly Wages	Annual Total	
Goods Producing	\$973	\$50,596	\$1,134	\$58,968	17%
Natural Resources and Mining	\$1,268	\$65,936	\$1,576	\$81,952	24%
Construction	\$866	\$45,032	\$1,047	\$54,444	21%
Manufacturing	\$762	\$39,624	\$887	\$46,124	16%
Service Providing	\$724	\$37,639	\$877	\$45,594	21%
Trade, Transportation and Utilities	\$652	\$33,919	\$816	\$42,435	25%
Information	\$756	\$39,312	\$947	\$49,244	25%
Financial Activities	\$820	\$42,640	\$1,156	\$60,112	41%
Professional and Business Services	\$757	\$39,387	\$930	\$48,343	23%
Education and Health Services	\$832	\$43,239	\$966	\$50,232	16%
Leisure and Hospitality	\$294	\$15,297	\$391	\$20,325	33%
Public Administration	\$950	\$49,411	\$1,083	\$56,300	14%
Other Services	\$563	\$29,276	\$640	\$33,280	14%
Total Employment	\$797	\$41,465	\$959	\$49,869	20%

Source: BLS, and Root Policy Research.

The BLS only provides industry level data for Mesa County, to look at employment differences across jurisdictions in the Mesa County we look at ACS data. In addition, the BLS only provides *average* wage data by industry; while this indicator is useful, it can be skewed by high earners. Figure II-3 shows the occupational distribution and median earnings by jurisdiction, based on 2019 ACS estimates. Across the Grand Valley, management, business, and financial occupations have the highest median earnings and service occupations the lowest. Grand Junction has the highest share of workers in management, business, and financial occupations at 39% while Clifton has the lowest at 19%.

Figure II-3.
Occupational Distribution and Median Earnings, by Jurisdiction, 2019

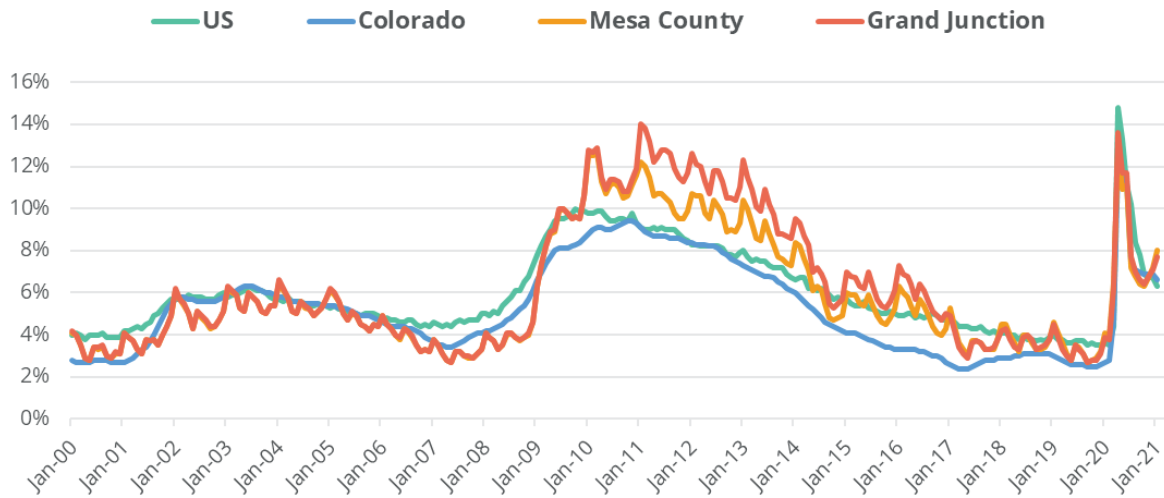
	Grand Junction	Clifton	Fruita	Palisade	Mesa County
Occupational Distribution					
Management, business, and financial	39%	19%	38%	25%	36%
Service	20%	22%	21%	21%	19%
Sales and office	21%	25%	20%	23%	21%
Natural resources, construction, and maintenance	10%	19%	7%	16%	12%
Production, transportation, and material moving	11%	15%	14%	14%	12%
Median Earnings					
Management, business, and financial	\$49,664	\$46,650	\$55,603	\$55,000	\$51,310
Service	\$18,152	\$21,315	\$14,654	\$14,792	\$18,606
Sales and office	\$27,132	\$22,151	\$31,325	\$30,711	\$26,335
Natural resources, construction, and maintenance	\$37,478	\$37,973	\$42,277	\$21,742	\$42,391
Production, transportation, and material moving	\$34,180	\$27,077	\$33,344	\$19,327	\$32,146

Source: 2019 5-year ACS, and Root Policy Research.

Labor force and unemployment. Figure II-4 presents unemployment rates for Grand Junction, Mesa County, Colorado, and the United States. Until the 2008 Financial Crisis, Grand Junction and Mesa County unemployment rates moved in tandem and followed national and state trends closely. During the recovery, Grand Junction had higher unemployment levels than Mesa County and the Grand Valley suffered higher unemployment rates than the U.S. and the state.

The impacts of the COVID-19 pandemic are also clearly evident in the 2020 and 2021 data, which show spikes in unemployment across all geographies. As of March 2021, the unemployment rate in Grand Junction was 7.1%, and in Mesa County it was 7.2%, compared to 6.4% in Colorado and 6% in the U.S.

Figure II-4.
Unemployment Rates, Grand Junction, Mesa County, Colorado and US, 2000-2021 YTD



Note: Data for Grand Junction and Mesa County are not seasonally adjusted.

Source: BLS, and Root Policy Research.

Figure II-5 shows the labor force participation rate and the unemployment rate by jurisdiction based on 2019 ACS estimates. Palisade has a lower labor force participation rate and a lower unemployment rate compared to other jurisdictions, while Fruita and Clifton have a significantly higher unemployment rate.

Figure II-5.
Labor Force Participation and Unemployment Rates, by Jurisdiction, 2019

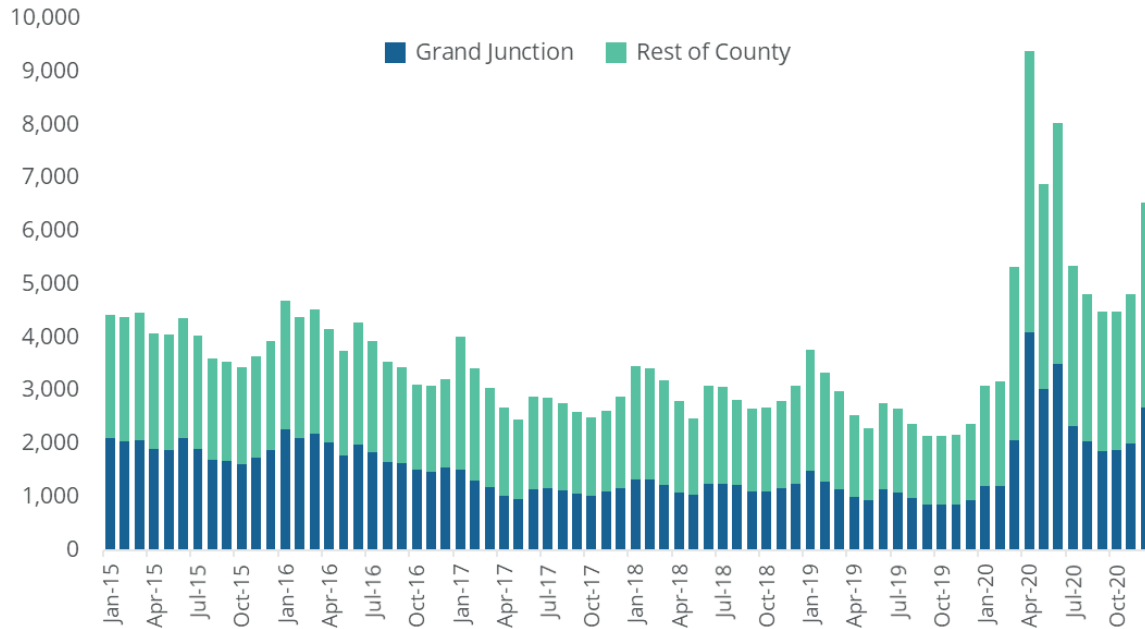
Note:
 For population 16 years and over.

Source:
 2019 5-year ACS.

	Labor Force Participation Rate	Unemployment Rate
Grand Junction	62%	6.9%
Clifton	66%	8.8%
Fruita	64%	9.3%
Palisade	57%	4.0%
Mesa County	62%	6.7%

Figure II-6 shows the number of unemployed workers in Grand Junction and Mesa County from 2015 through 2020. As shown, the number of unemployed residents in Mesa County reached a total of 9,378 in April of 2020, decreased significantly during the summer and increased to 6,536 in December of 2020.

Figure II-6.
Number Unemployed, Grand Junction and Mesa County, 2015-2020

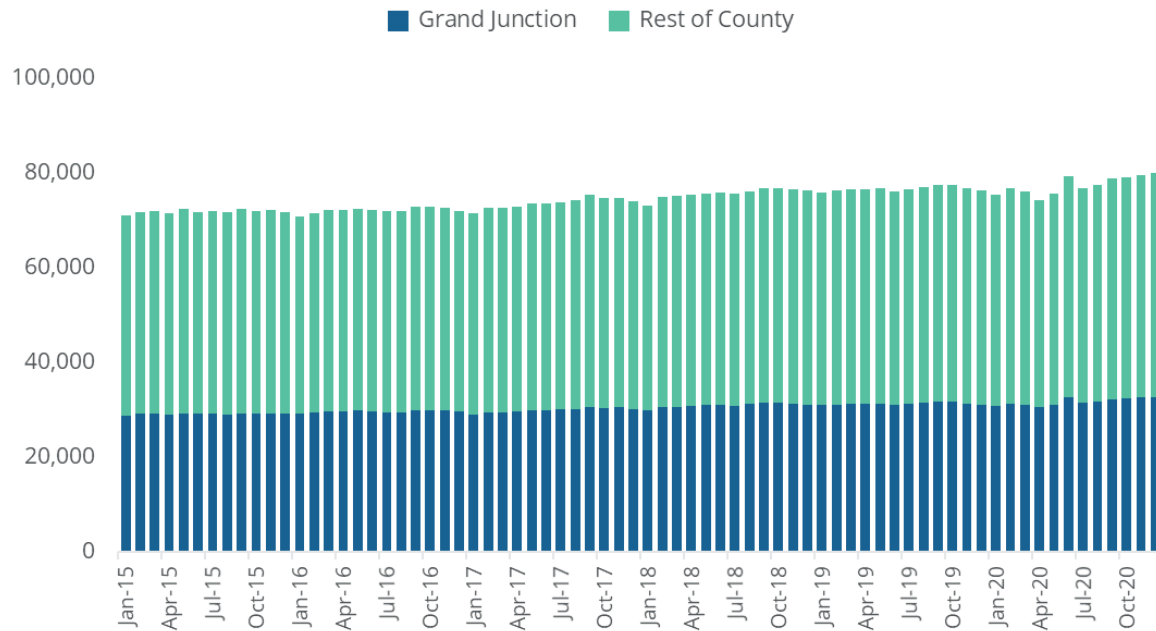


Source: BLS, and Root Policy Research.

Another useful labor market indicator is the size of the labor force. Lower unemployment rates can mask changes in the size of the labor force. A smaller labor force can be a sign of workers who have dropped out of the labor force, also known as discouraged workers—these are workers who have stopped looking for a job altogether. A higher number of discouraged workers indicates pessimism around the labor market.

Figure II-7 shows the size of the labor force in Mesa County since 2015. As shown, the size of the labor force has remained stable in the county and in Grand Junction throughout the pandemic, signaling workers positive expectations about the labor market.

Figure II-7.
Labor Force, Grand Junction and Mesa County, 2015-2020



Source: BLS, and Root Policy Research.

Figure II-8 shows the top ten largest employers in Mesa County. Combined, these employers provide over 11,000 jobs. These employers are clustered in the education and health services, and public administration sectors, which tend to provide jobs with wages that fall in the middle of the wage distribution.

Figure II-8.
Top Employers in Mesa County, 2020

Note:
 Last updated June 14, 2020.
 Sourced directly from the organizations listed, with support from the Mesa County Workforce Center.

Source:
 Grand Junction Economic Partnership.

	Sector	Number of Employees
1. Mesa County Valley School District	Education	2,851
2. St. Mary's Hospital	Healthcare	2,341
3. Mesa County	Government	1,051
4. Community Hospital	Healthcare	932
5. Colorado Mesa University	Education	808
6. City of Grand Junction	Government	754
7. VA Medical Center-JG	Healthcare	750
8. Family Health West	Healthcare	591
9. Hilltop Community Resources	Healthcare	536
10. West Star Aviation	Aviation	488

Commuting Patterns and Transportation Costs

The Census Longitudinal Employer Household Dynamics program tracks commuting flows in/out of communities. There are 46,799 workers whose jobs are located in Grand Junction. Those jobs are filled by 30,335 in-commuters (65% of jobs) and 16,464 Grand Junction residents (35% of jobs).

Most of Grand Junction’s workers are non-commuters, 62% (16,464) of working Grand Junction residents live *and* work in Grand Junction and the other 38% commute to a primary job located outside of Grand Junction.

Figure II-9 displays the inflow and outflow of primary jobs/workers to and from Grand Junction.

**Figure II-9.
Inflow and Outflow of Jobs,
Grand Junction, 2018**

Source:

US Census Bureau’s Longitudinal Employer-Household Dynamics, and Root Policy Research.

	Number	Percent
In-Commuters	30,335	100%
<i>Top Five Sources</i>		
Clifton	4,842	16%
Fruita	2,948	10%
Redlands	2,043	7%
Fruitvale	1,988	7%
Orchard Mesa	1,476	5%
Out-Commuters	10,217	100%
<i>Top Five Destinations</i>		
Denver	812	8%
Fruita	538	5%
Clifton	482	5%
Montrose	244	2%
Fruitvale	216	2%

The top daily destinations of out-commuters from Grand Junction are Denver (8%)¹, Fruita (5%), and Clifton (5%). In-commuters to Grand Junction come from Clifton (16%), Fruita (10%), Redlands (7%), Fruitvale (7%), Orchard Mesa (5%), and Montrose (2%). An estimated 77% of Grand Junction workers drove to work alone in 2019, and 8.6% carpooled. Among

¹ These may represent remote jobs headquartered in Denver.

those who commuted to work by private vehicle, it took them on average 16.4 minutes to get to work.

According to the Center for Neighborhood Technology (CNT) Housing and Transportation (H+T) Affordability Index data, the typical Mesa County household spends 26% of their household income on transportation costs. Grand Junction is similar in that the typical household spends 25% of their household income on transportation costs.

About three quarters of those transportation costs are related to auto ownership and the remaining one quarter is related to vehicle miles traveled. On average there are 1.7 vehicles per household in Grand Junction and 1.83 in Mesa County.

The typical Mesa County resident spends another 30% of their household income on housing, meaning the total housing and transportation costs for a typical Mesa County household is 56% of income. The typical Grand Junction resident spends 28% of their household income on housing, meaning the total housing and transportation costs for a typical Grand Junction household is 52% of income.

Broadband Access

The pandemic has accelerated the importance of internet access among all residents. In 2019, 91% of households in Grand Junction had a computer and 85% had a broadband internet subscription. In Mesa County overall, 92% of households had a computer, and 86% had a broadband internet subscription.

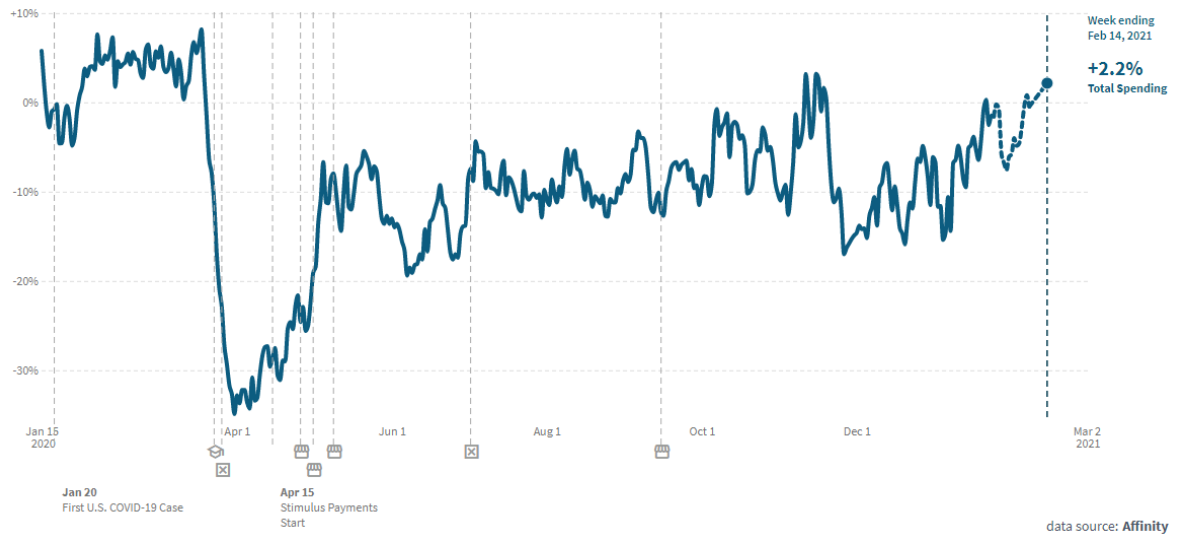
Computer and internet access in Clifton, Palisade, and Fruita does not meaningfully differ from Grand Junction, according to ACS estimates.

COVID-19 Impacts

Figures II-10, II-11, and II-12 show the percent change in consumer spending, small business revenue, and number of small businesses open for Mesa County from January to February 2020.

Consumer spending in the county is recovering. As of February 14, 2021 total spending by all consumers increased by 2.2% compared to January 2020.

Figure II-10.
Percent Change in All Consumer Spending

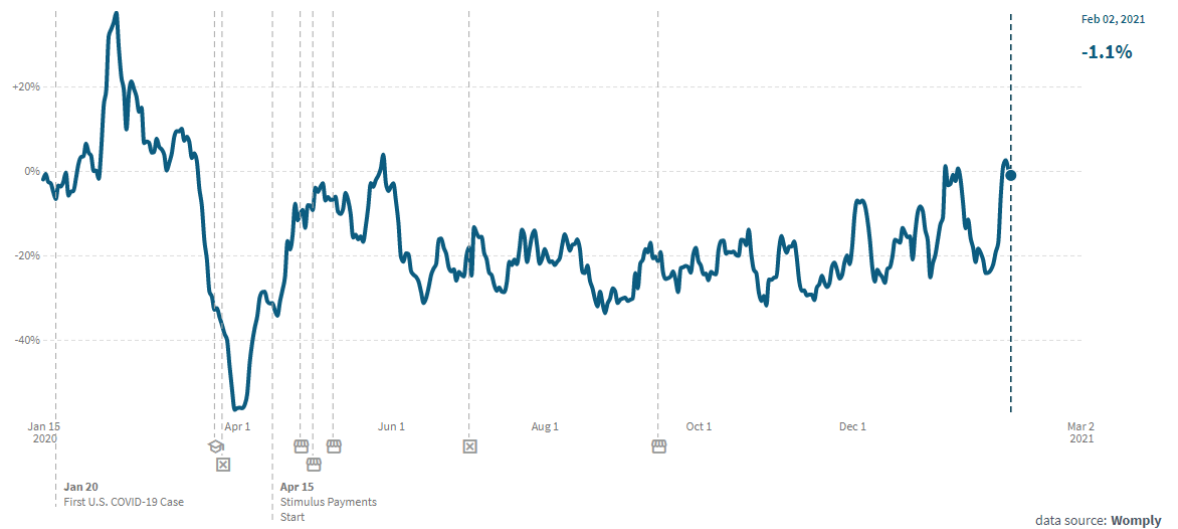


Note: Dashed line at the tail end indicates preliminary estimates. Dashed vertical lines indicate key dates such as public-school closures, stay at home orders, and business closures and reopening.

Source: <https://tracktherecovery.org/>

The recovery in consumer spending has been faster than the recovery for small businesses. In Mesa County, as of February 2nd, 2021, total small business revenue was down by 1.1% compared to January 2020 (Figure II-11), and the number of small businesses open was down by 24.6% compared to January 2020 (Figure II-12).

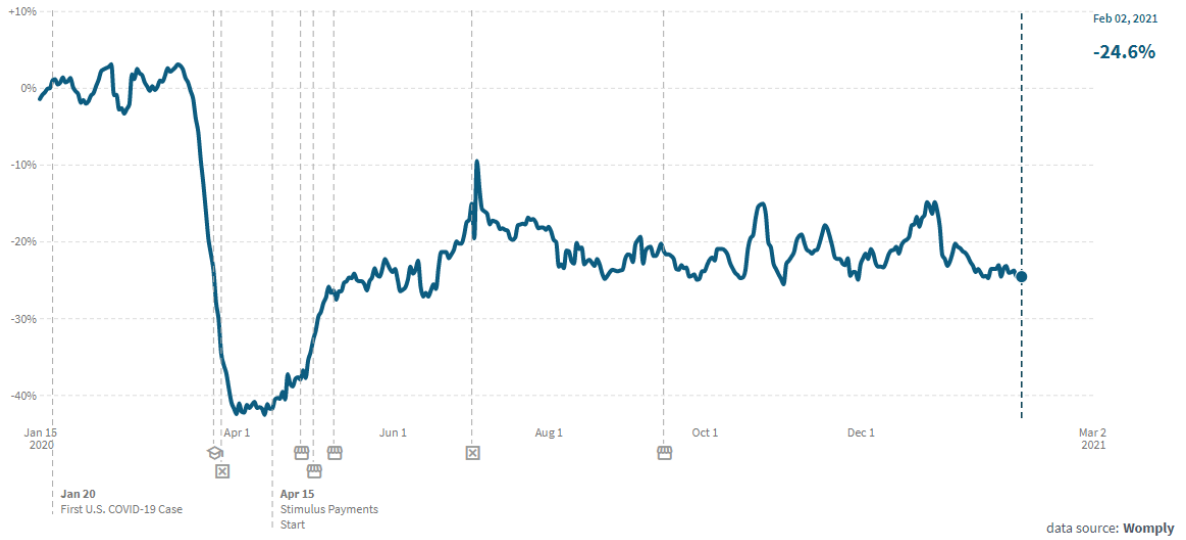
Figure II-11.
Percent Change in Small Business Revenue



Note: Dashed vertical lines indicate key dates such as public-school closures, stay at home orders, and business closures and reopening.

Source: <https://tracktherecovery.org/>

Figure II-12.
Percent Change in Number of Small Businesses Open



Note: Dashed vertical lines indicate key dates such as public-school closures, stay at home orders, and business closures and reopening.

Source: <https://tracktherecovery.org/>

SECTION III.

HOUSING PROFILE AND MARKET ANALYSIS

SECTION III.

Housing Profile and Market Analysis

This section provides an analysis of the Grand Valley's housing market. It examines housing supply and availability, development trends, affordability of rental and ownership housing, and housing demand.

The section begins with a definition of affordability and how affordability is typically measured. Then a discussion of price trends and affordability in both the rental and ownership markets is presented, as well as an overview of renter and owner profiles, including cost trends in the ownership and rental markets, followed by a gaps analysis, which evaluates mismatches in supply and demand in the housing market. The section concludes with future housing needs based on household growth projections.

Key findings

Key trends in the housing market include:

- Homeownership rates across the county have trended down since 2010. In Grand Junction, the ownership rate decreased from 64% to 58%, and in Mesa County it decreased from 71% to 68%. In Colorado, the homeownership rate declined from 68% to 65%.
- Cost burden among renters in the Grand Valley has increased since 2010. In Grand Junction and Mesa County overall, the share of cost burdened renters increased by 5 percentage points— going from 48% to 53% in Grand Junction and from 47 to 52% in Mesa County. In Grand Junction more than 5,700 renter households, are cost burdened, spending 30% or more of their income on housing costs. Of these, over 2,800 households are severely cost burdened, paying more than 50% of their income on housing costs.
- Forty percent of renters (about 4,400 households) living in Grand Junction earn less than \$25,000 per year and need rental units priced at \$625/month or less to avoid being cost burdened. Just 20% of rental units (around 2,250 units) in the city rent for less than \$625/month. This leaves a “gap,” or shortage, of 2,168 units for these low-income households. In Mesa County overall, there is a rental “gap” of 3,736 units for low-income households.
- Low interest rates, a large drop in inventory, and low construction levels since the recession, have caused substantial price increases since 2019. Between 2019 and

2020/21¹ the median sold price in Grand Junction increased by 13%, from \$255,000 to \$289,000. The median sold price in the County also increased by 13%, from \$256,400 to \$289,000. In addition, homes priced affordably for low-income residents are increasingly being cash financed, leaving low-income home buyers unable to enter the market.

Defining and Measuring Housing Affordability

The most common definition of affordability is linked to the idea that households should not be cost burdened by housing. A cost burdened household is one in which housing costs—the rent or mortgage payment, plus taxes and utilities—consumes more than 30% of monthly gross income.

Figure III-1.
Affordability Definitions

Federal definition of affordability

- 1) Housing costs are “affordable” if they do not exceed 30% of household’s gross monthly income
- 2) “Costs” include basic utilities, mortgage insurance, HOA fees, and property taxes



The 30% proportion is derived from historically typical mortgage lending requirements.² Thirty percent allows flexibility for households to manage other expenses (e.g., childcare, health care, transportation, food costs, etc.).

¹ According to MLS data. Data for 2020/21 include sales of homes from January 1, 2020 through March 11, 2021.

² Recently, the 30% threshold has been questioned as possibly being lower than what a household could reasonably bear. Indeed, the U.S. Department of Housing and Urban Development has considered raising the contribution expected of Housing Choice (“Section 8”) Voucher holders to 35% of monthly income. However, most policymakers maintain that the 30% threshold is appropriate, especially after taking into account increases in other household expenses such as health care.

Spending more than 50% of income on housing costs is characterized as severe cost burden and puts households at high risk of homelessness—it also restricts the extent to which households can contribute to the local economy.

Figure III-2 shows the income thresholds typically used to evaluate income qualifications for various housing programs, based on the Grand Junction MSA area median income (AMI). AMI is defined annually by HUD market studies. The figure provides AMI ranges and the housing types that typically serve the households in the AMI range.

Figure III-2.
Income Thresholds and Target Housing



Note: MFI = HUD Median Family Income, 4-person household. The 2020 MFI estimate for the Grand Junction MSA is \$67,700.

Source: Root Policy Research and HUD 2020 income limits.

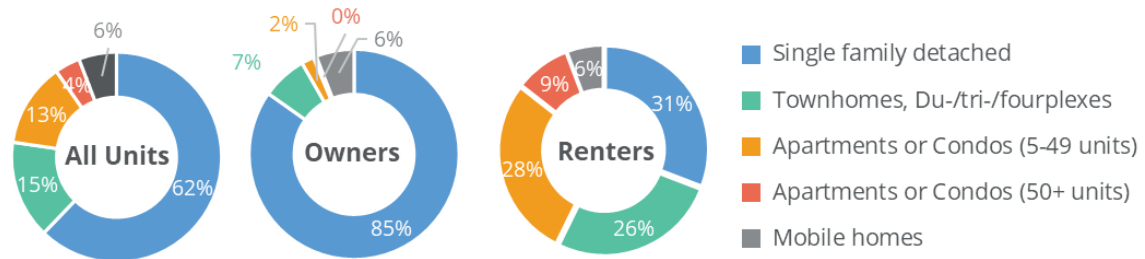
Existing Housing Stock

The U.S. Census counts 66,599 housing units in Mesa County as of 2019. Forty percent of housing units are located in Grand Junction, and another 23% are distributed between Clifton, Fruita and Palisade. The share of the county's housing stock located in Grand Junction has remained stable since 2010.

Mesa County has experienced an 8% increase in housing units since 2010 adding 4,747 housing units, according to ACS data. Grand Junction's housing stock has expanded at a slower pace, increasing 6% since 2010, adding 1,532 units.

Housing type. As shown in Figure III-3, over half (62%) of the housing stock in Grand Junction is comprised of detached single-family homes, followed by townhomes and du-/tri-/fourplexes (15%) and apartment buildings with less than 50 units (13%). The vast majority of Grand Junction’s owners (85%) live in single-family detached homes. The majority of renters (54%) live in multifamily units including townhomes, du-/tri-/fourplexes (26%) and apartment buildings with 5 to 49 units in the structure (28%). Almost one-third of renters live in single-family detached homes (31%) and 9% live in apartment buildings with more than 50 units in structure.

Figure III-3.
Occupied Housing by Type and Tenure, Grand Junction, 2019



Note: Data are for occupied housing units.
Source: 2019 5-year ACS, and Root Policy Research.

Figure III-4 presents the types of housing structures in Grand Junction compared to surrounding jurisdictions and Mesa County overall. Grand Junction has a lower share of single-family detached homes than Fruita and Mesa County overall and a larger share of higher density structures with more than 5 units compared to surrounding communities. Palisade has a relatively high share of attached homes, sometimes referred to as “missing middle” housing (23% v. 16% in Grand Junction).

Figure III-4.
Comparative Housing Type, by Jurisdiction, 2019

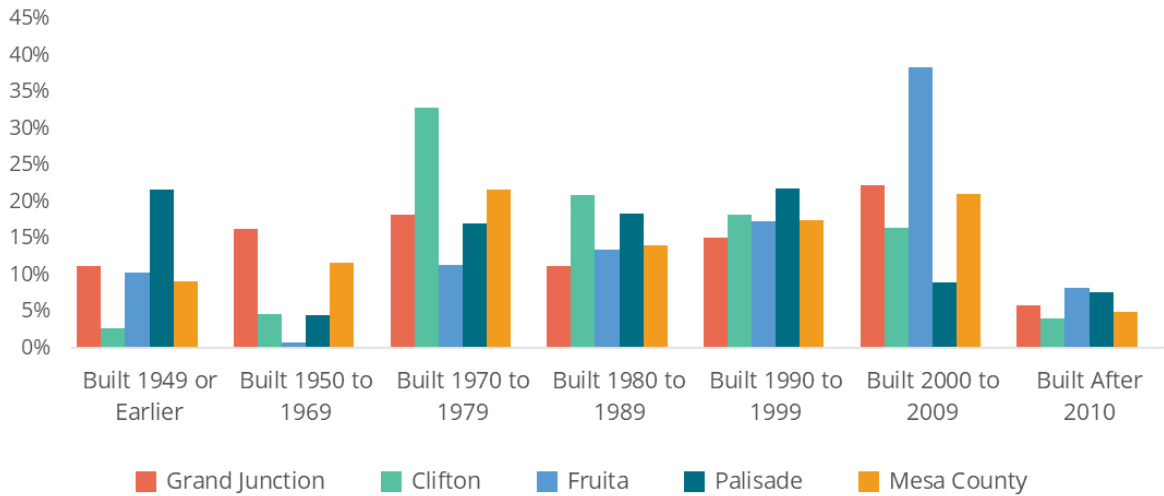
	Grand Junction	Clifton	Fruita	Palisade	Mesa County
Single family detached	62%	60%	76%	49%	69%
Single family attached (townhomes)	5%	2%	4%	4%	4%
Duplexes/triplexes/fourplexes	11%	12%	6%	19%	8%
Apartments/Condos (5-49 units)	13%	3%	3%	9%	7%
Apartments/Condos (50+ units)	4%	0%	0%	1%	2%
Mobile homes	6%	23%	10%	18%	10%
Total	100%	100%	100%	100%	100%

Source: 2019 5-year ACS, and Root Policy Research.

Number of bedrooms. In Mesa County, over half (52%) of housing units have three bedrooms and another 19% have four or more bedrooms. Around one fourth (23%) of units have two bedrooms. In Grand Junction, close to half (44%) of housing units have three bedrooms and another 17% have four or more bedrooms. Over one fourth (28%) of units have two bedrooms and 8% are one-bedroom units.

Age of housing stock. Figure III-5 shows the distribution of housing stock by age and jurisdiction. Over one fourth (28%) of Grand Junction's housing stock was built after 2000, another 18% was built between 1970 and 1979. Fruita has the highest share of housing units built after 2000 at 47%, while Palisade has the highest share of units built before 1950, at 22%.

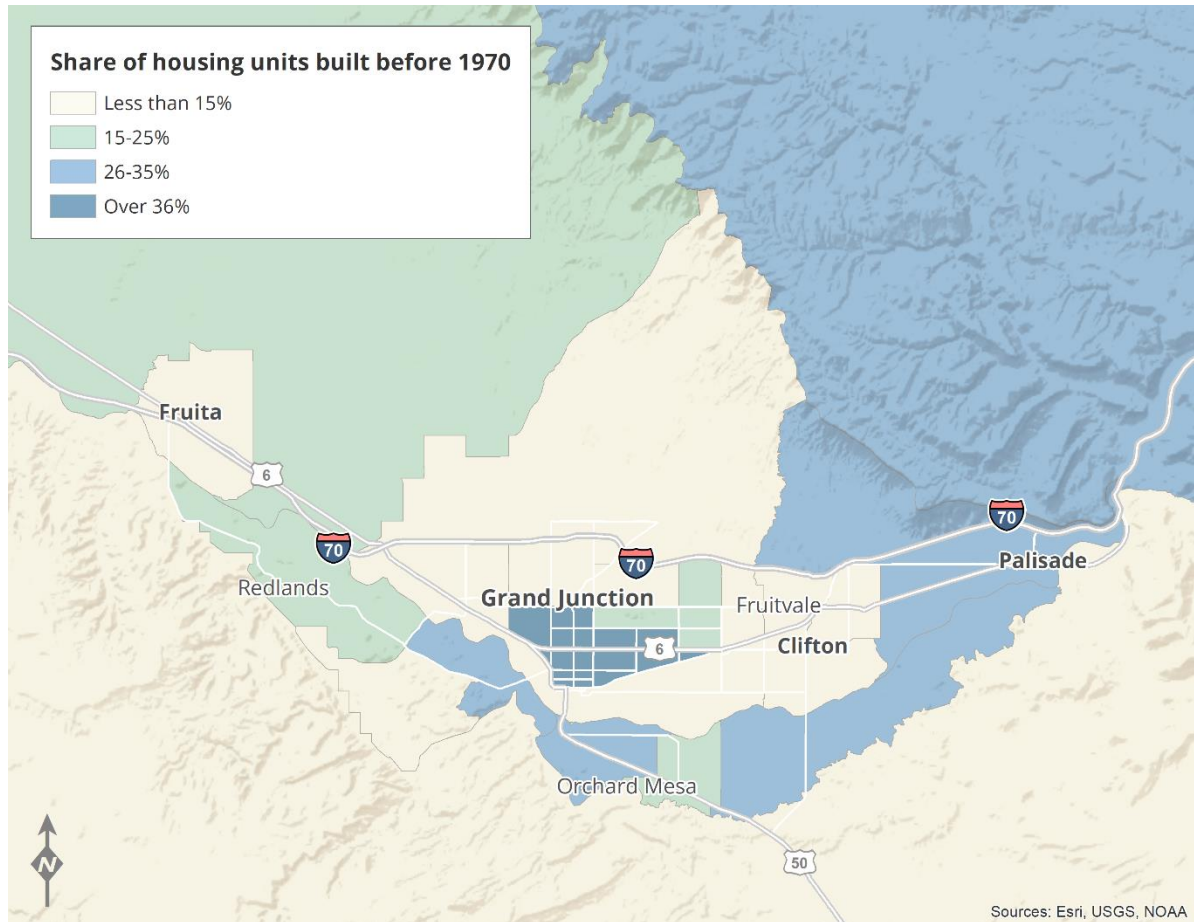
Figure III-5.
Age of Housing Stock, by Jurisdiction



Source: 2019 5-year ACS, and Root Policy Research.

The map in Figure III-6 shows the share of housing units that are older than 50 years (built before 1970). These units are more likely to be in need of repair but are also more likely to represent the naturally occurring affordable housing (NOAH) inventory.

Figure III-6.
Share of Housing Units Built Before 1970 by Census Tract, Grand Valley, 2019



Source: 2019 5-year ACS, and Root Policy Research.

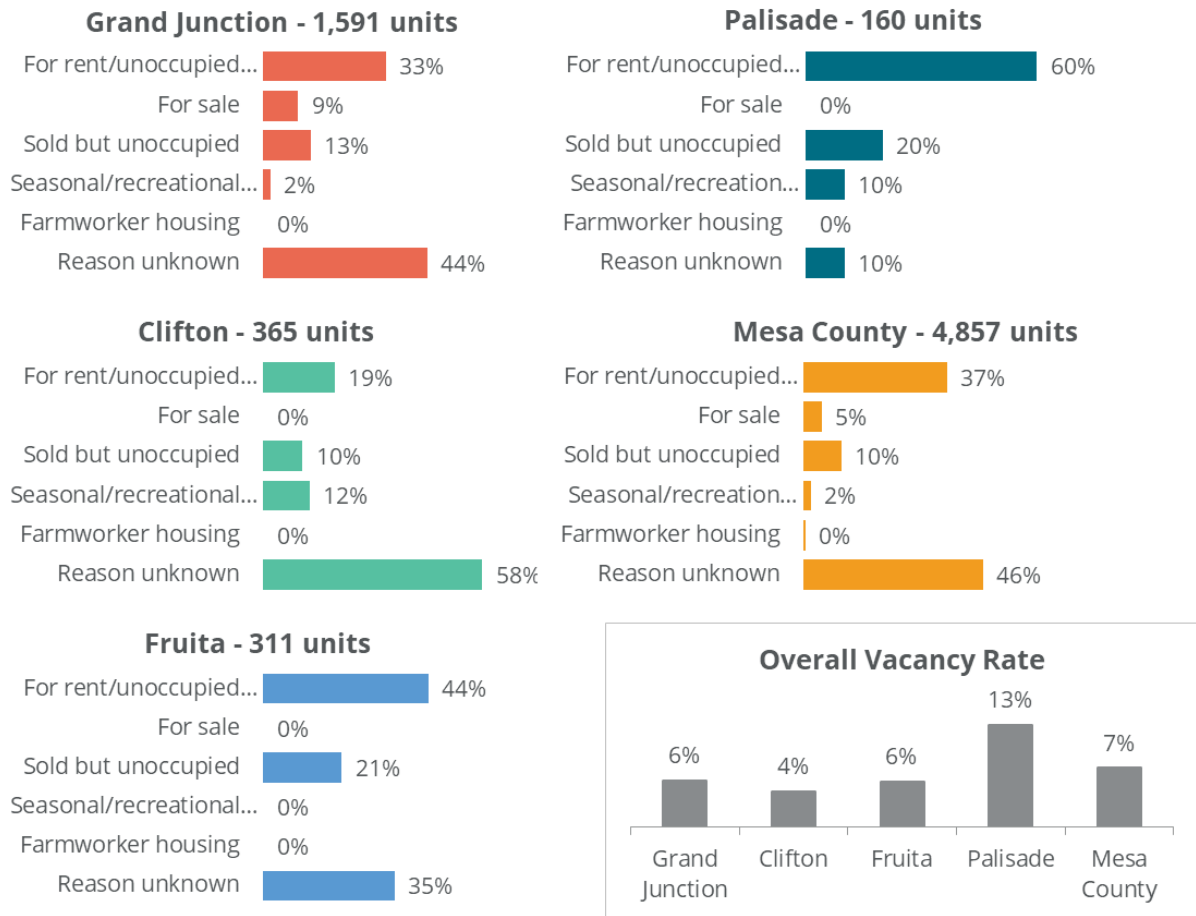
Vacancies. Figure III-7 shows the number of vacant units and the distribution of those units by vacancy type for Grand Junction and surrounding jurisdictions. As shown by the figure, Palisade has the highest total vacancy rate, and in Palisade and Fruita, the primary reason units are vacant is that they are for rent. In Grand Junction and Clifton, the primary reason units are vacant is unknown. Clifton has the highest share of seasonal and recreational vacancies, followed by Palisade.

Overall, the number of vacant units is very low. The Census Bureau estimates the vacancy rate³ for rental units at 2.4% for Mesa County and 1.8% for Grand Junction in 2019, while the homeownership vacancy rate stands at 1.2% in Mesa County and 1% in Grand Junction. The homeowner vacancy rate in 2010 was similar, at 1.2% in Mesa County and Grand

³ Rental and ownership vacancy rates include only units available for occupancy, as opposed to all vacant units used in the vacancy rate shown in the figure.

Junction, but the rental vacancy rate was higher, at 3.5% in Mesa County and 5% in Grand Junction.

Figure III-7.
Vacant Units by Reason and Jurisdiction, 2019



Note: Vacant for rent and vacant for sale includes homes that have been rented or sold but are not yet occupied.

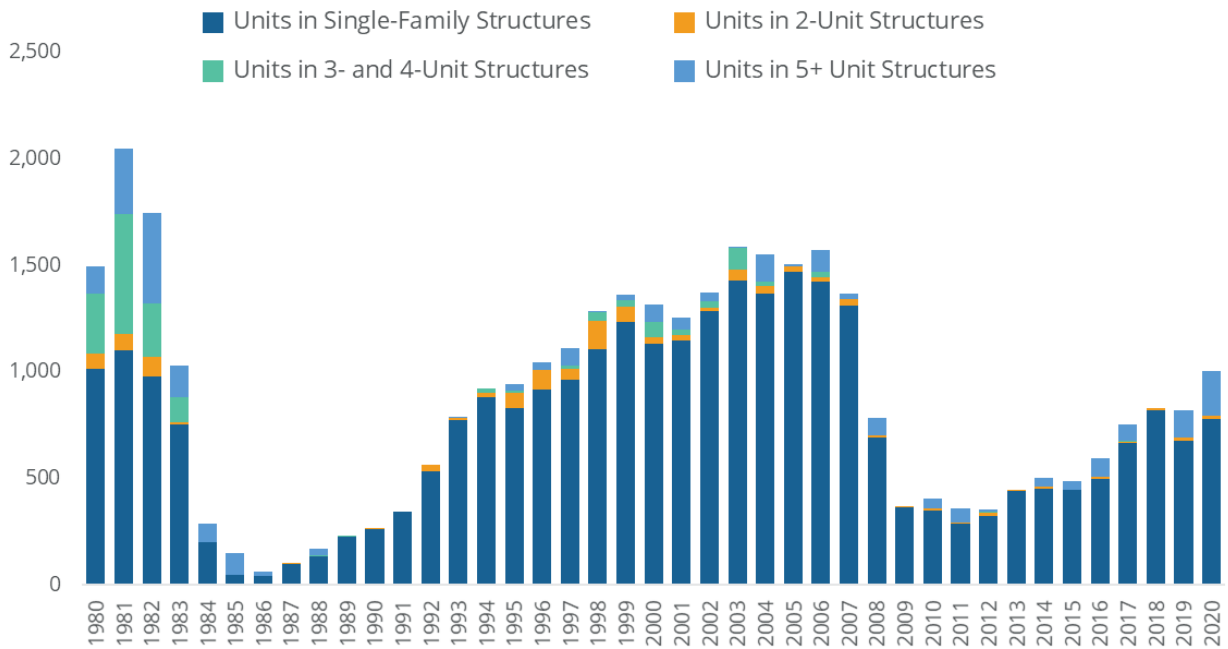
Source: 2019 5-year ACS, Root Policy Research.

Short-term rentals. Many of the seasonal/recreational use vacancies likely reflect homes used as short-term rentals (STRs). According to data from airdna.com (a market analytics website for STRs), there are 462 homes listed as short-term rentals in Mesa County. Some of these may be permanently occupied and rented occasionally, others may be rented consistently and otherwise vacant or used seasonally. Over half (57%) of all the STRs listed in Mesa County are located in Grand Junction (263 active rentals), another 16% are in Fruita (76 active rentals) and 13% in Palisade (56 active rentals). According to permit data, as of April 2021, 188 permits for short term rentals have been issued for Grand Junction since 2018. Permits have to be renewed on an annual basis; currently, the City has 140 permitted short-term rentals.

Development activity. Since the 1990's, building permits in Mesa County have been dominated by single-family units. On average, around 90% of units permitted since 1990 were single-family units. The peak for multifamily unit permits was in 1981, with 942 multifamily units permitted and over 500 of those multifamily units were in multifamily structures of 3 and 4 units.

As shown in Figure III-8, development activity drastically dropped during the 2008 Financial Crisis and has not reached pre-recession levels. Over the past decade 5,391 single-family units and only 759 multifamily units have been permitted, around 87% of those multifamily units were in structures with 5 or more units. The level of multifamily development has not kept up with the increase in renter households.

Figure III-8.
Building Permits, Mesa County, 1980-2020



Note: Data for 2020 are preliminary.

Source: HUD State of the Cities Data System Building Permits Database.

Data from the Mesa County building permit activity yearly reports indicate that in 2020, 779 single-family permits, and 21 multifamily permits were issued in the county. Seventy one percent of single-family permits and all of the multifamily permits were issued in Grand Junction. Between January and April 2021, 242 single-family permits and zero multifamily permits have been issued for Grand Junction.

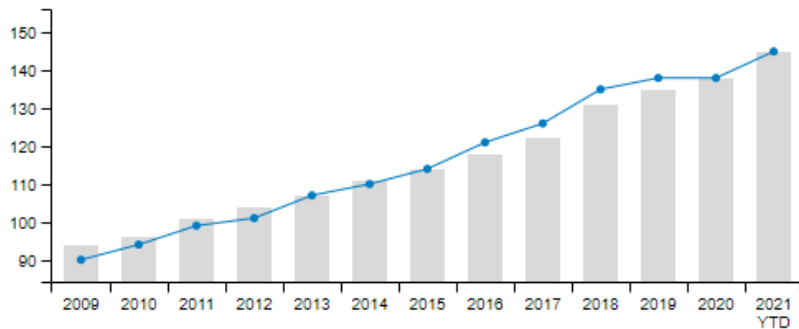
Construction costs. Construction costs have consistently increased, particularly since the recovery from the 2008 Financial Crisis. Labor shortages in Colorado are a driving factor, though commodity prices have also increased. Shortages in raw materials, such as

lumber, and supply chain disruptions have caused sharp increases in building costs over the past year. Figure III-9 illustrates this trend using the Mortenson Construction Cost Index for Denver (note: data are not available for Western Colorado specifically; Denver data used as a rough proxy). Over the last twelve months, costs increased 6.7% nationally and 4.8% in Denver.

According to local developers in the Grand Valley area, rising costs are a major contributor to affordability challenges and make it difficult for builders to provide new housing at attainable prices. Developers believe constraints are likely to worsen, through a combination of labor shortages and increased volatility in commodity markets.

Figure III-9.
Mortenson
Construction Cost
Index, 2009-2021Q1

Note:
 January 2009 = 100
 Source:
 Mortenson Construction Cost Index Q1 2021.

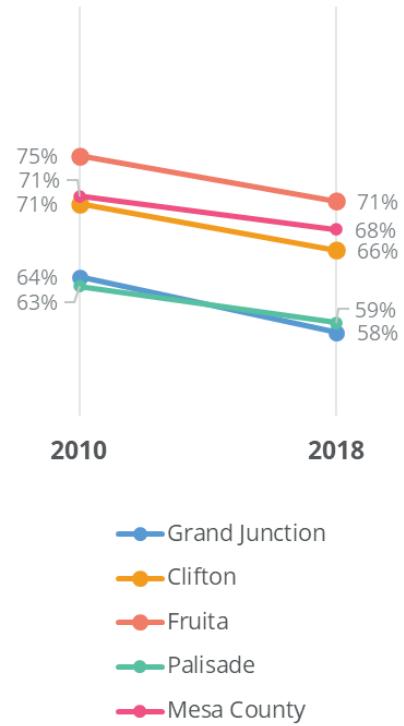


Ownership Market Trends

Figure III-10 shows homeownership rates and trends for Grand Junction and surrounding jurisdictions. Grand Junction has the lowest homeownership rate among the jurisdictions at 58%, down from 2010 (64%). Fruita has the highest homeownership rate among the jurisdictions at 71%. All jurisdictions and the county overall saw homeownership rates decline from 2010. In Colorado, the homeownership rate decreased from 68% to 65%.

**Figure III-10.
Homeownership Rates, by Jurisdiction,
2010 and 2019**

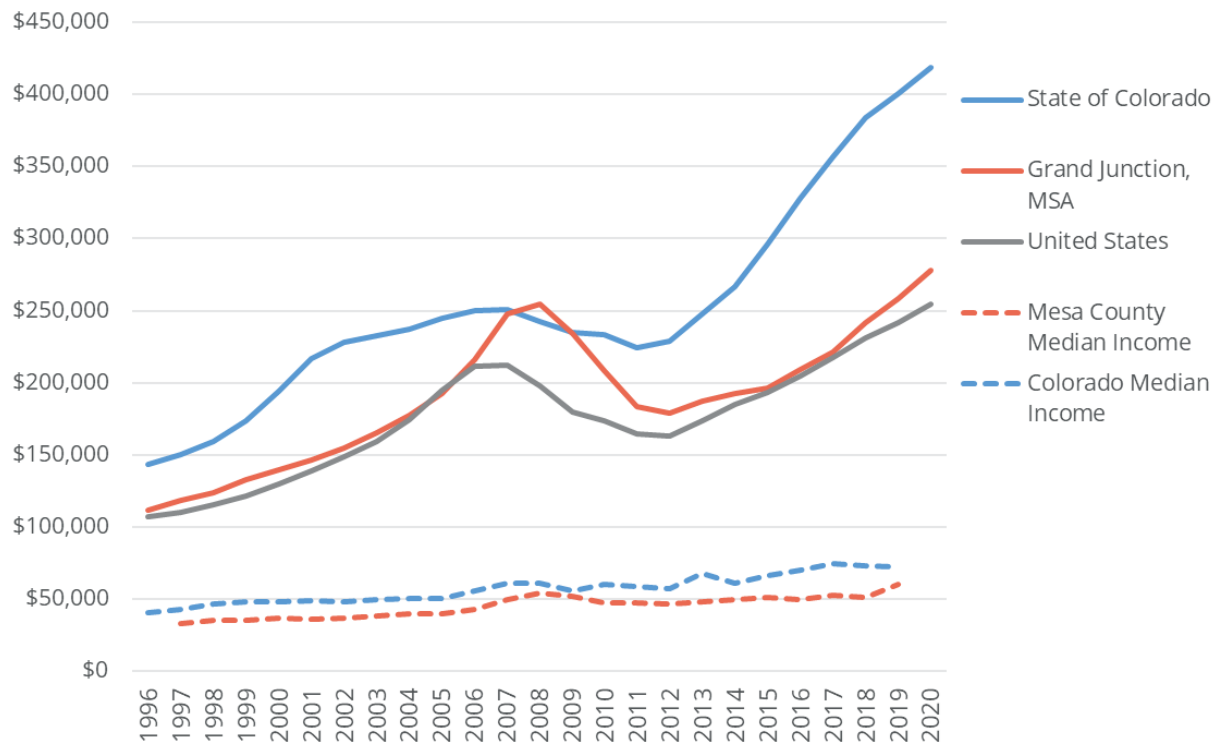
Source:
2010 Census and 2019 5-year American Community Survey (ACS).



Price increases. Figure III-11 shows Grand Junction MSA median home price trends from 1996 through 2020. The State of Colorado, and United States home values are included for comparison. Trends in Mesa County’s and Colorado’s median income are also presented in the graphic to compare home price shifts to income shifts.

As shown in the figure, price trends in Grand Junction have followed national price trends closer than Colorado’s price trends. The housing bubble was more severe in Grand Junction than in the United States and in Colorado. Home prices in Grand Junction reached the peak in 2008, a year after the United States and Colorado. Home prices then declined faster, reaching the bottom in 2012; Grand Junction reached the pre-recession peak in 2019, while Colorado had reached it by 2014 and the U.S. by 2017.

Figure III-11.
Median Zillow Home Price Index of All Homes and Median Income, 1996-2020



Source: Zillow Home Value Index, Federal Reserve Bank of St. Louis, and Root Policy Research.

Median home values. Figure III-12 shows the median home values for Grand Junction and surrounding jurisdictions for 2010 and 2019, based on ACS data (which are self-reported values of all owner-occupied homes, and are typically lower than the median value of listed/sold homes).

During this period, Grand Junction and Mesa County overall experienced rapid home value appreciation while Clifton, Palisade, and Fruita home values show no value increase or a decrease in value—however, data are composed of 5-year estimates, therefore pick up variation in prices during the 2008 Financial Crisis and recovery.

**Figure III-12.
Median Home Value, 2010
and 2019**

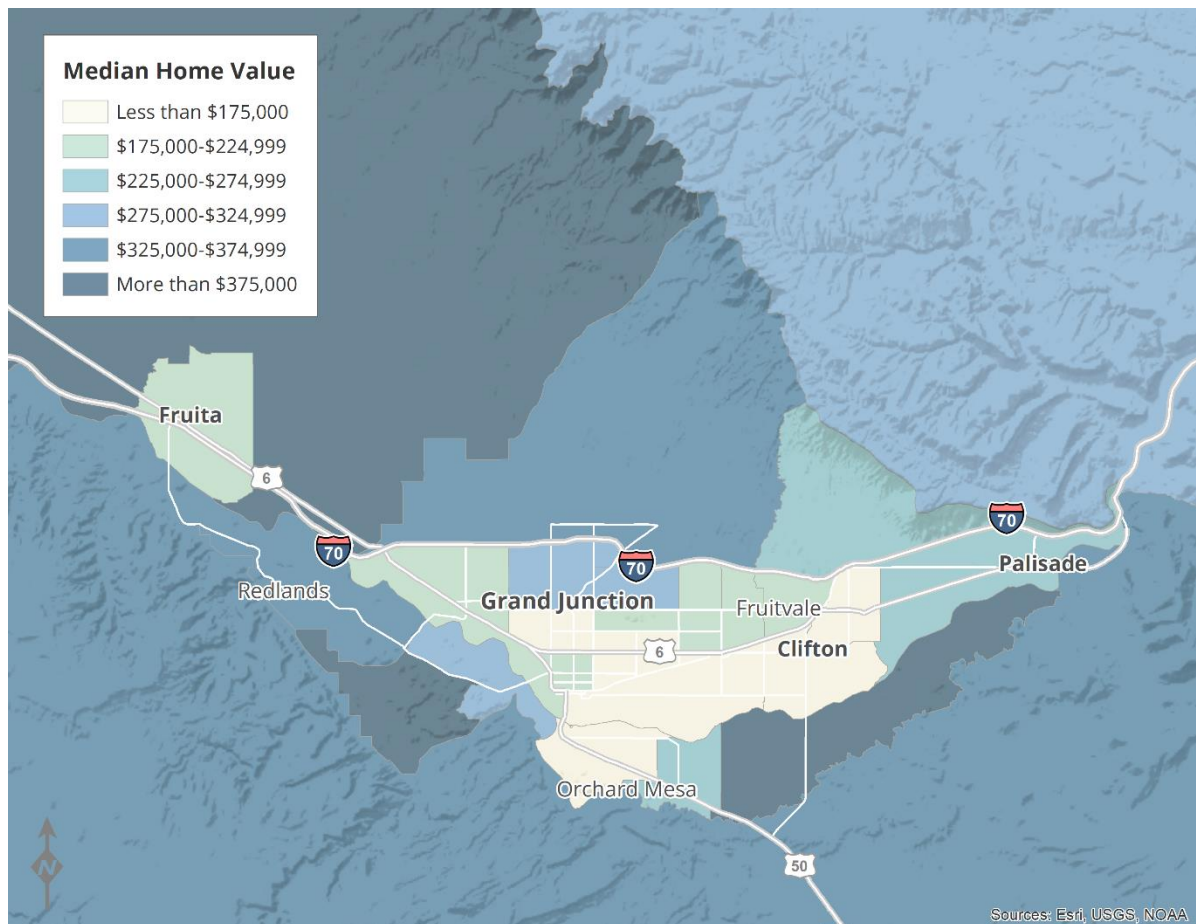
Note:
2019 1-year ACS data used for Mesa County.

Source:
2010 Census, 2019 5-year and 1-year ACS, and
Root Policy Research.

	2010	2019	Percent Change
Grand Junction	\$222,527	\$237,100	7%
Clifton	\$156,285	\$143,500	-8%
Fruita	\$223,988	\$223,500	0%
Palisade	\$180,406	\$177,100	-2%
Mesa County	\$231,900	\$262,300	13%

Figure III-13 presents a map of median home values in the Grand Valley by Census tract. The most affordable median home values (under \$175,000) are located in Clifton, around Orchard Mesa and parts of Grand Junction.

**Figure III-13.
Median Home Value by Census Tract, Grand Valley, 2019**

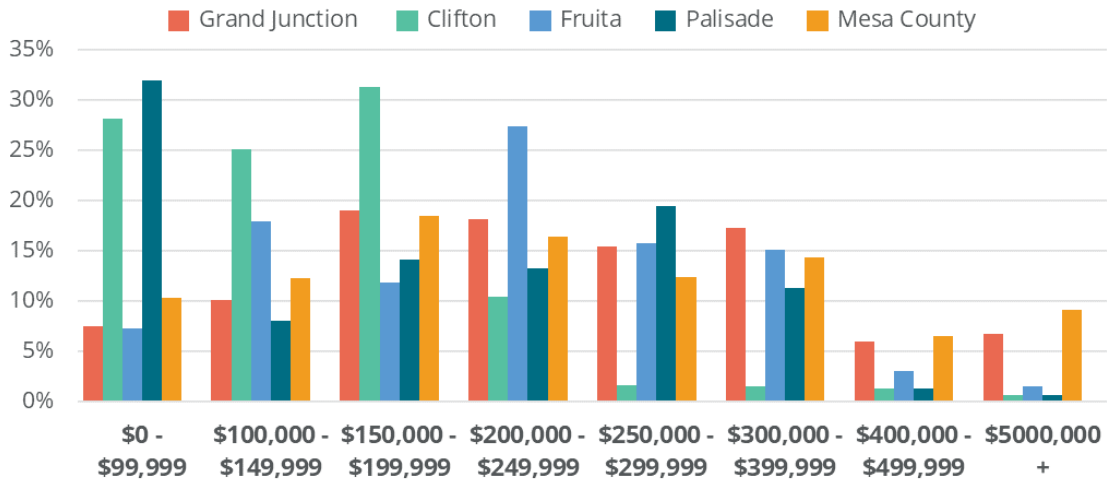


Source: 2019 5-year ACS, and Root Policy Research.

Price distribution. As shown in Figure III-14, Clifton and Palisade have the most affordable price distributions. According to ACS data, 85% of Clifton homes and 54% of

Palisade's homes were valued below \$200,000 as of 2019, compared to 37% in Grand Junction and Fruita, and 41% in Mesa County overall.

Figure III-14.
Home Price Distribution, by Jurisdiction, 2019

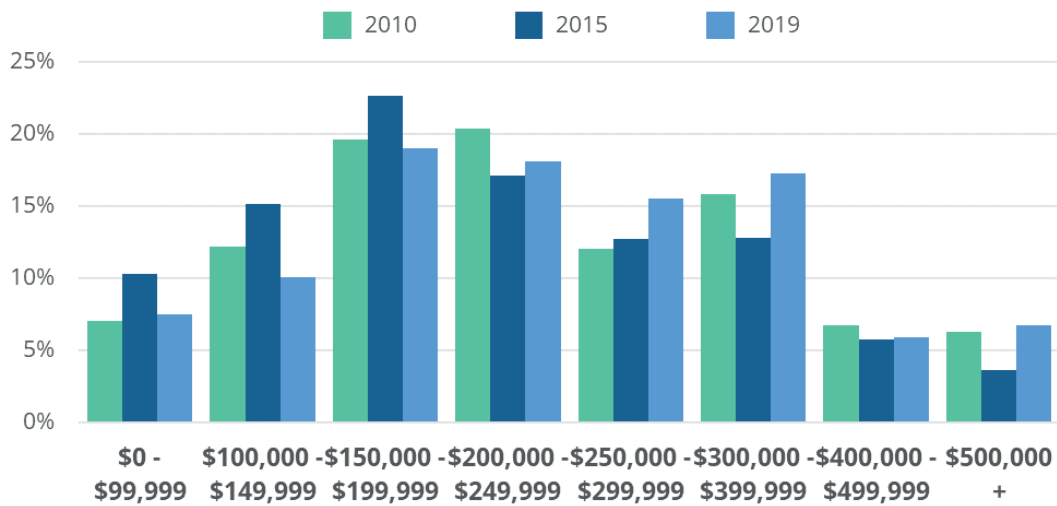


Source: 2019 5-year ACS, and Root Policy Research.

Figure III-15 shows how the value distribution has shifted between 2010, 2015, and 2019 in Grand Junction. In 2015, the area had higher levels of affordability than in 2010 and 2019, which is to be expected given that prices were still correcting in 2010 after the rapid price appreciation and subsequent price drops that accompanied the 2008 Financial Crisis.

The price distribution in 2019 for Grand Junction has seen an increase in homes valued above \$200,000. In 2015, 52% of homes were valued above \$200,000, in 2019 this share has increased to 63%, while the share of homes valued below \$200,000 has decreased from 48% to 37%.

Figure III-15.
Home Price Distribution, Grand Junction, 2010, 2015, and 2019



Source: 2010, 2015, and 2019 5-year ACS, and Root Policy Research.

Recent home sales analysis. During 2019, a total of 3,923 homes sold in Mesa County, this number increased by 3% to 4,022 in 2020. Figure III-16 below shows the characteristics of homes sold in 2020/21 in Mesa County. Most of the sold homes, 74%, were located in Grand Junction, and the vast majority of them were single-family detached homes.

Among product types, condos and townhomes are considerably more affordable than single-family homes: 72% of condos and 30% of townhouses were sold below \$200,000, compared to 12% of single-family homes. On average, sold homes were around 1,780 square feet and had 3 bedrooms and 2 bathrooms, with condos on the smaller size (average of 1,100 square feet, 2 bedrooms and 2 bathrooms). The average year built of sold homes was 1990, and the average number of days on market was around 83 days. Condos stayed on the market for 66 days on average, potentially indicating slightly higher demand for these more affordable alternative unit types.

**Figure III-16.
Sold Home
Characteristics,
Mesa County,
2020/21**

Note:

Data for 2021 cover home sales from January through March 11, 2021.

Source:

MLS data by Bray Real Estate, and Root Policy Research.

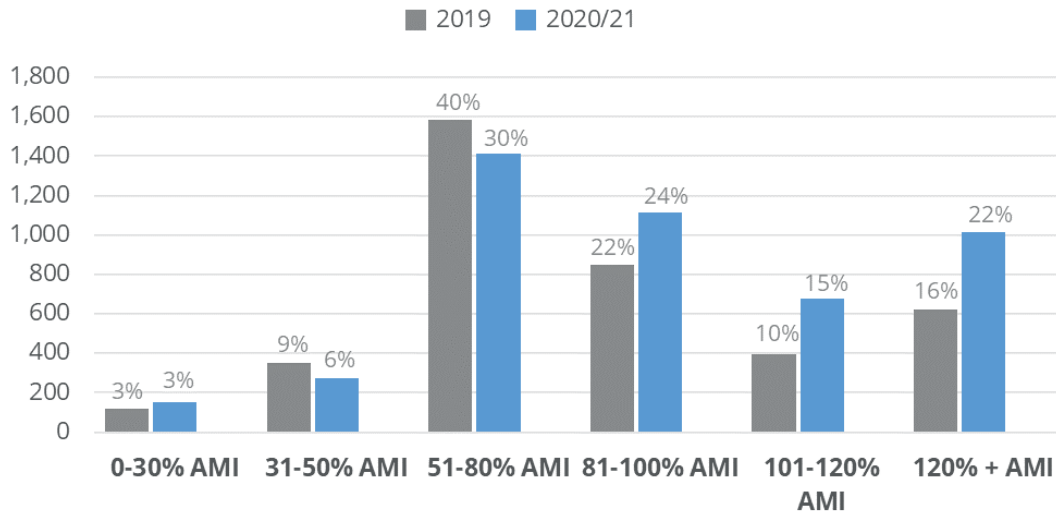
	Single Family	Condo	Townhouse	Total
Total Homes				
Number	4,122	162	361	4,645
Grand Junction	73%	91%	81%	74%
Clifton	7%	3%	6%	7%
Fruita	12%	4%	11%	11%
Palisade	2%	0%	1%	2%
Rest of County	6%	2%	1%	6%
Sale Price				
\$0 - \$99,999	4%	2%	1%	3%
\$100,000 - \$199,999	9%	70%	29%	13%
\$200,000 - \$299,999	38%	25%	52%	38%
\$300,000 - \$399,999	27%	3%	15%	25%
\$400,000 - \$499,999	11%	0%	2%	10%
\$500,000 +	12%	0%	1%	11%
Average Characteristics				
Square Feet	1,842	1,151	1,435	1,786
Number of Bedrooms	3.3	2.3	2.7	3.2
Number of Baths	2.3	1.9	2.3	2.2
Year Built	1989	1988	2001	1990
Days on Market	83	66	85	83

Between 2019 and 2020/21 the median sold price in Grand Junction increased by 13%, from \$255,000 to \$289,000. The median sold price in the County also increased by 13%, from \$256,400 to \$289,000.

Figure III-17 shows how the distribution of homes sold has changed between 2019 and 2020/21 by AMI affordability level in Mesa County.⁴ While 52% of homes sold in 2019 were affordable for households with income below 80% AMI, this share decreased by 12 percentage points to 40% in 2020/2021. According to the Residential Real Estate Statistics Report for March conducted by Bray Real Estate, the median price year to date in the county is \$309,000, this represents a 33 percent increase over 2010 home values.

⁴ Unis the same assumptions as in the gaps model and HUD AMI income levels, the maximum affordable home price for a household earning 30% AMI is \$97,973, it is \$163,289 for a household earning 50% AMI, \$261,262 for a household earning 80% AMI, \$326,577 for a household earning 100% AMI, and \$391,893 for a household earning 120% AMI.

Figure III-17.
Sold Homes by AMI Affordability, Mesa County, 2019 and 2020/21

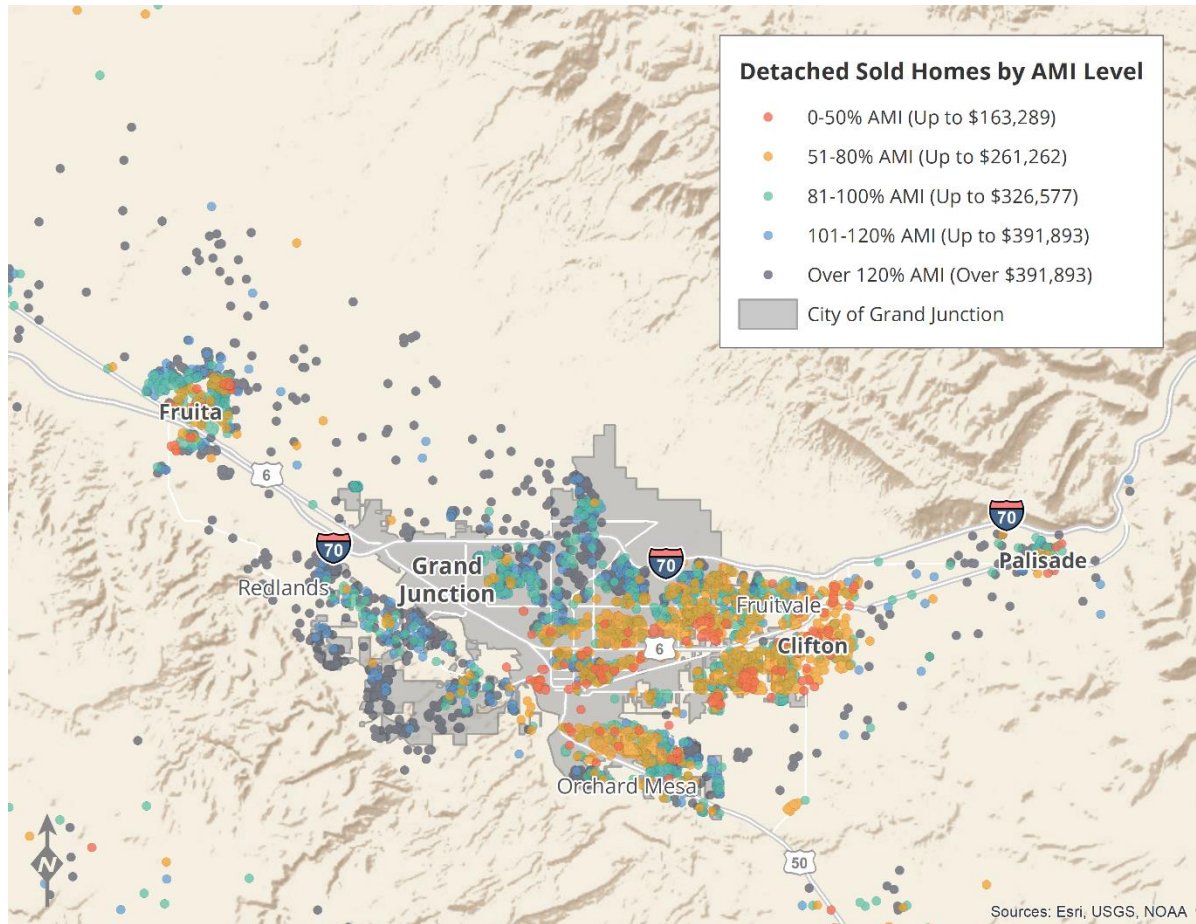


Note: Data for 2021 cover home sales from January through March 11, 2021. Maximum affordable home price is based on a 30-year mortgage with a 10% down payment and an interest rate of 3.11%. Property taxes, insurance, HOA and utilities are assumed to collectively account for 25% of the monthly payment.

Source: MLS data by Bray Real Estate, and Root Policy Research.

Figures III-18 and III-19 display the geographic distribution of homes sold in 2020/21 by AMI affordability level in the Grand Valley. Over half of sold homes affordable to households earning less than 50% AMI are in Grand Junction, and another 30% in Clifton.

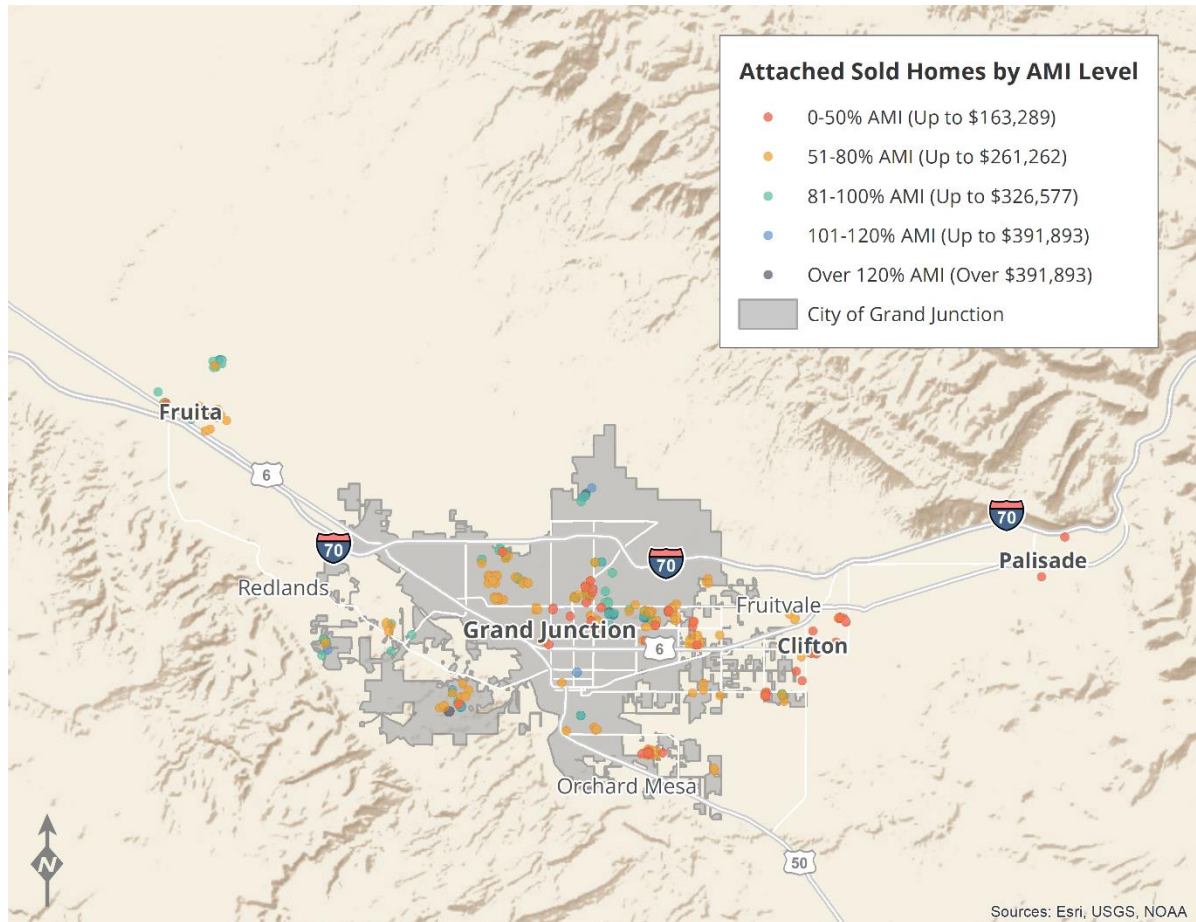
Figure III-18.
Distribution of Detached Sold Homes by AMI Affordability, Grand Valley, 2020/21



Note: Data for 2021 cover home sales from January through March 11, 2021. Maximum affordable home price is based on a 30-year mortgage with a 10% down payment and an interest rate of 3.11%. Property taxes, insurance, HOA and utilities are assumed to collectively account for 25% of the monthly payment.

Source: MLS data by Bray Real Estate, and Root Policy Research.

Figure III-19.
Distribution of Attached Sold Homes by AMI Affordability, Grand Valley, 2020/21



Note: Data for 2021 cover home sales from January through March 11, 2021. Maximum affordable home price is based on a 30-year mortgage with a 10% down payment and an interest rate of 3.11%. Property taxes, insurance, HOA and utilities are assumed to collectively account for 25% of the monthly payment.

Source: MLS data by Bray Real Estate, and Root Policy Research.

Figure III-20 shows the financing type distribution by AMI for Mesa County and how this has changed between 2019 and 2020/21. The most drastic change was the increase in the share of homes affordable to households earning less than 30% AMI (homes for less than \$97,973) that were cash financed. In 2019, one fourth of homes sold in this price range were cash financed (a total of 29 homes)—in 2020/21, almost three fourths (73%) of homes sold in this price range were cash financed (a total of 110 homes). The share of cash financed homes priced affordably for households earning between 30% and 50% AMI (homes between \$97,973 and \$163,289) also increased from 17% (61 homes) in 2019 to 33% (91 homes) in 2020/21.

These trends indicate that investors (with cash) are crowding out traditionally financed households in the most affordable price-points.

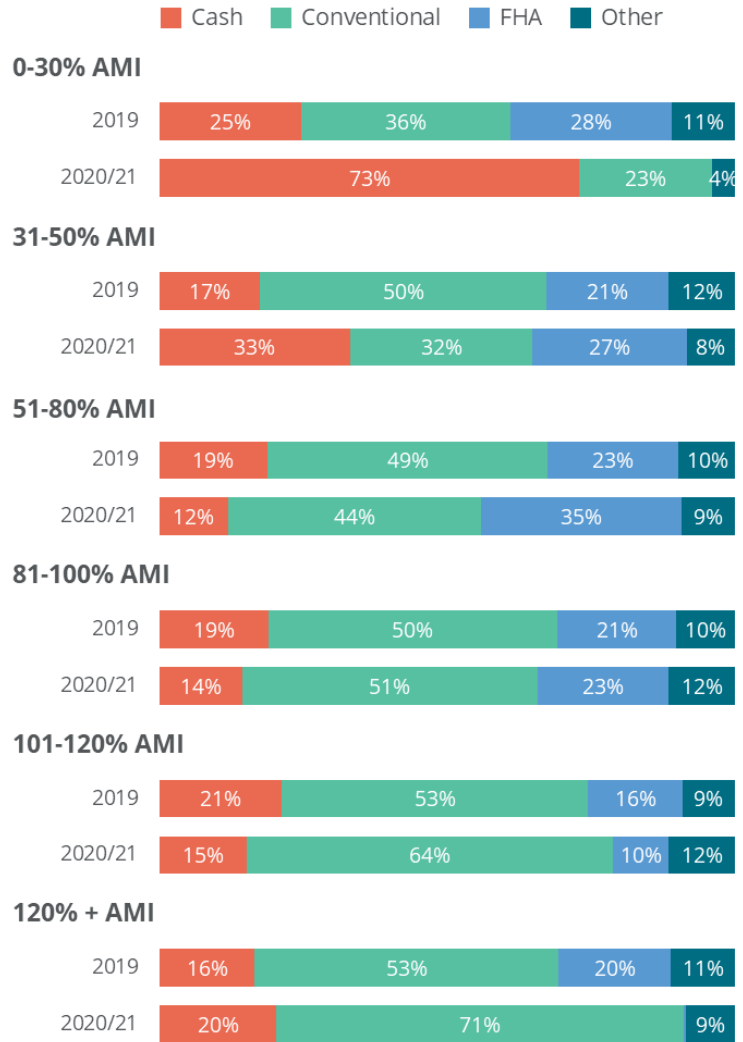
**Figure III-20.
Financing Type
Distribution by AMI, Mesa
County, 2019 and 2020/21**

Note:

Data for 2021 cover home sales from January through March 11, 2021. Maximum affordable home price is based on a 30-year mortgage with a 10% down payment and an interest rate of 3.11%. Property taxes, insurance, HOA and utilities are assumed to collectively account for 25% of the monthly payment.

Source:

MLS data by Bray Real Estate, and Root Policy Research.



Inventory. According to the 2020 Residential Real Estate Statistics report conducted by Bray Real Estate, home inventory levels in Mesa County are extremely low. As shown in Figure III-21, the number of active listings has steadily declined since 2014. During March of 2021 there were only 156 active listings, this represents a 74% decline in the number of active listings compared to March of 2020.

Figure III-21.
Mesa
County
Active
Listings,
2013-2021



Source:
 MLS data by Bray
 Real Estate.

According to industry standards, around 6 months of inventory is considered a balanced housing market. Months of inventory in Mesa County is currently below one. During 2019, foreclosure filings in Mesa County totaled 211 and foreclosure sales 96, during 2020 foreclosure filings and foreclosure sales decreased to 95 and 33, respectively, and filings were concentrated in the first quarter of 2020.

Rental Market Trends

Mesa County's rental market has experienced sharp price increases over the past decade. Figure III-22 shows the median gross rent for all types of rental units by jurisdiction for 2010 and 2019. Since 2010, Fruita experienced the largest increase in median rent, followed by Grand Junction and Mesa County overall.

Figure III-22.
Median Gross Rent, 2010
and 2019

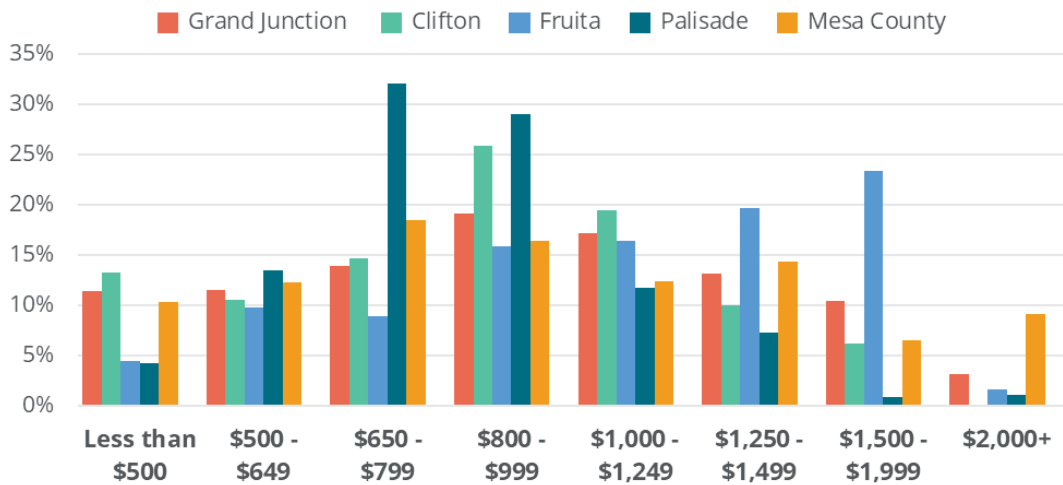
	2010	2019	Percent Change
Grand Junction	\$770	\$935	+ 21%
Clifton	\$741	\$873	+ 18%
Fruita	\$867	\$1,169	+ 35%
Palisade	\$692	\$801	+ 16%
Mesa County	\$810	\$981	+ 21%

Note:
 2019 1-year ACS data used for Mesa
 County. Data refer to all types of rental
 units.

Source:
 2010 Census, 2019 5-year and 1-year ACS,
 and Root Policy Research.

Rent distribution. As shown in Figure III-23 Palisade has the largest share of rents below \$800, at 50%. In Mesa County overall, 41% of rentals are priced below \$800, in Grand Junction 37% of rentals are priced below \$800. In Fruita, close to half (45%) of rentals are over \$1,250, in Mesa County and Grand Junction this share is close to one third (30% and 27% respectively).

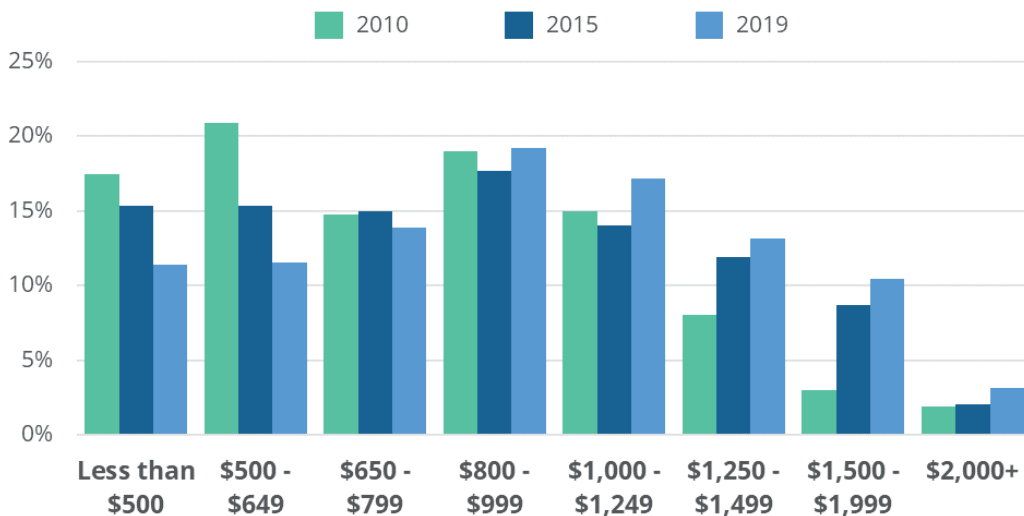
Figure III-23.
Rent Distribution, by Jurisdiction, 2019



Source: 2019 5-year ACS, and Root Policy Research.

The rent distribution in Grand Junction has shifted significantly since 2010, with considerable losses in the share of units with rents below \$650. In 2010, over a third (38%) of units were less than \$650 a month. This share has been reduced to 23% while the share of units priced over \$1,250 a month increased from 13% to 27% since 2010 (Figure III-24).

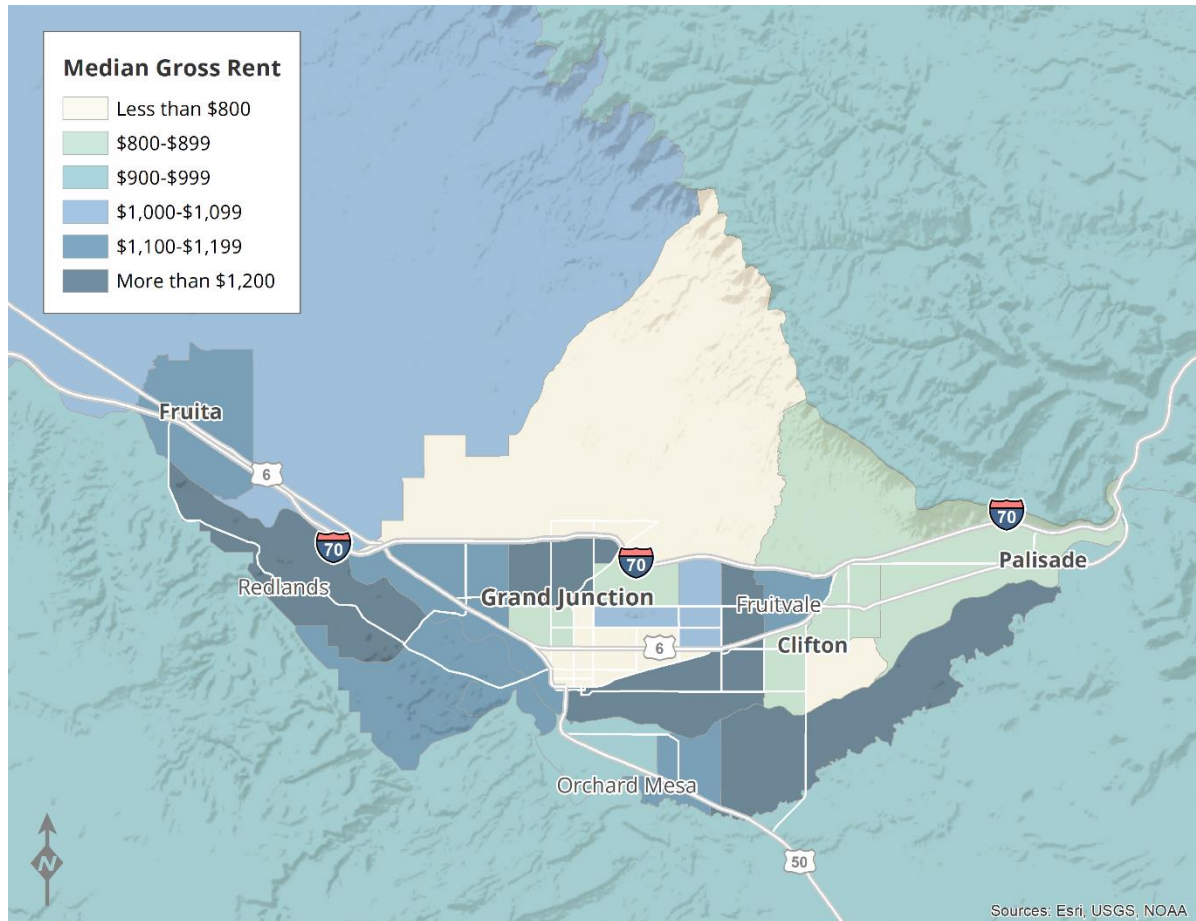
Figure III-24.
Rent Distribution, Grand Junction, 2010, 2015, and 2019



Source: 2010, 2015, and 2019 5-year ACS, and Root Policy Research.

Figure III-25 displays the median gross rent (from the ACS) by census tract. The lowest rents tend to be located in Clifton and the central part of Grand Junction.

Figure III-25.
Median Gross Rent by Census Tract, Grand Valley, 2019



Source: 2019 5-year ACS, and Root Policy Research.

Renter affordability. Figure III-26 shows the median gross rent in Grand Junction by number of bedrooms and the minimum income required to avoid being cost burdened. The median gross rent (including utilities) for a two-bedroom apartment in Grand Junction is \$861—to afford this rent without being cost burdened, households need to earn \$34,440 per year. More than half (51%) of renters in Grand Junction renters earn less than \$35,000.

Figure III-26.
Rental Affordability, Grand Junction, 2019

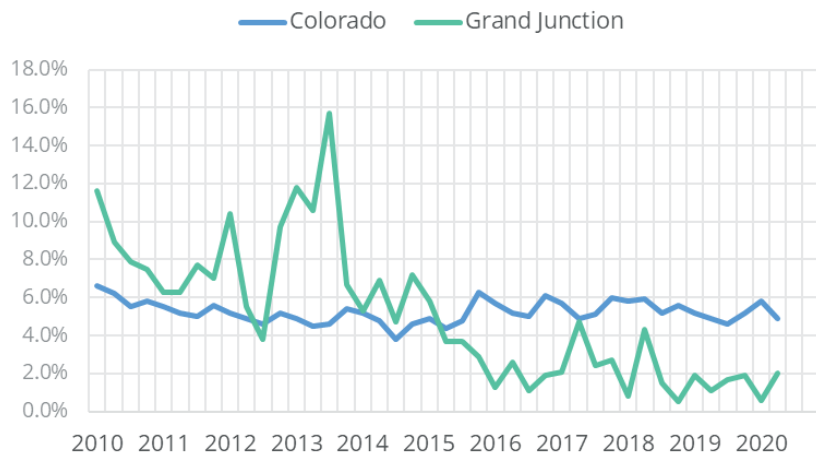
Rental Size	Median Rent	Income Required
Studio	\$670	\$26,800
1 bedroom	\$611	\$24,440
2 bedrooms	\$861	\$34,440
3 bedrooms	\$1,248	\$49,920
4 bedrooms	\$1,573	\$62,920
5+ bedrooms	\$1,619	\$64,760

Source:
 2019 5-year ACS, and Root Policy Research.

Vacancy rates. According to market reports, apartment vacancy rates in Grand Junction have remained consistently low over the past five years—indicating an extremely tight rental market.

Vacancy rates around 5% typically indicate a competitive equilibrium in the rental market. Rates that fall below 5% indicate a very tight market. As shown in Figure III-27, multifamily vacancies in Grand Junction have stayed well below statewide vacancy rates since 2015 and are currently below 3% overall. (Note that data are not available at the county level).

Figure III-27.
Multifamily Vacancy Rates, Colorado and Grand Junction, 2010-2020



Source:
 Colorado Multifamily Vacancy and Rental Survey, 2020.

Profile of Renters and Owners























Figure III-28 summarizes characteristics of renters and owners in Grand Junction. The figure displays the number and distribution of renter and owner households by demographic characteristics and also provides the homeownership rate by income, age group, household type and race/ethnicity. Homeownership rates that are highlighted indicate rates that are 5 or more percentage points lower than the overall homeownership rate of 58%.

- As expected, owners tend to be older and earn higher incomes than renters. Median income for renters is around half (48%) of the median income for owners.

- Renters are more likely than owners to be living in non-family households (e.g., living alone, living with roommates, or unmarried partners) — 60% of renters compared to 34% of owners live in non-family households. These renter households need more diversity in housing types that accommodate different household sizes.
- Owners are more likely to be non-Hispanic White. Homeowners are underrepresented among minority communities except among Asian residents, who have an ownership rate higher than non-Hispanic Whites. Homeownership rates are low particularly among Native Americans and other minorities, although the small size of these communities leads to large margins of error.

**Figure III-28.
Profile of Renters
and Owners,
Grand Junction,
2019**

Source:
2019 5-year ACS, and Root
Policy Research.

	Renters		Owners		Ownership	Ownership Rate Charted
	Number	Percent	Number	Percent	Rate	
Total Households	11,008	100%	15,274	100%	58%	 58%
Median Income	\$33,485		\$69,113			
Income Distribution						
Less than \$25,000	4,422	40%	1,984	13%	31%	 31%
\$25,000 - \$50,000	3,018	27%	3,247	21%	52%	 52%
\$50,000 - \$75,000	1,592	14%	3,136	21%	66%	 66%
\$75,000 - \$100,000	1,056	10%	2,406	16%	69%	 69%
\$100000+	920	8%	4,501	29%	83%	 83%
Age of Householder						
Younger households (15-24)	1,594	14%	313	2%	16%	 16%
All householders 25 and over	9,414	86%	14,961	98%	61%	 61%
Ages 25-34	2,772	25%	1,669	11%	38%	 38%
Ages 35-44	1,672	15%	2,285	15%	58%	 58%
Ages 45-64	2,928	27%	5,674	37%	66%	 66%
Ages 65 and older	2,042	19%	5,333	35%	72%	 72%
Household Type						
Family household without children	1,720	16%	6,601	43%	79%	 79%
Family household with children	2,659	24%	3,354	22%	56%	 56%
Nonfamily household - living alone	4,582	42%	4,640	30%	50%	 50%
Other nonfamily household	2,047	19%	679	4%	25%	 25%
Race/Ethnicity of Householder						
Non-Hispanic White	13,334	79%	13,059	85%	60%	 60%
Hispanic	3,327	17%	1,862	12%	50%	 50%
African American	4,126	0%	61	0%	55%	 55%
Asian	387	1%	177	1%	64%	 64%
Native American	179	2%	29	0%	14%	 14%
Other minority	190	2%	86	1%	31%	 31%

Cost burden. In Grand Junction altogether, over half (53%) of all renters, more than 5,700 renter households, are cost burdened, spending 30% or more of their income on housing costs. Moreover, over 2,800 renter households (27% of renters) are severely cost burdened, paying more than 50% of their income on housing costs. Owners face lower rates of cost burden; 20% of owner households (3,000 owner households) are cost burdened. In Mesa county, 52% of renter households or almost 9,800 renter households are cost burdened, of these, around 5,000 households are severely cost burdened.

As shown in Figure III-29 below, Clifton has the highest share of renter cost burden (54%), and Fruita has the highest share of severe renter cost burden (34%). Clifton and Palisade have the highest share of owner cost burden (29%) and Clifton has the highest share of severe owner cost burden (13%).

**Figure III-29.
Cost Burden, by
Jurisdiction
and Tenure,
2019**

Source:
2019 5-year ACS, and Root
Policy Research.

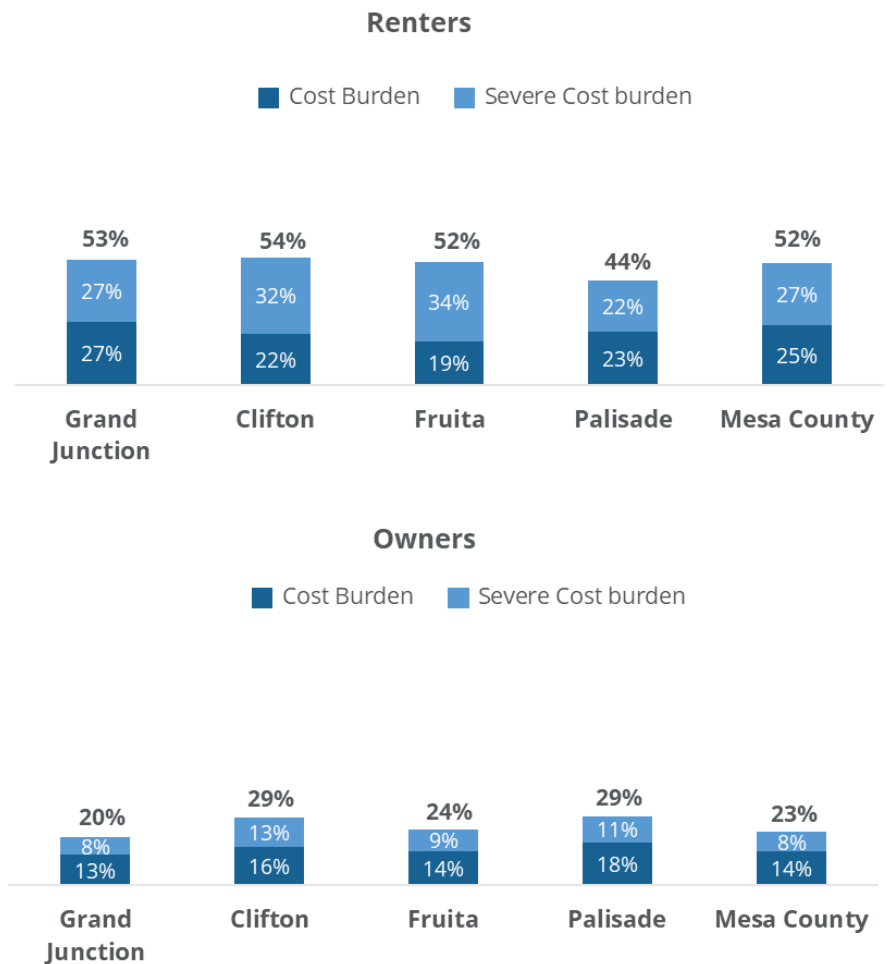
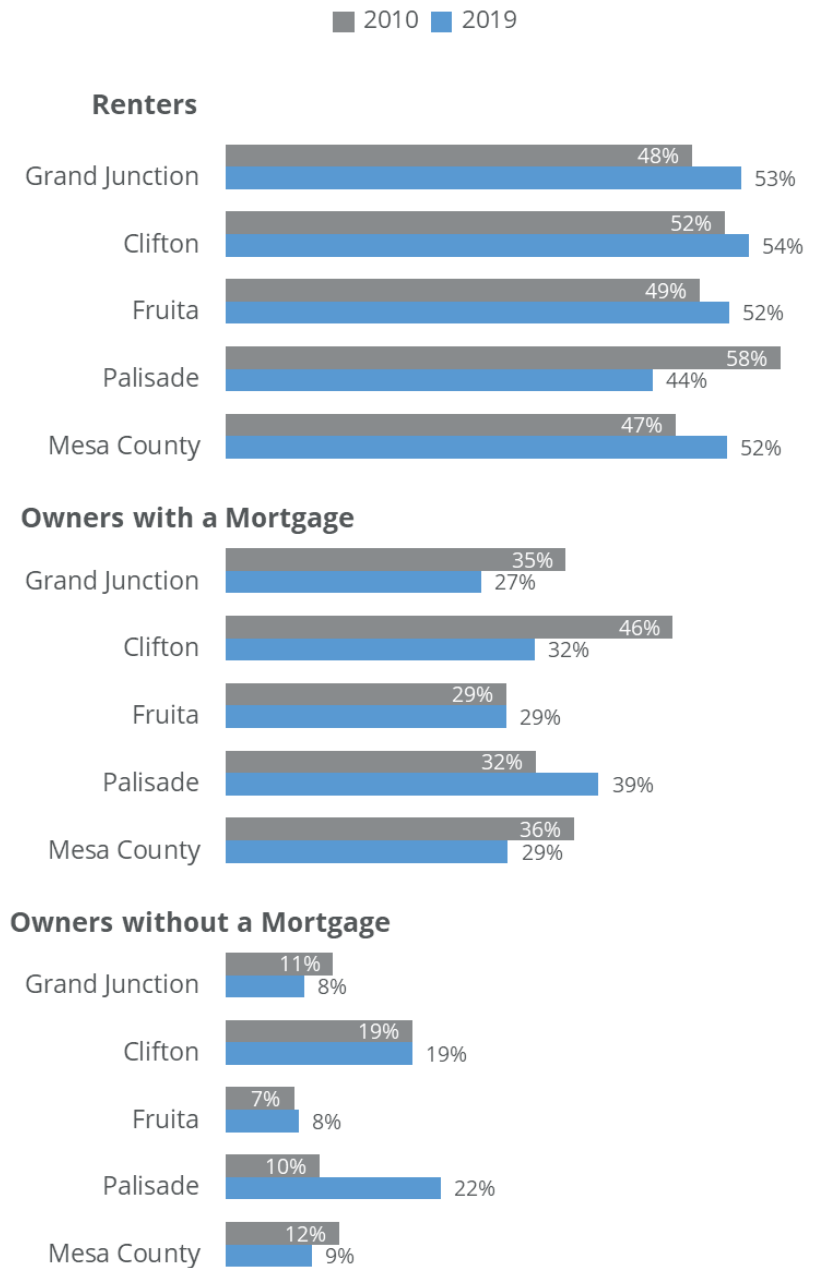


Figure III-30 shows how the rates of cost burden have changed since 2010. Cost burden among renters has increased in the region while cost burden among owners with a mortgage has decreased or stayed flat, except in Palisade, which saw a significant reduction in renter cost burden and experienced an increase in cost burden among owners with a mortgage. However, the sample size for the jurisdiction is too small to accurately

evaluate trends. Among owners without a mortgage, cost burden decreased slightly in Grand Junction and Mesa County overall. In Grand Junction, two thirds (66%) of owner households have a mortgage. In Colorado, 71% of owner households have a mortgage.

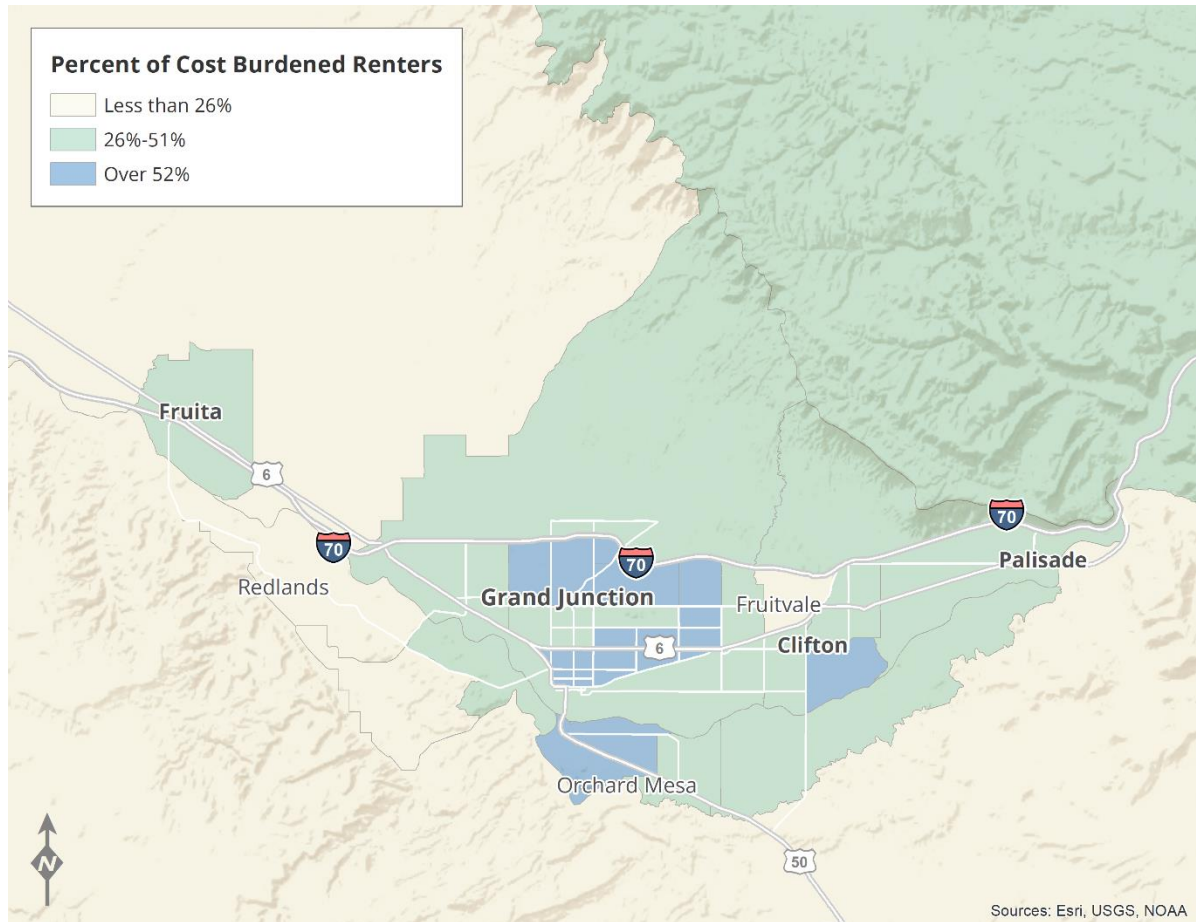
Figure III-30.
Cost Burden, by
Jurisdiction and
Tenure, 2010 and 2019

Source:
 2019 5-year ACS, and Root Policy
 Research.



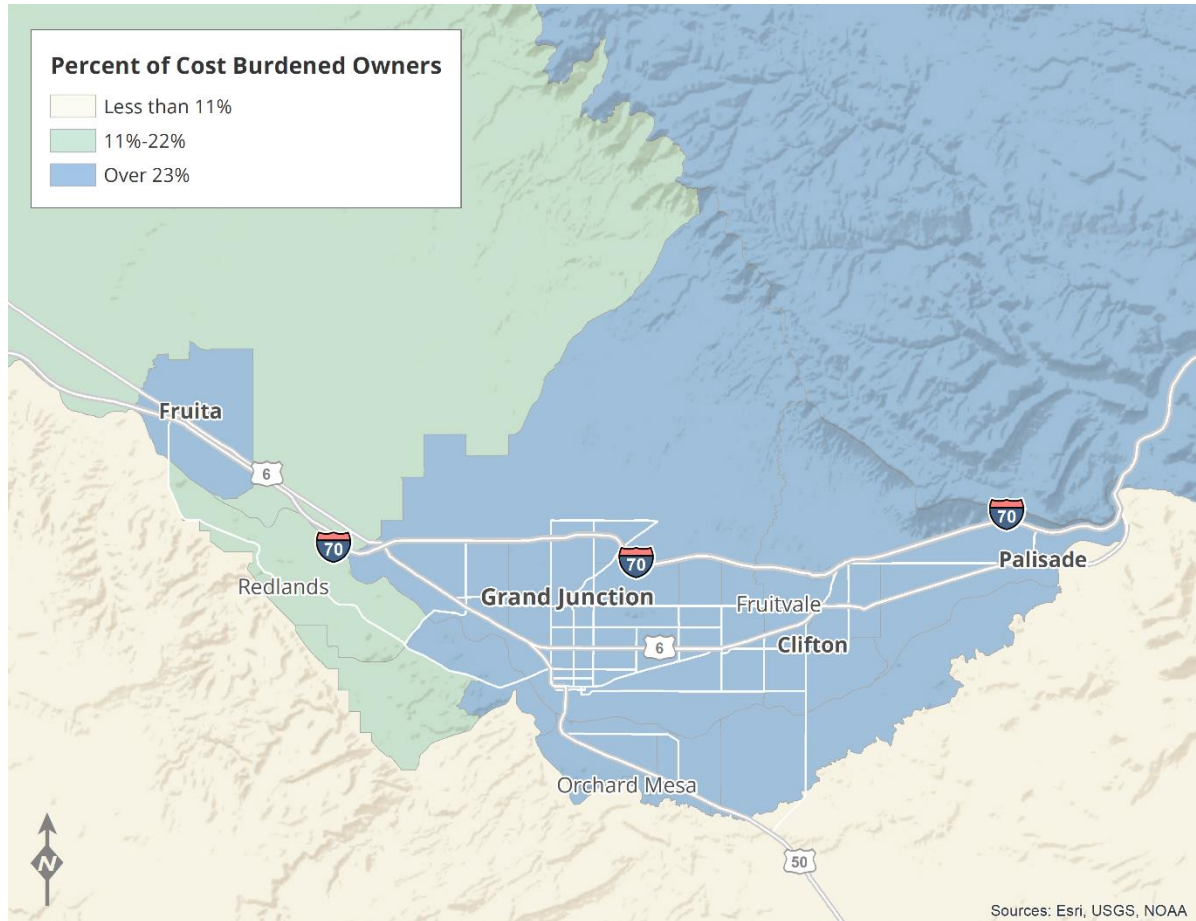
Maps in Figures III-31 and III-32 show the proportion of renters and owners in each Census tract that are cost burdened. Areas with rates of cost burden higher than the county overall are blue.

Figure III-31.
Renter Cost Burden by Census Tract, Grand Valley, 2019



Note: The county wide rent cost burden rate is 52.04%.
Source: 2019 5-year ACS, and Root Policy Research.

Figure III-32.
Owner Cost Burden by Census Tract, Grand Valley, 2019



Note: The county wide owner cost burden rate is 23%.
 Source: 2019 5-year ACS, and Root Policy Research.

Overcrowding and substandard conditions. Other key factors to examine when evaluating housing condition are overcrowding and substandard units. Overcrowding in housing can threaten public health, strain public infrastructure, and points to an increasing need of affordable housing. This study uses HUD’s definition of having more than one person per room to identify overcrowded units and more than 1.5 persons per room to identify severely overcrowded units. In Grand Junction and Mesa County, 2% of households—or about 400 households in Grand Junction and 1,400 in Mesa County—are overcrowded.

As shown in Figure III-33, overcrowding is higher among renters. Clifton and Fruita have the highest shares of overcrowding among renters and Clifton has the highest share of overcrowding among owners. The share of severely overcrowded units is low among Grand Valley communities.

**Figure III-33.
Overcrowding by
Jurisdiction, 2019**

Source:
2019 5-year ACS, Root Policy
Research.

	Grand Junction	Clifton	Fruita	Palisade	Mesa County
Percent Overcrowded					
Owners	1%	5%	0%	4%	2%
Renters	2%	6%	6%	4%	4%
Overall	2%	5%	2%	4%	2%
Percent Severely Overcrowded					
Owners	0%	1%	0%	0%	0%
Renters	1%	0%	0%	0%	1%
Overall	0%	1%	0%	0%	1%

According to ACS estimates, there are 643 housing units in Mesa County without complete plumbing and 1,255 units without complete kitchen facilities; of those, 155 units (24%) without complete plumbing and 774 units (62%) without complete kitchen facilities are located in Grand Junction.

Gaps Analysis

To examine how well Grand Junction’s and Mesa County’s current housing market meets the needs of its residents Root Policy Research conducted a modeling effort called a “gaps analysis.” The analysis compares the supply of housing at various price points to the number of households who can afford such housing. If there are more housing units than households, the market is “oversupplying” housing at that price range. Conversely, if there are too few units, the market is “undersupplying” housing. The gaps analysis conducted for the Grand Valley addresses both rental affordability and ownership opportunities for renters who want to buy. Gaps were analyzed for Grand Junction and Mesa County overall.

Gaps in the rental market. Figures III-34 and III-35 compare the number of renter households in Grand Junction and Mesa County (and unincorporated areas) in 2019, their income levels, the maximum monthly rent they could afford without being cost burdened, and the number of units in the market that were affordable to them.

The “Rental Gap” column shows the difference between the number of renter households and the number of rental units affordable to them. Negative numbers (in parentheses and red font) indicate a shortage of units at the specific income level; positive units indicate an excess of units. The rental supply data does account for publicly assisted units so gaps are above and beyond currently provided income-restricted units.⁵ Renter households who face a rental gap are not homeless; they are cost burdened, occupying units that are more expensive than they can afford. Those who struggle to pay rent include working residents

⁵ Publicly supported housing means housing that received public funding and has an income restriction (e.g., Public Housing units, project-based Section 8, Low Income Housing Tax Credits, etc.).

earning low wages, residents who are unemployed, residents who are disabled and cannot work, as well as students.

The gaps analysis in Figure III-34 shows that:

- Forty percent of renters (about 4,400 households) living in Grand Junction earn less than \$25,000 per year and need rental units of \$625/month and less to avoid being cost burdened. Just 20% of rental units (around 2,250 units) in the city rent for less than \$625/month. This leaves a “gap,” or shortage, of 2,168 units for these low-income households.
- Most rental units in Grand Junction rent for between \$875 and \$1,875 per month—nearly three fourths of rental units fall within this range (74%). There are approximately 4,600 renter households who can afford rents in this range and over 8,000 units priced appropriately for them, leaving a surplus of almost 3,700 units.

The “shortage” shown for higher income renters (earning more than \$75,000 per year) suggests those renters are spending less than 30% of their income on housing. This points to an income mismatch in the market in which higher income households are occupying homes affordable to lower income households.

Figure III-34.
Gaps in Rental Market, Grand Junction, 2019

Renter Incomes	Maximum Affordable Gross Rent	Rental Demand (Current Renters)		Rental Supply (Current Units)		Gap
		Number	Percent	Number	Percent	
Less than \$5,000	\$125	517	5%	94	1%	(423)
\$5,000 to \$9,999	\$250	805	7%	393	4%	(412)
\$10,000 to \$14,999	\$375	1,126	10%	416	4%	(710)
\$15,000 to \$19,999	\$500	923	8%	371	3%	(552)
\$20,000 to \$24,999	\$625	1,051	10%	981	9%	(70)
\$25,000 to \$34,999	\$875	1,185	11%	2,709	24%	1,524
\$35,000 to \$49,999	\$1,250	1,833	17%	3,242	29%	1,409
\$50,000 to \$74,999	\$1,875	1,592	14%	2,356	21%	764
\$75,000 to \$99,999	\$2,500	1,056	10%	454	4%	(602)
\$100,000 to \$149,999	\$3,750	640	6%	151	1%	(489)
\$150,000 +	\$3750+	280	3%	41	0%	(239)
Total/Low Income Gap		11,008	100%	11,207	100%	(2,168)

Note: Low-income gap refers to income below \$25,000.

Source: 2019 5-year ACS, and Root Policy Research.

In Mesa County:

- One third of renters (about 6,000 households) living in Mesa County earn less than \$25,000 per year. These renters need units that cost less than \$625 per month to avoid being cost burdened. Just 13% of rental units (2,350 units) in the County rent for less than \$625/month. This leaves a “gap,” or shortage, of 3,736 units for these low-income households.
- Similar to Grand Junction, the market is over supplying units in the \$875 to \$1,875/month rent range. There are fewer than 9,000 renters who can afford rents priced in this range compared to a supply of nearly 15,000 units, leaving a surplus of around 6,400 units.

Figure III-35.
Gaps in Rental Market, Mesa County, 2019

Renter Incomes	Maximum Affordable Gross Rent	Rental Demand (Current Renters)		Rental Supply (Current Units)		Gap
		Number	Percent	Number	Percent	
Less than \$5,000	\$125	1,014	6%	134	1%	(880)
\$5,000 to \$9,999	\$250	781	4%	504	3%	(277)
\$10,000 to \$14,999	\$375	1,489	8%	302	2%	(1,187)
\$15,000 to \$19,999	\$500	1,682	9%	729	4%	(953)
\$20,000 to \$24,999	\$625	1,123	6%	685	4%	(438)
\$25,000 to \$34,999	\$875	1,905	10%	4,946	26%	3,041
\$35,000 to \$49,999	\$1,250	2,443	13%	4,811	26%	2,368
\$50,000 to \$74,999	\$1,875	4,120	23%	5,148	27%	1,028
\$75,000 to \$99,999	\$2,500	1,514	8%	1,068	6%	(446)
\$100,000 to \$149,999	\$3,750	1,352	7%	460	2%	(892)
\$150,000 +	\$3750+	888	5%	0	0%	(888)
Total/Low Income Gap		18,311	100%	18,787	100%	(3,736)

Note: Low income gap refers to income below \$25,000.

Source: 2019 1-year and 5-year ACS, and Root Policy Research.

Change in rental gaps. Figure III-36 shows rental gaps for Grand Junction and Mesa County in both 2010 and 2019 to evaluate changes in market trends and needs. Rental gaps have significantly changed during the past decade.

As shown in Figure III-36, in 2010 there was a 626-unit shortage for households earning less than \$25,000 in Grand Junction. In 2019, this gap increased to 2,168 units. This increase was due to units that had been priced below \$625 sliding over into higher price brackets combined with an increase in households earning between \$15,000 and \$25,000.

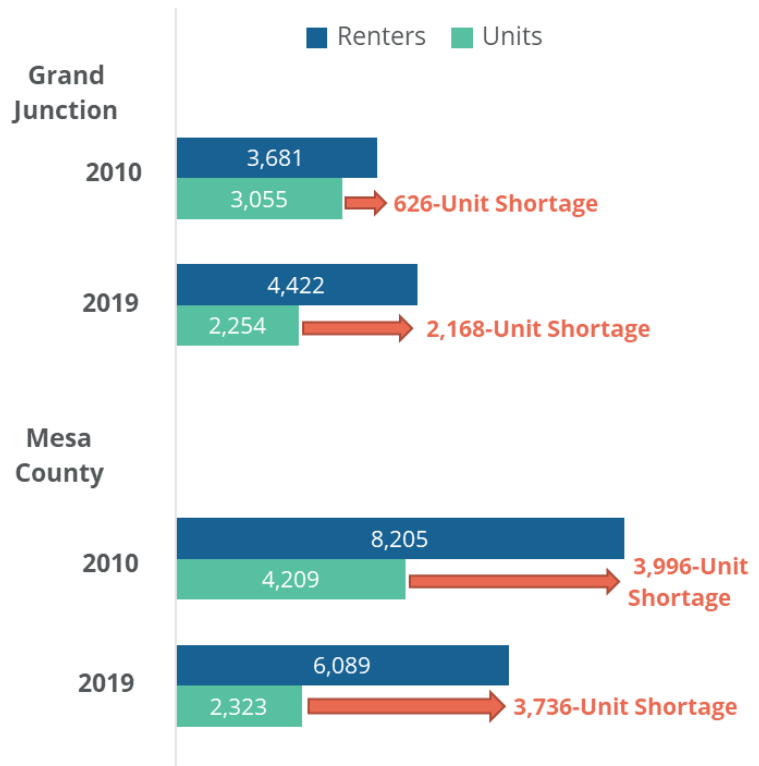
In 2010 there was a 3,996-unit shortage for households earning less than \$25,000 in Mesa County, and the shortage was concentrated among households earning less than \$15,000. In 2019, this gap decreased slightly to 3,736.

This decrease was due to a larger decrease in renters with income below \$15,000 than in units priced below \$375. Mesa County lost 2.7 renters with income below \$15,000 for every unit lost priced below \$375.

Figure III-36.
Gaps in Low Income Rental Market, Grand Junction and Mesa County, 2010 and 2019

Note:
 Low-income gap refers to income below \$25,000.

Source:
 2010 and 2019 1-year and 5-year ACS, and Root Policy Research.



Gaps in the for-sale market. The gap between interest in buying and available product is demonstrated by the for-sale gaps analysis shown in Figures III-37 and III-38 on the following page. Similar to the rental gaps analysis, the model compares renters, renter income levels, the maximum monthly housing payment they could afford, and the proportion of units in the market that were affordable to them.

The maximum affordable home prices used for the analysis assume a 30-year mortgage with a 10% down payment and an interest rate of 3.11%⁶. The estimates also incorporate property taxes, insurance, HOA payments and utilities (assumed to collectively account for 25% of the monthly payment).

⁶ This rate is the Freddie Mac average for 2020 and it is a close representation of the prevailing rate when the model was completed.

The “Renter Purchase Gap” column shows the difference between the proportion of renter households and the proportion of homes sold in 2020/21 that were affordable to them. Negative numbers indicate a shortage of units at the specific income level; positive units indicate an excess of units. It is important to note that the gaps column accounts only for units that fall precisely within the affordability range of the household.

The “cumulative gap”—which is a better measure of need—accounts for the fact that buyers are able to purchase homes that are priced at or below their affordability range.

The for-sale gaps analysis shows the Grand Junction market to be affordable for renters earning more than \$50,000 per year. At that level, the proportion of homes for sale exceeds the proportion of renters who may be in the market to purchase.

Renters earning less than \$50,000 per year can afford a maximum home price of about \$241,190 and they represent 68% of all renters. Cumulatively, only about a third (29%) of Grand Junction’s sold homes were affordable to them (1,001 homes).

Figure III-37.
Market Options for Renters Wanting to Buy, Grand Junction

Income Range	Max Affordable Home Price	Potential Demand among 1st Time Buyers (Current Renters)		For-Sale Supply (Homes Sold 2020-2021)		Renter Purchase Gap	Cumulative Gap Excluding <\$20,000
		Number	Percent	Number	Percent		
Less than \$20,000	\$96,473	3,371	31%	53	2%	-29%	N/A
\$20,000 to \$24,999	\$120,592	1,051	10%	35	1%	-9%	-9%
\$25,000 to \$34,999	\$168,831	1,185	11%	169	5%	-6%	-14%
\$35,000 to \$49,999	\$241,190	1,833	17%	744	21%	5%	-10%
\$50,000 to \$74,999	\$361,787	1,592	14%	1,512	44%	29%	20%
\$75,000 to \$99,999	\$482,384	1,056	10%	538	16%	6%	26%
\$100,000 to \$149,999	\$723,578	640	6%	308	9%	3%	29%
\$150,000 or more	\$723,578+	280	3%	103	3%	0%	29%

Note: Data for 2021 cover home sales from January through March 11, 2021. Maximum affordable home price is based on a 30-year mortgage with a 10% down payment and an interest rate of 3.11%. Property taxes, insurance, HOA and utilities are assumed to collectively account for 25% of the monthly payment.

Source: 2019 5-year ACS, 2020/21 MLS data by Bray Real Estate, and Root Policy Research.

In Mesa County, the for-sale market also appears to be affordable for renters earning more than \$50,000 per year.

Renters earning less than \$50,000 per year represent 57% of all renters. Cumulatively, only about a third (30%) of sold homes in Mesa County were affordable to them (1,415 homes).

It is important to note that home size, condition, and housing preferences are not considered in the affordability model. The model also assumes that renters are able to

save for a 10% down payment (up to \$24,000 for a household earning less than \$50,000 annually).

Figure III-38.
Market Options for Renters Wanting to Buy, Mesa County

Income Range	Max Affordable Home Price	Potential Demand among 1st Time Buyers (Current Renters)		For-Sale Supply (Homes Sold 2020-2021)		Renter Purchase Gap	Cumulative Gap Excluding <\$20,000
		Number	Percent	Number	Percent		
Less than \$20,000	\$96,473	4,966	27%	150	3%	-24%	N/A
\$20,000 to \$24,999	\$120,592	1,123	6%	56	1%	-5%	-5%
\$25,000 to \$34,999	\$168,831	1,905	10%	259	6%	-5%	-10%
\$35,000 to \$49,999	\$241,190	2,443	13%	950	20%	7%	-3%
\$50,000 to \$74,999	\$361,787	4,120	23%	1,947	42%	19%	17%
\$75,000 to \$99,999	\$482,384	1,514	8%	737	16%	8%	24%
\$100,000 to \$149,999	\$723,578	1,352	7%	443	10%	2%	27%
\$150,000 or more	\$723,578+	888	5%	103	2%	-3%	24%

Note: Data for 2021 cover home sales from January through March 11, 2021. Maximum affordable home price is based on a 30-year mortgage with a 10% down payment and an interest rate of 3.11%. Property taxes, insurance, HOA and utilities are assumed to collectively account for 25% of the monthly payment.

Source: 2019 1-year ACS, 2020/21 MLS data by Bray Real Estate, and Root Policy Research.

What can workers afford. Figure III-39 displays affordable rental and ownership options for workers earning the average wage by industry in Mesa County.

Most industries have average wages high enough to afford the median rent of \$981 per month in Mesa County. However, workers employed in leisure and hospitality; and other services cannot afford the median rent based on average wages. These workers account for 17% of total employment.

On the ownership side, only workers employed in the natural resources and mining; and the financial activities industries can afford the median home price with one earner per household. Workers employed in leisure and hospitality; and other services cannot afford the median home price even if they have 1.5 earners per household (assuming the work in the same industry).

Figure III-39.
Worker Affordability, Mesa County

Industry	Average Annual Wage	Max Affordable Rent	Can Afford Median Rent?	Max Affordable Home Price	Can Afford Median Home Price?	Can Afford Median Home Price with 1.5 Earners per Household?
Goods Producing	\$58,968	\$1,474	yes	\$284,455	no	yes
Natural Resources and Mining	\$81,952	\$2,049	yes	\$395,327	yes	yes
Construction	\$54,444	\$1,361	yes	\$262,632	no	yes
Manufacturing	\$46,124	\$1,153	yes	\$222,497	no	yes
Service Producing	\$45,594	\$1,140	yes	\$219,940	no	yes
Trade, Transportation, and Utilities	\$42,435	\$1,061	yes	\$204,704	no	yes
Information	\$49,244	\$1,231	yes	\$237,548	no	yes
Financial Activities	\$60,112	\$1,503	yes	\$289,974	yes	yes
Professional and Business Services	\$48,343	\$1,209	yes	\$233,202	no	yes
Education and Health Services	\$50,232	\$1,256	yes	\$242,315	no	yes
Leisure and Hospitality	\$20,325	\$508	no	\$98,044	no	no
Public Administration	\$56,300	\$1,408	yes	\$271,585	no	yes
Other Services	\$33,280	\$832	no	\$160,539	no	no
Total Employment	\$49,869	\$1,247	yes	\$240,563	no	yes

Note: Maximum affordable home price is based on a 30-year mortgage with a 10% down payment and an interest rate of 3.11%. Property taxes, insurance, HOA and utilities are assumed to collectively account for 25% of the monthly payment.

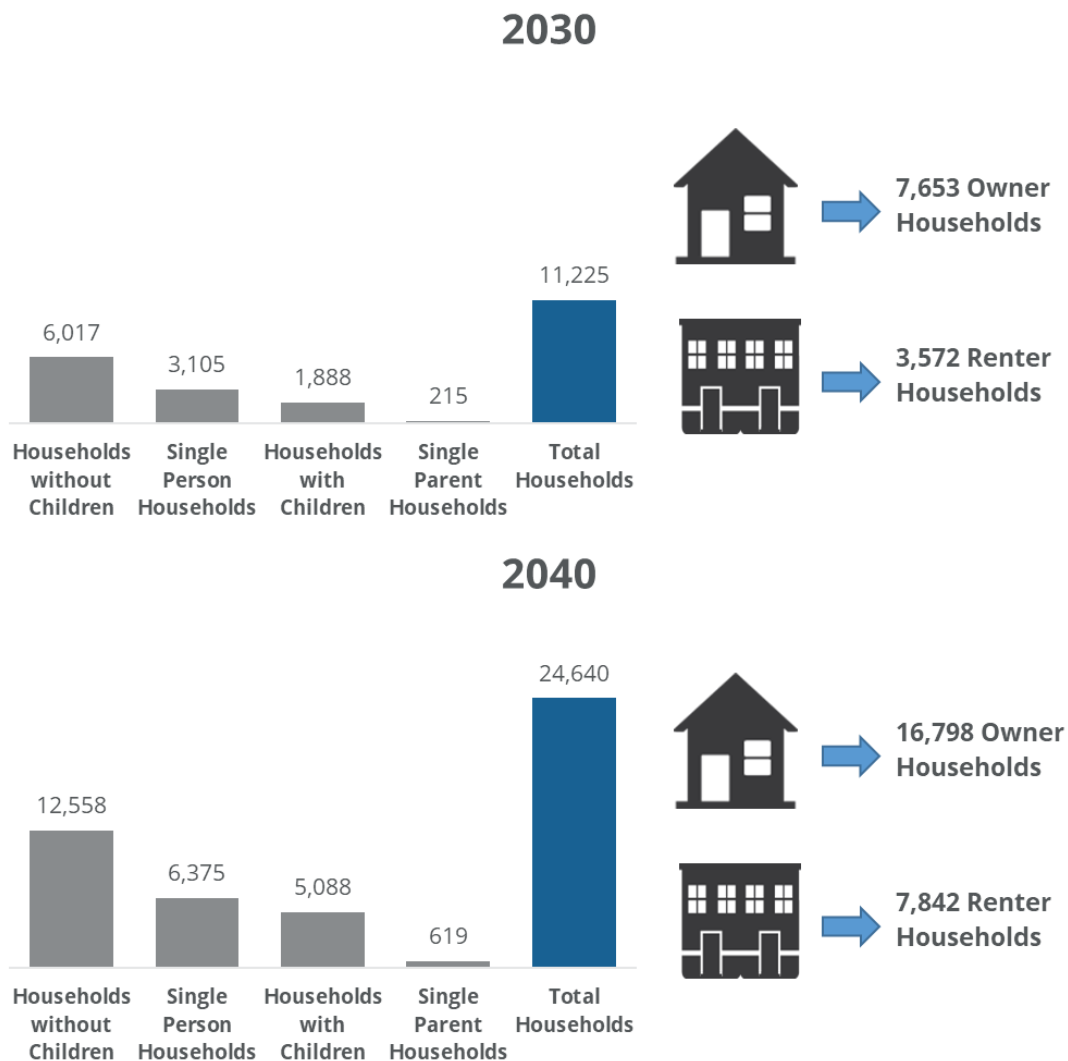
Source: Bureau of Labor Statistics, 2019 1-year ACS, 2020/21 MLS data by Bray Real Estate, and Root Policy Research.

Future Housing Need

According to the Colorado State Demography Office, Mesa County is projected to add 11,225 households by 2030 and 24,640 households by 2040. The majority of household growth will be concentrated among households without children, followed by single person households.

Figure III-40 shows the number of housing units Mesa County will need in order to house these additional households; these projections assume the current ownership rate remains constant. By 2030 the county will need 7,653 additional ownership housing units and 3,572 additional rental units, and by 2040 it will need 16,798 additional ownership housing units and 7,842 additional rental units.

Figure III-40.
Projected Household Change from 2020, by Type and Tenure, Mesa County



Note: Assumes current homeownership rates remain constant.

Source: DOLA, 2019 5-year ACS, and Root Policy Research.

Calibrating these projections to the share of households in the county that live in Grand Junction and adjusting by ownership rates among the different household types, this would mean Grand Junction:

- Will need around 1,560 owner units and 810 rental units for households without children by 2030, and around 3,260 owner units and 1,690 rental units by 2040;
- Will need around 810 owner units and 800 rental units for single person households by 2030, and around 1,660 owner units and 1,640 rental units by 2040; and
- Will need around 440 owner units and 350 rental units for households with children by 2030, and around 1,200 owner units and 950 rental units by 2040.

Combining all the units, approximately 10,400 additional units (around 520 units per year) will be needed to keep up with growth in Grand Junction by 2040. These numbers are on par with estimates from the Comprehensive Plan.

Household forecasts are not available by income level. However, assuming the tenure and income distributions in the county remain the same as in 2019 Figure III-41 shows the number of units that will have to be added by AMI level in order to accommodate growth in households.

To retain the same ownership rates and income distribution, the county will need to add around 1,500 ownership units and around 1,400 rental units affordable to households with income below 50% AMI by 2030. By 2040, the county will need to add around 3,300 ownership units and around 3,100 rental units affordable to households with income below 50% AMI.

**Figure III-41.
Housing Units
Needed to Meet
Household Growth,
by Tenure and AMI,
Mesa County**

Income Range	2030		2040	
	Owner Units	Renter Units	Owner Units	Renter Units
0-30% AMI	970	1,114	2,129	2,446
31-50% AMI	551	310	1,210	681
51-60% AMI	435	147	955	323
61-80% AMI	1,259	467	2,765	1,025
81-100% AMI	741	317	1,628	695
101-120% AMI	780	279	1,713	612
Over 120% AMI	3,259	595	7,153	1,307

Note:

Estimates assume income and tenure distribution from 2019 remains constant.

Source:

DOLA, 2019 1-year ACS, HUD 2020 income limits, and Root Policy Research.

SECTION IV.

SPECIAL INTEREST POPULATIONS

SECTION IV.

Special Interest Populations

Sections I, II, and III provide an overview of the demographic and housing profile in the Grand Valley. This section takes a deeper look into special interest populations with unique or severe housing needs. These populations include older adults, people with disabilities, people experiencing homelessness, and students. The section ends with a discussion of low-income households more broadly and an inventory of income restricted affordable housing.

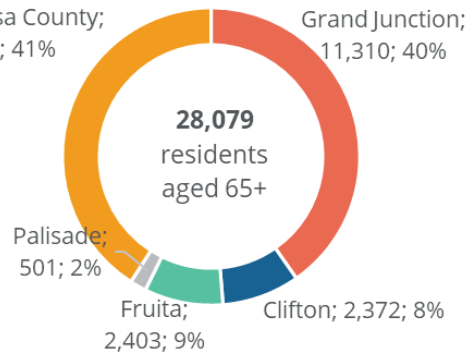
Older Adults

Population profile. Adults aged 65 and older comprise 19% of the total Mesa County population, this share is higher than Colorado's (14%). Figure IV-1 shows the distribution of older adults in the Grand Valley. Overall, there are 28,079 residents aged 65 and older in Mesa County. Forty percent of the county's older adult population live in Grand Junction, 8% live in Clifton, 9% in Fruita, 2% in Palisade and the remaining 41% live in other areas of the county. Among communities in the Grand Valley, Clifton has the smallest proportion of older adults at 11%.

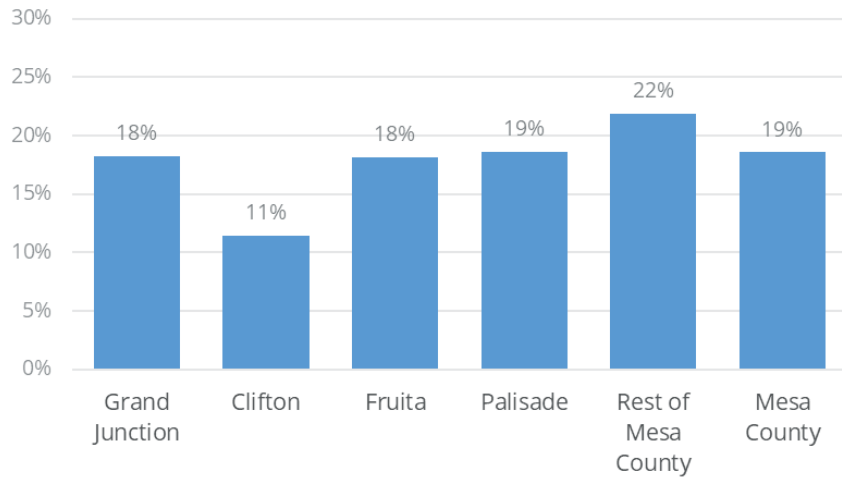
**Figure IV-1.
Older Adults by
Jurisdiction,
2019**

*Where in the county are
older adults living?*

Source:
2019 5-year ACS and Root
Policy Research.

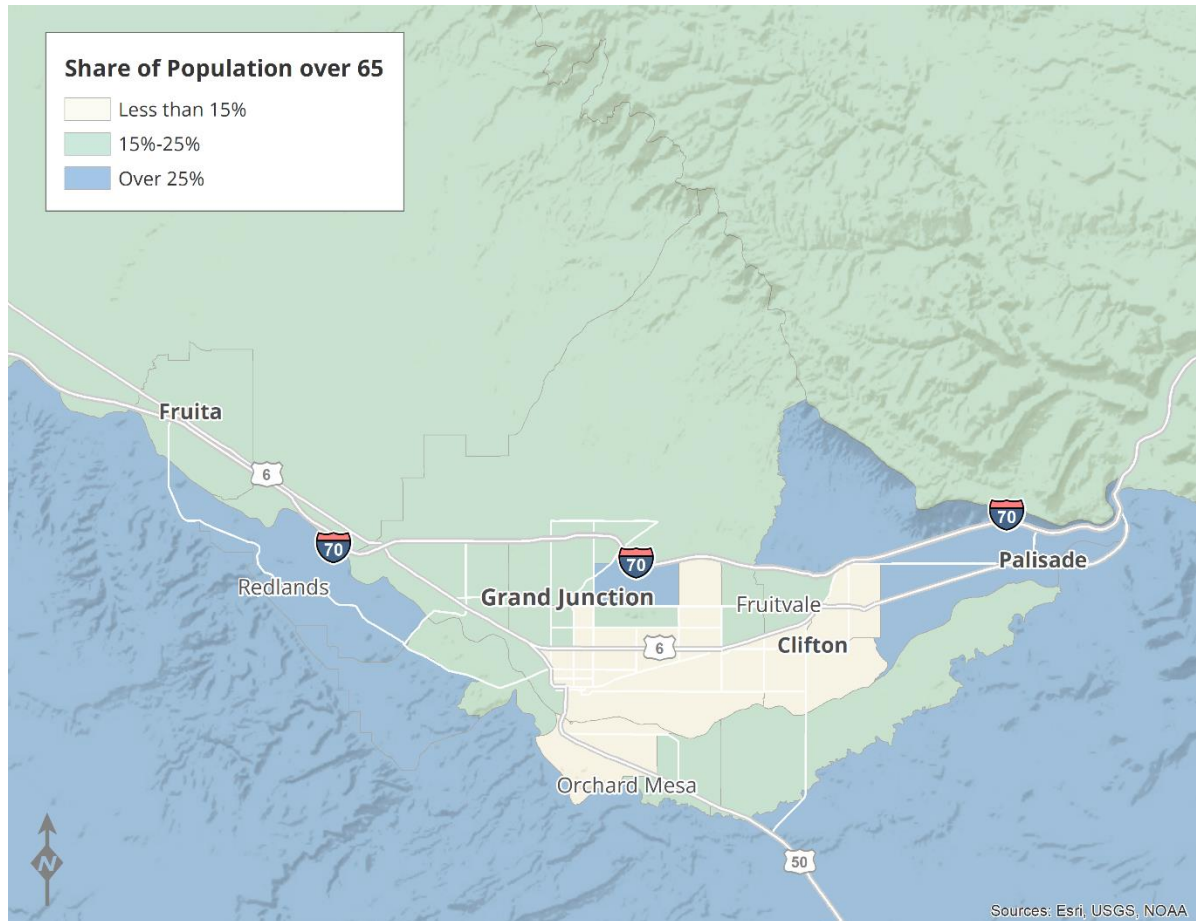


What percent of each community's population is older adults?



As shown in the map in Figure IV-2, higher concentrations of older adults are found in the south part of the Grand Valley and Palisade.

Figure IV-2.
Residents 65 years and Older by Census Tract, Grand Valley, 2019

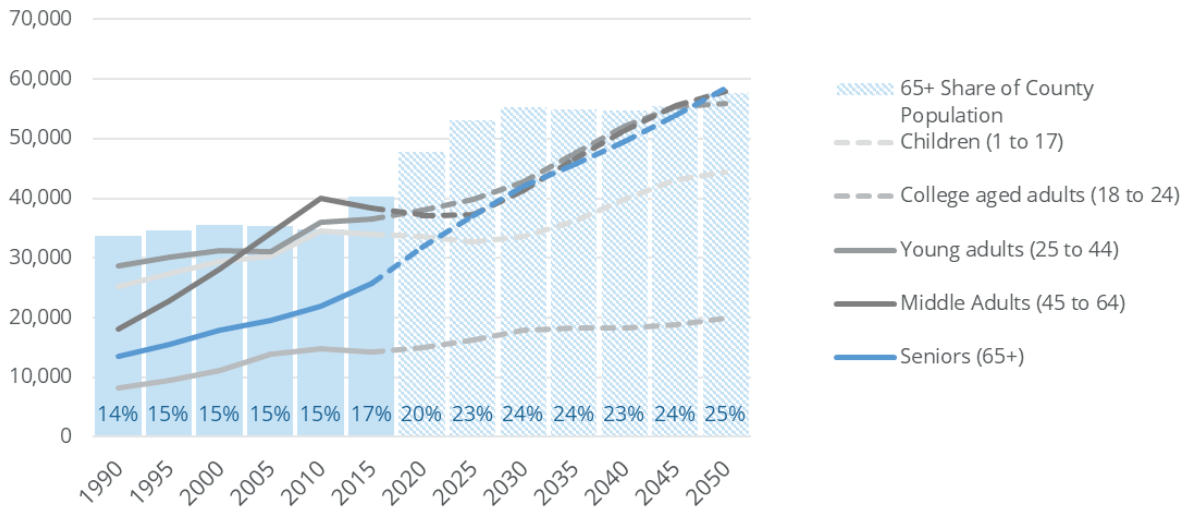


Source: 2019 5-year ACS and Root Policy Research.

Along with current demographic trends in the country, Mesa County is projected to experience a steady increase in the number and share of older adults. Over the next 30 years, Mesa County residents aged 65 and older are forecasted to grow at a faster pace than other age groups and by 2050 are forecasted to account for one fourth of the county's population (Figure IV-3).

As was shown in Figure I-9 in the Demographic Profile Section of this report, over the next five years the age group with the largest projected growth is adults between 75 and 84 years old. Growth in this age demographic underscores the importance of housing and community policies and investments that incorporate the needs of older residents, including accessibility of homes and community infrastructure, as well as public transportation and other older adult services.

Figure IV-3.
Population Trends and Forecast by Age, Mesa County, 1990-2020



Source: Colorado Department of Local Affairs and Root Policy Research.

Characteristics of older adult households. Figure IV-4 compares demographic characteristics of the total population in Grand Junction to residents 65 years and older.

Relative to the overall population, residents aged 65 and older are more likely to be non-Hispanic white, more likely to be veterans, and more likely to be living with a disability.

Residents aged 65 or older are less likely to be living in poverty, even after adjusting for college-aged residents, poverty rates for older adults are 4 percentage points lower than for the rest of the population.

As expected, residents aged 65 years and older are much less likely than the population overall to be in the labor force and are also less likely to receive income from earnings. Older residents are much more likely than the population overall to receive income from Social Security and from retirement income. Median income for older adult householders is \$45,541 compared to \$52,504 for households overall.

**Figure IV-4.
Demographic
Profile, Grand
Junction, 2019**

Source:
2019 5-year ACS and Root Policy
Research.

	Total Population	65 years and older
Population	62,062	11,310
Sex		
Male	49%	41%
Female	51%	59%
Race/Ethnicity		
Non-Hispanic white	78%	89%
Hispanic	17%	8%
Other race minority	5%	3%
Disability status		
With any disability	15%	40%
Veteran Status		
Civilian veteran	9%	20%
Economic characteristics		
Median household income	\$52,504	\$45,541
Living below poverty line	16%	9%
In labor force	62%	17%
With earnings	75%	33%
With Social Security	33%	90%
With Supplemental Security Income	4%	6%
With cash public assistance income	2%	2%
With retirement income	20%	51%
With Food Stamp/SNAP benefits	10%	7%

Figure IV-5 compares housing characteristics for the total population in Grand Junction and residents 65 and over. The majority (72%) of households aged 65 years and older are homeowners. This is a larger percentage of owners compared to the total population. Under half (45%) of older adults are living in family households, including 4% living with grandchildren in the home. Older adults are more likely than other residents to be living alone, 52% of older adult households (3,857 households) live alone, compared to 35% of overall households.

Median home value for older adults is slightly higher than for other households and median rent for older adults is 27% lower than for other households. While cost burden among owner older adults is similar to that of other owners, renter older adults are more likely to be cost-burdened than other households.

Twenty one percent of owners over 65 are cost burdened (spending at least 30% of their income on housing costs), compared to 20% of owners overall and 60% of renters over 65 are cost burdened compared to 52% of renters overall.

**Figure IV-5.
Housing Profile,
Grand Junction,
2019**

Note:
Those living with grandchildren are also included in either married couple family or other family households.
Cost-burdened households pay 30% or more of their income on housing costs.

Source:
2010 and 2018 5-year ACS and Root Policy Research.

	Total Population	65 years and older
Households	26,282	7,375
Tenure		
Owner	58%	72%
Renters	42%	28%
Household Type		
Married couple family	40%	38%
Other family household	14%	8%
Living alone	35%	52%
Other non-family household	10%	3%
Living with grandchildren*		4%
Owner Occupied Households		
Average household size	2.36	1.78
Cost burdened households	20%	21%
Median home value	\$237,100	\$242,600
Renter Occupied Households		
Average household size	2.12	1.42
Cost burdened households	52%	60%
Median rent	\$935	\$687

According to ACS estimates, there are 1,515 householders aged 65 and older with annual income below \$20,000 in Grand Junction, these households can spend a maximum of \$500 per month in housing costs in order to avoid cost burden. There are another 1,339 householders aged 65 and older with annual income between \$20,000 and \$35,000, these households can spend a maximum of \$875 per month in housing costs in order to avoid cost burden.

People with Disabilities

Population profile. As shown in Figure IV-6, overall around 15% of Mesa County residents experiences a disability, this share is higher than Colorado’s (11%). This share is higher in Clifton, at 17%.

The incidence of disability increases with age—in Grand Junction, 47% of residents experiencing a disability are over age 65. Among the jurisdictions, this share is highest in Fruita where 57% of residents experiencing a disability are over age 65 and lowest in Clifton, where only 30% of residents experiencing a disability are over age 65, while 16% of residents experiencing a disability in Clifton are children between ages 5 and 17 years old, a significantly higher share compared to other jurisdictions and the county overall.

The most common type of disability in the Grand Valley is ambulatory difficulty. Around half of residents who experience a disability have serious difficulty walking or climbing stairs.

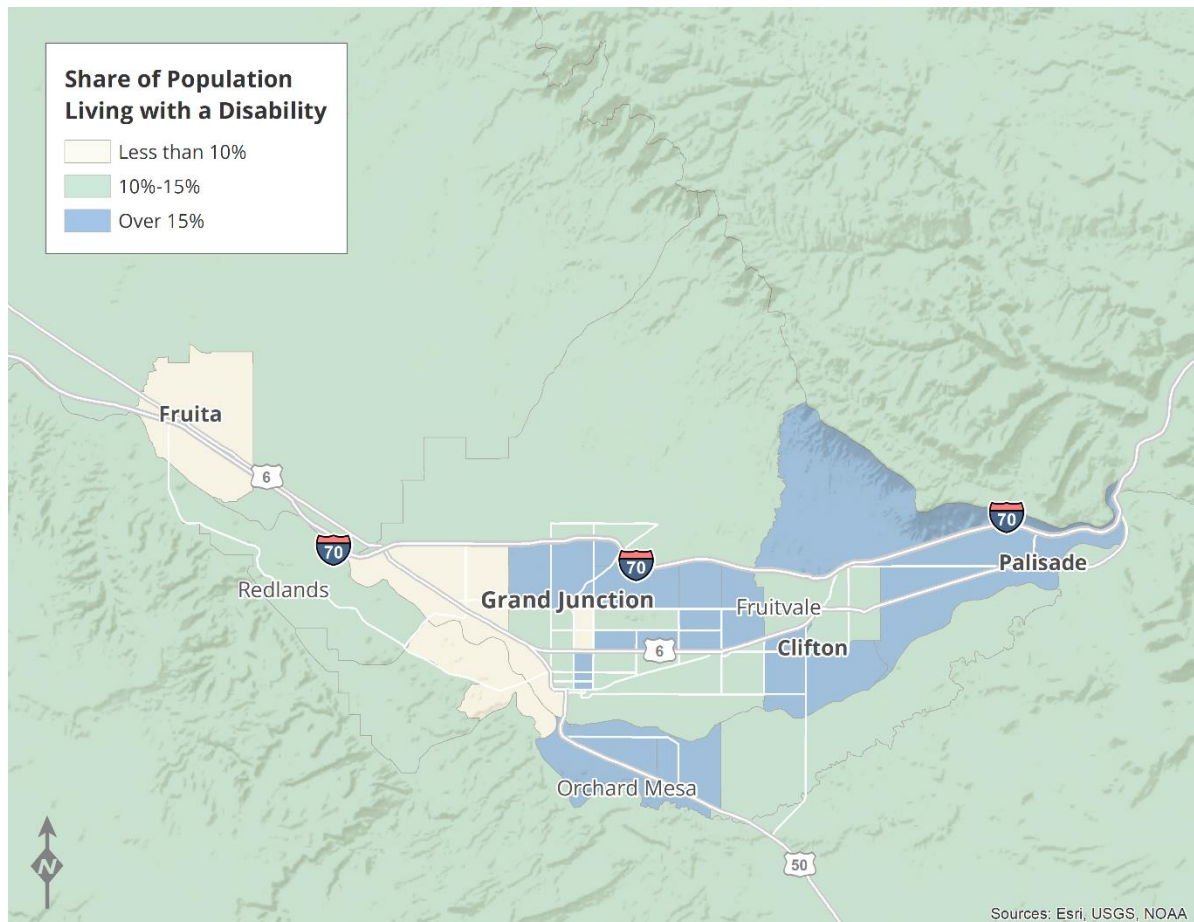
Figure IV-6.
Population with a Disability by Type and Age, by Jurisdiction, 2019

	Grand Junction	Clifton	Fruita	Palisade	Mesa County
Population Living with a Disability					
Number	9,229	3,467	1,355	396	22,556
Percent of Population	15%	17%	10%	15%	15%
Age Distribution					
Under 5 years	0%	0%	0%	0%	0%
5 to 17 years	7%	16%	3%	5%	8%
18 to 64 years	46%	53%	40%	50%	46%
Over 65 years	47%	30%	57%	45%	45%
Type Distribution					
Vision Difficulty	19%	17%	29%	29%	18%
Hearing Difficulty	36%	21%	25%	36%	35%
Cognitive Difficulty	39%	51%	44%	46%	39%
Ambulatory Difficulty	51%	51%	52%	56%	50%
Self-Care Disability	16%	18%	16%	9%	15%

Source: 2019 5-year ACS, and Root Policy Research.

As shown in Figure IV-7 areas with a higher share of population living with a disability are found around Grand Junction, Clifton, Palisade, and Orchard Mesa.

Figure IV-7.
Percent of Population Living with a Disability by Census Tract, Grand Valley, 2019



Note: The county wide percent of the population living with a disability is 15%.

Source: 2019 5-year ACS and Root Policy Research.

Figure IV-8 shows economic characteristics for people with disabilities in Grand Junction.

- Under half (45%) of Grand Junction residents aged 18 to 64 with a disability participate in the labor force compared to 82% of residents without a disability.
- Unemployment rates, for those that do participate in the labor force are twice as high for residents with a disability than those without.
- Among those with earnings, median earnings for people with disabilities (\$16,806) are around half the median earnings for those without a disability (\$30,033).
- Residents with disabilities are more likely to live in poverty than those without a disability, regardless of age group.

**Figure IV-8.
Economic
Characteristics for
People with
Disabilities, Grand
Junction, 2019**

Source:
2019 5-year ACS and Root Policy
Research.

	Total Population	With a Disability	With No Disability
Labor Force Engagement (for population 18 to 64)			
Percent in Labor Force	77%	45%	82%
Unemployment rate	7%	12%	6%
Earnings			
Median earnings (for those with earnings)	\$28,851	\$16,806	\$30,033
Poverty rate by age			
Total Civilian population	16%	24%	14%
Under 18 years	19%	31%	18%
18 to 64 years	16%	34%	14%
65 years and over	9%	14%	6%

According to ACS estimates, there are 1,070 households in Grand Junction with Supplemental Security Income (SSI), which provides monthly payments to adults and children with a disability or blindness and who have income and resources below specified amounts. The monthly maximum Federal benefits amounts for 2021 are \$794 for an eligible individual, \$1,191 for an eligible individual with an eligible spouse.¹ An individual with SSI as their only source of income can spend a maximum of \$238 a month on housing in order to avoid cost burden, and a couple can spend a maximum of \$357 a month.

People Experiencing Homelessness

Population. The Point-in-Time (PIT) count is a count of sheltered and unsheltered people experiencing homelessness that HUD requires each Continuum of Care (CoC) nationwide to conduct on one night in the last 10 days of January each year. The Colorado Balance of State Continuum of Care² conducts a sheltered count every year and both a sheltered and unsheltered³ count every odd year.

According to the 2020 Sheltered Point in Time Count conducted on January 28th, 2020, 840 people were experiencing homelessness in the Balance of State region; of those, 26% or 218 individuals lived in Mesa County.

¹ <https://www.ssa.gov/oact/cola/SSI.html>

² In Colorado, four CoCs conduct homeless counts. The Northern Colorado Continuum of Care covers Larimer and Weld Counties. The Pikes Peak CoC covers all of Colorado Springs and El Paso County. The Metro Denver Homeless Initiative (MDHI) covers the seven-county metropolitan area surrounding Denver (including Boulder County). The Balance of State (BoS) CoC covers the remaining 54 counties outside of the three other CoCs (including Mesa County).

³ The 2021 Unsheltered and Sheltered Point-in-Time Count for Colorado's Balance of State Continuum of Care had not been released as of the writing of this report.

Figure IV-9 shows risk factors of those experiencing homelessness on that night. Almost two out every five people counted was chronically homeless, one in four had a chronic illness and one in four experienced PTSD, and one in five had a substance use disorder.

**Figure IV-9.
People Experiencing Homelessness and Risk Factors, Mesa County, 2020**

Source:
2020 Colorado Balance of State CoC Point in Time County Final Report.

	Number	Percent
Number of Persons	218	100%
Chronically Homeless	85	39%
Veteran	27	12%
Domestic Violence	24	11%
Serious Mental Illness	24	11%
Substance Abuse	46	21%
Chronic Illness	55	25%
HIV/AIDS	2	1%
Developmental Disability	19	9%
PTSD	55	25%
Brain Injury	15	7%

The number of homeless residents in the 2020 PIT is significantly lower than the number of homeless residents counted in 2019, this is due to the 2019 PIT including the count of unsheltered homeless individuals. According to the 2019 PIT, 2,302 people were experiencing homelessness in the Balance of State region, of those, 16% or 368 individuals lived in Mesa County. A total of 92 unsheltered individuals were counted in Mesa County.

Although the PIT provides a snapshot of homelessness on a single night, it excludes residents who are precariously housed, couch surfing, or were simply not identified on the night of the PIT. As such, it is generally considered an underrepresentation of homelessness in a community.

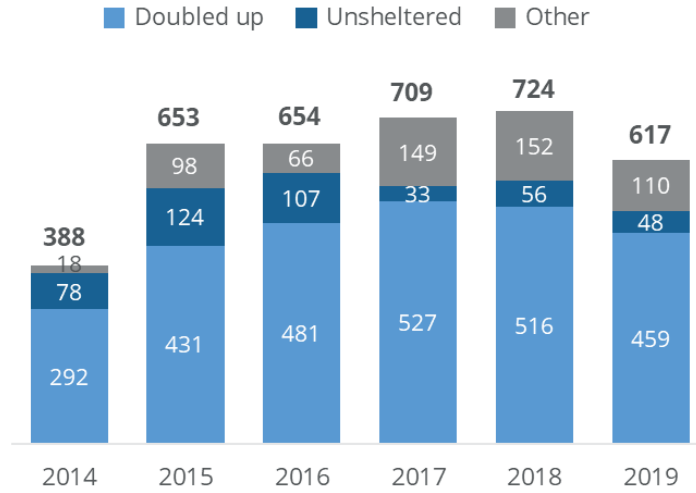
School districts, through the McKinney Vento Act provide an additional data point for measuring homelessness, with a focus on children and youth experiencing homelessness. According to McKinney Vento data from the 2018-2019 school year, approximately 617 students in Mesa County school district were homeless during the year, of those, 388 are not included in the PIT. The vast majority (74%) were doubled-up with other families. Eleven percent were living in hotels/motels, 8% were unsheltered, and 7% were living in shelters, transitional housing, or awaiting foster care.

Figure IV-10, shows trends in the number of children and youth experiencing homelessness within the Mesa County Valley school district. The number of children in the school district experiencing homelessness increased markedly in 2015 and has remained elevated since; however, there has been a meaningful decrease in the number of unsheltered children since 2017.

Figure IV-10.
Trends Among Children and Youth Experiencing Homelessness, Mesa County Valley School District No. 51, 2014-2019

Note:
 Other includes students living in hotels/motels, shelters, transitional housing, or awaiting foster care.

Source:
 U.S. Department of Education, and Root Policy Research.



Housing Options. Figure IV-11 summarizes the housing inventory for people experiencing homelessness in the Colorado Balance of State CoC, to which Grand Junction belongs. Collectively, the Balance of State has 2,317 year-round beds; 37% are permanent supportive housing beds, 28% are emergency shelter beds, 19% are transitional beds, and 16% are rapid rehousing beds. Eight percent of beds are targeted to chronically homeless individuals and 23% are targeted to veterans experiencing homelessness.

Figure IV-11.
Colorado Balance of State CoC Housing Inventory, 2020

Type of Housing	Year Round Beds	Seasonal Beds	Overflow Beds	Chronic Beds	Veteran Beds	Youth Beds
Emergency Shelter	647	177	125		8	22
Transitional	442				40	33
Permanent Supportive Housing	851			184	465	30
Rapid Rehousing	377				27	
Total	2,317	177	125	184	540	85

Source: 2020 Housing Inventory Count.

Figure IV-12 shows the number of beds reported by program type and provider for Grand Junction. According to the 2020 Housing Inventory Count, Grand Junction has 766 year-round beds. Of these, 48% are permanent supportive housing beds, 29% are emergency shelter beds, 19% are rapid rehousing beds, and 4% are transitional beds.

Figure IV-12.
Available CoC Beds Reported by Program Type, Mesa County, 2020

Type of Housing/Provider Name	Family Beds	Adult-Only Beds	Overflow/Voucher	Total Beds
Emergency Shelter	61	132	32	225
Grand Junction Rescue Mission		45		45
Hilltop Community Resources	20			20
Homeward Bound of the Grand Valley	29	87	32	148
Karis, Inc.	12			12
Transitional		30		30
Homeward Bound of the Grand Valley		8		8
Karis, Inc.		22		22
Permanent Supportive Housing	57	310		367
Grand Junction Housing Authority	57	244		301
Grand Valley Catholic Outreach		61		61
Karis, Inc.		5		5
Rapid Rehousing	132	12		144
Grand Junction Housing Authority	94			94
Grand Valley Catholic Outreach	22	3		25
Volunteers of America	16	9		25
Total	250	484	32	766

Source: 2020 Housing Inventory Count.

Student Population

Colorado Mesa University (CMU) is an important economic driver for the Grand Valley region. It offers liberal arts, professional, and technical programs at the master's, bachelor's, associate, and certificate levels. Currently the University has a total enrollment of nearly 11,000 with 14% of the university's student body coming from outside Colorado.

Population. According to the Common Data Set reports compiled for CMU, total student enrollment has increased by 15%, going from 8,130 students in 2010 to 9,737 students in 2019.

As shown in Figure IV-13, the number and share of students who live in student housing (meaning college owned, operated, or affiliated housing) has remained fairly stable since 2010. As of the 2019 school year, around 75% (7,020 students) commute into campus.

**Figure IV-13.
Colorado Mesa
University Student
Population by
Commuting Status,
2010-2019**

Source:
<https://www.coloradomesa.edu/institutional-research/reports.html> and
Root Policy Research.

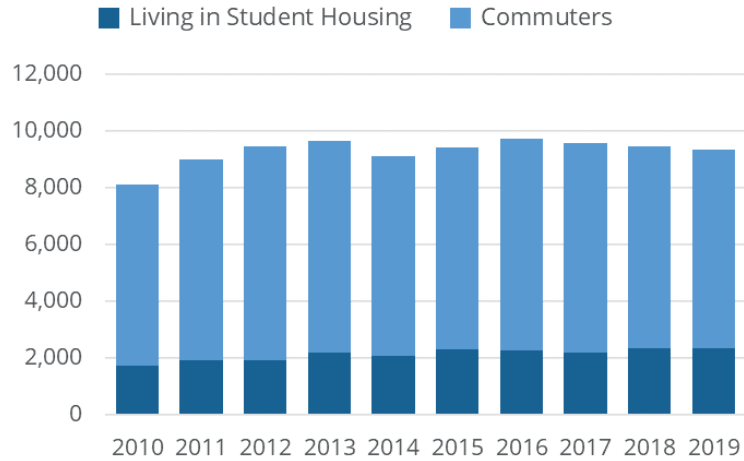
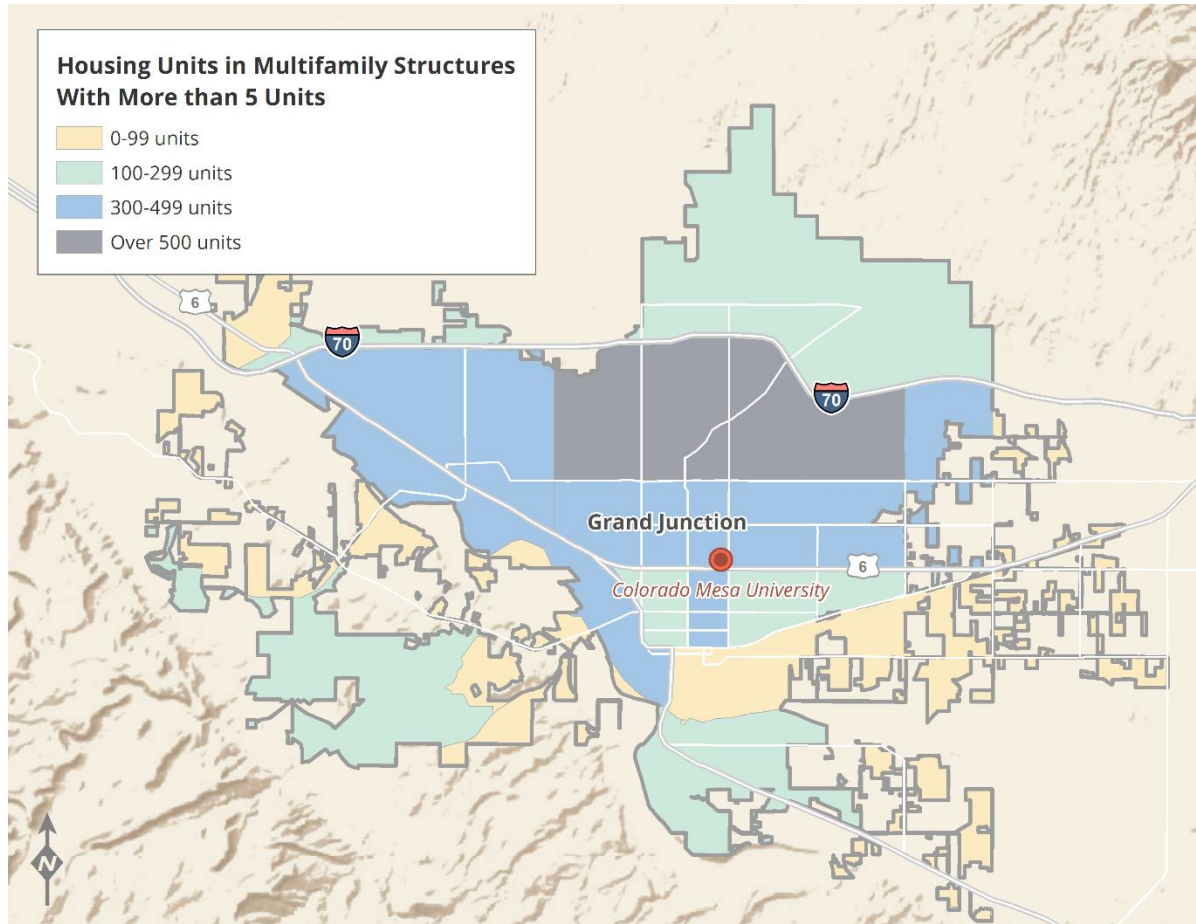


Figure IV-14 shows a map of housing units in multifamily structures relative to the location of CMU. As shown, there are some options for multifamily housing around the college. However, a higher density of multifamily units is located to the north of Patterson Road.

Figure IV-14.
Housing Units in Multifamily Structures with 5 or More Units by Census Tract, Grand Junction, 2019



Source: 2019 5-year ACS, and Root Policy Research.

Low-Income Households and Affordable Housing Inventory

Housing programs generally use percentages of “HUD median family income” or MFI as benchmarks for targeting housing assistance and affordability programs. Households earning less than 30% of MFI—roughly at the poverty level and below—are characterized as “extremely low income.” Households earning between 30% and 50% of MFI are considered to be “very low income;” households between 50% and 80% MFI, “low income;” those between 80% and 120% MFI, “moderate income;” and those above 120% of MFI are “high” income.

Figure IV-15 shows the MFI levels for Grand Junction according to household size (MFI is determined and provided by HUD).

**Figure IV-15.
HUD Median Family
Income Categories,
Grand Junction,
2020**

Note:

50% MFI is not equal to half of 100% MFI due to HUD-imposed year over year change maximums. Additional details available at <https://www.huduser.gov/portal/datasets/il/il2020/2020IILCalc.odn>

Source:

www.huduser.org.

Percent MFI	Income Limit	Percent MFI	Income Limit
30% MFI		100% MFI	
1 person HH	\$14,950	1 person HH	\$47,390
2 person HH	\$17,240	2 person HH	\$54,160
3 person HH	\$21,720	3 person HH	\$60,930
4 person HH	\$26,200	4 person HH	\$67,700
50% MFI		120% MFI	
1 person HH	\$24,850	1 person HH	\$56,868
2 person HH	\$28,400	2 person HH	\$64,992
3 person HH	\$31,950	3 person HH	\$73,116
4 person HH	\$35,500	4 person HH	\$81,240
80% MFI		2020 HUD Median Income Overall: \$67,700	
1 person HH	\$39,800		
2 person HH	\$45,450		
3 person HH	\$51,150		
4 person HH	\$56,800		

Figure IV-16 shows the number of low- and moderate-income households in Grand Junction, using HUD designations of MFI.

**Figure IV-16.
Households by Income as a Percent of HUD MFI, Grand Junction**

Household Income (as a % of HUD MFI)	Owners		Renters		Total	
	Num.	Pct	Num.	Pct	Num.	Pct
Total Households	14,380	100%	11,110	100%	25,490	100%
Less than 30% MFI	900	6%	3,000	27%	3,900	15%
30% to 50% MFI	1,025	7%	2,015	18%	3,040	12%
50% to 80% MFI	1,950	14%	2,260	20%	4,210	17%
80% to 120% MFI	1,295	9%	875	8%	2,170	9%
More than 100% MFI	9,210	64%	2,960	27%	12,170	48%

Note: Data based on CHAS 2013-2017.

Source: www.huduser.org.

Figure IV-17 shows the number of Grand Junction residents living under the federal poverty line (roughly equivalent to 30% of AMI) according to 2019 ACS estimates. Residents belonging to racial and ethnic minority groups, residents with a disability, female-headed households, and non-family households are much more likely to live in poverty than the average resident.

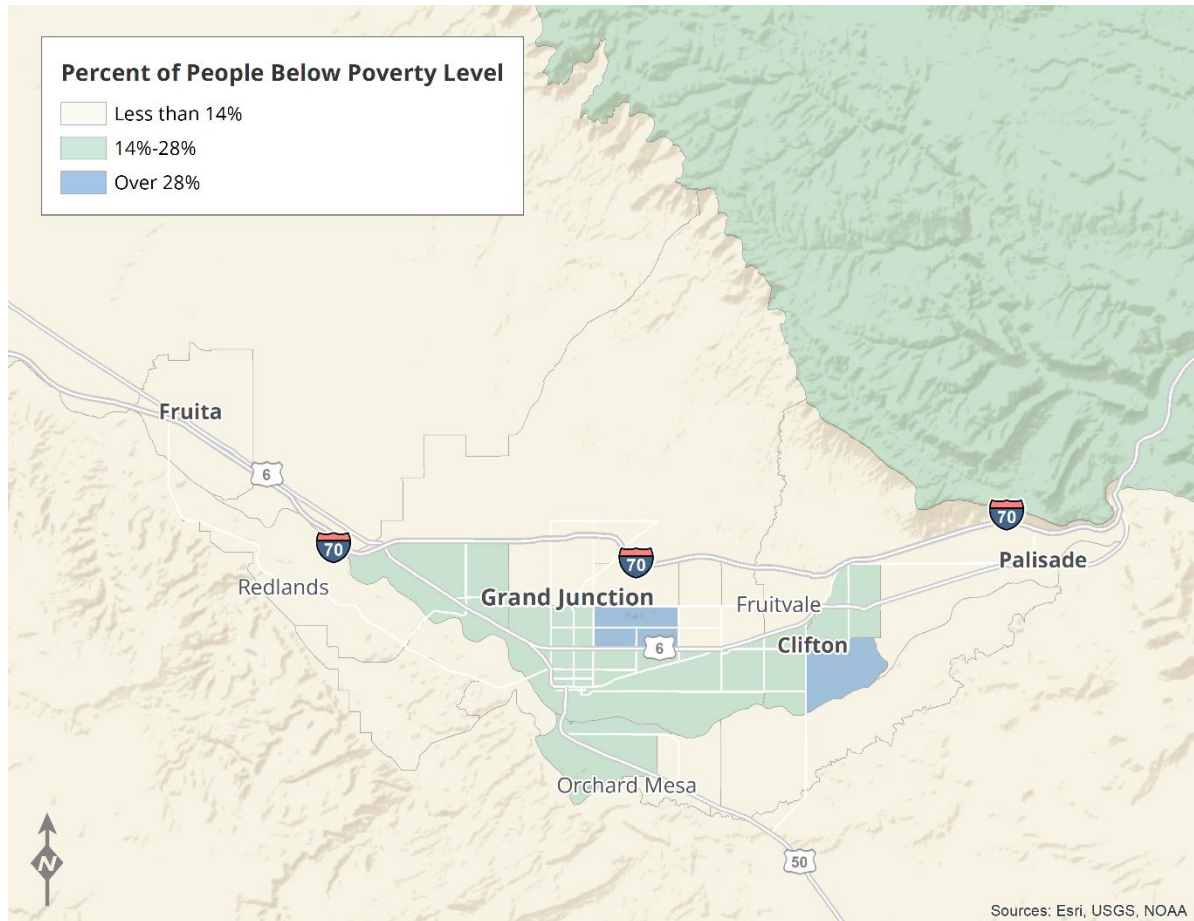
**Figure IV-17.
Population Under the
Poverty Line by
Demographic
Characteristics, Grand
Junction, 2019**

Source:
2019 ACS 5-year estimates, Root Policy
Research.

	Number in Poverty	Poverty Rate
Population Under Poverty Level	9,258	16%
Sex		
Male	4,107	14%
Female	5,173	17%
Race/Ethnicity		
Non-Hispanic white	6,108	13%
Hispanic	2,574	26%
Other race minority	577	21%
Disability status		
With any disability	2,233	24%
Living Arrangement		
Family households	5,141	12%
Married-couple family	2,304	7%
Female householder, no spouse	2,074	28%
In other living arrangements	4,150	26%

The map in Figure IV-18 shows the geographic distribution of poverty rates in the Grand Valley. Census Tracts in green have higher poverty rates than the county's 14%, and census tracts in blue have around double the poverty rate in the county.

Figure IV-18.
Poverty Rate by Census Tract, Grand Valley, 2019



Note: Mesa County's poverty rate is 14%.
 Source: 2019 5-year ACS, and Root Policy Research.

Publicly assisted affordable housing inventory. As the rental market has become more competitive, low-income renters find it increasingly challenging to find market rate units. Limited naturally occurring affordable housing contributes to the need for publicly assisted rental housing—housing that receives some type of public subsidy in exchange for occupant income restrictions.

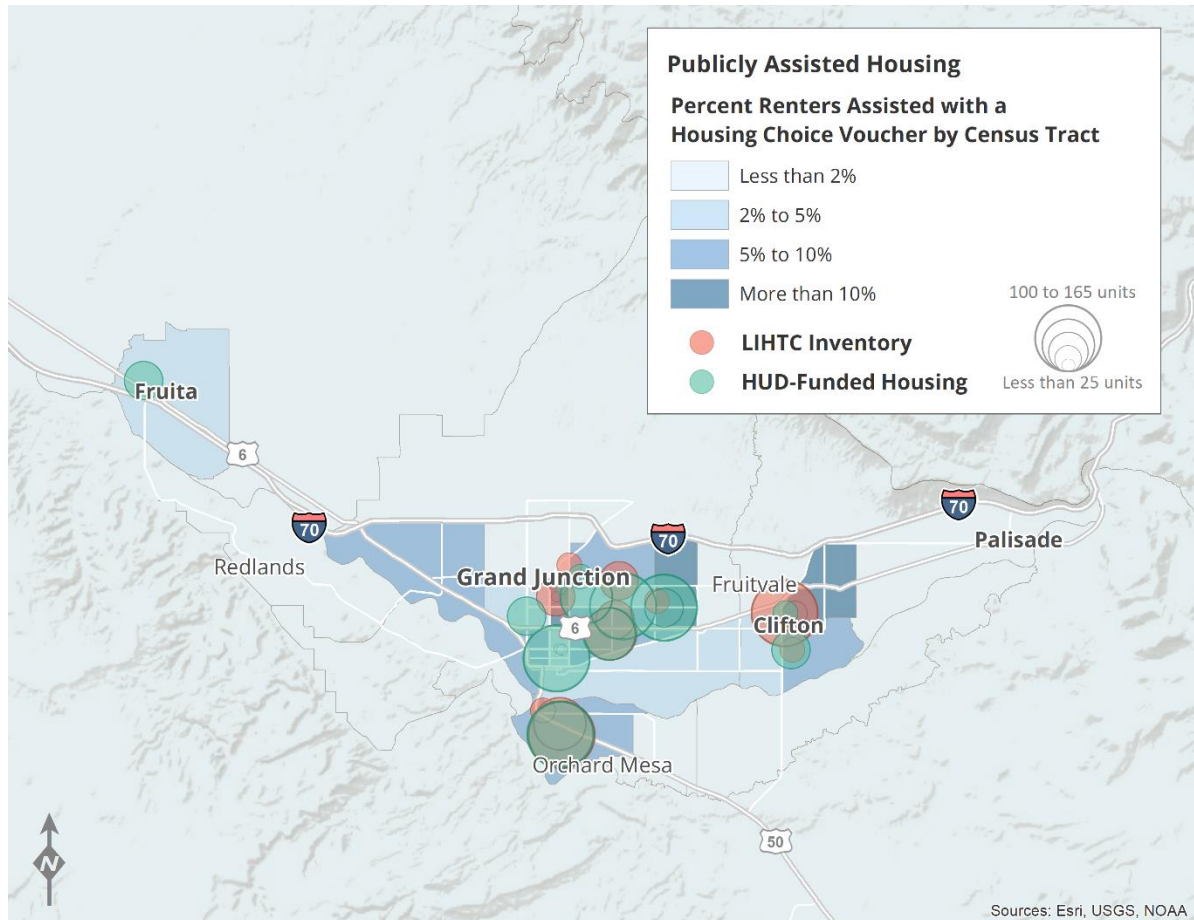
Mesa County has 901 units developed using Low Income Housing Tax Credits (LIHTC), all of which are designated affordable to households earning less than 60% MFI. Eight percent of those units are affordable to households earning less than 30% MFI. Of the 901 LIHTC units, 664 are in Grand Junction.

In addition, the county has 1,045 units of HUD-funded housing, including project-based Section 8, public housing, and other multifamily. Combined, these sources have created 1,946 units of income restricted affordable housing. Of the 1,045 HUD-funded units, 887 are in Grand Junction.

There are also about 1,300 housing choice vouchers in use in Mesa County, with which recipients can find market-rate units that meet their needs.⁴

Figure IV-19, shows the geographic distribution of LIHTC and HUD-funded units, along with the percentage of renters in each Census tract that are using a voucher. As illustrated, publicly assisted units are concentrated in Grand Junction, Clifton, and Orchard Mesa.

Figure IV-19.
Publicly Assisted Housing in Grand Valley



Source: Colorado Housing Finance Authority, U.S. Department of Housing and Urban Development, and Root Policy Research.

According to data from the Grand Junction Housing Authority, as of March of 2021 there are 2,266 applicants on the waitlist; this number is in line with the low-income rental gap estimated in Section III.

⁴ Vouchers and units are not necessarily additive as vouchers can be used in subsidized units, creating overlapping subsidies.

Figure IV-20 shows the number of applications received by the Grand Junction Housing Authority from 2017 to 2021. There was a substantial increase in applications between 2018 and 2019 (40%) and the number of applications has remained elevated in the last 2 years. Most of the demand is concentrated among one- and two-bedroom units.

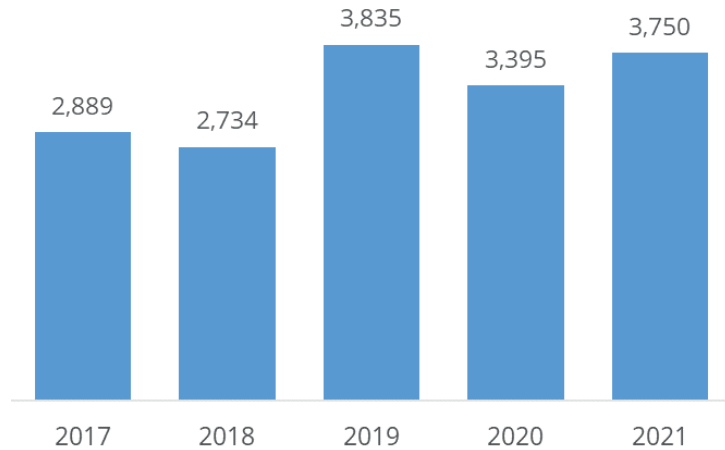
Figure IV-20.
Total Housing Applications, Grand Junction Housing Authority

Note:

2021 estimates are extrapolated from first 10 weeks of 2021. Numbers exclude homeless applications and change applications.

Source:

Grand Junction Housing Authority.



SECTION V.

COMMUNITY ENAGAGEMENT FINDINGS

SECTION V.

Community Engagement Findings

This section reports the findings from the community engagement conducted to support the Housing Needs Assessment. The first part of this section explores residents' housing choices and preferences, challenges and experiences with displacement and housing discrimination, and preference for different housing types. That is followed by a summary of results gathered through stakeholder engagement. The Root team is grateful to the residents who shared their experiences and perspectives by participating in the resident survey, and stakeholder focus groups.

Community Engagement Elements

The community engagement process included:

- A resident survey available in English and Spanish (1,853 total responses, 24 in Spanish); and
- Five stakeholder focus groups.

Explanation of terms. The terms used throughout this section include:

- “Precariously housed” includes residents who are currently homeless or living in transitional or temporary/emergency housing and residents who are “staying with friends/family” —people who live with friends or family but are not themselves on the lease or property title. These residents may (or may not) make financial contributions to pay housing costs or contribute to the household exchange for housing (e.g., childcare, healthcare services).
- “Disability” indicates that the respondent or a member of the respondent’s household has a disability of some type—physical, mental, intellectual, developmental.
- “Housing subsidy” refers to a respondent whose household’s housing costs are subsidized by a housing voucher (e.g., Section 8/Housing Choice Voucher) or whose household lives in a building where their rent is based on their income. This includes Low Income Tax Credit (LIHTC) buildings, project-based Section 8, deed-restricted ownership products, and any other place-based housing subsidies.

Geographic note. Throughout this section, survey data are reported for Grand Junction, Clifton, Fruita, Palisade, and the rest of Grand Valley, which includes respondents from Redlands, Fruitvale, Orchard Mesa, Loma, and unincorporated Mesa County.

Sampling note. The survey respondents do not represent a random sample of the Grand Valley. A true random sample is a sample in which each individual in the population has an equal chance of being selected for the survey. The self-selected nature of the survey

prevents the collection of a true random sample. Important insights and themes can still be gained from the survey results however, with an understanding of the differences of the sample from the larger population.

Compared to the county's overall demographic and socioeconomic characteristics, survey respondents are more likely to be single person households, to have a household member with a disability, to be renters, and to be older.

**Figure V-I.
Survey Respondent Profile**

Resident Survey Sample Sizes	Grand Junction	Clifton	Fruita	Palisade	Grand Valley	Grand Valley (Total)
Total Responses	948	130	124	107	544	1,853
Household Composition						
Households with children under 18	191	41	41	22	125	420
Single person households	293	31	15	16	82	437
Households with a member with a disability	319	57	32	13	139	560
Race/Ethnicity						
Hispanic	85	14	10	4	38	151
Other Non-Hispanic Minority	69	8	7	4	33	121
Non-Hispanic White	617	82	78	66	352	1,195
Tenure						
Homeowner	403	48	91	82	376	1,000
Renter- market rate	241	32	17	18	71	379
Renter- subsidized	223	34	8	3	47	315
Precariously housed	67	12	8	2	41	130
Age						
Under 35	106	15	17	6	59	203
Ages 35 - 54	232	40	35	25	148	480
Age 55 +	415	49	43	42	211	760
Household Income						
< \$25,000	343	54	18	11	87	513
\$25,000 up to \$35,000	67	14	7	4	40	132
\$35,000 up to \$55,000	79	13	12	11	49	164
\$55,000 up to \$85,000	110	19	22	18	101	270
\$85,000 +	187	8	46	36	167	444

Note: Precariously housed includes residents who are currently homeless, staying with friends or family, but not on the lease ("couch-surfing") or living in transitional or temporary housing. Disability indicates that a member of the household has a disability. Numbers do not aggregate either due to multiple response or that respondents did not choose to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Sample size note. When considering the experience of members of certain groups in the Grand Valley, the sample sizes are too small (n<40 respondents) to express results quantitatively. In these cases, we describe the survey findings as representative of those who responded to the survey, but that the magnitude of the estimate may vary significantly in the overall population (i.e., large margin of error). Survey data from small samples are suggestive of an experience or preference, rather than conclusive. Sample size numbers are provided along with each figure. These numbers represent the number of responses to the particular question referred in the figure, not the total number of surveys received.

Primary Findings

The community engagement process provides insight into residents' experience with housing choice and housing needs, the impacts of the COVID-19 pandemic, and residents' perceptions of the types of housing most needed in the Grand Valley.

Housing problems:

- Renters, households with a member with a disability and low-income households are more likely to experience housing challenges. Of the respondents whose household includes a member with a disability, 54% have accessibility needs in the home or to access the home. Around one in four (23%) live in a home that does not meet the accessibility needs of their household member with a disability.
- Renters who do not have any type of housing subsidy are more likely than renters with subsidies to face housing challenges, indicating that access to vouchers or other publicly supported housing increases housing stability. Half of unsubsidized renters worry their rent will increase to an unaffordable level, one in four struggles to pay their rent and one in five struggles to pay utilities.
- Households with income below \$35,000 are more likely to experience housing challenges. Around a third are worried about rent increases, around one in five struggles to pay their rent/mortgage, and around one in five would like to live on their own/with fewer people but cannot afford it.
- Among housing voucher recipients, almost two thirds describe their experience trying to find a landlord to accept their voucher as "somewhat difficult" or "very difficult". The majority attributes the difficulty using vouchers to "landlords have policies of not renting to voucher holders" and "not enough properties available." Stakeholders also noted that there has been an increase in the share of landlords who find ways to avoid renting to voucher holders (despite state protections for source of income.)

Desire to own a home:

- Most renters want to own. Over half of renters want to buy in the next five years but are not sure if they will be able to.

- The greatest share of renters who want to buy have not yet done so because they do not have a down payment, there is a lack of housing to buy that they can afford, their credit score is too low, or they have too much debt.

Displacement and discrimination:

- One in four respondents in the Grand Valley and in Grand Junction who moved in the last five years were displaced (having to move when they did not wish to move). Half of precariously housed residents who moved in the last five years were displaced. Around two in five households with income below \$25,000, households with a member with a disability, and respondents in Clifton, who moved in the last five years were displaced.
- Overall, 13% of survey respondents believe they experienced discrimination when looking for housing in the Grand Valley. Respondents who are precariously housed, renters who have a housing subsidy, households with a member with a disability, and households with income below \$25,000 are around twice as likely to say they experienced housing discrimination compared to the average resident.
- While the eviction ban has helped keep families housed during the COVID-19 crisis, some stakeholders fear that landlords, in response to such policies (along new regulations such as the Colorado bed bug law) will reduce the supply of affordable rentals and will be less likely to renew leases due to perceived difficulties in evicting tenants.

COVID-19 impacts:

- Overall, three in four Grand Valley respondents indicated their housing situation has not been impacted by the COVID-19 pandemic.
- However, respondents with income between \$25,000 to \$55,000, residents from Clifton, and unsubsidized renters were more likely than the average respondent to have experienced a financial setback such as skipping payments on bills, taken on debt, or paid less than the minimum payment on bills in order to afford housing costs. These households were also more likely to experience negative employment impacts, such as loss of employment, reduction in hours, and furloughs.

Housing types and appetite for density:

- Survey respondents consider most of the different housing types to be important to include in the Grand Valley housing market. Respondents expressed a strong desire for the housing stock to accommodate a wide range of residents including those living on a fixed income, low- and moderate-income families, and residents with mobility challenges. Increasing housing choice for a wide range of residents has implications for land use as well as affordability and housing policies/programs.
- The most common housing types considered “appropriate in my neighborhood” by respondents were, medium-sized single-family homes between 1,500 and 3,000

square feet, small homes with less than 1,500 square feet, and accessory dwelling units (ADUs).

Current Housing Choice

This section explores Grand Valley residents’ current housing situation, ranging from the most important factors influencing their current housing choice, their assessment of their home’s condition, and housing-related challenges. To the extent possible, survey data are reported for each jurisdiction and by selected respondent or household characteristics (e.g., housing situation, income, demographics).

Most important factors in choosing current home. Figures V-2 through V-6 present the top five factors survey respondents considered when choosing their current home. Not surprisingly, cost is the factor selected by the greatest proportion of survey respondents with a few exceptions—the greatest proportion of higher income households and residents from Palisade selected their home because they “liked the neighborhood”. Other factors in the top five common across jurisdictions and respondent types include the number of bedrooms, quiet area, and low crime/safe. Among single person households, households with a member with a disability, subsidized renters, and low-income households, the acceptance of housing vouchers was among the top reasons residents chose their current home.

Figure V-2.

What factor was most important to you when you chose your current home? Top Five Responses, by Jurisdiction

		JURISDICTION				
TOP 5	Grand Junction	Clifton	Fruita	Palisade	Rest of Grand Valley	Grand Valley
1	Cost/I could afford it	Cost/I could afford it	Cost/I could afford it	Liked the neighborhood	Cost/I could afford it	Cost/I could afford it
2	Liked the neighborhood	Allow pets/dogs	Quiet area	Quiet area	Liked the neighborhood	Liked the neighborhood
3	Number of bedrooms/size of apartment or home	Number of bedrooms/size of apartment or home	Low crime rate/safe	Large yard/size of yard	Quiet area	Quiet area
4	Liked the type of home/ apartment	Landlord takes Housing Voucher	Large yard/size of yard	Cost/I could afford it	Large yard/size of yard	Number of bedrooms/size of apartment or home
5	Allow pets/dogs	Large yard/size of yard	Liked the neighborhood	Low crime rate/safe	Number of bedrooms/size of apartment or home	Large yard/size of yard

Note: n=1,784.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-3.
What factor was most important to you when you chose your current home? Top Five Responses, by Household Composition

HOUSEHOLD COMPOSITION			
TOP 5	Children	Disability	Single Person
1	Cost/I could afford it	Cost/I could afford it	Cost/I could afford it
2	Liked the neighborhood	Allow pets/dogs	Landlord takes Housing Voucher
3	Number of bedrooms/size of apartment or home	Landlord takes Housing Voucher	Allow pets/dogs
4	Large yard/size of yard	Quiet area	Quiet area
5	Close to quality/desirable K-12 schools/school district	Low crime rate/safe	Liked the type of home/apartment

Note: n=544.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-4.
What factor was most important to you when you chose your current home? Top Five Responses, by Race/Ethnicity

RACE/ETHNICITY			
TOP 5	Hispanic	Non-Hispanic Minority	Non-Hispanic White
1	Cost/I could afford it	Cost/I could afford it	Cost/I could afford it
2	Liked the neighborhood	Liked the neighborhood	Liked the neighborhood
3	Quiet area	Number of bedrooms/size of apartment or home	Quiet area
4	Close to family/friends	Allow pets/dogs	Number of bedrooms/size of apartment or home
5	Number of bedrooms/size of apartment or home	Quiet area	Large yard/size of yard

Note: n=1,184.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-5.
What factor was most important to you when you chose your current home? Top Five Responses, by Tenure

		TENURE			
TOP 5	Owner	Renter (Market)	Renter (Subsidized)	Precariously Housed	
1	Cost/I could afford it	Cost/I could afford it	Cost/I could afford it	Cost/I could afford it	
2	Liked the neighborhood	Allow pets/dogs	Landlord takes Housing Voucher	Allow pets/dogs	
3	Large yard/size of yard	Number of bedrooms/size of apartment or home	Allow pets/dogs	Close to family/friends	
4	Quiet area	Low crime rate/safe	Liked the type of home/apartment	Low crime rate/safe	
5	Number of bedrooms/size of apartment or home	No maintenance/low maintenance	Number of bedrooms/size of apartment or home	Other	

Note: n=974.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-6.
What factor was most important to you when you chose your current home? Top Five Responses, by Household Income

		INCOME				
TOP 5	< \$25,000	\$25,000 up to \$35,000	\$35,000 up to \$55,000	\$55,000 up to \$85,000	\$85,000 +	
1	Cost/I could afford it	Cost/I could afford it	Cost/I could afford it	Cost/I could afford it	Liked the neighborhood	
2	Landlord takes Housing Voucher	Number of bedrooms/size of apartment or home	Liked the neighborhood	Liked the neighborhood	Cost/I could afford it	
3	Allow pets/dogs	Quiet area	Quiet area	Large yard/size of yard	Large yard/size of yard	
4	Close to family/friends	Allow pets/dogs	Allow pets/dogs	Quiet area	Quiet area	
5	Number of bedrooms/size of apartment or home	Large yard/size of yard	Low crime rate/safe	Number of bedrooms/size of apartment or home	Number of bedrooms/size of apartment or home	

Note: n=498.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Housing condition. The majority of survey respondents in the Grand Valley (84%) and in Grand Junction (82%) consider their home to be in good or excellent condition. Figure V-7 presents the proportion of respondents who rate their home's condition as "fair" or "poor."

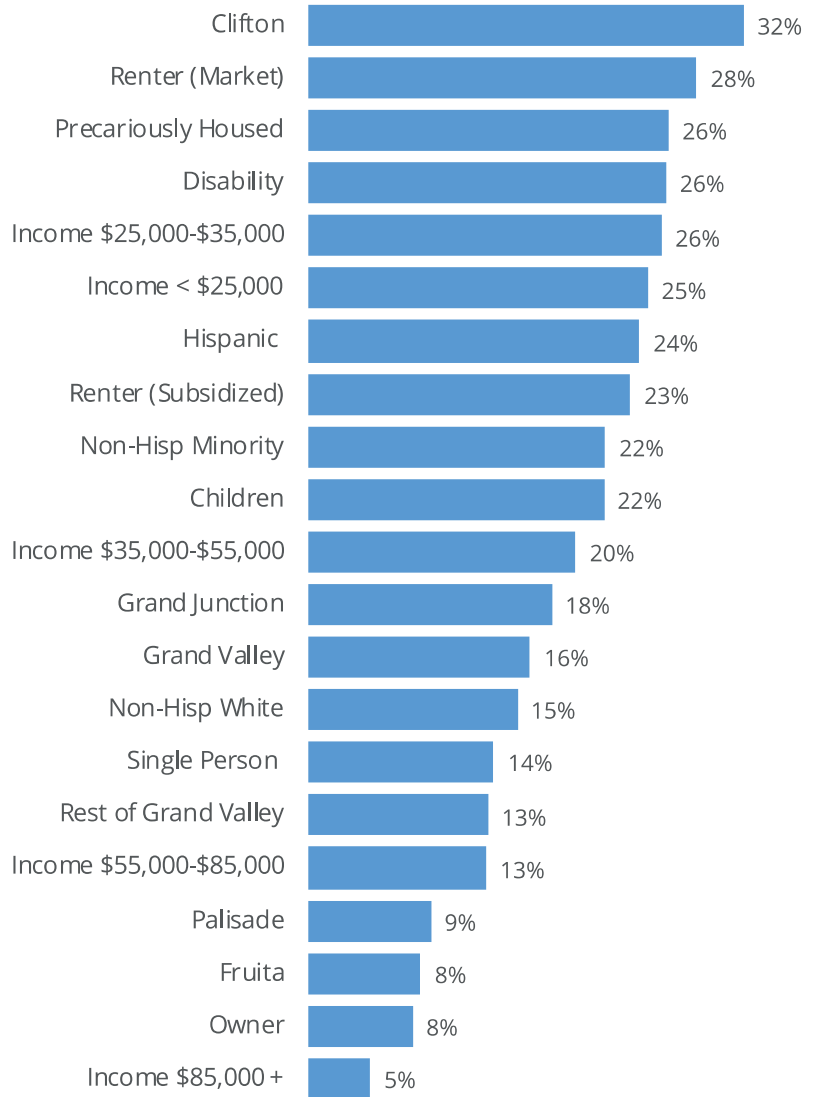
- Almost one third (32%) of Clifton residents and renters of market rate units (28%) deem their home to be in fair/poor condition.
- The share of residents who deem their home to be in fair/poor condition is around one if four for precariously housed residents, households with a member with a disability, and households with income below \$35,000.
- Homeowners and higher income households are least likely to identify their home's condition as being fair or poor.

About 77% of respondents with homes they consider to be in fair or poor condition have repairs that need to be made. The most common needed repairs are related to weatherization, flooring, walls, and windows. In most cases, the repairs have not been made because the homeowner "can't afford to make them" or because the landlord "refuses to make repairs."

Figure V-7.
How would you
rate the condition
of your home?
(% Fair/Poor)

Note:
n= 1,798

Source:
Root Policy Research from the
2021 Grand Valley Housing Survey.



Housing challenges. Survey respondents reviewed a list of common housing challenges and indicated if they currently experience a challenge. Overall, over half of Grand Valley (55%) and Grand Junction (53%) survey respondents noted that they do not experience any of the housing challenges—homeowners, higher income households, and residents from Fruita, Palisade, and the rest of the Grand Valley were less likely to experience housing challenges. Conversely, renters, households with a member with a disability and low-income households are more likely experience housing challenges. Figures V-8 through V-11 present the eight most common housing challenges experienced by Grand Valley residents. These include challenges such as worrying about rent going up to an amount they can't afford, living in crowded conditions, and struggling to pay rent/mortgage and utilities.

- Among the different jurisdictions, Clifton residents are the most likely to experience housing challenges, nearly one in three (32%) is concerned about rent increases,

around one in five struggles to pay their rent/mortgage (19%) and utilities (22%), and over one in ten is afraid to get evicted or kicked out (12%).

- One in five (20%) households with children feel their home is not big enough for their family members.
- Households with a member with a disability are more likely to face housing challenges than the average resident. Around one third (30%) worried about rent increasing to an unaffordable level, and around one in five struggles to pay their rent/mortgage (19%) or would like to live on their own/with fewer people but can't afford it (18%).
- Among race/ethnicity, Hispanic and non-Hispanic minority residents are more likely to face housing challenges compared to non-Hispanic White residents. Around one in four Hispanic residents (25%) and non-Hispanic minority residents (27%) worries about rent increases, and around one in five (19% and 18% respectively) would like to live on their own/with fewer people but can't afford it.
- Renters who do not have any type of housing subsidy are more likely than renters with subsidies to face housing challenges, indicating that access to vouchers or other publicly supported housing increases housing stability. Half of unsubsidized renters (50%) worry their rent will increase to an unaffordable level, one in four (25%) struggles to pay their rent and one in five struggles to pay utilities (20%). As expected, precariously housed residents are the most likely to experience housing challenges among tenure categories. Half (50%) of precariously housed residents would like to live on their own/with fewer people but cannot afford it.
- Among income categories, households with income below \$25,000 and with income between \$25,000 to \$35,000 are more likely to experience housing challenges. Around a third (34% and 30% respectively) are worried about rent increases, around one in five (19% and 23% respectively) struggle to pay their rent/mortgage, and around one in five (20% and 19% respectively) would like to live on their own/with fewer people but can't afford it.

Examples of other housing challenges described by respondents include:

- *"Can't find ANY housing OR assistance because of criminal background. Convicted felon."*
- *"House requires maintenance that is very costly and we can't afford to do."*
- *"Husband retired and still works full time to meet expenses."*
- *"I am on a very fixed income and can only afford about 600 a month."*
- *"I am retiring soon and concerned about paying for my utilities and raising costs."*
- *"I sold my previous home but didn't net enough to afford even a smaller home."*
- *"I struggle to save enough for repairs/upkeep."*
- *"Lack of choice and variety of nice reasonably priced places."*
- *"Been on housing choice voucher list for 2 years - 62 almost 63 widow, disabled."*

**Figure V-8.
Housing Challenge, by Jurisdiction**

Higher than Region (>5 percentage points)
Lower than Region (<5 percentage points)

Housing Challenge	Grand Junction	Clifton	Fruita	Palisade	Rest of Grand Valley	Grand Valley
None of the above	53%	35%	62%	67%	60%	55%
I worry about my rent going up to an amount I can't afford	22%	32%	14%	12%	11%	18%
I want to get my own place/live with fewer people, but I can't afford it	15%	16%	8%	4%	10%	13%
Other	12%	13%	5%	8%	12%	12%
I struggle to pay my rent/mortgage	11%	19%	9%	7%	12%	11%
I struggle to pay my utilities	8%	22%	9%	6%	9%	9%
My home isn't big enough for my family members	8%	11%	10%	7%	9%	9%
I am afraid I may get evicted or kicked out	8%	12%	3%	1%	4%	7%

Note: n= 1,678.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

**Figure V-9.
Housing Challenge, by Household Characteristics and Race/Ethnicity**

Higher than Region (>5 percentage points)
Lower than Region (<5 percentage points)

Housing Challenge	Children	Disability	Single Person	Hispanic	Non-Hisp Minority	Non-Hisp White	Grand Valley
None of the above	52%	36%	49%	38%	43%	58%	55%
I worry about my rent going up to an amount I can't afford	18%	30%	29%	25%	27%	17%	18%
I want to get my own place/live with fewer people, but I can't afford it	14%	18%	11%	19%	18%	11%	13%
Other	11%	17%	13%	10%	13%	12%	12%
I struggle to pay my rent/mortgage	15%	19%	12%	18%	11%	11%	11%
I struggle to pay my utilities	12%	16%	9%	13%	8%	8%	9%
My home isn't big enough for my family members	20%	10%	2%	14%	12%	8%	9%
I am afraid I may get evicted or kicked out	9%	12%	8%	7%	13%	6%	7%

Note: n= 1,678.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

**Figure V-10.
Housing Challenge, by Tenure**

Higher than Region (>5 percentage points)
Lower than Region (<5 percentage points)

Housing Challenge	Owner	Renter (Market)	Renter (Subsidized)	Precariously Housed	Grand Valley
None of the above	77%	25%	42%	18%	55%
I worry about my rent going up to an amount I can't afford	-	50%	31%	16%	18%
I want to get my own place/live with fewer people, but I can't afford it	1%	26%	15%	50%	13%
Other	8%	13%	13%	23%	12%
I struggle to pay my rent/mortgage	5%	25%	11%	23%	11%
I struggle to pay my utilities	4%	20%	9%	14%	9%
My home isn't big enough for my family members	6%	12%	7%	20%	9%
I am afraid I may get evicted or kicked out	-	14%	11%	15%	7%

Note: n = 1,678.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

**Figure V-11.
Housing Challenge, by Income**

Higher than Region (>5 percentage points)
Lower than Region (<5 percentage points)

Housing Challenge	< \$25,000	\$25,000- \$35,000	\$35,000- \$55,000	\$55,000- \$85,000	\$85,000 +	Grand Valley
None of the above	34%	33%	46%	63%	86%	55%
I worry about my rent going up to an amount I can't afford	34%	30%	19%	12%	2%	18%
I want to get my own place/live with fewer people, but I can't afford it	20%	19%	17%	9%	2%	13%
Other	16%	12%	15%	11%	7%	12%
I struggle to pay my rent/mortgage	19%	23%	16%	6%	1%	11%
I struggle to pay my utilities	16%	15%	9%	4%	1%	9%
My home isn't big enough for my family members	8%	13%	16%	11%	4%	9%
I am afraid I may get evicted or kicked out	14%	6%	8%	3%	-	7%

Note: n = 1,678.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Difficulty using housing voucher. Among the respondents with some type of housing subsidy, over half (59%) participate in the housing voucher program. Among these residents, most describe their experience trying to find a landlord to accept their voucher as “somewhat difficult” (34%) or “very difficult” (29%).

- Around two thirds (65%) attributed their difficulty to “landlords have policies of not renting to voucher holders” and 61% to “not enough properties available.”
- About half (49%) “have a hard time finding information about landlords that accept housing vouchers”;
- About two in five (44%) report that “voucher is not enough to cover the rent for places I want to live,” and around one in five (18%) indicated there is “not enough time to find a place to live before the voucher expires.”

Housing challenges—disability. Of the respondents whose household includes a member with a disability, 54% have accessibility needs in the home or to access the home. Around one in four (23%) live in a home that does not meet the accessibility needs of their household member with a disability.

The most common improvements or modifications needed include:

- Grab bars in the bathroom;
- Service or emotional support animal allowed in apartment/room/home;
- Ramps;
- Wider doorways; and
- Reserved accessible parking spot by entrance.

Other modifications or accommodations needed include alarm to notify if someone leaves the home and fire alarm/doorbell made accessible for person with hearing disability/deaf.

Examples of resident comments around what is needed in the Grand Valley to help persons with a disability live or continue to live in the housing setting that they prefer/require include:

- *“All homes have at least visitability floors.”*
- *“Assistance in locating appropriate housing.”*
- *“Better programs for disabled people to go back to work.”*

- *“Better side walks. Along 26.5 Road. Most North South roads.”*
- *“Bike paths and sidewalks. Disabled and cannot drive.”*
- *“Low cost housing in SAFE neighborhoods.”*
- *“Mental and physical support from public and private agencies.”*
- *“More handicap adapted housing options.”*
- *“Safe apartments close to public transportation.”*

Neighborhood challenges. Figures V-12 through V-16 present the top five neighborhood challenges experienced by the greatest proportion of survey respondents. Overall, 47% of Grand Valley respondents and 48% of Grand Junction respondents do not experience a neighborhood challenge. However, there is some variation in the likelihood of neighborhood challenges by jurisdiction, and household characteristics.

- Over one third of Clifton respondents (37%) are concerned about safety in their current neighborhood. Safety concern is also high among households with a member with a disability (23%), non-Hispanic minority respondents (21%), subsidized renters (24%), and households with income below \$25,000 (23%).
- One in four (26%) Clifton respondents, non-Hispanic minority respondents (24%), and respondents with income between \$35,000 to \$55,000 (24%) indicate there are inadequate sidewalks, street lights, drainage, or other infrastructure.

Figure V-12.

Do you face any of these challenges in your neighborhood? Top Five Responses, by Jurisdiction

		JURISDICTION					
TOP 5	Grand Junction	Clifton	Fruita	Palisade	Rest of Grand Valley	Grand Valley	
1	48% None of the above	I am concerned about my or my family's safety in my current neighborhood 37%	55% None of the above	58% None of the above	45% None of the above	47% None of the above	
2	18% Too much traffic/ too much street/ highway noise	28% None of the above	No or few grocery stores/healthy food stores in the area 20%	There are inadequate sidewalks, street lights, drainage, other infrastructure 19%	There are inadequate sidewalks, street lights, drainage, other infrastructure 18%	There are inadequate sidewalks, street lights, drainage, other infrastructure 15%	
3	I am concerned about my or my family's safety in my current neighborhood 15%	There are inadequate sidewalks, street lights, drainage, other infrastructure 26%	Not enough job opportunities in the area 13%	9% Other	There is not public transportation in my neighborhood or very limited 16%	Too much traffic/ too much street/ highway noise 14%	
4	No or few grocery stores/healthy food stores in the area 12%	My neighborhood does not have safe places for children to play outside 19%	There is not public transportation in my neighborhood or very limited 12%	Too much traffic/ too much street/ highway noise 8%	No or few grocery stores/healthy food stores in the area 14%	I am concerned about my or my family's safety in my current neighborhood 14%	
5	There are inadequate sidewalks, street lights, drainage, or other infrastructure 12%	18% Other	10% Other	Not enough job opportunities in the area 7%	Not enough job opportunities in the area 12%	No or few grocery stores/healthy food stores in the area 13%	

Note: n=1,551.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-13.

Do you face any of these challenges in your neighborhood? Top Five Responses, by Household Composition

HOUSEHOLD COMPOSITION			
TOP 5	Children	Disability	Single Person
1	44% None of the above	38% None of the above	49% None of the above
2	18% I am concerned about my or my family's safety in my current neighborhood	23% I am concerned about my or my family's safety in my current neighborhood	16% Too much traffic/too much street/highway noise
3	17% There are inadequate sidewalks, street lights, drainage, or other infrastructure	17% Too much traffic/too much street/highway noise	16% No or few grocery stores/healthy food stores in the area
4	17% My neighborhood does not have safe places for children to play outside	16% No or few grocery stores/healthy food stores in the area	15% I am concerned about my or my family's safety in my current neighborhood
5	14% My neighborhood does not have high quality schools for children	15% There are inadequate sidewalks, street lights, drainage, or other infrastructure	14% Other

Note: n=506.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-14.

Do you face any of these challenges in your neighborhood? Top Five Responses, by Race/Ethnicity

RACE/ETHNICITY			
TOP 5	Hispanic	Non-Hispanic Minority	Non-Hispanic White
1	44% None of the above	38% None of the above	47% None of the above
2	16% I am concerned about my or my family's safety in my current neighborhood	24% There are inadequate sidewalks, street lights, drainage, or other infrastructure	15% Too much traffic/too much street/highway noise
3	15% My neighborhood does not have safe places for children to play outside	21% I am concerned about my or my family's safety in my current neighborhood	14% There are inadequate sidewalks, street lights, drainage, or other infrastructure
4	14% Not enough job opportunities in the area	19% My neighborhood does not have safe places for children to play outside	13% I am concerned about my or my family's safety in my current neighborhood
5	14% There are inadequate sidewalks, street lights, drainage, or other infrastructure	18% Not enough job opportunities in the area	13% No or few grocery stores/healthy food stores in the area

Note: n=1,374.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-15.

Do you face any of these challenges in your neighborhood? Top Five Responses, by Tenure

		TENURE			
TOP 5		Owner	Renter (Market)	Renter (Subsidized)	Precariously Housed
1	48%	None of the above	43% None of the above	48% None of the above	39% None of the above
2	16%	There are inadequate sidewalks, street lights, drainage, or other infrastructure	19% I am concerned about my or my family's safety in my current neighborhood	24% I am concerned about my or my family's safety in my current neighborhood	18% No or few grocery stores/ healthy food stores in the area
3	13%	Too much traffic/too much street/highway noise	16% Not enough job opportunities in the area	15% Too much traffic/too much street/highway noise	18% Not enough job opportunities in the area
4	12%	There is not public transportation in my neighborhood or the routes and hours are very limited	16% There are inadequate sidewalks, street lights, drainage, or other infrastructure	12% No or few grocery stores/ healthy food stores in the area	17% I am concerned about my or my family's safety in my current neighborhood
5	12%	No or few grocery stores/ healthy food stores in the area	16% Too much traffic/too much street/highway noise	11% There are inadequate sidewalks, street lights, drainage, or other infrastructure	16% There are inadequate sidewalks, street lights, drainage, or other infrastructure

Note: n=1,539.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-16.

Do you face any of these challenges in your neighborhood? Top Five Responses, by Income

		INCOME				
TOP 5		< \$25,000	\$25,000 up to \$35,000	\$35,000 up to \$55,000	\$55,000 up to \$85,000	\$85,000 +
1		44% None of the above	37% None of the above	39% None of the above	44% None of the above	54% None of the above
2	I am concerned about my or my family's safety in my current neighborhood	23%	19% I am concerned about my or my family's safety in my current neighborhood	24% There are inadequate sidewalks, street lights, drainage, or other infrastructure	17% Too much traffic/too much street/highway noise	14% There are inadequate sidewalks, street lights, drainage, or other infrastructure
3	Too much traffic/too much street/highway noise	16%	18% Not enough job opportunities in the area	20% Not enough job opportunities in the area	15% There are inadequate sidewalks, street lights, drainage, or other infrastructure	13% No or few grocery stores/ healthy food stores in the area
4	No or few grocery stores/ healthy food stores in the area	14%	17% Too much traffic/too much street/highway noise	16% I am concerned about my or my family's safety in my current neighborhood	14% Other	11% There is not public transportation in my neighborhood or the routes and hours are very limited
5	There are inadequate sidewalks, street lights, drainage, or other infrastructure	13%	16% No or few grocery stores/ healthy food stores in the area	16% My neighborhood does not have safe places for children to play outside	13% There is not public transportation in my neighborhood or the routes and hours are very limited	10% Too much traffic/too much street/highway noise

Note: n=1,427.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Housing costs. Figures V-17 and V-18 compare median housing costs. As shown, median rent, mortgage, and utilities vary by jurisdiction and household characteristics, but internet costs are fairly similar. Residents who have been living in the Grand Valley for five years or less have higher median rent and mortgage costs than residents who have been in the Grand Valley longer.

**Figure V-17.
Median Housing
Costs, by
Jurisdiction,
Tenure, and
Income**

Note:
n=1,508.

Source:
Root Policy Research from
the 2021 Grand Valley
Housing Survey.

	Median Rent	Median Mortgage	Median Utilities	Median Internet
Jurisdiction				
Grand Junction	\$594	\$1,200	\$150	\$70
Clifton	\$625	\$840	\$150	\$70
Fruita	\$625	\$1,300	\$242	\$80
Palisade	\$900	\$1,340	\$217	\$72
Rest of Grand Valley	\$698	\$1,200	\$200	\$70
Grand Valley	\$610	\$1,200	\$175	\$70
Tenure				
Homeowner	n/a	\$1,200	\$200	\$75
Renter- market rate	\$818	n/a	\$128	\$70
Renter- subsidized	\$344	n/a	\$68	\$64
Precariously Housed	\$500	n/a	\$200	\$67
Income				
Income < \$25,000	\$414	\$620	\$80	\$65
Income \$25,000 up to \$35,000	\$750	\$814	\$150	\$65
Income \$35,000 up to \$55,000	\$1,000	\$1,000	\$179	\$74
Income \$55,000 up to \$85,000	\$1,120	\$1,117	\$200	\$70
Income > \$85,000	\$1,375	\$1,470	\$200	\$75

**Figure V-18.
Median Housing
Costs, by
Race/Ethnicity,
Household
Characteristics,
and Years Living in
Grand Valley**

Note:
n=1,508.

Source:
Root Policy Research from the
2021 Grand Valley Housing
Survey.

	Median Rent	Median Mortgage	Median Utilities	Median Internet
Race/Ethnicity				
Hispanic	\$593	\$1,100	\$153	\$65
Other Non-Hispanic Minority	\$650	\$1,500	\$200	\$75
Non-Hispanic White	\$600	\$1,200	\$170	\$73
Household Characteristics				
Households with children under 18	\$794	\$1,400	\$200	\$75
Single person households	\$403	\$770	\$80	\$65
Households with a member with a disability	\$464	\$1,200	\$140	\$70
Years Living in the Grand Valley				
Less than 5 years	\$700	\$1,250	\$150	\$67
5-10 years	\$645	\$1,163	\$150	\$70
10-20 years	\$595	\$1,200	\$178	\$75
20 years or more	\$558	\$1,200	\$200	\$75

Displacement and Recent Experience Seeking Housing

Overall, 49% of survey respondents report moving in the past five years, and this ranged from 34% of Palisade respondents to 53% of city of Grand Junction respondents.

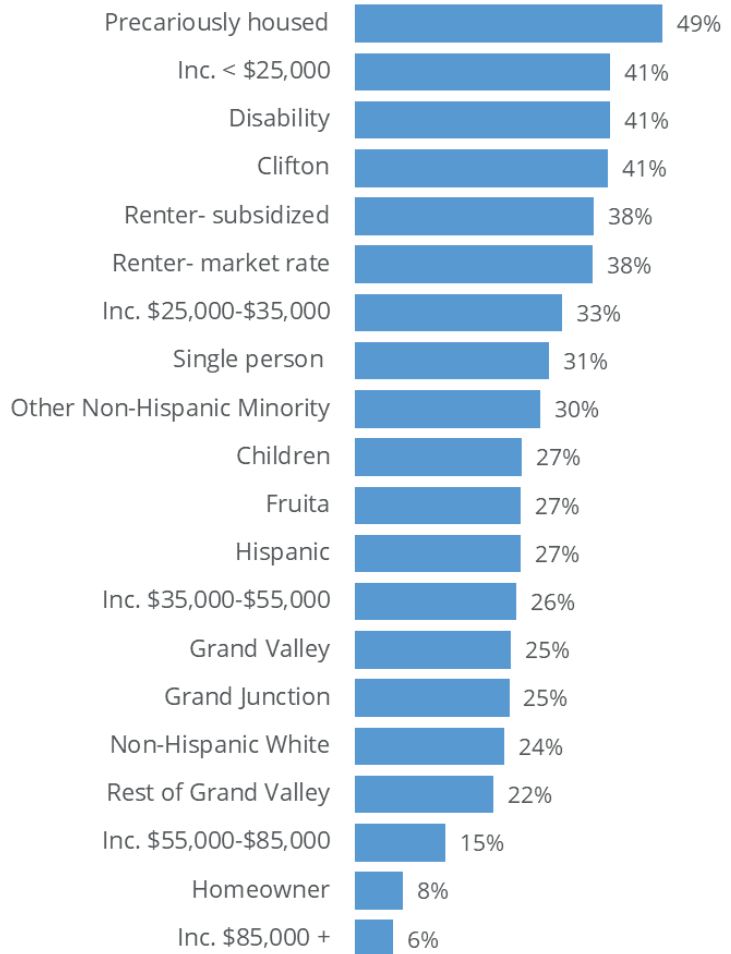
Displacement experience. Residents were asked if they have been displaced from their home—had to move when they did not want to move—in the Grand Valley over the past five years. Overall, one in four (25%) respondents in the Grand Valley and in Grand Junction who moved in the last five years were displaced. As shown in Figure V-19, around half (49%) of precariously housed residents who moved in the last five years were displaced. Around two in five (41%) of households with income below \$25,000, households with a member with a disability, and respondents in Clifton, who moved in the last five years were displaced.

In the Grand Valley, the most common reason for displacement is “personal reasons,” which can range from divorce to changes in roommates to any number of factors related to the members of a household. Other common reasons for displacement include “owner sold my rental unit”, “rent increased or property taxes increased/couldn’t afford to stay in current place”, and “could not afford to pay rent/mortgage due to job or income loss (not COVID-19 related.)”

Figure V-19.
Percent of Movers Who
Were Displaced in the Last
Five Years

Note:
n=1,803.

Source:
Root Policy Research from the 2021 Grand
Valley Housing Survey.

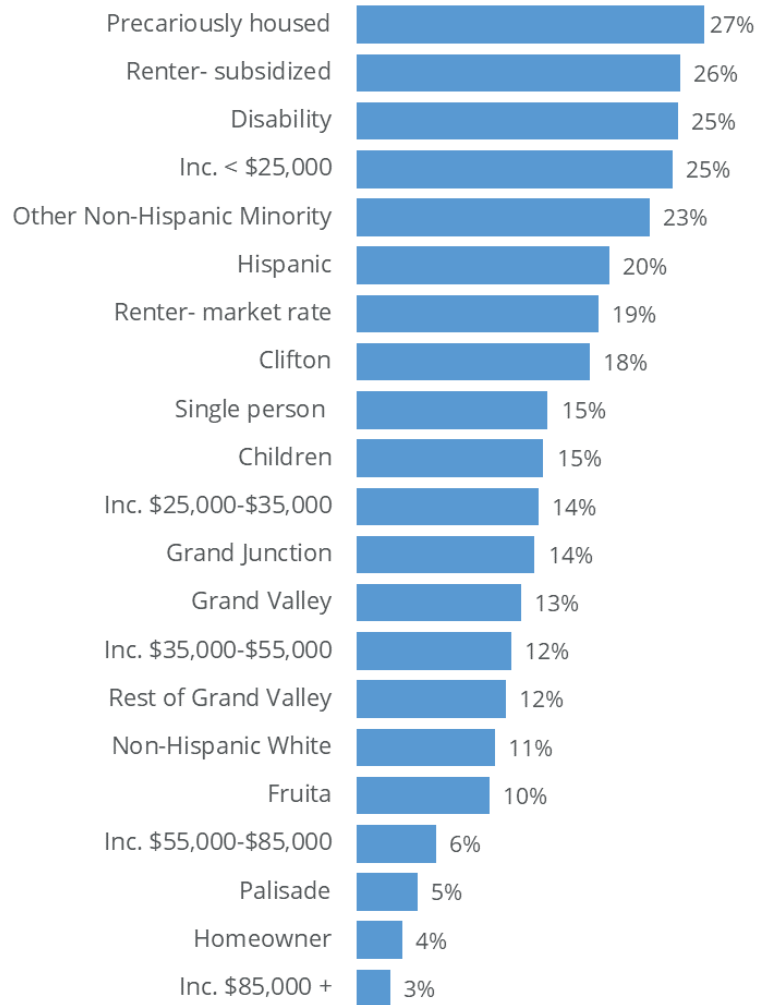


Experience with housing discrimination. Overall, 13% of survey respondents believe they experienced discrimination when looking for housing in the Grand Valley and 14% in Grand Junction. As shown in Figure V-20, residents who are precariously housed, renters who have a housing subsidy, households with a member with a disability, and households with income below \$25,000 are around twice as likely to say they experienced housing discrimination compared to the average resident. Residents who identify with a racial group other than non-Hispanic White are around twice as likely to say they experienced housing discrimination compared to non-Hispanic White residents.

**Figure V-20.
Discrimination**

Note:
n=1,585.

Source:
Root Policy Research from the 2021
Grand Valley Housing Survey.



When asked to describe the reason why they felt discriminated against, the reasons included:

- Income (24%);
- Disability (17%);
- Housing subsidy/Section 8 (17%);
- Race or ethnicity (16%);
- Age (16%);
- Familial status/having children/family size (15%); and
- Bad credit/history of eviction or foreclosure (8%).

Examples of how respondents described their experience include:

- *“Had a section 8 voucher. Landlords need to be educated that they are a good thing. Not negative.”*
- *“Mixed racial marriage, with bad credit scores and no previous rental history in The Grand Valley.”*
- *“Landlords look down upon single mothers.”*
- *“Having children and owning pets.”*
- *“Being a student at Colorado Mesa University, being a young adult.”*
- *“Just the amount of money you need in order to be able to rent...3x what the rent is a bit much for someone on disability.”*

Future Housing Preference

Survey respondents shared their future housing preferences, including the desire for homeownership or changing their housing situation as their family grows or they age.

Desire to move. Overall, 53% of survey respondents plan to stay in their current home for as long as possible. This rate is much higher in Palisade (75%), and lower in Clifton (44%). In Grand Junction this share is 52%. In the Grand Valley 7% of respondents want to stay in their current home but are worried they will not be able to. This share is higher among unsubsidized renters (16%), households with a member with a disability (14%), and households with income below \$25,000 (13%). The main reasons residents are concerned they will not be able to stay in their current housing are financial reasons, worries that rent will increase too much, and age related issues.

About two in five respondents plan to move at some point in the next five years. The most common reasons for wanting to move are:

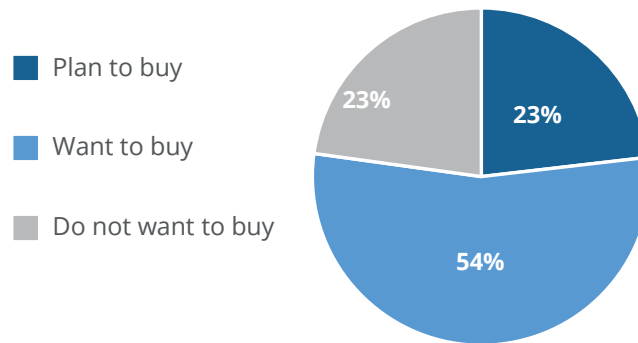
- I rent and want to own;
- Want a larger home; and
- I want to move to a different town.

Single-family homes (both larger and smaller), homes with a larger yard, and single level homes, are among the types of housing that residents who plan to move desire. By and large, about 75% of these respondents believe that the community they currently live in offers the type of housing they seek.

Desire to own. Across the board, most who rent want to own. Around three in four (77%) want to buy or plan to buy a home in the next five years, 54% want to buy in the next five years but are not sure if they will be able to. As shown in Figure V-21, the greatest share of renters who want to buy have not yet done so because they do not have a down payment, there is a lack of housing to buy that they can afford, their credit score is too low, or they have too much debt.

Figure V-21.
Desire to Buy and the Top Two Reasons Why Renters Who Want to Buy Continue to Rent

Which of the following is most true for you?



Top Two Reasons Why Renters Who Want to Buy Have Not Yet Bought		
Can't come up with a down payment	38%	<div style="width: 38%;"></div>
Housing is not affordable to buy where I want to live	35%	<div style="width: 35%;"></div>
Bad credit/low credit score	31%	<div style="width: 31%;"></div>
I have too much debt (credit cards, car loans, school loans) to qualify for a mortgage	25%	<div style="width: 25%;"></div>
There is no affordable housing I want to buy	21%	<div style="width: 21%;"></div>
Affordable housing isn't available at all; I would live anywhere in the city	14%	<div style="width: 14%;"></div>
Cash and above-market offers by other buyers	11%	<div style="width: 11%;"></div>
No credit history	11%	<div style="width: 11%;"></div>
I don't want to buy in the Grand Valley	9%	<div style="width: 9%;"></div>
Can't afford homeowner association/condo dues on top of a mortgage	8%	<div style="width: 8%;"></div>

Note: n=285.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

COVID-19 Impacts

This section explores how the COVID-19 pandemic has impacted residents' housing and employment situations, as well as the presence of landlord accommodations in responses to the pandemic and residents' ability to access government assistance.

Housing situation impacts. Overall, three in four Grand Valley and Grand Junction respondents (75%) indicated their housing situation has not been impacted by the COVID-19 pandemic. Among those who were impacted, the top three ways their situation was impacted included:

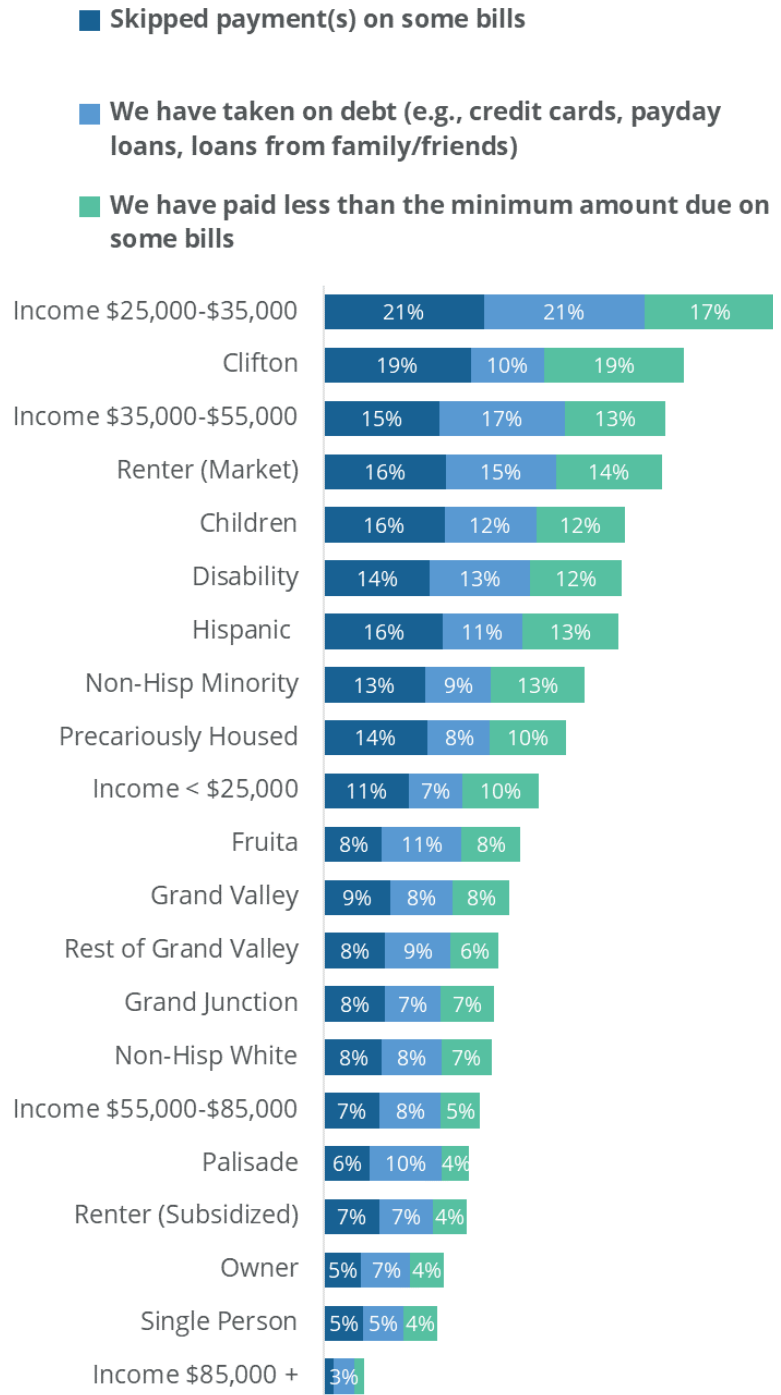
- "To pay for our housing costs, we have skipped payment(s) on some bills;"
- "We have taken on debt to pay housing costs (e.g., credit cards, payday loans, loans from family/friends);" and
- "To pay for our housing costs, we have paid less than the minimum amount due on some bills."

Figure V-22 presents the share of survey respondents who had to take each of these steps in order to pay for housing costs. As shown, residents with income between \$25,000 to \$55,000, residents from Clifton, and unsubsidized renters were the most likely to have had to make such adjustments. Subsidized renters were much less likely to have made such adjustments, again highlighting the role of housing vouchers and other housing subsidies in increasing housing stability.

Figure V-22.
Percent of Respondents
Needing to Skip
Payments, Increase
Debt, or Pay Less than
Minimum Amount to
Afford Housing Costs
Due to COVID-19

Note:
n=1,539. Respondents could choose all the answers that apply; therefore, the share of respondents is not additive.

Source:
Root Policy Research from the 2021 Grand Valley Housing Survey.



Landlord accommodations. Most renters did not report receiving any form of landlord accommodation in response to the COVID-19 crisis. Among those who did receive an accommodation, the most common was waiver of late fees, followed by rent deferment/partial payments.

Employment impacts. Residents were asked how their household employment situation has been impacted by the COVID-19 pandemic. Figures V-23 through V-26 show the top nine COVID related employment impacts among households with members in the labor force in the Grand Valley. As shown, 43% of Grand Valley and 44% of Grand Junction respondent workers did not see their employment situation impacted and 29% of Grand Valley and Grand Junction respondent workers were able to work from home. Differences by jurisdictions, and among residents' characteristics include:

- Households in Clifton, households with a member with a disability, unsubsidized renters, and households with income below \$55,000, were significantly more likely to have lost their job than the average resident.
- Households in Palisade, households with a member with a disability, Hispanic households, unsubsidized renters, and households with income between \$35,00 to \$55,000 were the most likely to have their hours cut.
- Households in Fruita, households with a member with a disability, and households with income below \$25,000 were the most like to have been furloughed.

Figure V-23.

How has the COVID-19 crisis impacted your household’s employment situation? By Jurisdiction

Higher than Region (>5 percentage points)
 Lower than Region (<5 percentage points)

	Grand Junction	Clifton	Fruita	Palisade	Rest of Grand Valley	Grand Valley
My employment situation has not been affected by the COVID-19 crisis	44%	42%	39%	37%	43%	43%
Working from home	29%	18%	31%	28%	29%	29%
Hours decreased/cut	19%	24%	22%	26%	20%	20%
Filed for unemployment	14%	20%	13%	23%	14%	15%
Lost job, became unemployed	15%	26%	11%	16%	12%	14%
Furloughed or put on temporary leave	8%	6%	14%	12%	7%	8%
Hours increased	7%	6%	7%	2%	8%	7%
Had to reduce work hours in order to care for school-age children	6%	4%	8%	4%	6%	6%
Had to quit job in order to care for school-age children	2%	2%	0%	0%	2%	2%

Note: n= 910.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-24.

How has the COVID-19 crisis impacted your household’s employment situation? By Household Composition and Race/Ethnicity



Higher than Region (>5 percentage points)
 Lower than Region (<5 percentage points)

	Children	Disability	Single Person	Hispanic	Non-Hisp Minority	Non-Hisp White	Grand Valley
My employment situation has not been affected by the COVID-19 crisis	37%	30%	57%	36%	41%	43%	43%
Working from home	30%	24%	17%	24%	26%	30%	29%
Hours decreased/cut	21%	29%	21%	32%	21%	19%	20%
Filed for unemployment	15%	22%	15%	16%	14%	15%	15%
Lost job, became unemployed	16%	25%	16%	18%	25%	13%	14%
Furloughed or put on temporary leave	7%	13%	15%	7%	10%	8%	8%
Hours increased	8%	8%	7%	5%	5%	8%	7%
Had to reduce work hours in order to care for school-age children	13%	9%	4%	4%	11%	5%	6%
Had to quit job in order to care for school-age children	3%	7%	2%	0%	3%	2%	2%

Note: n= 910.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-25.
How has the COVID-19 crisis impacted your household's employment situation? By Tenure

 Higher than Region (>5 percentage points)
 Lower than Region (<5 percentage points)

	Owner	Renter (Market)	Renter (Subsidized)	Precariously Housed	Grand Valley
My employment situation has not been affected by the COVID-19 crisis	46%	34%	29%	37%	43%
Working from home	33%	24%	5%	17%	29%
Hours decreased/cut	16%	30%	20%	24%	20%
Filed for unemployment	12%	20%	12%	17%	15%
Lost job, became unemployed	9%	23%	15%	29%	14%
Furloughed or put on temporary leave	8%	11%	3%	5%	8%
Hours increased	7%	6%	5%	7%	7%
Had to reduce work hours in order to care for school-age children	4%	8%	8%	10%	6%
Had to quit job in order to care for school-age children	1%	2%	2%	8%	2%

Note: n= 910.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-26.
How has the COVID-19 crisis impacted your household’s employment situation? By Income

Higher than Region (>5 percentage points)
 Lower than Region (<5 percentage points)

	< \$25,000	\$25,000- \$35,000	\$35,000- \$55,000	\$55,000- \$85,000	\$85,000 +	Grand Valley
My employment situation has not been affected by the COVID-19 crisis	31%	38%	35%	47%	49%	43%
Working from home	9%	21%	30%	28%	38%	29%
Hours decreased/cut	36%	22%	27%	17%	14%	20%
Filed for unemployment	27%	17%	18%	15%	8%	15%
Lost job, became unemployed	33%	21%	19%	11%	5%	14%
Furloughed or put on temporary leave	14%	6%	8%	9%	6%	8%
Hours increased	2%	11%	5%	10%	7%	7%
Had to reduce work hours in order to care for school-age children	10%	7%	6%	5%	4%	6%
Had to quit job in order to care for school-age children	7%	4%	2%	0%	0%	2%

Note: n= 910.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Access to emergency funds. Residents were asked if they had received emergency funds from government, a public housing authority, or other sources (in addition to the federal stimulus payment) to help pay for housing or other household expenses. Around 70% of respondents indicated that they did not apply because they did not need emergency funds, almost 15% indicated they have received utility, rental, or other assistance; and 13% indicated they did not apply because they did not know how to. Around 2% indicated they have applied but have not received the funds yet.

Grand Valley Housing Types

Participants in the resident survey rated the importance of offering different housing types in the Grand Valley’s housing market and the appropriateness of different levels of density in their neighborhoods.

Importance of certain home types. Figures V-27 through V-31 present the average importance to residents that different housing types are included in the Grand Valley housing supply. Survey respondents rated the importance of 15 different housing types, ranging from starter homes for first-time homebuyers, apartments that appeal to students, professionals, or seniors, to executive housing. Respondents in the Grand Valley expressed the importance of housing stock to accommodate a wide range household types and incomes. The housing types that received the highest *average* importance are:

- Housing affordable to residents living on a fixed income, like Social Security (average importance of 8.4);
- Housing for low- and moderate-income families (average importance of 7.8);
- Housing that meets the needs of residents who are losing mobility and need housing with no stairs (average importance of 7.5);
- Housing for middle class families (average importance of 7.3); and
- Housing affordable to residents working in retail jobs like grocery stores (average importance of 7.2).

As shown in the figures, the degree of importance varies by place of residences, housing tenure, income, and respondent characteristics. In general, respondents considered executive housing to be less important than other housing types.

- On average households with children are more likely to give higher importance ratings to most housing types than households with a member with a disability and single person households.
- In terms of tenure, subsidized renters are less likely to give higher importance ratings to most housing types except housing that appeals to seniors and to households living on a fixed income.
- In a similar way, households with income below \$25,000 are less likely to give higher importance ratings to most housing types except housing that appeals to seniors and to households living on a fixed income, this is due to the prevalence of housing subsidies among low income households.

Figure V-27.

How important to you is it that the Grand Valley's housing supply includes the following types of homes? (Ten means extremely important and 1 is not at all important), by Jurisdiction

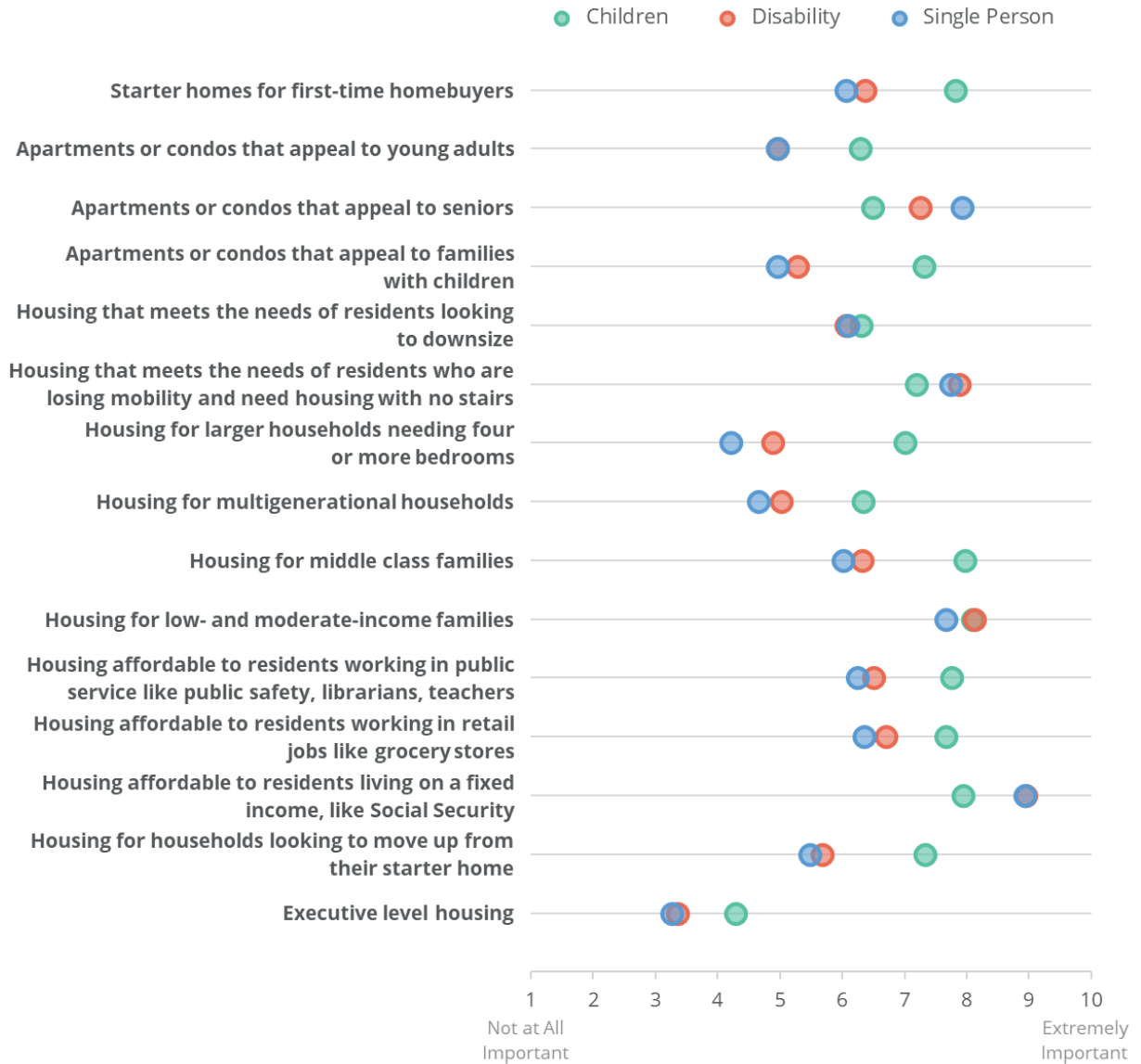


Note: n=1,570.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-28.

How important to you is it that the Grand Valley's housing supply includes the following types of homes? (Ten means extremely important and 1 is not at all important), By Household Composition



Note: n=528.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-29.

How important to you is it that the Grand Valley's housing supply includes the following types of homes? (Ten means extremely important and 1 is not at all important), By Race/Ethnicity



Note: n=1,414.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-30.

How important to you is it that the Grand Valley's housing supply includes the following types of homes? (Ten means extremely important and 1 is not at all important), By Tenure



Note: n=1,569.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-31.

How important to you is it that the Grand Valley's housing supply includes the following types of homes? (Ten means extremely important and 1 is not at all important), by Income



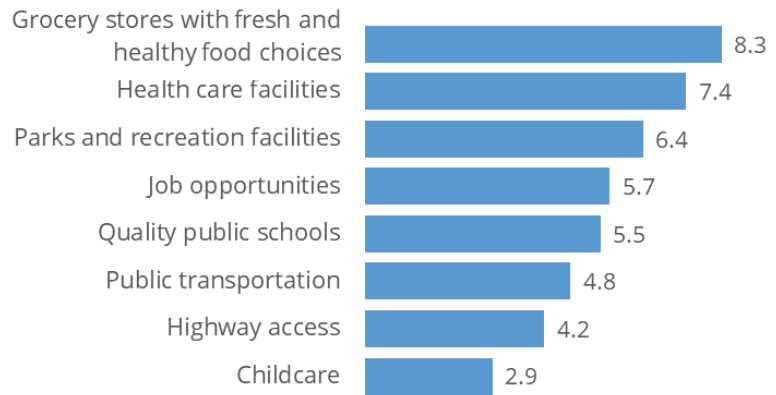
Note: n=1,476.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Proximity to amenities. Residents were asked to rate the importance of being in close proximity to different amenities. Survey respondents consider being close to grocery stores with fresh and healthy food choices the most important, followed by healthcare facilities, and parks and recreation facilities. Only households with children rated the importance of

being close to quality public schools above being close to grocery stores with fresh and healthy food choices.

Figure V-32.
Average importance of being near the following amenities. (Ten means extremely important and 1 is not at all important)



Note:
 N=1,630.

Source:
 Root Policy Research from the 2021 Grand Valley Housing Survey.

Appropriate location for certain home types. Residents were asked to consider whether different housing types were appropriate in their neighborhood, other neighborhoods, or not appropriate in the Grand Valley. Figure V-33 presents these results. Overall, residents were open to a variety of lot sizes and some soft density in their neighborhoods, though they favored single family development. Residents were more open to density and product diversity in “other neighborhoods”.

Housing types/uses “appropriate in my neighborhood”. The following housing types were most commonly considered “appropriate in my neighborhood”:

- Medium-sized single-family homes between 1,500 and 3,000 square feet (74%);
- Small homes with less than 1,500 square feet (65%); and
- Accessory dwelling units (51%).

Residents are more mixed in their perception of whether or not low density attached products are appropriate in their neighborhood or elsewhere in the Grand Valley.

Housing types/uses “appropriate in other neighborhoods”. The following housing types were most commonly considered “appropriate in other neighborhoods”:

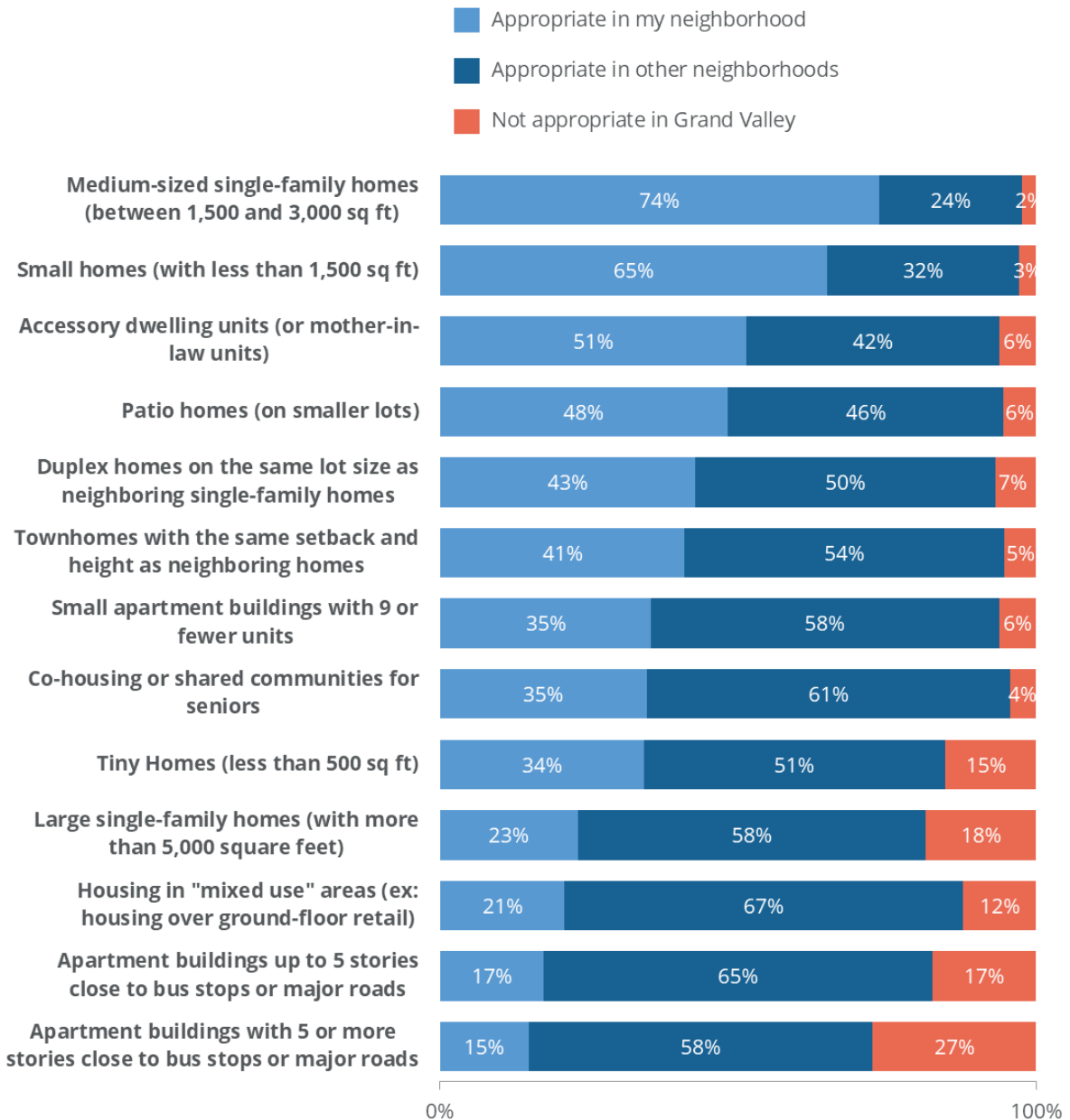
- Housing in “mixed use” areas like housing over ground floor retail (67%);
- Apartment buildings with up to 5 stories near bus stops or major roads (65%); and
- Co-housing or shared communities for seniors (61%).

Housing types/uses “not appropriate in Grand Valley”. The following housing types were most commonly considered “not appropriate in Grand Valley”:

- Apartment buildings with 5 or more stories near bus stops or major roads (27%);
- Large single-family homes (with more than 5,000 square feet) (18%); and
- Apartment buildings up to 5 stories close to bus stops or major roads (17%).

Figure V-33.

For each housing type, state whether the type of housing is appropriate in your neighborhood, other neighborhoods, or not appropriate in the Grand Valley.



Note: n=1,405

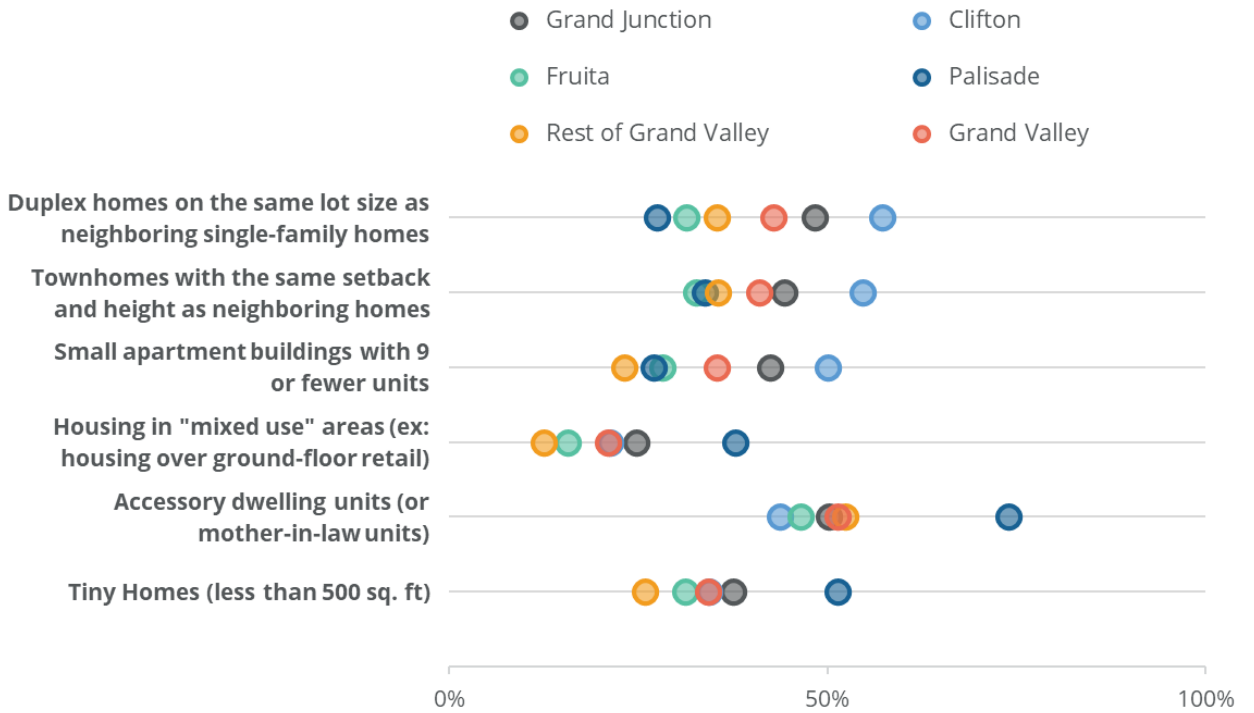
Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Appetite for gentle density. Figures V-34 through V-36 present residents' appetite for gentle density¹ housing types in their neighborhood by jurisdiction, tenure, income, and respondent characteristics. As shown, support for the different forms of gentle density varies demographically and socioeconomically.

- Respondents in Clifton are more supportive of attached products and small apartment buildings, while respondents in Palisade are more supportive of ADUs and tiny homes.
- Single person households and households that include a member with a disability are most likely to be supportive of attached products and small apartment buildings.
- Homeowners and higher income households are most likely to be supportive of ADUs.
- Renters and low- and moderate-income households are most likely to consider duplex homes and townhomes as well as small apartment buildings to be appropriate in their neighborhood.
- In general, higher income households are less likely than other households to consider the different types of gentle density to be appropriate in their neighborhood. In contrast, renters and lower income households are more likely to support these housing types.

¹ Gentle density refers to housing products that impose a minimal impact on a neighborhood's form, such as attached, ground-oriented housing that's denser than a detached house, but with a similar scale and character.

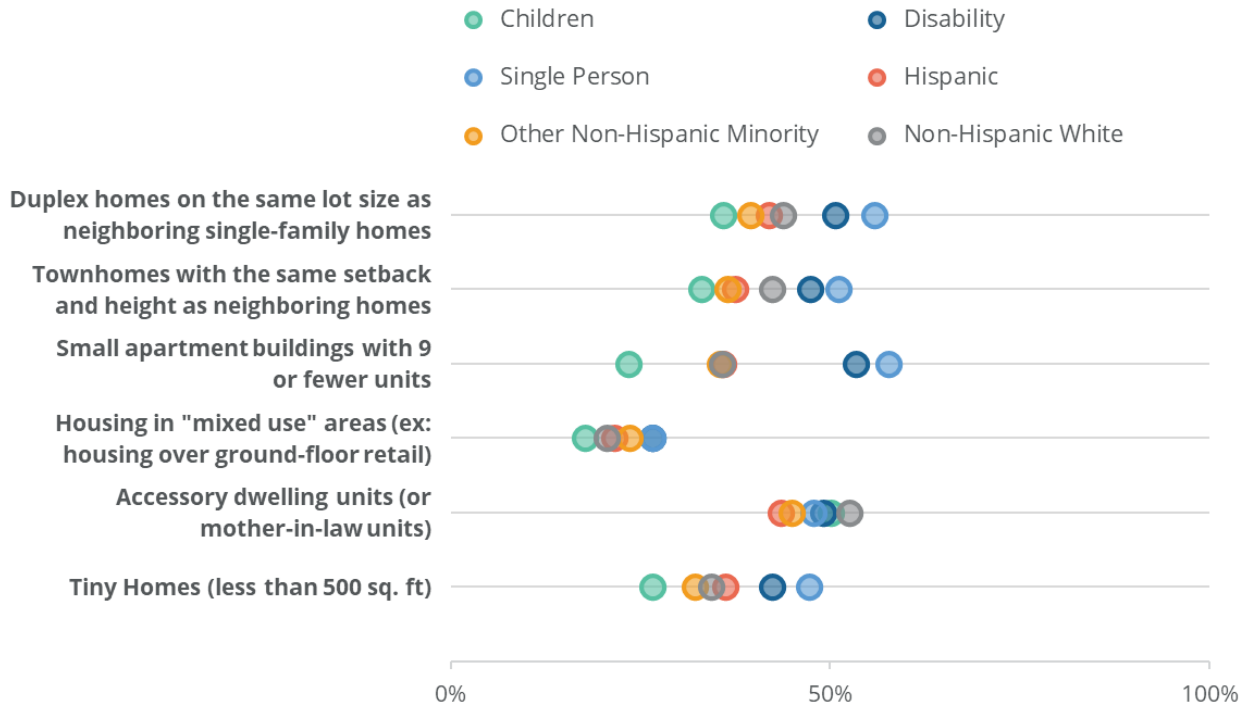
Figure V-34.
Appetite for Gentle Density Housing Types *in My Neighborhood*, by
Jurisdiction



Note: n=1,398.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

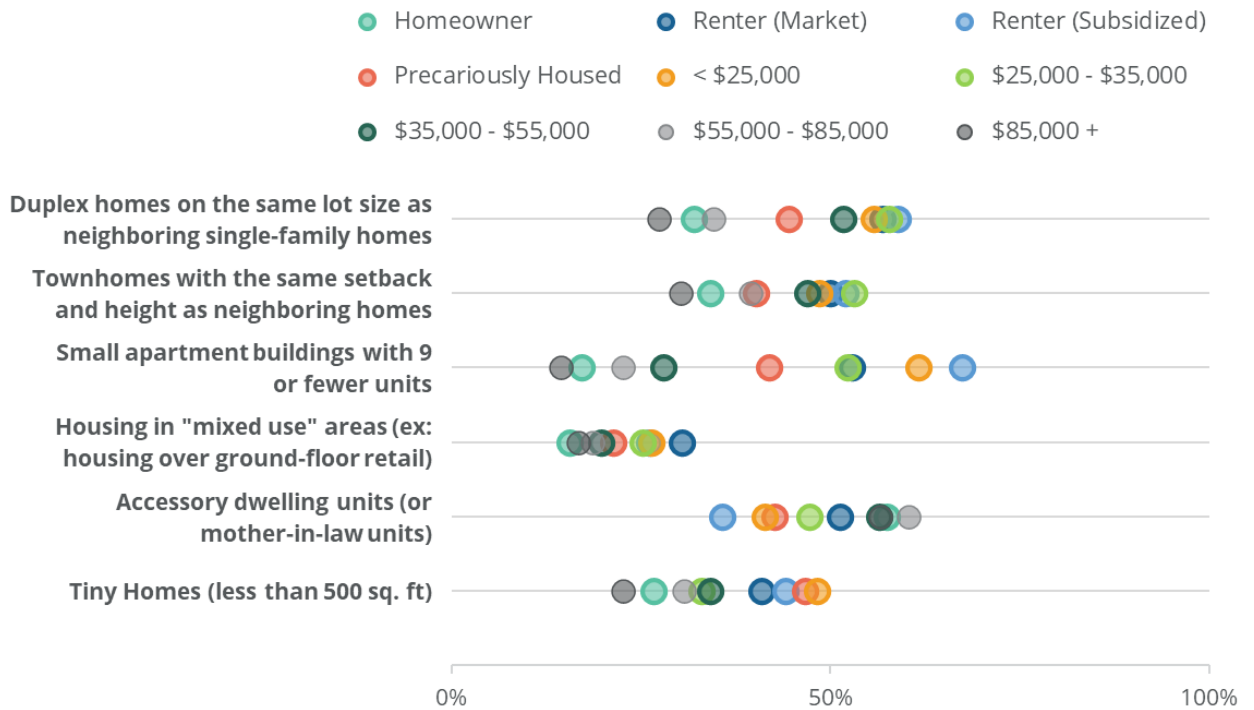
Figure V-35.
Appetite for Gentle Density Housing Types in My Neighborhood, by Household Composition and Race/Ethnicity



Note: n=1,398.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Figure V-36.
Appetite for Gentle Density Housing Types in My Neighborhood, by Tenure and Household Income



Note: n=1,398.

Source: Root Policy Research from the 2021 Grand Valley Housing Survey.

Grand Valley Stakeholder Perspectives

Community engagement efforts for the Grand Valley Housing Needs Analysis included extensive outreach efforts to community stakeholders. A list of stakeholder participants was put together by City Staff, and stakeholders were contacted by email and invited to participate in virtual focus groups to discuss housing needs and market trends in the Grand Valley.

A total of five focus groups were conducted between February and March 2021. Participants represented a wide range groups with housing needs in the Grand Valley; and included stakeholders involved in providing housing services and other services for vulnerable populations, along with stakeholders involved in economic development and developers of single family and multifamily housing.

Participating organizations include:

- Associated Members for Growth and Development, Grand Junction
- Bank of Colorado
- Austin Civil Group
- Center for Independence
- Coldwell Banker Commercial

- Colorado Housing and Finance Authority
- Grand Junction Chamber of Commerce
- Grand Junction Economic Partnership
- Grand Junction Housing Authority
- Hilltop Family Resource Center
- Homebuilders Association of Western Colorado
- HomewardBound of the Grand Valley
- Housing Resources of Western Colorado
- MarillacHealth
- Mesa County Health
- Mind Springs Health
- Riverside Educational Center
- Riverside Task Force
- Rocky Mountain Communities
- STRiVE
- U.S. Department of Veterans Affairs
- Volunteers of America, Colorado
- WESTCap/ Western Colorado Health Network

In addition, staff members from the City of Grand Junction, the town of Palisade, and Mesa County participated in some of the focus groups. The following sections summarize the main findings that emerged from this engagement effort.

Housing needs. Housing needs in the Grand Valley were present before the COVID-19 crisis. However, recent trends in the housing market such as rapid housing cost appreciation, and very low vacancies have made these needs more acute, particularly for vulnerable populations that are having increasing trouble finding and staying in market rate housing.

Challenges among low-income residents. According to service and housing provider stakeholders, housing needs are greatest for very low-income households. These households are more likely to be single person households, households with children, residents living with a disability, and elderly couples; this has led to an increase in the need for diversity of housing product types such as one-bedroom units, larger units with 4 or more bedrooms, and housing with accessibility modifications.

Common challenges to finding housing among low-income residents include:

- High security deposits;
- Landlords requiring 3 times the rent in income; and
- Challenging paperwork—especially for residents with limited English Proficiency (LEP), residents with disabilities, and residents with substance abuse challenges.

Challenges among residents living with a disability. Stakeholders cited a lack of affordable ADA units in the Valley as a main barrier for residents living with a disability. Other challenges include:

- Transportation, especially after COVID-19, was cited as another barrier. Many people with disabilities also have preexisting conditions and are worried about health safety in public transit. Although paratransit services are available, they may not cover all those who need it.
- For persons with disabilities, finding steady work that pays well and allows them to keep insurance is challenging.
- People with disabilities can feel isolated due to inaccessibility of neighborhoods.
- There is resistance among landlords to emotional support and service animals.
- Landlords with newer units are not receptive to accessibility modifications in their units.

Challenges among the immigrant community. The perception among stakeholders is that the City itself is making a concerted effort to embrace immigrants and diversity. City Staff do a great job addressing immigrant residents, as well as the school district and the university. However, there is some concern that immigrants may not feel welcome by residents in all communities.

Among the immigrant community, agricultural worker housing provides dormitories and some subsidized housing for immigrant workers but that leaves out unauthorized workers, who can end up living in substandard or overcrowded conditions.

Over the years, language access has become a problem, and lack of translation services is an issue. Among the immigrant community conflicts are common due to landlords not returning security deposits. Furthermore, unauthorized immigrants lack access to conflict resolution resources and are afraid of Immigration and Customs Enforcement and therefore reluctant to seek legal representation.

Challenges among housing vouchers holders. Overall, stakeholders believe there are not enough housing vouchers, and the average AMI level for voucher holders is very low, at 24%. These are very low-income households who need below market rate units. This has led to an increase in the past two years, during which waiting lists for below market rate rentals have increased to 5 and up to 6 years.

According to stakeholders, a significant amount of housing vouchers is going to homeless residents—around 90% of those have trouble paying for the security deposits. While there is help for security deposits for veterans, these programs are not available to the general population.

Stakeholders also noted that there has been an increase in the share of landlords who find ways to avoid renting to voucher holders (despite state protections for source of income) and an increase in the use of background checks being used to deny rental units to

housing voucher holders; this disproportionately impacts the homeless population and formerly incarcerated residents.

Stakeholders believe that finding affordable units outside of Clifton is challenging.

Challenges among the working-class community. In addition to the groups mentioned above, stakeholders pointed out increasing housing challenges among fully employed persons. The most significant gaps according to stakeholders are among firefighters, teachers, nurses, case workers, and other public sector workers who cannot find homes or are increasingly getting outbid by offers from cash buyers.

In addition, there is a perception that there is a lack of rental units affordable for entry level young professionals. As an example, one developer noted the almost immediate lease-up (and pre-lease) of multiple buildings in the “The Railyard at Rimrock” development. According to stakeholders, there is effectively no supply of any products like that in the market (3 story walk ups with amenities). Most multifamily buildings are 30 years old. Stakeholders are seeing a large demand for moderately priced rentals right now.

Trends in homelessness. Stakeholders have the perception that the homeless college student population has increased recently. Stakeholders see a clear demand for housing and services for homeless families as well. A new facility that provides access to trauma care opened in July 2020 and is now at capacity. In addition, families served were already living in the area, meaning that there is demand for services that is not met in the area given that these are not residents moving into Grand Junction from other places.

Barriers to transition from homelessness to permanent housing include:

- Very limited supply of affordable, subsidized units available throughout Western Colorado. This is that case for all family sizes.
- Tenants have a lack of income or income that is too low to afford rents.
- Mental health and addiction challenges in tenants can go untreated—this impacts all other elements needed to gain income and remain in housing once obtained.
- Low credit scores, legal status, background checks, and eviction records vastly diminish housing options among tenants trying to transition out of homelessness.

Supply of housing. Notable trends in the supply of housing highlighted by stakeholders include:

- General perception is that the biggest gaps in market rate housing supply are around multifamily development, condominiums, and townhomes.
- Sharp increases in building costs. Labor costs have increased, lumber cost has increased, and land costs keep rising.

- Rehabilitation costs have doubled in the last 2 years. This presents a problem for the older housing stock in need of repairs. Families under 100% AMI cannot afford repairs.
- Data on rental market prices does not seem accurate. This leads developers to under develop housing for middle income residents. This is likely due to the high proportion of multifamily units that are older driving price trends. Rents for these older units are likely not reflective of what new units could rent for.
- While the eviction ban has helped keep families housed during the COVID-19 crisis, some stakeholders fear such policies (along with new regulations such as the Colorado bed bug law) will reduce the supply of affordable rentals, especially those available to residents who have irregular rental histories, evictions records, or criminal records. In response to such regulations, landlords are requiring higher deposits (two v. one month) and are less likely to renew leases due to perceived difficulties in evicting tenants. Stakeholders believe that once more tenants find out about the implications of new regulations, they will increase their rents.

Barriers to Development. Stakeholders discussed barriers to housing development. The major barriers discussed included:

- **Costs.** New construction costs are increasing, material costs are increasing, and multifamily units are also getting more expensive to build. Constraints are likely to worsen, and the local construction infrastructure is stretched thin—with shortages in framers, electricians, carpenters, roofers, and even engineers. In addition, commodity prices are volatile and unpredictable, making the planning process and costs difficult to manage.
- **Fees.** Stakeholders discussed that requiring fees at the beginning of the development process is a challenge and increases upfront costs as well as risk, given that the project may be rejected down the line. This further creates problems securing financing, especially for multifamily projects.
- **NIMBYism.** This is a problem in all communities, from Fruita to Clifton. There is a cultural preference for space and low-density housing in the region. This resistance to higher density creates uncertainty in the building process, given that pressure from public input can lead to a project getting shut down even if the developer designs exactly for what the Comprehensive Plan specifies.
- **Speed of approval process.** There is a perception that the developer community is frustrated with the speed of the approval process, in both commercial and residential development. Stakeholders also believe that local developers have an easier time and that developers think the process is faster in other places. Recently, the city lost a development review engineer, which has slowed down the process.
- **Natural features.** Given that easy sites to develop are gone, lot development can add a lot of cost and building standards do not accommodate topography, challenging

soils, or other site-specific constraints, and make affordable housing development not feasible. Most properties left have development challenges, or lack utilities, and the process of getting lots onto the market takes time, sometimes up to a year.

Stakeholder recommendations. A vast array of recommendations and solutions to housing needs and challenges were shared by stakeholders.

Among service providers, potential solutions and recommendations include:

- Land banking (for future affordable development).
- More education on forbearance, housing counseling, and landlord's and tenant's rights and responsibilities.
- Explore the potential to increase supply and provide an income source for current residents through accessory dwelling units (ADUs). Stakeholders noted that allowing 900 square feet ADUs is useful, and there seems to be some interest in accepting vouchers for ADUs. However, the City needs to learn more about them; since it seems many are just established for use as vacation rentals.
- Look into programs such as MH Advantage and manufactured homes subdivisions such as the ones in Alamosa. City and County could learn more about options to convert mobile home parks to ownership. Invest in a manufactured housing replacement program to get rid of pre-HUD homes and replace with new ones. This is more cost effective than rehabilitation of mobile housing units.
- More regional cooperation among the City and County.
- Invest in housing rehabilitation programs.
- Increase the number of case workers.
- Invest in emergency housing programs.
- Look into a program that could underwrite security deposits—a \$4,000 security deposit is too unaffordable.
- Invest in transitional housing for youth and individuals with disabilities.
- Allow for housing opportunities for seniors to live together to share costs.
- Preserve accessibility features/modifications after a tenant moves out.
- Encourage friendlier pet policies and provide more education around reasonable accommodations and fair housing.
- Encourage mixed developments. Stakeholders would like to see apartments and homes sharing parks and amenities.
- Promote more integration of housing services and other services.

Among the developer and economic development community, recommendations included:

- Allow developers to pay fees when the impact is imposed on the community. The development community perceives development fees as exorbitant. All fees are on a per unit basis, this discourages multifamily development and incentivizes larger home development. The City should calibrate fee structures to accommodate small homes as well as multifamily housing.
- Set up location-based incentives, the City already has some of that in their redevelopment areas. Although, incentives for pricing are harder due to drastic fluctuation in production costs such as in lumber prices.
- Have design-build incorporated into the planning process. Allow pre-approval on certain concepts that the City wants to see.
- Expand sewer in Whitewater, Loma and Mack.
- Encourage smaller multifamily buildings like fourplexes.
- Increase predictability in the process, avoid surprises with City Council.
- Develop a quicker (2 to 3 months) planning clearance.
- Hire a second development engineer reviewer.
- Increase code flexibility. Developers discussed the reason projects are not more than 3 stories is due to building code requirements and additional codes. For example, the Railyard development did not go higher than 3 stories due to height requirements. The current code does not allow 4 floors in C-1 zoning. In addition, anything over 3 stories must have an elevator and anything over 5 stories has a different construction type (and cost structure).
- Reconsider the electrical underground requirements. This can be a deal-breaker in terms of costs. In addition, the State's push to get natural gas out of the market will add \$20 to \$30 per square foot and add to operational costs.
- Provide incentives. Incentives help projects like the Railyard project. For example, the Federal Opportunity Zone helped push the project into the profitable margin.

Grand Valley Housing Policy and Action Items Framework

Suggestions from Community Stakeholders to the City of Grand Junction

May 13, 2021

Executive Summary

As a precursor to an assessment of housing stock and needs in the community, this document contains recommendations for the City of Grand Junction as the City works to develop a long-range housing strategy. The organizations represented herein, on behalf of a larger network of community partners, respectfully submits initial thoughts for consideration regarding how the City could engage the community to enhance existing synergies, and deliver products and other solutions to the community's significant housing needs.

Background

In Spring 2019, spurred by a gathering of multiple Mesa County and regional housing providers and partner organizations during a meeting hosted by the Colorado Department of Local Affairs/Division of Housing (CDOH), Colorado Housing and Finance Authority (CHFA) and Housing Colorado (HOCO), leaders of those organizations came together to begin work on creating a structure for ongoing dialog and work to develop and execute a larger vision and plan for meeting myriad housing and supportive services needs in our community. The attached document, "Community Housing Group – Met 10.17.19" represents the initial thinking of the group.

In early 2020, the initial focus of the group was to work with the Mesa County Public Health Department (MCPH) to conduct a valley-wide housing needs assessment, as part of the work of MCPH toward its upcoming Community Health Needs Assessment. At the time, MCPH staff, through their Healthy Mesa County initiative, were providing significant backbone support to the efforts of this working group.

In its February 13, 2020 meeting, the working group gathered to develop the contents of the needs assessment. During that meeting, City of Grand Junction Community Development Director Tamra Allen notified the group that the City was issuing a Request for Proposals to conduct a housing needs assessment and assist the City with developing a housing strategy. At that moment, the working group recognized the tremendous opportunity to partner with the City, and arrangements were made to begin that work.

A month later, the COVID-19 pandemic happened, placing a significant pause on this work. During the interim, several events have occurred that impact these suggestions:

1. The City of Grand Junction, in financial and programmatic partnership with MCPH, the Grand Junction Economic Partnership (GJEP) and Grand Junction Housing Authority (GJHA), selected a consulting firm to conduct the valley-wide needs assessment. That work, with Root, is ongoing, with data and dialog expected in the coming weeks.
2. A significantly broader and community-wide acknowledgement of the shortage of housing, at all economic levels, has created energy and urgency to addressing community housing needs and challenges. Specifically, GJEP and the Grand Junction Chamber of Commerce (Chamber) have

developed a joint working committee comprised of staff and board members, with each organization providing a liaison to the broader coalition of partners and stakeholders.

3. The City of Grand Junction has requested suggestions for a framework for policy and project activity, including but not limited to recommendations and collaborative requests for city financial support in certain key areas of need.

Recommendation

The initial recommendations regarding a construct for ongoing dialog and project activity, along with suggestions for focal points of the work, are as follows. Multiple subject-matter experts stand ready to collaborate in this effort.

Ideas for Framework

Structure

There are two primary focal points that have developed in the early part of 2021. First, in a recent meeting of community partners, including the City, Chamber and GJEP, the group agreed that a single framework for dialog and action across the continuum of needs for shelter and housing, provided an avenue for collective efforts while preserving the ability of smaller groups, such as the Chamber/GJEP working group, to develop recommendations. With the MCPH continuing its focus on pandemic response, at the moment the group will not have access to MCPH for backbone support. This issue will need resolved.

Second, one sub-group focused on capacity to meet the needs of the community's homeless populations has been in dialog with the City regarding how the various homeless service providers can speak with one voice and work within the framework discussed herein to make resource allocation requests and recommendations to the City. Because this piece of the work is more time sensitive, we offer the following suggestions:

1. Notwithstanding the larger conversation regarding the substantive areas of the framework, as discussed below, a collective and collaborative approach in partnership with the City of Grand Junction to address homelessness is desired;
2. Develop a Homeless Service Providers Advisory Committee to the Grand Junction City Council, which will, in part, make recommendations to the Council regarding annual resource allocations to meet the needs of those providers and the people they serve. The work of this Committee will require intensive staff supports, the details of which are yet to be determined. A more structured approach in this arena will allow the community to be better informed regarding national, state and local policy initiatives, funding and leveraged-funding opportunities, better organized to prioritize needs over time and provide a single liaison to the City. This group offers itself to meet with City Council and Staff to help develop this Committee.

Substance

The previously-mentioned and attached "Community Housing Group" document suggests work groups that would focus on Homeless Support, Affordable Housing, Home Ownership and Services. During the recent meeting with community partners, the City, Chamber and GJEP, the group concluded these designations were too siloed in their approach. Some members of the group offered an alternative

substantive construct, developed by the Lincoln Institute of Land Policy and attached herein, as an alternative method to divide the work. While the specific titles and sub-titles will need refined to meet this community's needs, organizing our work around more substantive areas and broader thinking is advisable. This group acknowledges that the work of Root Policy can and should significantly inform and guide the ongoing community work. If the Root Policy strategy recommendations focus specifically on the City of Grand Junction, perhaps the work suggested herein can have broader appeal throughout the Grand Valley. As a starting point the following suggestions are offered:

1. Land – regardless of the type of housing and/or services provided, the availability of land in well-received locations, with proper zoning and at a price that makes development successful, is a challenge.
2. Diversification – with purpose, significantly incentivize and diversify the types of housing being developed, to address multiple needs and interests, including but not limited to:
 - a. More condominiums and townhomes;
 - b. Smaller single-family homes for those interested in such a product;
 - c. More “lock and leave” options for people with active lifestyles, retirees and other people interested in such a product
3. Preservation – for both the existing housing stock and its current residents, the more effort to preserve affordability, enhance and sustain quality and keep households stabilized where they are, the better. This includes understanding opportunities to convert mobile home parks into ownership opportunities for the ground on which the mobile homes sit.
4. Moving Along the Continuum – Work with CHFA, mortgage lenders and other interested groups to develop a much more robust system of education and preparation services, and incentives for households to move from renting to owning their homes

Across this continuum of substantive areas, policy challenges present themselves. Density, challenges with housing discrimination, the highest and best use of public resources and many other considerations will emerge as issues that will need addressed.

Conclusion

Much work remains. This document simply provides an update and launching point for continued work to address the community's housing and supportive services challenges, from homelessness through home ownership. More specific suggestions will be generated as this effort continues. Working together, we can create a strategy and deliver products and services that meet the needs of the community. We look forward to this work.

Respectfully Submitted,

Housing Partners

- Grand Junction Housing Authority
- Grand Valley Catholic Outreach
- HomewardBound of the Grand Valley
- Karis, Inc. (The House)
- Housing Resources of Western Colorado
- Hilltop Community Resources

Community Partners

- Grand Junction Chamber of Commerce
- Grand Junction Economic Partnership
- Mesa County Public Health Department

Community Housing Group

Met 10.17.19

Design a plan to:

- Meet the housing need of our community right now
- Meet the long term housing need of our community
- Be prepared for incoming housing resources in 2022

Ultimate Goal: For all community members have housing that is safe, stable, affordable, accessible, and sustainable.

Values

Inclusion

Use of data

Respect and recognition for each other's programs/agencies

Honesty and trust

Collaboration

Alignment with existing efforts

Homeless Support

Bev Lampley

Affordable Housing

Jody Kole

Home Ownership

Katie Bowman
Janet Brink

Services

Sarah Robinson

Who needs to be at the table?
What is already being done?
What data are missing?

Initial thoughts on strategies?
What is the low hanging fruit?
What are front burner issues?

Reconvene

Thursday, Dec 5, 2019 11:30 am

Figure 7
LocalHousingSolutions.org
Policy Framework





Grand Junction City Council

Workshop Session

Item #1.c.

Meeting Date: May 17, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Community Development Block Grant (CDBG) 2021-2025 Consolidated Plan Update

EXECUTIVE SUMMARY:

The Community Development Block Grant (CDBG) Program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

In 1996 the US Department of Housing and Urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant (CDBG) funds. Every five years the City prepares and adopts a new five year consolidated plan as required by HUD. The 2021 Five Year Consolidated Plan will be considered by the Grand Junction City Council for adoption on July 21, 2021. Staff has been drafting the plan and will present the goals outlined for the community regarding expenditure of CDBG funds in the next five years.

BACKGROUND OR DETAILED INFORMATION:

The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C. 5301 et seq.

HUD awards grants to entitlement community grantees to carry out a wide range of

community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.

Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities which benefit low- and moderate-income persons. A grantee may also carry out activities which aid in the prevention or elimination of slums or blight. Additionally, grantees may fund activities when the grantee certifies that the activities meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. CDBG funds may not be used for activities which do not meet one of these national objectives.

In 1996 the US Department of Housing and Urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant (CDBG) funds. Every five years the City prepares and adopts a new five year consolidated plan. The 2021 Five Year Consolidated Plan will be considered by the Grand Junction City Council for adoption on July 21, 2021. Each year the City prepares and adopts a program year action plan, which becomes a part of the five year consolidated plan. Applications for CDBG funds are made available to all interested parties in February with a mid-March deadline for each program year. Applications that are funded become a part of the respective program year action plan.

The following information summarizes the City's Five Year Consolidated Plan for the City's Community Development Block Grant Program. Proposed allocation of funding to each of the goals is based on past activity funding decisions over the last 25 years. The City Council will hold a public hearing regarding this plan at the July 21, 2021 meeting.

The 2021-2025 Five Year Consolidated Plan integrates economic, physical, environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and all citizens can work together to improve the quality of life of its residents. Consolidated Plan Objectives and specific needs have been identified along with actions that define how the community will respond over the life of the five year consolidated plan. The Consolidated Plan has three Objectives:

1. Create a Suitable Living Environment
2. Provide Decent Affordable Housing
3. Create Economic Opportunities

The 2021-2025 Five Year Consolidated Plan (Consolidated Plan or Plan) process is being conducted in accordance with the adopted CDBG Citizen Participation Plan.

Citizens, agencies, and public officials participated by providing information throughout the process regarding community needs and services. The plan includes updated information gathered through recent reports and data, meetings with and review of draft sections of the Plan by local agencies and organizations. As a result of the planning process, the following Five Year Goals and Objectives have been established. All CDBG funds received from HUD during the 2021-2025 timeframe will be used to address at least one of the priority needs categories listed above.

Goal 1: Suitable Living Environment - Non-Housing

Proposed Outcomes: Expend \$1,036,232 for Public facilities, infrastructure and public services benefiting at least a total of 5,000 low- and moderate-income persons.

Goal 2: Decent Affordable Housing

Proposed Outcomes: Expend \$530,260 for construction of 100 new rental units, 40 new owner housing units, rehabilitate 30 rental and 30 owner housing unit; and provide 5 housing units for persons with HIV/AIDS

Goal 3: Creating Economic Opportunities

Projected Outcomes: Expend \$100,000 for 20 jobs created/maintained; 5 businesses assisted; and construction of an economic opportunity facility such as a daycare or shared business space.

Goal 4: Suitable Living Environment - Homeless

Projected Outcomes: Expend \$360,548 for shelter assistance for 1,300 persons; add 25 transitional housing beds; and assist 250 persons with homelessness prevention.

Goal 5: Suitable Living Environment - Special Needs/Human Services/Youth/Minority Populations

Projected Outcomes: Expend \$345,410 for assistance to 2,000 special needs persons.

FISCAL IMPACT:

This item is for discussion purposes only.

SUGGESTED ACTION:

Attachments

1. DRAFT Five Year Consolidated Plan



Five Year Consolidated Plan and First Year Action Plan

Community Development Block Grant Program

HUD - CDBG

DRAFT

2021

The City of Grand Junction Community Development Block Grant (CDBG) 2021-2025 Five Year Consolidated Plan and 2021 Annual Action Plan was produced by the Grand Junction Community Development Department Office

For more information on the plan contact:

Para obtener más información sobre el plan ponerse en contacto:

Kristen Ashbeck
Principal Planner/CDBG Administrator
City of Grand Junction
Community Development Division
250 North 5th Street
Grand Junction, Colorado 81501

(970) 244-1491

kristena@gjcity.org

Written comments must be submitted to the City no later than July 19, 2021 at 5:00 pm

Los comentarios escritos deben ser presentados a la ciudad a más tardar el 19 de julio 2021 a las 5:00 pm

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires the City of Grand Junction to develop and submit a Five-Year Consolidated Plan in order to apply for and receive Community Development Block Grant (CDBG) funds. This plan identifies housing and community development goals and strategic objectives and serves as the basis for the city's grant application to HUD.

CDBG funds are awarded to communities by HUD via a formula including the poverty level in a community, condition of housing stock and population size. The CDBG program was established by the Housing and Community Development Act of 1974 in order to develop viable communities, decent housing, a suitable living environment and expand economic opportunities for persons with low to moderate income. The national objectives of the CDBG program allow communities to assist persons with lower income through housing, jobs and public service activities. CDBG funds can also address slum and blight in a community or address an urgent need such as rebuilding a community after a natural disaster.

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

The 2021–2025 Five-Year Consolidated Plan (“Consolidated Plan” or “Plan”) process was conducted in accordance with the Citizen Participation Plan. Citizens, agencies, and public officials participated by providing information throughout the process regarding community needs and services. The plan document was written by City of Grand Junction staff. The plan includes information gathered through recent reports and data, and interviews, meetings and questionnaires from local agencies and organizations. As a result of the planning process, the following Five-Year Goals and Objectives have been established.

GOAL 1: Suitable Living Environment

This goal will address non-Housing community development infrastructure and facilities. Public improvements will be neighborhood based and primarily include street, sidewalk, storm drainage, solid waste and parks and recreation improvements. This goal will also include acquisition, construction, rehabilitation or other improvements to other public facilities that are owned and operated by other entities and organizations that serve low- and moderate-income persons.

Anticipated Funding 2021-2025: \$1,036,232

GOAL 2: Decent Affordable Housing

This goal is to increase the inventory of affordable housing units, maintain/rehabilitate existing low- and moderate-income housing, and remove lead-based paint hazards or other hazards and deficiencies in residential units.

Anticipated Funding 2021-2025: \$530,260

GOAL 3: Creating Economic Opportunities

This goal addresses economic development and the creation of jobs and supportive services such as childcare.

Anticipated Funding 2021-2025: \$100,000

GOAL 4: Suitable Living Environment - Homeless

This goal addresses shelter, housing, services and other activities to support homeless individuals and families.

Anticipated Funding 2021-2025: \$360,548

GOAL 5: Suitable Living Environment - Special Needs/Human Services-Elderly/Youth/Minorities

This goal will provide activities to support Special Needs Populations, Other Human Services - Elderly, Youth, Minorities need categories.

Anticipated Funding 2021-2025: \$345,410

3. Evaluation of Past Performance

A review of past Consolidated Annual Performance and Evaluation Reports (CAPERs) for the City of Grand Junction demonstrates a strong and consistent record of performance in the use of allocated CDBG funds. It is integral to determine what has been accomplished and what work is necessary to address the many and varied needs in the community. In Grand Junction, this evaluation included a review of past Consolidated Plans and Annual Action Plans as well as accomplishments reported to HUD each year. Through this evaluation the City was able to compare the needs identified through the Consolidated Plan and compare them to the activities that have taken place in the past to determine if there are continued or new needs relative to those activities. Priority needs and goals were then formulated and/or updated to meet current needs with attention to what has been successful in the past and what is needed in the future. In the past five years, the City has focused its efforts on funding activities that benefit special needs populations, homeless, affordable housing, and neighborhood improvements, with consistent funding each year. In addition, during the 2019-2020 Program Years, additional funds received via the CARES Act were allocated to activities to prevent, prepare for and respond to coronavirus and its impacts on our community.

4. Summary of Citizen Participation Process and Consultation Process

Several opportunities were provided for citizen input on the development of the plan as well as the final draft of the plan. As required in the Citizen Participation Plan, the City held public meetings, met with service providers and focus groups to gather input for the plan. Presentations were made to the City

Council regarding the plan and CDBG funded activities throughout plan development. Draft copies of the plan were made available to the public through the internet, the public library, and the City Community Development Department office. Copies of the plan were also distributed to organizations and agencies that participated in its development. The draft Five Year Consolidated Plan was made available for public comment from June 19, 2021 through July 19, 2021.

5. Summary of public comments

To be Included with Final Document

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

To Be Included in Final Document

The Process

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

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	GRAND JUNCTION	
CDBG Administrator	GRAND JUNCTION	Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

The City of Grand Junction is the lead agency administering the development and implementation of this plan. The Grand Junction Housing Authority, Housing Resources of Western Colorado, the Mesa County Health Department, and many local nonprofit and faith-based organizations are key stakeholders and decision-makers in administering activities described in the plan. The City of Grand Junction is entering its twenty-sixth year as an entitlement community that receives Community Development Block Grant (CDBG) funding. This plan covers requirements for use of those funds. The time period covered by this plan is September 1, 2021 through August 31, 2025.

Consolidated Plan Public Contact Information

City of Grand Junction Community Development Department
 Kristen Ashbeck Principal Planner/CDBG Administrator
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 Grand Junction Colorado 81501
 970-244-1491
 kristena@gjcity.org

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

1. Introduction

Development of the 2021 Consolidated Plan was a community effort, managed by the City of Grand Junction. The City held consultations and communicated electronically with representatives of various organizations, who met in focus groups to formulate the 2021-2025 Five-Year Consolidated Plan. The community entities participated in identifying the needs of the low- and moderate-income persons in the Grand Junction area. Drafts of the plan were made available to the agencies for review. The participating agencies are summarized in Table 2.

Summary of Activities to Enhance Coordination between Public and Assisted Housing Providers and Private and Governmental Health, Mental Health and Service Agencies

The City of Grand Junction provides for and encourages coordination between public and assisted housing providers and private and governmental health, mental health and other service agencies. The City provides and requests opportunities to interact with these agencies through the CDBG planning process, including identification of priority needs, adoption of goals, objectives and strategies, development of the Five Year Consolidated Plan and Annual Action Plans, substantial amendments to the plans, and the Consolidated Annual Performance and Evaluation Report. The City has on-going interaction with these agencies as sub-recipients or through participation in various local organizations and ad-hoc work groups. Specific activities to enhance coordination with these entities includes City participation in the homeless coalition, housing and fair housing training opportunities, Housing Colorado design charettes for sites to be developed by the Grand Junction Housing Authority, ongoing meeting with economic development partners and coordination to form a Grand Valley-wide housing coalition.

Coordination with the Continuum of Care and Efforts to Address the Needs of Homeless

The Continuum of Care (CoC) is a local system for helping people experiencing or are at imminent risk of homelessness by providing housing and services appropriate to the range of needs in the community. The most recent point in time survey was conducted in January 2020 and resulted in an estimated population of 1,074 sheltered individuals and 485 Unsheltered individuals. In Grand Junction, the Shelter component is served by: HomewardBound of the Grand Valley (HBGV), Rescue Mission, Grand Valley Catholic Outreach (GVCO) and the Latimer House. Food and day services are provided by GVCO Day Center and Soup Kitchen, District 51 REACH, KidsAid program, Salvation Army Day Center and meals and food banks. The Housing component is provided by the Grand Junction Housing Authority (GJHA) Next Step program, the Phoenix Project, GVCO Permanent Supportive Housing and Karis, Inc. Case management is covered by many agencies but primarily GVCO, GJHA and HBGV. The City coordinates with all of these agencies in various ways as previously described.

Consultation with the Continuum(s) of Care to Determine Allocation of ESG Funds

The City of Grand Junction does not receive ESG Funds but does provide letters of support/certification for other agencies that seek these funds, indicating that its goals are consistent with the Five-Year Consolidated Plan.

2. Other Agencies who Participated in the Consolidated Plan Process

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Grand Junction
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Plan Coordination; Non-Housing Public Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Grand Junction was the lead coordinating agency for development of the Consolidated Plan. Several departments helped identify non-housing community development needs.
2	Agency/Group/Organization	Grand Junction Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Grand Junction Housing Authority participated in focus group meetings, provided data and reviewed draft sections of the Plan. The agency provided data for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA which, in turn, helped guide the 2021-2025 Consolidated Plan. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.</p>
3	<p>Agency/Group/Organization</p>	<p>Housing Resources of Western Colorado</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Service-Fair Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Lead-based Paint Strategy Anti-poverty Strategy</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Housing Resources of Western Colorado participated in focus group meetings, provided data and reviewed draft sections of the Plan. The agency provided data for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA which, in turn, helped guide the 2021-2025 Consolidated Plan. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.</p>
4	<p>Agency/Group/Organization</p>	Grand Valley Catholic Outreach
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-homeless Services-Employment Service-Fair Housing Food, meals, clothing, veterans</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Grand Valley Catholic Outreach is a faith-based organization that participated in focus group meetings, provided data and reviewed draft sections of the Plan. The agency provided data for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA which, in turn, helped guide the 2021-2025 Consolidated Plan. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.</p>
5	<p>Agency/Group/Organization</p>	<p>MESA COUNTY HEALTH DEPARTMENT</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Employment Health Agency Child Welfare Agency Other government - County Major Employer</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Non-Homeless Special Needs Economic Development</p>

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Mesa County Health Department participated in focus group meetings, provided data and reviewed draft sections of the Plan. The 2018-2020 Mesa County Community Health Needs Assessment Report developed by the Department provided information used to identify priority community needs. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.</p>
6	<p>Agency/Group/Organization</p>	<p>Mind Springs Health West</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Health Health Agency</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Non-Homeless Special Needs</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Mind Springs Health participated in focus group meetings and provided data for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA which, in turn, helped guide the 2021-2025 Consolidated Plan. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.</p>

7	Agency/Group/Organization	STRiVE
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	STRiVE participated in focus group meetings, provided data and reviewed draft sections of the Plan. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
8	Agency/Group/Organization	Hilltop Health Services Corporation
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hilltop participated in focus group meetings and provided data. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
9	Agency/Group/Organization	HomewardBound of the Grand Valley
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HomewardBound participated in focus group meetings, provided data and reviewed draft sections of the Plan. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
10	Agency/Group/Organization	Marillac Clinic
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Marillac Health participated in focus group meetings and provided data. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
11	Agency/Group/Organization	Western Colorado AIDS Project (Westcap)
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Western Colorado Health Network (formerly Westcap) participated in focus group meetings, provided data and reviewed draft sections of the plan. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
12	Agency/Group/Organization	CENTER FOR INDEPENDENCE
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Center for Independence participated in focus group meetings and provided data. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
13	Agency/Group/Organization	Mesa County Valley School District 51
	Agency/Group/Organization Type	Services-Children Services-homeless Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The REACH Program of School District 51 participated in focus group meetings, provided data and reviewed draft sections of the Plan. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
14	Agency/Group/Organization	Rocky Mountain Communities
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Rocky Mountain Communities participated in focus group meetings and provided data. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
15	Agency/Group/Organization	Karis Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Karis, Inc. participated in focus group meetings and provided data. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
16	Agency/Group/Organization	Volunteers of America, Colorado
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Volunteers of America, Colorado participated in focus group meetings and provided data. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
17	Agency/Group/Organization	Grand Junction Economic Partnership
	Agency/Group/Organization Type	Economic Development

	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Economic Partnership (GJEP) provided data and participates as an Economic Development partner. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
18	Agency/Group/Organization	Latin Anglo Alliance
	Agency/Group/Organization Type	Minority Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Minority
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Members of the Latin Anglo Alliance participated in focus group meetings and provided feedback regarding the community survey that was conducted as part of the Grand Valley Housing Needs Assessment. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
19	Agency/Group/Organization	Riverside Education Center
	Agency/Group/Organization Type	Services-Children Services-Education Minority Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Minority Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Riverside Education Center participated in focus group meetings and provided data. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
20	Agency/Group/Organization	Riverside Task Force Incorporated
	Agency/Group/Organization Type	Minority Services Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Minority Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Riverside Task Force participated in focus group meetings and provided data. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
21	Agency/Group/Organization	Grand Junction Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Chamber of Commerce provided data and participates as an Economic Development partner. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
22	Agency/Group/Organization	Grand Junction Veterans Administration
	Agency/Group/Organization Type	Housing Services - Housing Other government - Federal Veterans Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Veterans Administration participated in focus group meetings and provided data. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
23	Agency/Group/Organization	Habitat for Humanity of Mesa County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity of Mesa County participated in focus group meetings and provided data. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
24	Agency/Group/Organization	COLORADO HOUSING AND FINANCE AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Office of the Colorado Housing and Finance Authority participated in focus group meetings and provided data. Representatives from over 30 public and private agencies and organizations that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse as well as public/private lenders, non-profit builders and developers, realtors and advocacy groups attended the meetings. Discussions helped identify the priority needs for the Consolidated Plan.
25	Agency/Group/Organization	Builders, Developers and Homebuilder Advocacy
	Agency/Group/Organization Type	Housing For-Profit Builders and Developers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A number of private for-profit builders, developers, engineers and homebuilders advocacy groups participated in focus group meetings. Discussions informed goals of the Consolidated Plan. Included: Anthony Properties, Austin Civil Group, River City Consultants, Chaparral West, Associated Members for Growth and Development and the Homebuilders Association of Western Colorado.
26	Agency/Group/Organization	Realty and Lending
	Agency/Group/Organization Type	Business Leaders Real Estate and Lending
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Several private realtors and lending institutions participated in focus group meetings. Discussions informed development of the Consolidated Plan. Included: Bank of Colorado and Coldwell Banker.

Identify any Agency Types not Consulted and Provide Rationale for not Consulting

There were no agencies identified that were not consulted. In the past, there has been limited participation by entities that represent minorities but the Riverside Task Force, the Latino Chamber of Commerce, Hispanic Affairs Project and the Latin Anglo Alliance all participated in the planning process for development of this Five-Year Consolidated Plan.

Other Planning Efforts Considered when Preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Coalition	Goals regarding homeless activities in the Consolidated Plan overlap with the goals and priorities of the Continuum of Care plan.
Comprehensive Plan	City of Grand Junction	Goals addressing land use, neighborhoods and housing in the Consolidated Plan complement similar goals in the adopted One Grand Junction Comprehensive Plan.
Grand Valley Housing Needs Assessment	City of Grand Junction	Goals regarding the development of affordable housing, homelessness and special needs housing align with those identified in the Grand Valley Housing Needs Assessment completed in April 2021.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing	City of Grand Junction	Goals regarding the development of housing are consistent with findings of impediments and actions in the Analysis of Impediments to Fair Housing Choice.

Table 3 – Other local / regional / federal planning efforts

Cooperation and Coordination with Other Public Entities

As previously described, the State Continuum of Care Plan was consulted to analyze homeless needs and address them in the Consolidated Plan. In addition, the One Grand Junction Comprehensive Plan helped guide goals of the Consolidated Plan in the areas of housing and infrastructure needs and the 2018-2020 Mesa County Community Health Needs Assessment provide input to priority community needs. Long range Community Development Department staff participated in focus group and general public meetings for the Consolidated Plan.

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

1. Summary of Citizen Participation Process

As required in the Citizen Participation Plan, the City held public meetings, met with housing agencies, service providers and focus groups to gather input for the plan. Presentations were made to the City Council regarding the plan and CDBG funded activities. Draft copies of the plan were made available to participating agencies and organizations and to the general public through the internet, the public library, and the City Community Development Department office. The draft Five-Year Consolidated Plan was made available for public comment from June 19, 2026 through July 19, 2021.

Five public/focus group meetings were held in February and March 2021 to gather additional information, data and comments on elements of the Five-Year Consolidated Plan. The focus group topics included homelessness and special needs, new construction and retention of existing housing units, rental housing, and local government.

In addition, a public survey was distributed and stakeholders, local government officials and the general public were invited to comment on elements of the Consolidated Plan. Results of these efforts helped determine priorities of the community in setting goals for the Consolidated Plan.

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/Focus Group Meetings	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Approximately 40 persons attended a series of five virtual meetings concerning services and special needs, housing development and housing partners on February 17 and 18 and March 22 and 23, 2021.</p>	<p>Housing: rapid housing cost, very low vacancies, increasing difficulty finding/staying in market housing. Low Income: high security deposits, paperwork. Disabled: transportation, few ADA-compliant units. Immigrants, voucher holders and working class also discussed. Homelessness: few affordable units, mental health/addiction, legal/financial background. Supply of Housing: biggest gap multifamily, increase in building costs for new/rehab, impacts of COVID-19.</p>	<p>No comments not accepted.</p>	
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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/Focus Group Meetings	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	1,800 responses were received for the survey which was distributed for the Grand Valley Housing Needs Assessment but which asked many broader questions regarding community needs.	The survey results included broad-based representation of citizens from varied parts of the City; range of age groups; range of income levels; and minorities. 45% indicated one or more challenges; strong desire for housing stock to accommodate wide range of residents.	No comments not accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

The Needs Assessment of the Five-Year Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, provides a picture of the City's needs related to affordable housing, special needs housing and services, community development and homelessness. From this Needs Assessment, the City identified those of highest priority which form the basis of the Strategic Plan and the programs and projects to be undertaken in the next five years.

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

Summary of Housing Needs

Most of the data tables in this section were pre-populated with default data based on the most recent data available to HUD (2017 American Community Survey - ACS and the 2017 Comprehensive Housing Affordability Strategy - CHAS). The City of Grand Junction has replaced and/or supplemented these data with alternative data sources, including information gathered through completion of the *Grand Valley Housing Needs Assessment* and the 2019 ACS as available.

Demographics	Base Year: 2010	Most Recent Year: 2019	% Change
Population	60,246	64,941	8%
Households	23,265	25,495	10%
Median Income	\$52,389.00	\$52,504.00	0%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2019 5-YR ACS Data

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,905	3,040	4,205	2,170	12,175
Small Family Households	1,220	570	1,030	605	5,755
Large Family Households	155	135	305	95	795
Household contains at least one person 62-74 years of age	515	540	925	565	2,385
Household contains at least one person age 75 or older	290	890	915	325	1,340
Households with one or more children 6 years old or younger	750	384	695	265	1,435

Table 6 - Total Households Table

Data Source: 2013-2017 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	110	220	90	10	430	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	45	20	0	65	0	0	0	10	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	15	130	4	209	70	10	25	0	105
Housing cost burden greater than 50% of income (and none of the above problems)	2,145	785	170	0	3,100	445	329	234	60	1,068

	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)	205	665	1,005	255	2,130	120	250	555	465	1,390
Zero/negative Income (and none of the above problems)	165	0	0	0	165	140	0	0	0	140

Table 7 – Housing Problems Table

Data 2013-2017 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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,320	1,070	415	15	3,820	515	339	259	70	1,183
Having none of four housing problems	515	950	1,840	860	4,165	245	690	1,690	1,225	3,850
Household has negative income, but none of the other housing problems	165	0	0	0	165	140	0	0	0	140

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

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	810	330	325	1,465	205	195	260	660
Large Related	135	110	40	285	20	0	120	140
Elderly	345	575	400	1,320	260	249	284	793
Other	1,230	675	445	2,350	99	134	129	362
Total need by income	2,520	1,690	1,210	5,420	584	578	793	1,955

Table 9 – Cost Burden > 30%

Data 2013-2017 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	790	185	40	1,015	185	85	60	330
Large Related	135	95	0	230	0	0	0	0
Elderly	255	375	115	745	165	134	164	463
Other	1,135	330	50	1,515	95	114	10	219
Total need by income	2,315	985	205	3,505	445	333	234	1,012

Table 10 – Cost Burden > 50%

Data 2013-2017 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	60	60	55	4	179	0	10	25	0	35
Multiple, unrelated family households	0	0	75	0	75	70	0	0	10	80
Other, non-family households	0	0	20	0	20	0	0	0	0	0

	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
Total need by income	60	60	150	4	274	70	10	25	10	115

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 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: Data not available for this jurisdiction.

Number and Type of Single-Person Households in Need of Housing Assistance

Based on statistics from the Grand Junction Housing Authority, there are 1,238 single person households in need of housing, which is over half of all households on the housing wait list. Of the 1,238 single person households, 41% (509) are disabled persons and 22% (273) are elderly. By far, the majority (72%) are within the 30% or below median household income. The Hispanic ethnicity for the single person households (124) on the waitlist is below the percentage of the overall population in Grand Junction with 10% being Hispanic. Proportionately, there are more Native American (3.8%) and African American (3.3%) single person households on the wait list than are represented in the general population of Grand Junction. The largest age group of single person households in need of housing is 60-69 years old (nearly 64%).

Number and Type of Families in Need of Housing Assistance Who Are Disabled or Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

The Grand Junction Housing Authority reports that there are 1,024 households with disabled persons on its wait list which is 45% of all persons on the list. Primarily, these are persons with physical disabilities requiring units with accessibility features. As previously described, the STRiVE organization works directly with approximately 1,027 disabled persons in the community and owns and operates group homes and has clients in both HUD 811 and Section 8 housing. Additionally, STRiVE has two medical group homes that house severely disabled persons. The remainder of the adults with disabilities served by STRiVE are in community rentals, in host homes similar to foster care, or live with their families. This still leaves approximately 129 adults who face difficulties finding affordable accessible housing. Even through the clientele of STRiVE is people with intellectual disabilities, dual diagnosis is very common in its clients - many also have mental illness or physical disabilities.

Of the other populations that include victims of domestic violence, date violence, sexual assault and stalking, Karis, Inc. operates a 5-bed facility for persons aged 18 to 24 that are of this population. Hilltop Community Resources owns and operates the Latimer House which provides victims of domestic violence with crisis shelter, case management, advocacy, individual and group counseling, children's services, transitional housing, 24-hour crisis line, and community outreach and education. The Mesa County District Attorney's Office reported 830 domestic violence cases in 2019 and Hilltop provided 188 individuals (113 adults and 75 children) with emergency shelter, demonstrating there is a gap for housing assistance for these populations.

Most Common Housing Problems

Of the typically defined housing problems of overcrowding, incomplete facilities and cost burden, the latter is the most common type of housing problem in Grand Junction with 32% of households cost burdened or severely cost burdened. There are very few households experiencing overcrowding (0.9 percent of renters) and incomplete facilities (0.3 percent of all housing units). However, based on the recent housing needs survey, discussion with housing focus groups and the statistics regarding vacant units, there appears to be a need for rehabilitation of existing housing stock to improve substandard units and render some of the vacant units habitable.

Populations/Household Types More Affected than Others by Problems

Renter households in the Grand Junction area face housing problems at a higher rate than owner households, with 51.2% of renter households facing housing problems in 2017 ACS data. Households with income less than 30% of HAMFI faced the highest rate of housing problems, at 81%. Typically, elderly, non-family households face housing problems at a rate higher than average for the Grand Junction area.

Data is available for households within the City of Grand Junction which breaks down housing problems by racial and ethnic groups. Analysis of this data indicates that Black, Asian and American Indian households face housing problems at rates of over 50% of households experiencing problems. This is discussed in greater detail in Section NA-15, Disproportionately Greater Need: Housing Problems.

Characteristics and Needs of Low-income Individuals and Families with Children

Extremely low-income households (those at or below 30% of the area median income) that spend in excess of 50% of their income for housing are at imminent risk of losing permanent housing. These households are most at risk and unable to recover from a single event such as major medical expense or loss of a job and are unable to retain their housing. Among the households in this group are single-parent households with children that have a greater need for affordable housing, accessible day care, health care and other supportive services. Because of their lower income and higher living expenses, single-parent households are at imminent risk of becoming homeless. The high incidence of mental illness, drug or alcohol addictions and other disabilities among the homeless populations also indicate that lower income persons subject to such disabilities may be at higher risk of losing their housing and becoming homeless.

The Grand Valley Homeless Coalition will continue to use results of the Vulnerability Index study to formulate solutions for homeless issues. In its Continuum of Care Plan, the Coalition identified priority needs are transitional housing, case management, and housing placement. The strategy is to provide a continuous housing and service network for persons working to permanently leave the streets. Preliminary information suggests that half of these households may benefit from Housing First intervention, and the other half can benefit from Rapid Re-housing. The Housing Authority has had good success in recent years with its Next Step Program which provides intensive case management for these families. 98% of families that have participated in this program have successfully transitioned to the Housing Choice Voucher Program.

Estimates of At-Risk Populations

Grand Junction does not provide estimates of at-risk populations, but the Vulnerability Index study completed within the last five years helped the community better identify the at-risk group and its needs from which local coalitions are working on addressing.

Housing Characteristics Linked with Instability and Increased Risk of Homelessness

In addition to households experiencing homelessness, those who currently have housing but are at imminent risk of homelessness must also be considered in addressing homeless needs. Two of the best measures used to determine whether households have the potential to become homeless are income and housing costs. Renter households with extremely low incomes (30 % or less of median family income) and high housing costs (50% or more of income) are at an imminent risk of homelessness. While these two categories of households are at risk of becoming homeless, several different subpopulations are vulnerable to homelessness and include:

- People discharged from institutions
- Victims of domestic violence
- Non-elderly, low-income, single-person households
- Members of families living in overcrowded, unstable conditions

The actual number of households in these conditions in Grand Junction has not been determined but, in order to assist those at imminent risk of homelessness, the City collaborates with agencies that have programs in place specifically aimed at providing affordable housing for a variety of populations.

Discussion

The primary concern with households in the Grand Junction area is cost burden or severe cost burden. This problem is disproportionately greater in extremely low to low-income households. Affected households with disabled or elderly persons as well as those with children require additional attention because these needs are further compounded by limited to no income household members and often the additional needs for special amenities and services. Special attention is also

required for other households characterized as those who are prone to housing instability and programs that can be used to assist them.

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

If any one racial or ethnic group facing housing problems at a rate greater than ten percentage points than the jurisdiction average, then that groups is said to have a disproportionate share of housing problems. Black, Asian, and American Indian households face housing problems at a rate of 100 percent, exceeding the overall jurisdiction average of 65%. As for ethnicity, Hispanic homeowner households face a disproportionate share of housing problems at income levels at 50% and below HAMFI.

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	2,830	540	370
White	2,285	420	305
Black / African American	15	10	0
Asian	0	0	4
American Indian, Alaska Native	50	0	0
Pacific Islander	10	0	0
Hispanic	410	100	60

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*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%

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	1,925	745	0

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
White	1,490	680	0
Black / African American	4	0	0
Asian	15	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	335	65	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

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	2,415	1,785	0
White	1,920	1,350	0
Black / African American	55	0	0
Asian	19	15	0
American Indian, Alaska Native	55	0	0
Pacific Islander	0	0	0
Hispanic	310	395	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

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	835	1,255	0
White	725	1,125	0
Black / African American	0	0	0
Asian	0	0	0

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
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	115	120	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

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

A disproportionate housing need refers to any racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Severe housing problems include: inadequate housing, severe overcrowding (1.51 persons or more per room), and housing cost burden of 50% or greater. The following tables identify the extent of severe housing problems by income and race.

0%-30% 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	2,495	880	370
White	1,980	740	305
Black / African American	0	25	0
Asian	0	0	4
American Indian, Alaska Native	50	0	0
Pacific Islander	10	0	0
Hispanic	405	105	60

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*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

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	1,165	1,505	0
White	915	1,255	0
Black / African American	0	4	0
Asian	15	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0

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
Hispanic	159	240	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

50%-80% 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	875	3,335	0
White	655	2,615	0
Black / African American	0	55	0
Asian	0	34	0
American Indian, Alaska Native	55	0	0
Pacific Islander	0	0	0
Hispanic	165	540	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

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	175	1,920	0
White	175	1,680	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	230	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

Discussion

For the 0 to 30% HAMFI income levels for racial and ethnicity information, it appears that American Indian and Hispanic households are more likely to experience severe housing problems. In the income

category of 30 to 50% HAFMI, Asian and Hispanic households are more likely to experience severe housing problems and in the 50 to 80 percent HAMFI, the incidence of severe housing problems is minimal except for in American Indian/Alaska Native households.

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

A disproportionate housing need refers to any racial or ethnic group at a given income level that experiences housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The following tables identify the extent of housing cost burden by race.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,265	4,305	4,345	370
White	13,145	3,650	3,500	305
Black / African American	30	85	0	0
Asian	105	30	15	4
American Indian, Alaska Native	65	19	50	0
Pacific Islander	0	0	10	0
Hispanic	1,780	455	645	60

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2013-2017 CHAS
Source:

Discussion

The most common type of housing problem in Grand Junction is cost burden, with approximately one-third (31%) of all residents facing cost burden to some extent. However, renters experience cost burden at a rate greater than all households. Over half of renters (53%) were cost burdened.

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

The Disproportionately Greater Need section of the Five-Year Consolidated Plan has considered the housing needs for all households in comparison to the households by race in the Grand Junction area. Also considered are the housing needs of minority households in comparison to all households. As defined by HUD, a disproportionately greater need among any racial or ethnic group has housing problems at a rate higher than the percentage of persons in that category as a whole. The primary area of housing problems for any household is cost burden. There are a total of 8,813 cost burdened households in the Grand Junction area; that is, households that spend more than 30 percent of their household income on housing. 31.6% of all households are cost burdened. Of those other than White, Hispanic households make up the largest percentage of cost-burdened households, at 12.8%. Other minorities including Asian and American Indian/Alaskan Native households make up a total of 1% of households that experience cost burden.

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

The City has a map that illustrates the specific concentrations of racial and ethnic groups within the Grand Junction community, primarily focusing on the Hispanic population since it comprises the largest minority group (17% of total population). There are concentrations in some areas of the eastern edge of the Grand Junction city limits that exceed the disproportionate share threshold. In addition, there are known neighborhoods just west of downtown that have a high concentration of minority household but do not show up on the maps since they are averaged in with a population of a very large census tract that is not broken down by block group.

NA-35 Public Housing – 91.205(b)

The City of Grand Junction has no public housing units but recently coordinated completion of the *Grand Valley Housing Needs Assessment* to examine the current local housing situation. The report includes a thorough assessment of local market conditions, a detailed forecast of current and future demand across the spectrum of housing needs, identification of housing challenges and recommendations and actions to begin to address the market needs. It is anticipated that City staff and community entities will continue to collaborate on efforts based on the *Housing Needs Assessment* and the subsequent housing strategy developed for the City towards the end of the 2020 Program Year (August 31, 2021).

The Grand Junction Housing Authority has disposed of its remaining public housing known as Capital Terrace and now no longer holds any public housing. Several other local organizations hold vouchers, primarily for special needs populations. The City of Grand Junction has worked closely with the Grand Junction Housing Authority as it has phased out public housing in Grand Junction and constructs developments in a more sustainable affordable housing model as opportunities arise. The City has a history of providing building and development fee deferrals, reductions and grant funds to the Housing Authority and other housing providers for the construction of new affordable units.

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	0	1,429	82	824	179	130	214

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:
Mesa County Current Affordable Housing Stock

Characteristics of Residents

	Vouchers				
	Total	Project - based	Tenant - based	Special Purpose Voucher	
				Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	12,297	8,511	12,344	8,088	0
Average length of stay	4	1	4	1	0
Average Household size	2	3	2	1	0
# Homeless at admission	45	1	44	0	0
# of Elderly Program Participants (>62)	215	0	215	0	0
# of Disabled Families	356	0	352	1	0
# of Families requesting accessibility features	970	16	950	1	0
# of HIV/AIDS program participants	0	0	0	0	0
# of DV victims	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center) If 0 – data not available for this jurisdiction

Race of Residents

Race	Vouchers					
	Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	935	13	918	1	0	0
Black/African American	19	1	18	0	0	0
Asian	4	1	3	0	0	0
American Indian/Alaska Native	12	1	11	0	0	0
Pacific Islander	0	0	0	0	0	0
Other	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

Data Source: PIC (PIH Information Center) If 1, data not available for this jurisdiction

Ethnicity of Residents

Ethnicity	Vouchers					
	Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	165	2	163	0	0	0
Not Hispanic	805	14	787	1	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Public Housing Tenants and Applicants on Waiting List for Accessible Units

As of March 2021, there are 954 or 42% of the applicants on the Grand Junction Housing Authority wait list for accessible units. The need for accessible units is due to a mix of disabilities whether physical, employment or mental disability. Those with a physical disability typically have the greater need for housing accommodation due to limited physical mobility or the use of a wheelchair. The typical wait time for an accessible unit can be one to two years.

Most Immediate Needs of Residents of Public Housing and Housing Choice Voucher Holders

As of March 2021, there are 791 families with children on the Grand Junction Housing Authority waiting list for vouchers. The total number of children in these families is 1,530. Of the families with children on the wait list, 75% are single-parent, female-headed households. The greatest need is for one- and two-bedroom rental units. Over half (56%) of those on the waiting list are seeking housing with only one bedroom while 27% of those on the waiting list are seeking housing with two bedrooms. 42% of those on the wait list are disabled and 15% of those on the wait list are Hispanic.

Comparison of Housing Needs of the Population at Large

Compared to the population at large, there appears to be a larger need for affordable housing for single persons and disabled persons. The overall need for housing in the general market is for two-bedroom units and larger versus the large need for one-bedroom units for those seeking Housing Choice Vouchers. 21.7% of the general population is disabled, yet 42% of those on the voucher waiting list are disabled. The numbers for Hispanic households on the waiting list is consistent with the overall population. Approximately 17% of the general population of the Grand Junction area is Hispanic and 15% on the voucher wait list are Hispanic.

NA-40 Homeless Needs Assessment – 91.205(c)

Organizations and agencies that serve the homeless keep records of the number of persons served in their facilities and programs. The School District 51 REACH program works with homeless youth and reports an additional 388 students that may be staying in other housing situations and are still considered homeless but not captured in the Point in Time (PIT) count. Additional information from the homeless shelter shows a total homeless population of 936 served in the past year. The racial/ethnic breakdown of those served included 83% white, 13% Hispanic and 16.8% all other races/ethnicities. The special needs populations served by the shelter included 27% chronically homeless, 26% severely mentally ill, 15% chronic substance abuse, and 18% veterans.

Additional information for this section was available from the Ten-Year Plan to End Homelessness in the Grand Valley created by the Grand Valley Coalition for the Homeless and the Vagrancy and Vulnerability Index study coordinated by the Grand Junction Housing Authority. Results and actions taken with these efforts will be reported in the City’s subsequent Annual Action Plan and CAPER documents.

The nature and extent of homelessness in Grand Junction includes homeless families, victims of domestic violence, and the chronically homeless. Grand Junction does have a traditional homeless shelter and other facilities/programs that provide emergency shelter. In addition, supportive services for the homeless are provided in many ways through a number of local agencies and organizations. Grand Junction participates in the annual PIT survey to determine general numbers of homeless, their age and some characteristics of their situation such as disabilities, veteran status and other chronic physical illness or dependency. The most recent results available are from the January 2020 PIT.

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 Only Children	0	110	500	100	250	60
Persons in Households with Only Adults	485	607	750	100	100	100

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				
Chronically Homeless Individuals	250	0	250	50	50	365
Chronically Homeless Families	0	0	0	0	0	0
Veterans	21	6	25	3	10	50
Unaccompanied Child	34	28	100	25	25	50
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
Grand Valley Homeless PIT and Statistics

Data Source Comments: If zero, data is not available/unknown

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):

Estimates are provided; however, several categories of homeless populations can be further described as follows.

Chronically Homeless - approximately 485 persons are provided shelter and/or other supportive services through numerous agencies/organizations

Families with Children - approximately 102 persons are served through HomewardBound of the Grand Valley and other agencies/organizations

Veterans and Their Families - 516 are served through VASH, Grand Valley Catholic Outreach and Housing Resources of Western Colorado

Unaccompanied Youth - 403 are identified and served through Karis, Inc. and Mesa County Valley School District 51

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	894	0
Black or African American	63	0
Asian	6	0
American Indian or Alaska Native	62	0
Pacific Islander	5	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	140	0
Not Hispanic	934	0

Alternate Data Source Name:
Grand Valley Homeless PIT and Statistics

Estimate of Number and Type of Families in Need of Housing Assistance

As of March 2021, there are 791 or over one-third (34.9%) of the households on the GJHA wait list that are families with children that include a total of 1,530 children. The majority of all wait list households (75%) are single-parent, female-headed households. 18% of the households on the wait list are veteran family households with a total of 745 children. Similar to the overall households with families’ numbers, the majority of these (77%) are single-parent, female-headed households.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group

The racial and ethnic status of homeless individuals is fairly consistent with the overall population demographics of the Grand Junction community. Approximately 93% of the general population of Grand Junction identifies as White, while statistics from HomewardBound of the Grand Valley indicate that 96% of those served at the community homeless shelter are White (including Hispanic persons). Similarly, 17% of the general population of Grand Junction identifies as Hispanic, while shelter statistics indicate 13% of the persons served are Hispanic. Thus, there does not appear to be a disproportionate share of a particular race or ethnic group that is homeless.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness

The 2020 Point in Time survey indicates that 31% of persons counted were considered unsheltered. Extrapolating this to the 1,300 persons reported in the community homeless shelter statistics, means that there are nearly 250 homeless persons considered unsheltered in the Grand Junction area. According to the Mesa County Current Affordable housing data, there are a total of 1,171 permanent, deeply subsidized units in Mesa County which demonstrates a need for subsidized or affordable efficiency units. Some of these units are reserved for elderly and disabled persons and some for families but only 107 units (9%) are reserved specifically for chronically homeless individuals.

Discussion

A summary of services and facilities available within Grand Junction for the homeless population is listed below.

- HomewardBound - shelter for 90, overflow transported to churches. Priority order: families, women, Recovery Program Veterans, medical exceptions, working men and non-working men.
- GVCO - Day Center with showers, laundry, job search, telephone, mail, and storage to homeless adults. Twice a week medical and counseling personnel visit for preventive care, testing, counseling and vaccinations.
- GVCO - 63 units supportive transitional and permanent housing with counseling and skills training for chronically homeless with mental or physical impairments, and free of drug abuse.
- Phoenix Project is a partnership between Housing Resources of Western Colorado, HomewardBound and GJHA. 8 units provide affordable, stable housing and case management services to homeless veterans.
- GJHA, HomewardBound and GVCO provide case management for persons at risk of homelessness, including housing and foreclosure prevention counseling and rent assistance.
- Grand Valley Peace and Justice, Benevolent Community Partnership Interfaith and public and private agencies provide outreach to the homeless and assessment of needs and services. Developed the 10-Year Plan to End Homelessness.
- Grand Junction Police Department Community Resource Unit - build relationships and coordinate assistance in finding services for homeless persons.
- GVCO soup kitchen provides one hot meal, 6 days a week.
- Rescue Mission - meals and clothing.
- Salvation Army - food, clothing, counseling and household items and operates Hope House for substance abuse clients; daytime Warming Shelter for homeless families.
- Mind Springs Health - individual or group counseling and psychiatric services.
- Mesa County Health Department - family planning, well child clinic, immunizations and HIV/STD testing.
- Marillac Clinic - dental, vision, medical and mental care and case management for homeless or low income adults and children. Have established several satellite clinics and services to better serve vulnerable populations.
- Western Colorado Aids Project - case management, testing, support and referrals for HIV positive individuals; prevention and education for general public.
- Counseling and Education Center - services to families, adults, adolescents, youth and very young children to the underinsured and uninsured
- GVCO provides emergency housing for families looking for affordable housing and saving for deposits and monthly rent.
- Hilltop Community Resources operates the Latimer House, providing safety for victims of domestic violence. Services include shelter, support groups, 24-hour crisis line, safety planning and support.
- Families in need can access services through GJHA, HomewardBound, GVCO or the School District. Homeless students receive free breakfast and lunch, waived student fees, backpacks, school supplies, a snack bag, a new sweatshirt, a hygiene bag, a bus pass and may access the Kids Aid Backpack Program which provides one pack per week of non-perishable food.

- Next Step Housing Program - rental assistance through local partners: GJHA, Mesa County Department of Human Services, GVCO, HomewardBound, Hilltop and School District 51. The program provides payments, case management and transitional housing for homeless and near homeless families.

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

The recent economic recession due to the COVID-19 pandemic, loss of employment, decrease in public benefits, and lack of affordable and accessible child care are all contributing factors to the needs of persons with special needs and/or lower income. Throughout Grand Junction and Mesa County, many facilities and agencies provide services to assist persons who are not homeless but require supportive services.

Since Grand Junction is the largest community on the Colorado Western Slope and Eastern Utah, medical and other special needs services are provided here that are not available in smaller communities. Therefore, the percentage of the special needs population in Grand Junction may be higher than surrounding communities at approximately 15.7% of the total population under age 65. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV/AIDS to compete in the housing market for appropriate housing at an affordable price is limited in many cases by their lack of income and by their need for special housing accommodations.

Out of the total persons on the Grand Junction Housing Authority wait list, 42% are disabled and another 24% are elderly. STRiVE, a service provider for persons with developmental disabilities, has a wait list for its Section 8 housing at any given time of 9 individuals and 30 families with children.

Agencies that provide services to persons with disabilities in Grand Junction indicate that a lack of rental assistance and accessible units keeps many clients in nursing homes. GJHA has 199 Section 8 vouchers set aside in Grand Junction specifically for persons with disabilities. Additionally, STRiVE helps approximately 80 clients live independently in group homes, and administers 17 HUD 811 vouchers and 14 Section 8 vouchers. STRiVE estimates that there are 129 disabled adults who face difficulties finding affordable accessible housing.

Hilltop Community Resources, Inc. provides housing for 170 disabled persons. The Housing Authority gives preference to persons with a disability. The Housing Authority's Linden Pointe development includes four accessible 2-bedroom apartments and one accessible 3-bedroom apartment. In addition, all first-floor units at Linden Pointe are accessible and fully adaptable to persons with disabilities, Arbor Vista has 8 accessible units, Walnut Park has 12 accessible units and a total of 19 accessible units are available at the new Highlands and 2814 Apartments. Properties that are managed by Housing Resources of Western Colorado include a total of 12 accessible units.

Not all disabilities involve a mobility impairment. Some persons with disabilities have visual impairments, cognitive impairments, or mental health disabilities. Local agencies indicate an increase in the number of homeless persons with disabilities. Because of the aging population, it is estimated that

the number of housing units needed by persons with disabilities over the next five years will continue to increase. The service providers estimate that more than 350 additional vouchers or other housing opportunities are needed to adequately serve the housing need for persons with disabilities.

Characteristics of Special Needs Populations

Disabled persons and an ever-growing senior/elderly group comprise the greatest number of special needs populations in Grand Junction. The most common type of disability is a physical disability, followed by an employment disability. Those aged 65 and older have a disability rate of over 40.8%, and those aged 16 to 64 had a disability rate of 20.9%. By 2040, the State Demographer projects that the number of elderly residents in the Grand Junction area will exceed 52,000, accounting for 23% of the total population.

Housing and Supportive Service Needs for Special Needs Populations

Elderly persons typically need assistance with personal care and providing for themselves, while frail elderly require medical care, daily living assistance and other services. Most seniors prefer to live in their own homes, with relatives or in independent living situations. The removal of architectural barriers from the homes of elderly and the physically disabled is a cost-effective way to maintain independent and safe housing for persons with special needs. Supportive services at various levels are also a necessary component of housing for these populations.

Based on individual situations, both persons with mental illness and persons impaired by chronic substance abuse need a range of services such as case management, treatment, housing, financial assistance and employment in order to improve and stabilize their lives. Each person's needs must be carefully evaluated in order for them to be provided with the most appropriate services.

Since low income mentally ill persons and/or those with chronic substance abuse may be particularly vulnerable to homelessness, it is important to pay attention to their housing needs in order to prevent recurring homelessness. Persons with HIV/AIDS need a variety of supportive services to maintain their physical health and self-sufficiency. This population needs access to physician services, case management, clinic services, nutrition centers and rental assistance. In Grand Junction, the needs of these populations are determined through the agencies that work directly with them on a day-to-day basis and in individualized consultations.

The latest collection of data and an analysis of group homes in Grand Junction examined the capacity of various group settings and provides some information about the capacity to serve this varied population. There are three types of properties: small facilities, larger facilities, and institutional settings with significant levels of capacity. It was found that small facilities have a capacity of 110 beds serving those with development disabilities as well as those needing assistance with living. At the time the data was gathered, there were 17 beds available, but only one in the assisted living environments. Larger facilities have a total of 80 beds available, serving assisted living arrangements as well as permanent childcare and transitional housing. The larger institutional settings have 1,233 beds, with 250 of them available. There were 151 beds available in the assisted living centers and 70 more beds available in long

term care. From this information, it appears that there is some capacity of existing facilities that provide housing and supportive services for special needs populations. However, some of these options are not affordable and with the growth of the population comes additional demand for housing for a selection of special populations, such as the disabled, seniors or those needing care with services. This is acutely true for the aging population, with its rapidly rising share of seniors. The real needs of these populations are more accurately depicted in the housing wait list statistics compiled by the Grand Junction Housing Authority.

Size and Characteristics of Persons with HIV/AIDS Population and Their Families

Ten persons in the Grand Junction area receive housing assistance through the federal Housing for Persons with AIDS (HOPWA) program administered by the Colorado Health Network (CHN - formerly Western Colorado AIDS Project - WestCAP). CHN provides medical case management, emergency financial assistance, advocacy/referral, prevention and education programs and HIV/HCV rapid testing. Some clients are able to access Housing Choice vouchers through the Housing Authority, but do not receive specific preference on the wait list. CHN currently has 25 clients on the wait list with 6 clients on the Tenant Based Rental Assistance program. In the past year, the State Department of Public Health and Environment has recognized this demand and the agency has been able to exceed the cap of \$1,000 per year on housing assistance. They have also been able to obtain a medical waiver from primary and HIV care physicians to also exceed the \$1,000 cap on housing assistance. CHN also utilizes the Critical Events source of funding for some clients that meet certain criteria which can provide \$6,000 per month for up to six months for crisis prevention, retention of care and stabilization.

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

Need for Public Facilities

The primary area of Non-Housing Community Development need is the upgrade and expansion of facilities for the local agencies and organizations that provide a variety of human services in the facilities. This includes upgrades or expansion of homeless, medical and mental health, and educational facilities, senior, disabled and youth activity centers and public infrastructure in low- and moderate-income neighborhoods.

The growing disparity between local pay scales and rising housing costs requires two incomes for many families to maintain their household expenses. Due to the scheduling challenges of two income families, those with children may not be able to hold two jobs without outside childcare. For the single-parent household, childcare is a major concern and continues to be a non-housing community need.

The Mesa County Community Health Needs Assessment and discussions with a variety of housing and service providers identified early childhood and youth programs and facilities as an ongoing community need. While there are several opportunities available after school that have been expanded over the last few years, there is still a need for more facilities and programs that are better coordinated with transportation alternatives available in the Grand Junction area.

A summary of the non-housing community development needs is below.

- Childcare for people transitioning to work and working low income
- Better coordination between public transportation planning and location of childcare facilities for low/moderate income families
- Childcare with more flexible and weekend hours of operation
- Youth-oriented activities and programs that are coordinated in schedule and location for transportation to and from the facilities
- Expansion of medical and mental health facilities
- Improvement and expansion of senior activity centers
- Improved access to healthy food outlets
- Facilities for abused adults and children
- Improvement and expansion of centers for the disabled
- Improvement and expansion of other facilities where human and public facilities are provided
- Continue strengthening community workforce through the Mesa County Workforce Center, Western Colorado Community College and other educational institutions

Determination of Needs

The needs were determined through concerns identified in the *Mesa County Community Needs Assessment* and review and discussion with various local entities. In addition, review of past CDBG expenditures provides a picture of the type of non-housing community development facilities in the community and characterizes the needs for their improvement or expansion.

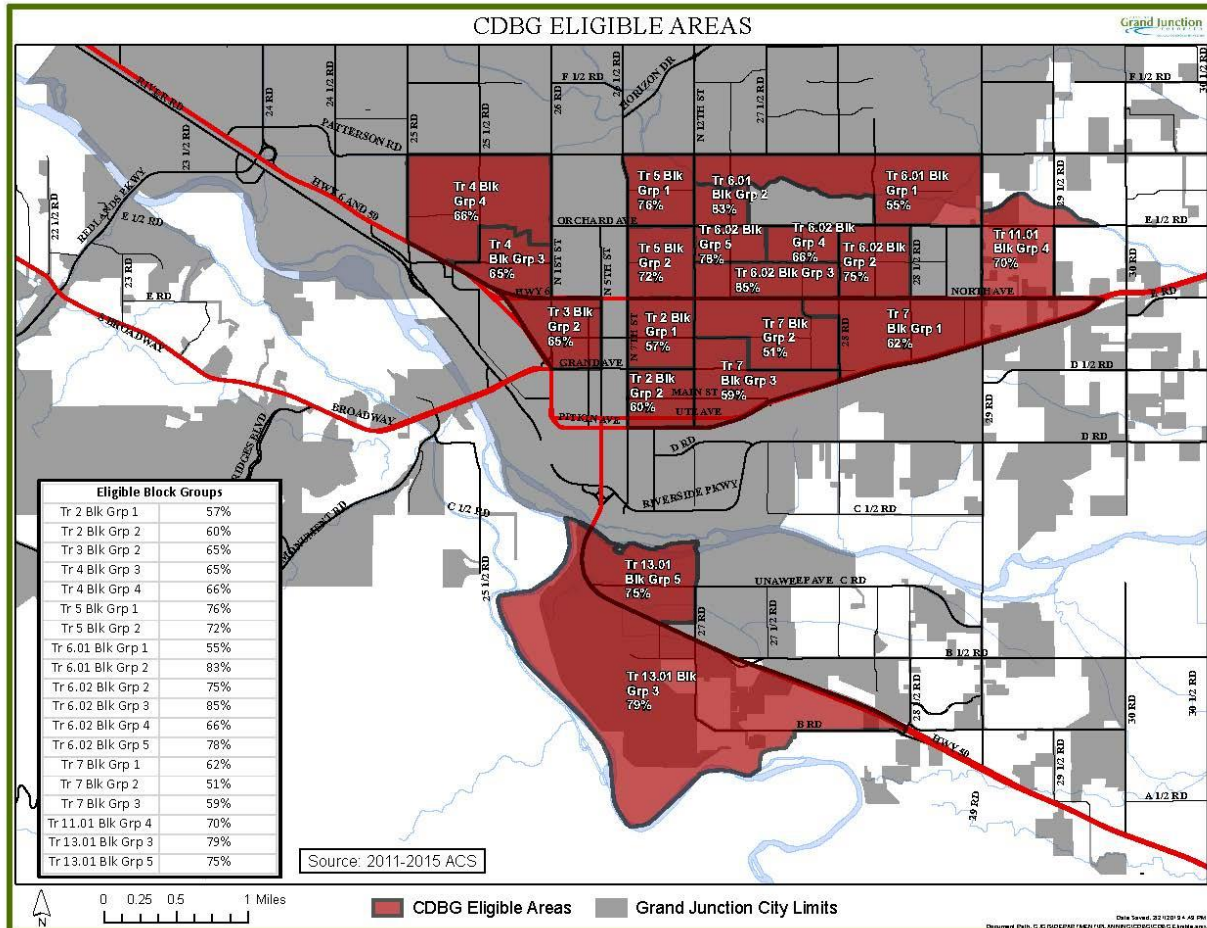
Need for Public Improvements

Community Development Block Grant (CDBG) funds are limited with the City currently receiving approximately \$460,000 annually. Generally, the City provides infrastructure and urban services and community development needs through its general funds and programs such as its Capital Improvement Program (CIP) and Parks and Recreation programs and projects. Over the past 25 years, the City has used approximately one-third of the CDBG funds received towards public improvements projects in eligible low- and moderate-income neighborhoods. Through the life of this Five-Year Consolidated Plan, it is anticipated that CDBG funds may be spent on similar eligible infrastructure and community development projects with the following priorities located within low- and moderate-income neighborhoods.

- Pedestrian connections/sidewalks for safe routes to school, access to public transit, shopping areas and places of employment
- Drainage improvements, particularly to alleviate flooding
- Street improvements/reconstruction
- Park improvements and facilities

Determination of Needs

These needs were determined through analysis of past CDBG activity funding practices and discussions with City of Grand Junction staff in various departments. Neighborhood-based CDBG-funded projects are identified in areas of the City with 51 percent or greater households of low and moderate income.



Need for Public Services

Medical Services

Medical services is one of the leading household issues and barriers. While the lack of healthcare insurance is a problem for some households (14.7%), the inability to get an appointment as soon as needed was identified as the top barrier to receiving health care as well as financial challenges with paying deductibles and co-pays. Other concerns listed were the cost of any service, taking time from work to deal with health issues, and finding a service provider that would accept new patients.

The Mesa County Health Department provides the following services, many of which target and primarily serve low- and moderate-income persons of the Grand Junction community.

- Community Health Services—immunizations, family planning and WIC
- Environmental Health—food safety, water and air quality
- Health Promotion and Education
- Disease surveillance and community health assessment
- Emergency Preparedness and Response

The Marillac Clinic, MindSprings Health mental health center, Primary Care Partners, Family Practice and other agencies complete an Integrated Care or Medical Home Model for those individuals that cannot afford insurance. The model attempts to lower medical costs and provide the best medical and mental services to low-income persons and families.

Transportation

The *Mesa County Community Needs Assessment* listed transportation as an important issue and one of the top household barriers. The lack of transportation was one of the most frequently mentioned barriers to employment identified by not self-sufficient households (e.g., those whose income is unable to support a basic needs budget). There are opportunities to improve and promote alternate methods of commuting to work and school or for other transportation needs.

General public services needs are summarized below.

- Increase/improve medical services/facilities for low-income persons
- Address increasing healthcare needs of uninsured and immigrant persons
- Healthcare assistance and services for undocumented residents
- Address growing problem that more physicians are not accepting Medicare and Medicaid
- Increased opportunities for dental care
- Provide more transportation alternatives
- Expand GVT routes and increase hours of operation to accommodate work shifts and weekend employment

Determination of Needs

The needs were determined through concerns identified in the *Mesa County Community Needs Assessment* and review and discussion with various local entities. In addition, review of past CDBG expenditures provides a picture of the type of public services in the community and characterize the needs for their improvement or expansion.

Housing Market Analysis

MA-05 Overview

The evaluation of the state of Grand Junction's housing market, as well as the existing need for housing, emerging housing trends, and future housing demand is derived from a variety of sources of information. These included the 2017 and 2019 American Community Survey (ACS) data, and the 2021 Grand Valley Housing Needs Assessment.

The housing stock in the Grand Junction area rose to 27,973 units reported in the 2019 ACS data. Owner-occupied units accounts for 58.1% of total units, up from 56.4% reported in 2014 ACS data. There was a decrease in the number of vacant units. 6.3% of housing units were vacant in 2010, and 2017 ACS data indicates 5.7% housing units are vacant.

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

As measured between the 2014 and 2019 ACS data, the type of housing has shifted slightly. Most (72.6%) of the housing stock has been built since 1970. The proportion of single-family homes has remained steady, accounting for 73.5 percent of the housing stock in 2014 data and 72.9% of the housing stock reported in 2019 ACS data. All other housing types has remained steady as well during this time.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,240	62%
1-unit, attached structure	1,363	5%
2-4 units	3,006	11%
5-19 units	2,791	10%
20 or more units	1,898	7%
Mobile Home, boat, RV, van, etc	1,575	6%
Total	27,873	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:
2019 5-YR ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	11%	1,272	104%
1 bedroom	353	85%	2,060	19%

	Owners		Renters	
	Number	%	Number	%
2 bedrooms	2,695	20%	4,520	42%
3 or more bedrooms	11,530	85%	3,987	36%
Total	14,608	201%	11,839	201%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:
2019 5-YR ACS Data

Number and Targeting of Units Assisted with Federal State, and Local Programs

The Housing Choice Voucher program is the primary program for assisting very low-income families, the elderly and the disabled to afford decent, safe, and sanitary housing in the private market. The Grand Junction Housing Authority administers the majority of the 1,429 vouchers that are available in Grand Junction. Over half of the available vouchers target populations other than typical families including, homeless, physically and mentally disabled, AIDS/HIV, veterans and victims of domestic violence.

Assessment of Units Expected to be Lost from the Affordable Housing Inventory

The Grand Junction Housing Authority and Housing Resources of Western Colorado keep current regarding units throughout the community that may be lost as affordable housing inventory due to a variety of reasons. For example, Housing Resources of Western Colorado (HRWC) purchased the 91-unit Garden Village Apartment complex at a time when it was changing ownership and appeared it would revert to market rate housing. HRWC continues to own and operate the complex as deeply subsidized (tenants pay 30% of their income for rent) housing that includes a mix of 1, 2, 3 and 4-bedroom apartments. HRWC also purchased an unfinished subdivision to be developed as 50 duplex units known as Grand Valley. The majority of homes are constructed as self-help housing but intend to retain some of the units as affordable rentals. Similarly, the Grand Junction Housing Authority purchased the Nellie Bechtel senior apartment complex that was also on the real estate market in order to preserve affordability and ultimately add a subsidy contract to the property. The Housing Authority operates Nellie Bechtel as it does its other senior housing complexes, with some project-based housing choice vouchers. No other units in the inventory have been specifically identified at this time that have no contract or are expected to go out of subsidy. One development, Monument Ridge, recently extended its contract. Certainly, as opportunities arise, local housing agencies will continue to respond through acquisition or other intervention as funding allows.

Availability of Housing Units Versus Needs of the Population

The existence of a wait list maintained by the Grand Junction Housing Authority which currently has 2,266 households certainly suggests that the availability of housing units does not meet the needs of the population. Waiting time can be up to two years for an appropriate and affordable housing unit depending on applicant needs.

Need for Specific Types of Housing

While 56% of those on the Grand Junction Housing Authority waitlist are for single-bedroom units, another 35% of those on the waitlist are families with children, suggesting a broad need for affordable

housing units with two to three bedrooms (26% of bedroom size needs on the waitlist). 66% of those on the wait list are disabled or elderly, many of whom are single adults in need of accessible, 1-bedroom units. In addition, population statistics demonstrate that the households with six or more persons grew substantially and households with one and five persons also grew at a rate higher than the average growth rate. The mix of types of households is also undergoing considerable change, with single parent and non-family households making up a larger share of all households.

Discussion

In addition to the information presented here, a Housing Needs Survey was conducted with the *Grand Valley Housing Needs Assessment*. The survey demonstrated the highest rated needs were rental assistance largely due to rent increase (32% of respondents fear rents going up so the unit is no longer affordable, 20% struggle to pay rents and utilities, and 12% fear eviction) and rental housing rehabilitation (the cost of repairs and upkeep is prohibitive). The survey also indicated that the highest importance of proximity of housing to amenities included quality K-12 schools, grocery stores, and public transportation. The highest need for special needs housing included disabled and senior housing, emergency shelters and shelters for youth. This is consistent with discussions with, and information provided by, local agencies and organizations.

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

The cost of housing varied in the Grand Junction area in 2020 depending on location but the median home sales price was \$287,000. Median rents followed a similar trend, with a median gross rent of \$981 and an average gross rent of \$1,075 reported in 2019 ACS data.

Permit data for new housing construction for Mesa County is available through the U.S. Census Bureau starting in 1980 through 2017 ACS data as well as recent information from local sources. There was a large increase in housing production in the 2000s until 2008 when the recession occurred. Since that time, total newly constructed housing units reached a low of 284 in 2011 but rose to 802 in 2018 and 779 in 2020. Overall, despite some fluctuation with the recession and the COVID-19 pandemic, housing valuation has continued to rise, reaching present value close to \$260,000.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2019	% Change
Median Home Value	215,800	237,100	10%
Median Contract Rent	627	770	23%

Table 29 – Cost of Housing

Alternate Data Source Name:
2019 5-YR ACS Data

Rent Paid	Number	%
Less than \$500	1,223	17.0%
\$500-999	4,804	51.8%
\$1,000-1,499	3,269	25.9%
\$1,500-1,999	1,125	2.7%
\$2,000 or more	339	2.5%
Total	10,760	99.9%

Table 30 - Rent Paid

Alternate Data Source Name:
2019 5-YR ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	775	No Data
50% HAMFI	2,160	510
80% HAMFI	6,220	2,295
100% HAMFI	No Data	3,940
Total	9,155	6,745

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	670	611	861	1,248	1,573
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Alternate Data Source Name:
2019 5-YR ACS Data

Data Source Comments: Monthly median rent. City of Grand Junction does not receive HOME funds.

Amount of Housing for Households of All Income Levels

The *Grand Valley Housing Needs Assessment* concluded that there is a clear unmet housing need for many households. This represents existing households with a housing problem, especially those with cost burdens. Nearly 9,000 households had a cost burden or severe cost burden, representing 34% percent of the population. Renters are even more impacted by this concern with 53% of households experiencing a cost burden. This suggests a broad need for housing for households at most, if not all, income levels. See more detailed information in the Discussion section below.

Housing Affordability and Potential Changes to Home Values or Rents

The production of rental/multifamily housing dropped off in recent years but appears to be increasing. Rising prices have resulted in many renter households experiencing cost burdens. This is not likely to change as value continues to rise since the recession of a decade ago, the impacts of the COVID-19 pandemic, and the availability becomes smaller unless more affordable rental/multifamily units are produced in the near future.

Comparison of HOME/Fair Market Rent to Area Median Rent

Results of the survey information responses gathered for the *Grand Valley Housing Needs Assessment* indicated a median rent of \$594 in Grand Junction and a market rate median rent of \$818. This is consistent with the Fair Market Rents reported in the table above. As new housing development is proposed, or as units are identified for rehabilitation, a market analysis with particular attention to affordability of three- and four-bedroom units should be kept in mind. The rent distribution in Grand Junction has shifted significantly since 2010, with considerable losses in the share of units with rents below \$650. In 2010, over a third (38%) of the units were less than \$650 a month. This share has been reduced to 23% while the share of units priced over \$1,250 a month increased from 13% to 27% since 2010.

Discussion

More detailed data on the information associated with these housing problems are provided by the 2013 to 2017 Comprehensive Housing Affordability Strategy (CHAS) data, customized by HUD. CHAS data are created to demonstrate the extent of housing problems and housing needs, particularly among low-income households who may need housing assistance. The CHAS data also segments households by HUD Area Median Family Income (HAMFI). HUD calculates HAMFI for each jurisdiction in order to establish Fair Market Rent values and income limits for HUD programs, making a series of adjustments that tailor the figure to each area.

Households that experience one or more of the housing problems as previously discussed are considered to have unmet housing needs. These households can be of any income level, race, ethnicity or family type. There was an estimated 8,813 households (34%) with cost burden in the Grand Junction area in 2019, representing the majority of households with any housing problem. This includes 3,084 owner households and 5,710 renter households. Of these households with housing problems, the majority are at or below 80 percent HUD Area Median Income (HAMFI). Owner households at 30 percent HAMFI or lower have the highest rate of the cost burden housing problem.

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

Overall, HUD data and the *Grand Valley Housing Needs Assessment* show that Grand Junction's housing stock does not have significant defects such as incomplete facilities. This is most likely due to the relatively young age of the housing, with only 27.4 percent of the units constructed before 1970. Only 3.3% of all households lack complete kitchen or plumbing facilities. However, despite the relatively good condition of housing, many of Grand Junction's apartment complexes and other housing units

were constructed during the economic boom of the late 1970s to early 1980s and are now experiencing need for repairs and rehabilitation.

Definitions

A reasonable definition of "standard condition" is a housing unit that meets applicable federal standards and local building codes. A housing unit in "substandard condition but suitable for rehabilitation" is any building that does not meet applicable federal standards and/or local building codes, but does not endanger the life, health and safety of the public, and can still be repaired for a reasonable cost. Data show that 21.8% of owner units and 35.2% of renter units have one of the housing problems discussed in the Needs Assessment section of this report. On the other hand, a majority (77.2%) of owner units has no problems and nearly half (43.6%) of renter units have no problem conditions. Generally, renter units are more likely to have one or more problem conditions than are owner units.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,115	22%	5,625	51%
With two selected Conditions	20	0%	410	4%
With three selected Conditions	0	0%	65	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,250	78%	5,010	45%
Total	14,385	100%	11,110	101%

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,670	32%	2,180	20%
1980-1999	3,765	26%	3,168	29%
1950-1979	4,395	31%	4,245	38%
Before 1950	1,550	11%	1,525	14%
Total	14,380	100%	11,118	101%

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

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	5,945	41%	5,770	52%
Housing Units build before 1980 with children present	2,305	16%	1,240	11%

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1522	0	1522
Abandoned Vacant Units	574	0	574
REO Properties	397	0	397
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: CHAS

Need for Owner and Rental Rehabilitation

Analysis of units in Grand Junction shows that there are 1,591 vacant units, many of which could be suitable for rehabilitation and 95 units in the foreclosure process as of December 2020. An example of substandard housing that is suitable for rehabilitation is a unit that has lead-based paint; if the unit can be renovated to remove and replace the paint at a reasonable cost, it may be considered suitable for rehabilitation. Housing constructed prior to 1980 should be inspected for lead-based paint hazards and rehabilitated where possible.

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

Of the approximately 3,545 pre-1980 units with children present, many may be occupied by low to moderate income households (0- to 80 percent HAMFI), based on income distribution in Grand Junction.

Discussion

Further examination of these statistics shows that 41% of all owner-occupied units were constructed before 1980 and therefore at risk of lead-based paint hazard. 52% of renter units were constructed before 1980 and are also therefore at risk. Of the owner-occupied pre-1980 units, 16% are occupied by families with children and of the renter-occupied pre-1980 units, 11% are occupied by families with children.

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

As stated in the needs assessment section of this report, the City of Grand Junction has no public housing units but, within the City, the Grand Junction Housing Authority (GJHA) owns and operates many housing developments. The City has worked closely with GJHA as it has phased out public housing in Grand Junction and constructs developments in a more sustainable affordable housing model with some combination of other funding or subsidy program such as Low-Income Housing Tax Credits, Housing Trust Fund, or tax exempt conduits. The City has a history of providing building and development fee deferrals, reductions and grant funds to the Housing Authority and other housing providers for the construction of new affordable units.

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	0	977	54	923	433	1,158	1,345
# 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

Data Source: PIC (PIH Information Center)

Number and Condition of Public Housing Units

Since there is no public housing in the area, the local housing agencies in the Grand Junction area maintain a list of current affordable housing stock. The most recent update (March 2020) includes nineteen deeply subsidized developments with a total of 1,171 housing units; seven tax credit/affordable developments with a total of 547 housing units; and six more affordable developments with a total of 69 housing units. The properties include a mix of one-to-four-bedroom units in both large block buildings as well as complexes of multiple smaller buildings. All are presently in good, habitable condition although some of the multifamily developments that were constructed in the late 1970s to early 1980s are in need of rehabilitation which is an ongoing activity for the local entities. As previously stated, there are no units that are expected to be

lost from the inventory. The characteristics of the housing market as described in this Consolidated Plan indicates the ongoing need for subsidized rental units in addition to the need for additional standard units that are affordable.

Public Housing Condition

Public Housing Development	Average Inspection Score
NA – Grand Junction does not have any public housing developments	NA

Table 38 - Public Housing Condition

Restoration and Revitalization of Public Housing Units

The subsidized units remain occupied with very few vacancies available, thereby indicating the need for continued renovation of older units as needed or as other older properties are acquired by the local housing agencies. Many of the ongoing needs are simply cosmetic upgrades such as paint and flooring but eventually there are systems needs on aging units such as roofing, replacement of evaporative coolers or other HVAC needs, some of which have been funded with CDBG and more are expected during the life of this Consolidated Plan.

Public Housing Agency's Strategy for Improving Residents' Living Environment

The Grand Junction Housing Authority, Housing Resources of Western Colorado and other housing providers in the Grand Junction area are continuously evaluating and upgrading properties. The enhancements that are a result of this ongoing analysis have proven to increase the quality and marketability of properties along with increasing tenant satisfaction. The Next Step and Family Stabilization Project are bridges that help families overcome the obstacles they encounter in attaining self-sufficiency. Other agencies in the Grand Junction area support these programs including the Mesa County Valley School District 51, many local human service agencies, job training programs and other assistance with guiding families through challenges faced on a daily basis.

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

This section of the Consolidated Plan describes the facilities and services that assist persons who are not homeless but who require supportive housing and programs to address their needs including elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction and persons with HIV/AIDS and their families. This can include persons returning from mental and physical health institutions to ensure they receive appropriate housing with supportive services. Additionally, there are a number of persons and families that are at risk of becoming homeless that also need assistance. There are numerous local entities that help fill the gaps for these populations from counseling to rental assistance.

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)	0	173	0	0	0
Households with Only Adults	0	961	0	0	0
Chronically Homeless Households	0	40	0	0	0
Veterans	0	221	0	0	0
Unaccompanied Youth	0	34	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

Grand Valley Homeless PIT and Statistics

Data Source Comments: If zero, data is not available for this jurisdiction.

Services Targeted to Homeless Persons

The result of strong collaboration between homeless providers, nonprofits, citizens and stakeholders in the Grand Junction area, individuals and families who are at risk of homelessness or are homeless have the opportunity to seek help throughout the community. The Continuum of Care, food banks, mental and chemical health services, church programs and many more coordinate a wide variety of resources and programs. These include but are not limited to the following entities and programs/services that are available to individuals and families in Grand Junction.

- Emergency shelter housing units with case management
- Emergency shelter for victims of domestic abuse
- Direct payment assistance to prevent homelessness including food, utilities, medical expenses
- Special needs housing programs for chemically dependent and mentally ill individuals
- Medical and dental health services
- Mental health services
- ESL classes, job training, and technology classes

Facilities and Services to Meet the Needs of Homeless Persons

The Grand Valley Coalition for the Homeless maintains a list of resources that is distributed through local entities that serve homeless populations. The subcategories on the list include the following areas that are further summarized.

EMERGENCY SHELTER, TRANSITIONAL/PERMANENT HOUSING

HomewardBound of the Grand Valley - temporary night shelter for families, women and men.

Transitional housing/case management for homeless families and veterans

Rescue Mission - meals and food boxes

Latimer House - counseling, advocacy, referral to safe house

Salvation Army - day shelter, lunch

Grand Valley Catholic Outreach - day center with laundry, showers, mail and phone. Almost Home publication for locating affordable housing. Case management and housing for individuals, families.

Transitional housing, permanent housing and emergency financial assistance

Karis, Inc. Transitional housing for families, individuals, youth

VETERANS SERVICES

VA Medical Center and Health Clinic - assistance for eligible Veterans in finding housing, community resources and VA benefits

Disabled American Veterans/Vietnam Veterans of America - VA benefits, clothing

Grand Junction Veterans Center - Counseling and outreach. Medical referrals, VA benefits

HEALTH CARE

Marillac Clinic - dental, vision medical care and case management for low income, uninsured individuals.

Farmworker health

St. Mary's Family Practice - sliding scale medical services

Child and Migrant Services - migrant and farmworkers care and referral
Mind Springs Health - crises line, counseling, psychiatric services, sliding scale fees
Mesa County Health Department - child clinic, immunizations, HIV/STD testing, sliding scale fees
Western Colorado AIDS Project - case management, testing, support and referrals for HIV+ individuals, prevention education for public
Hilltop - prenatal and child health care services and insurance. Guidance, support services and case management for families
Center for Independence - assistance for individuals with disabilities
Counseling and Education Center - affordable individual and family counseling, sliding scale fees
Salvation Army - substance abuse rehabilitation program including temporary housing

EDUCATION AND EMPLOYMENT

Mesa County Workforce Center - job listings, job search assistance, GED classes
Vocational Rehabilitation - Skill development and job training for persons with disabilities
School District 51 REACH Program - advocacy for homeless families with school aged children
Job Corps - job training for at risk youth ages 16 to 24.

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

Since Grand Junction is the largest community between Denver and Salt Lake City, medical and other special needs services are provided here that are not available in smaller communities. Therefore, the percentage of special needs persons in Grand Junction may be higher than surrounding communities at approximately 10%. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV/AIDS to compete in the housing market for appropriate housing at an affordable price is limited in many cases by their lack of income and by their need for special housing accommodations and supportive services.

Thirty percent of persons on the Grand Junction Housing Authority wait list are disabled. Agencies that provide services to persons with disabilities in Grand Junction indicate that a lack of rental assistance and accessible units keeps many clients in nursing homes. GJHA has 199 Housing Choice vouchers set aside in Grand Junction specifically for persons with disabilities. Additionally, STRiVE, a service provider for persons with developmental disabilities helps approximately 100 clients live independently in group homes, and administers 14 vouchers.

Hilltop Community Resources, Inc. provides housing for 170 disabled persons. The Housing Authority gives preference to persons with disabilities and all of its developments include accessible units. Properties that are managed by Housing Resources of Western Colorado include a total of 12 accessible units.

Not all disabilities involve a mobility impairment. Some persons have visual impairments, cognitive impairments, or mental health disabilities. The rental market could be better educated as to how best to serve persons with other disabilities.

Local agencies indicate an increase in the number of homeless persons with disabilities. Because of the aging population, it is estimated that the number of housing units needed by persons with disabilities over the next five years will continue to increase. The service providers estimate that more than 350 additional vouchers or other housing opportunities are needed to adequately serve the housing need for persons with disabilities.

Persons with HIV/AIDS

Ten persons in the Grand Junction area receive housing assistance through the federal Housing for Persons with AIDS (HOPWA) program administered by Colorado Health Network, Inc. (CHN) dba Western Colorado AIDS Project (WestCAP). CHN provides medical case management, emergency financial assistance, advocacy/referral, prevention and education programs and HIV/HCV rapid testing. Some clients are able to access Housing Choice vouchers (formerly Section 8) through GJHA, but do not receive specific preference on the waiting lists. CHN currently has a waiting list of 25 persons seeking housing. CHN is predicting that its client needs will continue to increase in the next few years.

Elderly Persons

The number of elderly persons in the community will increase in the coming years. Many will begin to experience limitations in mobility and self care as they age. Currently, approximately 10 percent of applicants on the wait list are elderly. GJHA currently has 417 units of affordable senior/disabled rental housing within four developments.

Supportive Housing Needs

Supportive housing is permanent, affordable housing that is tied to a range of support services that enable tenants to live independently and participate in community life. It is a cost effective and successful alternative to more expensive and less effective emergency services or institutional settings. Supportive housing can help people with psychiatric disabilities, people with histories of addiction, formerly homeless people, frail seniors, families, young adults aging out of foster care, individuals leaving correctional facilities and people living with HIV/AIDS to live independently in the community. Tenants of supportive housing typically fall into at least two of these categories.

Supportive Housing for Persons Returning from Mental and Physical Health Institutions

The City of Grand Junction does not receive any ESG, Supportive Housing, Shelter Plus Care, or Section 8 SRO program funds. Local agencies in the community that receive such funds have their own discharge coordination policies in place. For example, HomewardBound has policies in place to accommodate most people who are released from publicly funded institutions. The Grand Junction Homeless Shelter is available so that they need not be discharged to the streets. This includes persons discharged from correctional facilities, foster care, mental health facilities and health care facilities. For the vast majority of the persons in this situation, the shelter is a viable alternative to sleeping on the streets. For those discharged from health care facilities with need for follow-up care or a recuperation period, the shelter has a policy allowing limited daytime shelter during periods of recovery. Other alternatives to homelessness for this population in the Grand Junction area include the Freedom House for formerly incarcerated persons and the Rescue Mission. One continuing gap in services is shelter or housing for convicted sex offenders. There are currently no organizations that serve this segment of the homeless or potentially homeless population.

Actions to Address Housing and Supportive Services

The City of Grand Junction will support housing and supportive services needs through the annual allocation of CDBG funds to the extent possible to the entities that address these needs. However, CDBG funding is limited, particularly for funding requests for human services that provide supportive needs. Otherwise, the community relies on these agencies to leverage CDBG funds or retain other funds for their ongoing supportive housing and special needs activities. The City will provide certification of inclusion in the Consolidated Plan and letters of support as these agencies and organizations seek funding from other sources.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Community engagement efforts for the Grand Valley Housing Needs Assessment (HNA), included extensive outreach efforts to community stakeholders. Participants represented a wide range of groups with housing needs; and included stakeholders involved in providing housing services and other services for vulnerable populations, along with stakeholders involved in economic development and developers of single family and multifamily housing. Discussion of barriers to housing development included land costs, fees, NIMBYism/community resistance, the speed of approval process, and natural features. Other concerns were current state of the housing market, rising cost of materials, lack of adequate public transportation and lack of affordable housing development policies. Many of these factors are out of the control of a local government but the latter could be considered a negative effect of public policies on affordable housing and residential investment. The stakeholder discussions also suggested a series of recommendations and actions pertaining to public policy that are listed below. Based on these, the City has an opportunity to continue this discussion with other housing interests and work towards making changes to public policies to better support affordable housing and residential investment.

- Analyze options for manufactured housing replacement and ownership
- More regional cooperation between the City and County
- Encourage mixed developments with varied housing types sharing parks and neighborhood amenities
- Promote more integration of housing services and other services

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

The non-housing community development section of the Consolidated Plan provides a brief summary of the City's priority non-housing community development needs that are eligible for assistance under HUD CDBG categories and priorities. This component of the Consolidated Plan outlines the City's specific long-term and short-term community development objectives including economic development activities that create jobs. The objectives are in accordance with the primary goal of the CDBG program to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low- and moderate-income persons.

In Grand Junction, economic development activities are primarily managed and supported by the Business Incubator Center (BIC), the Grand Junction Economic Partnership (GJEP) and the Mesa County Workforce Center. GJEP continues to seek more business and economic opportunities for community residents. There is currently an inadequate number of jobs that pay wages above federal poverty guidelines. BIC and GJEP work to address the needs of commercial enterprises and coordinate with job training and job search resources available through the Mesa County Workforce Center.

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	1,065	1,787	5	5	0
Arts, Entertainment, Accommodations	3,184	5,854	16	16	0
Construction	1,489	2,235	7	6	-1
Education and Health Care Services	4,265	8,594	21	23	2
Finance, Insurance, and Real Estate	1,337	2,618	7	7	0
Information	309	627	2	2	0
Manufacturing	1,068	2,249	5	6	1
Other Services	731	1,307	4	3	-1
Professional, Scientific, Management Services	1,304	1,996	7	5	-2
Public Administration	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	3,257	6,468	16	17	1
Transportation and Warehousing	848	1,750	4	5	1
Wholesale Trade	1,063	1,863	5	5	0
Total	19,920	37,348	--	--	--

Table 40 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	30,985
Civilian Employed Population 16 years and over	28,365
Unemployment Rate	8.41
Unemployment Rate for Ages 16-24	22.46
Unemployment Rate for Ages 25-65	5.76

Table 41 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	6,945
Farming, fisheries and forestry occupations	1,165
Service	3,210
Sales and office	7,110
Construction, extraction, maintenance and repair	2,580
Production, transportation and material moving	1,394

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,885	91%
30-59 Minutes	1,275	5%
60 or More Minutes	1,080	4%
Total	26,240	100%

Table 43 - Travel Time

Data Source: 2013-2017 ACS

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	1,500	260	885
High school graduate (includes equivalency)	4,915	534	1,570
Some college or Associate's degree	7,225	469	2,330
Bachelor's degree or higher	7,750	440	1,490

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	105	330	315	370	305
9th to 12th grade, no diploma	575	565	440	645	700
High school graduate, GED, or alternative	1,540	1,975	1,580	3,460	2,960
Some college, no degree	5,375	2,495	1,840	2,875	2,340
Associate's degree	355	745	550	1,525	595
Bachelor's degree	404	2,050	1,395	3,365	1,945
Graduate or professional degree	60	480	895	1,500	1,405

Table 45 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,635
High school graduate (includes equivalency)	116,150
Some college or Associate's degree	111,490
Bachelor's degree	190,255
Graduate or professional degree	131,215

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Major Employment Sectors

The top three major employment sectors in Grand Junction are Education and Health Care Services, Retail Trade, and Arts, Entertainment and Accommodations.

Recent or Planned Major Changes that May Have Economic Impact

Following the economic recession of a decade ago and the effects of the COVID-19 pandemic, Grand Junction is experiencing an increase in housing production, new commercial development and interest in the community for increased industrial development that is beginning to create a positive economic impact in the community. The community continues to grow as a regional hub for transportation, medical and government facilities, and employment. Grand Junction continues to partner with State and regional agencies to improve its established roadway network and is working to improve wireless and broadband technology in the area. These investments in infrastructure will serve as the foundation for future economic development.

BIC provides educational services and business tools in support of the launch, growth, stabilization and long-term success of business enterprises in Mesa County. Their primary services include a supportive entrepreneurial community; free business consulting and low-cost training; business loans and financing; and Colorado State Tax Credits. BIC targets individuals and businesses, start-up and existing, mainly in the Mesa County area. Some of its programs are specific to low- and moderate-income

individuals. However, there are other programs that are not income specific. Clients are provided education and training, financing, and one-on-one business consulting. The BIC facility also provides affordable rental space for a start-up business, a shared use commercial kitchen for food related businesses, and a shared Make It space for small industry. The Small Business Development Corporation that oversees the BIC is consistently a top producer in job creation or retention and capital formation.

In addition, Mesa County is active in promoting job training and placement through the Workforce Center operated under the Mesa County Department of Human Services. The agency provides integrated and comprehensive employment preparation and placement services to jobseekers throughout the Grand Junction area.

Skills and Education of Current Workforce Correspond to Employment Opportunities

The Grand Junction area's workforce is ever growing and with quality partnerships with local educational institutions that ensure that employer's needs are being met. GJEP has a strong partnership with the Mesa County Workforce Center. The center offers many educational and training opportunities for its clients to meet the continual need for skill enhancement, development of incumbent workers, and worker re-training to meet the ever-changing demands of the local economy.

Western Colorado Community College also provides training for employees and works with local employers to customize training. The College has 29 career-oriented associate degrees and certificate programs that are specifically designed to assist veterans, their spouses, displaced workers, and anyone else who would like to improve their role in the workforce. The programs are within a variety of industry clusters including agriculture, business, culinary, computer technology, construction, surveying, medical technology, law enforcement and transportation services.

Current Workforce Training Initiatives that Support Consolidated Plan.

Workforce training initiatives in Grand Junction are undertaken through GJEP, Western Colorado Community College and the Mesa County Workforce Center. Specific initiatives offered are discussed above and are consistent with the City's overall goals of the Consolidated Plan.

Economic Development Initiatives Undertaking

A partnership of local entities has created an Economic Development Plan and has ongoing communication as the economic climate changes.

MA-50 Needs and Market Analysis Discussion

Areas of Concentration of Multiple Housing Problems

According to 24 CFR Subtitle A 5.425, HUD defines "substandard" to mean housing which is dilapidated, without operable indoor plumbing or a usable flush toilet or bathtub inside the unit for the family's exclusive use, without electricity or with inadequate or unsafe electrical service, without a safe or adequate source of heat, and should but does not have a kitchen, or has otherwise been declared unfit for habitation by the government. A housing unit is considered dilapidated if: 1) the unit does not provide safe and adequate shelter, and in its present condition endangers the health, safety and wellbeing of residents; or 2) the unit has one or more critical defects, or a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding. The defects may involve original construction, or they may result from continued neglect or lack of repair or from serious damage to the structure. "Concentration" is defined similar to "disproportionate share" - an area has concentration if the share threshold is ten percentage points higher than the overall average in an area. The concentration of substandard housing stock overlaps with the concentration of low to moderate income families. These areas are primarily located in the older core of downtown or on Orchard Mesa. Another concentration area is in the eastern end of the Grand Valley but is outside the City limits.

Areas of Concentration of Racial or Ethnic Minorities or Low-Income Families

As above, "concentration" is defined similar to "disproportionate share" - an area has concentration if the share threshold is ten percentage points higher than the overall average in an area. The primary racial or ethnic concentration is with Hispanic households which are concentrated in areas on the periphery of the central area of Grand Junction. The concentration of low-income families coincides with the households described above with multiple housing problems.

Market Characteristics in Areas of Concentration

Housing in these areas/neighborhoods is generally more affordable and there tends to be a greater mix of housing types since the majority of subsidized and non-subsidized multifamily housing options exist in these areas.

Community Assets in Areas of Concentration

Since these areas are closer to the core of the City, they are served by public transit and have a mix of uses including commercial centers, schools and parks. The neighborhoods along North Avenue on the periphery of the core are in close proximity to the Mesa County Health Department which now includes a satellite of the Marillac Clinic and the Mesa County Workforce Center.

Strategic Opportunities in Areas of Concentration

Many of these areas/neighborhoods overlap with low- and moderate-income neighborhoods that are eligible for the use of CDBG funds. Each Program Year, the City attempts to fund at least one activity with CDBG funds that will make a public improvement in these eligible neighborhoods.

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

Need for Broadband Wiring and Connections for Households

For many Americans, access to computers and high-speed Internet connections is an integral part of their everyday lives. As most of information, services, and resources have transitioned to online access, digital inequality has a direct impact on low-income household's social inequality. According to HUD's Office of Policy Development, in the Digital Inequality and Low-Income Households Report, the disparate access to broadband can correlate with the inequality of income, education, race, and ethnicity.

As part of the 2008 Broadband Data Improvement Act, the U.S. Census Bureau began asking about computer and Internet use in the American Community Survey (ACS). Federal agencies use these statistics to measure and monitor the nationwide development of broadband networks and to allocate resources intended to increase access to broadband technologies, particularly among groups with traditionally low levels of access.

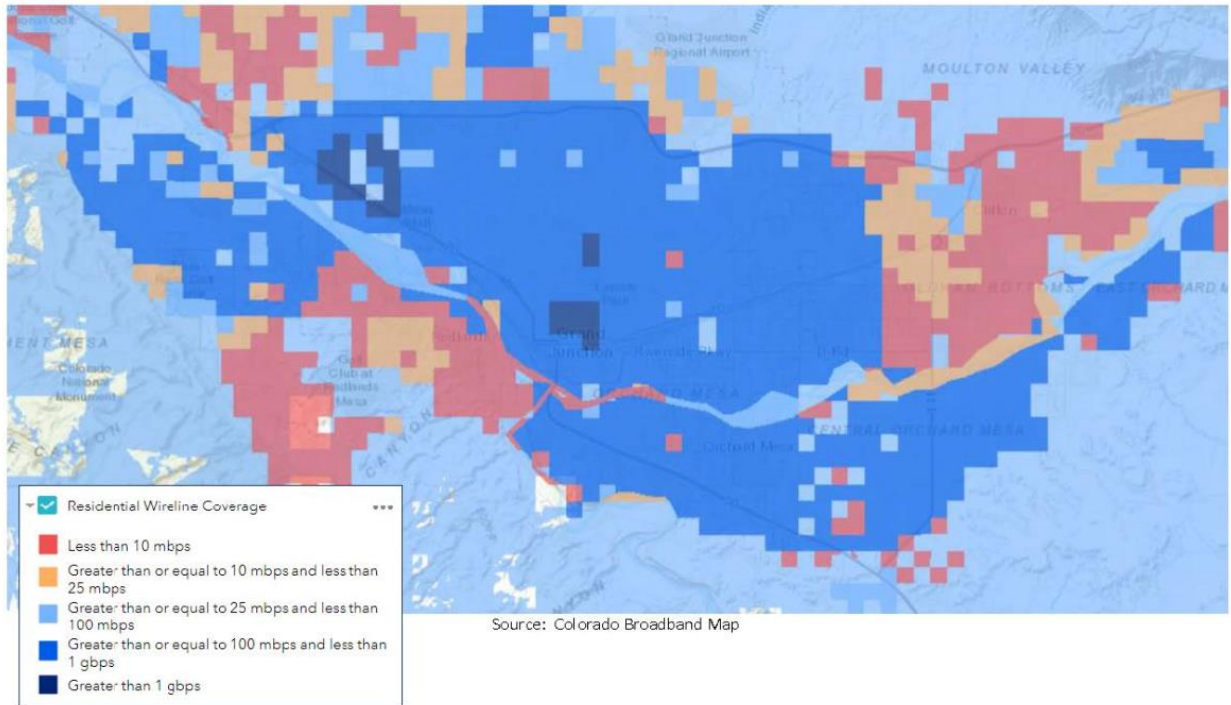
Need for Increased Competition by Having More than One Broadband Provider

Troughout the United States, there is a significant digital divide; a gap between those who have ready access to the internet and computers and those who do not. The divide is perpetuated by limitations that are geographical as well as financial, where persons cannot afford to pay a monthly service fee for Broadband service (an internet connection fast enough to stream a video). Nationwide, less than half of households living on or under \$20,000 are connected. This lack of internet access in communities supports a deficit in opportunity, education, and other prospects.

The map below from the Colorado Broadband Map that is updated twice annually, shows the coverage area and speeds of internet services within the Grand Junction area. Generally, the area within the Grand Junction City limits is consistently served with internet speeds greater than or equal to 100 mbps and less than 1 gbps with some pockets of greater or lesser service speeds. Information from the State of Colorado broadband data indicates six wireless, two satellite and one fixed service providers in the area.

While the map shows availability of service, it does not reflect the actual household level usage of broadband. The most recent ACS data updated in January 2021 indicates 92% of households in Mesa County (within which Grand Junction is located) have a computer in the home and 85% have some type of internet access. Thus, it is apparent that the community is generally well-connected but, from a fair housing perspective, ensuring that residential broadband is available to housing developments both within and in the outskirts of the city will support community viability and improve the quality of life for residents.

Grand Junction Broadband Service



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

Natural Hazard Risks Associated with Climate Change

Geographically, Grand Junction is located in the high desert on the Western Slope of Colorado along the Colorado and Gunnison Rivers. Compared to many other parts of the United States, the Grand Junction area is a relatively safe place to live. The chances of earthquake and tornado damage in Grand Junction is lower than the Colorado average and is much lower than the national average. The most dangerous threats face on the Western Slope in Grand Junction are floods and wildfires. Of the two, natural hazard risk from wildfires is most likely to increase due to climate change as average temperatures rise and drought increases. Most floods in Grand Junction come from the Colorado River when spring runoff from mountain snowpack occurs. As drought increases from climate change, the risk of flooding may actually decrease due to lower runoff water levels.

Vulnerability to Risks of Housing Occupied by Low- and Moderate-Income Households

The majority of the low- and moderate-income neighborhoods within the Grand Junction city limits are located outside the areas most susceptible to the risk of flooding from the Colorado River. However, there are some neighborhoods, primarily in the Orchard Mesa area of the City that are susceptible to flooding from blocked or overtopped irrigation and drainage ditches. The City works cooperatively with private drainage and irrigation companies to alleviate these risks whenever and wherever possible. For example, the City has used CDBG funds in the past to increase the capacity of storm drainage systems in portions of Orchard Mesa and in the Riverside and El Poso neighborhoods closer to the river to alleviate such risks.

Newly constructed housing requires environmental reviews and/or must meet environmental guidelines required by City and Mesa County Codes and/or the Low-Income Housing Tax Credit (LIHTC) program depending on funding for the development. Such review helps ensure developments on the entire spectrum of housing type and affordability do not experience an increased risk of natural hazards.

Strategic Plan

SP-05 Overview

The purpose of the Five-Year Consolidated Plan Strategic Plan is to propose measurable goals for actions that will address issues set by HUD requirements for the use of CDBG funding in Grand Junction. These goals include projects that serve homeless, special needs and low- and moderate-income populations, address fair housing and lead-based paint issues, overcome institutional barriers to the production and preservation of affordable housing, and foster economic development and neighborhood revitalization. To ensure that the City of Grand Junction meets these goals, the City will collaborate with nonprofit agencies, governmental entities at all levels, the business community, the faith-based community and City residents.

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

Geographic Area

1	Area Name:	Census Tracts
	Area Type:	Low and Moderate Income
	Other Target Area Description:	Low and Moderate Income
	Identify the neighborhood boundaries for this target area.	The census tracts that have 51 percent or greater households of low and moderate income are considered target areas for expenditure of CDBG funds.
	Include specific housing and commercial characteristics of this target area.	Generally, these tracts are in the older, more established portions in the core of Grand Junction. Areas on the periphery tend to have newer homes and commercial areas that are not low- and moderate-income neighborhoods.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	These areas are established by the 2014 HUD CPD updated LMISD mapping.
	Identify the needs in this target area.	There are public infrastructure needs to improve neighborhood walkability/complete streets, safe routes to school, improved storm drainage to mitigate flooding, and improve or add neighborhood parks and recreational opportunities. There are also needs for some public facilities such as neighborhood community centers, daycares and commercial areas.

	What are the opportunities for improvement in this target area?	There are opportunities to expend CDBG funds to address the needs identified above as limited funds allow.
	Are there barriers to improvement in this target area?	The primary barrier is the limited amount of CDBG funds received by the City to be able to address all needs.
2	Area Name:	City-Wide
	Area Type:	Local Target area
	Revital Type:	Comprehensive

Table 47 - Geographic Priority Areas

General Allocation Priorities

Over the next five years, community development projects or needs may arise in eligible low- and moderate-income neighborhoods that may be funded with CDBG dollars whether carried out by the City of Grand Junction or subrecipient organizations. The basis for determining eligible areas is if 51 percent of the households in the area are of low and moderate income according to the 2017 HUD CPD updated LIMSD map for Grand Junction. This primarily includes downtown, areas just north and east of downtown and Orchard Mesa. All recipient agencies and organizations must report expenditure within the City limits of Grand Junction or for persons that reside within the City limits of Grand Junction. In addition, CDBG funding must meet national objective requirements of serving low- and moderate-income persons or clientele of presumed benefit.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Non-Housing Infrastructure and Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City Wide CDBG-Eligible Census Tracts
	Associated Goals	Suitable Living Environment - Non-Housing Suitable Living Environment - Homeless Suitable Living Env - Special Needs/Minorities

	Description	Provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement and historic preservation.
	Basis for Relative Priority	Priority needs listed are all of equal importance, not further prioritized
2	Priority Need Name	Special Needs Populations and Other Human Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City Wide
	Associated Goals	Suitable Living Env - Special Needs/Minorities

	Description	This need involves the following objectives: 1) Support efforts to reduce the possibility of catastrophic expense; 2) Increase the number of group homes and facilities that can accommodate individuals with physical and cognitive disabilities; 3) Support programs helping the elderly, persons with HIV/AIDS, homeless and other special needs populations; 4) Increase access to drug and/or alcohol treatment programs and resources for victims of domestic violence; and 5) Promote and support activities and programs for minority populations including youth, especially homeless and at-risk youth.
	Basis for Relative Priority	Priority needs listed are all of equal importance, not further prioritized.
3	Priority Need Name	Economic Development and Childcare
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City Wide

	Associated Goals	Creating Economic Opportunities
	Description	Create economic opportunities through the following strategies: 1) Increase access to employment; 2) support activities that foster increased household stability and/or increased household income; 3) support efforts intended to expand and/or diversify the local business base and increase pay scales; 4) support efforts of job creation for low and moderate income households, possibly linking housing rehabilitation with job training; 5) support activities to provide workforce education and training; and 6) increase the availability of affordable childcare for children of the working poor and people entering the workforce.
	Basis for Relative Priority	Priority needs listed are all of equal importance, not further prioritized.
4	Priority Need Name	Increase the Inventory of Affordable Housing Units
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>
<p>Geographic Areas Affected</p>	<p>City Wide</p>
<p>Associated Goals</p>	<p>Decent Affordable Housing</p>
<p>Description</p>	<p>This priority need includes the following objectives: 1) increase the number of affordable rental housing units including SROs; 2) increase the number and type of home ownership opportunities available to low/moderate income households, especially for minority and special needs populations; 3) identify, rehabilitate or remove units to reduce substandard and/or vacant housing units; 4) Preserve the existing stock of affordable housing units; 5) reduce the impact of barriers to affordable housing and impediments to fair housing; 6) establish and support programs that include the provision of security deposits, legal services and other advocate programs helping renters and owners obtain and retain housing; and 7) evaluate and reduce lead-based paint hazards in housing units.</p>

	Basis for Relative Priority	Priority needs listed are all of equal importance, not further prioritized.
5	Priority Need Name	Homeless
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City Wide
	Associated Goals	Suitable Living Environment - Homeless
	Description	Homeless needs include the following objectives: 1) provide shelter for homeless adults; 2) provide shelter for homeless families; 3) provide shelter for unaccompanied homeless youth; 4) increase the number of transitional housing units with supportive services for homeless individuals and families; 5) improve homeless prevention activities; and 6) provide permanent supportive housing opportunities.

Basis for Relative Priority	Priority needs listed are all of equal importance, not further prioritized.
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Discussion

The priority needs for Grand Junction are grouped into five categories: Non-Housing Community Development Infrastructure and Facilities; Special Needs Populations and Other Human Services; Economic Development and Childcare; Increase the Inventory of Affordable Housing Units; and Homeless. These categories generally reflect the distribution of CDBG funds that has occurred over the last 25 years and which is expected to continue in order to address a broad range of community needs with a limited amount of funding.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Increase in rents in those rental products that are most attainable to very low income. Lowering of vacancy rates overall for workforce units. Limited number of public housing units.
TBRA for Non-Homeless Special Needs	Increase in rents and low vacancy rates. Limited number of units to rehabilitate existing housing stock for accessibility.
New Unit Production	Increase in development costs; decrease in federal sources of capital funding especially to provide a mix of housing types; increase in demand for local workforce housing that existing housing stock cannot meet.
Rehabilitation	Homebuilders/developers state that rental rates do not support rehabilitation. In support of stabilization priorities and the existence of high property tax rates; maintenance of existing housing stock.
Acquisition, including preservation	Land acquisition and development cost increase; in urban/infill areas where preservation is more cost effective than new construction since infrastructure already exists.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

The Federal resources available to the City of Grand Junction are Community Development Block Grant funds. The City does not qualify for HOME funds. However, other agencies and organizations in the community are able to leverage funds from other sources including the Housing Choice Voucher Program, Low Income Housing Tax Credits, the Weatherization Program, Energy Assistance Programs, NeighborWorks, SBG and ESG funds.

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	462,758	0	0	462,758	1,840,000	Total CDBG projected to be available for 5-Year plan: Entitlement \$ 2,302,738

Table 50 - Anticipated Resources

Leveraging of Federal Funds

The City of Grand Junction shares HUD’s goals of using CDBG funds to seed programs and projects that will ultimately prove financially self-sufficient and demonstrate growth in the program or service provided. The City of Grand Junction does not have matching requirements for CDBG funds. However, as the City is assessing projects for potential funding, the ability of the applicant to leverage other funding sources whether public or private to complete a proposed project is reviewed. In many cases, recipients have been able to leverage other public and private funding sources by using CDBG dollars for the required local match.

The funds provided through the City's CDBG program over the past 25 years have leveraged a substantial amount of other public and private resources despite difficult economic circumstances in recent years. The amount of funds leveraged by subrecipients is reported in the CAPER each Program Year. Typically, for every one CDBG dollar allocated, subrecipients are able to leverage five times that from other resources.

Public Land Used to Address Needs

Some activities within the non-housing community development goals will be accomplished within City rights-of-way and on City-owned properties to be able to make infrastructure and facilities improvements that will benefit low- and moderate-income neighborhoods in Grand Junction including streets, utilities and parks and recreation facilities.

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Grand Junction	Government	Economic Development Homelessness Non-homeless special needs Planning Public Housing neighborhood improvements public facilities public services	Jurisdiction
Grand Junction Housing Authority	PHA	Public Housing Rental	Jurisdiction
Housing Resources of Western Colorado	Non-profit organizations	Ownership Rental	Region
Grand Valley Catholic Outreach	Community/Faith-based organization	Homelessness Non-homeless special needs Rental	Jurisdiction
MESA COUNTY	Government	Economic Development Non-homeless special needs Planning public facilities public services	Region
Mind Springs Health West	Non-profit organizations	Homelessness Non-homeless special needs public facilities	Region
Mesa Developmental Services	Non-profit organizations	Non-homeless special needs	Region
HILLTOP COMMUNITY RESOURCES	Non-profit organizations	Non-homeless special needs Rental public facilities public services	Region
HomewardBound of the Grand Valley	Non-profit organizations	Homelessness	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MESA YOUTH SERVICES	Non-profit organizations	Non-homeless special needs public facilities public services	Jurisdiction
Western Colorado AIDS Project (WestCap)	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
CENTER FOR INDEPENDENCE	Non-profit organizations	Economic Development Non-homeless special needs public facilities public services	Region
Mesa County Valley School District 51	Public institution	Homelessness neighborhood improvements public facilities public services	Region
Business Incubator Center	Other	Economic Development public facilities	Region
Karis Inc.	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
St Marys Hospital Foundation Gray Gourmet	Community/Faith-based organization	Non-homeless special needs public facilities public services	Region
Grand Junction Economic Partnership	Other	Economic Development	Region
Latin Anglo Alliance	Non-profit organizations	Non-homeless special needs public facilities public services	Jurisdiction
Riverside Education Center	Non-profit organizations	Non-homeless special needs	Jurisdiction
Riverside Task Force Incorporated	Non-profit organizations	Non-homeless special needs neighborhood improvements public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Rocky Mountain SER Head Start Program	Non-profit organizations	Non-homeless special needs public facilities public services	Region
Grand Junction Veterans Administration	Government	Homelessness Non-homeless special needs Rental public services	Region
Habitat for Humanity of Mesa County	Non-profit organizations	Ownership	Region
COLORADO HOUSING AND FINANCE AUTHORITY	Government	Ownership Rental	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

STRENGTHS

- High degree of collaboration and networking - agencies and organizations periodically meet to share ideas, problem-solve, and strategize the best method to meet the needs of low to moderate income and presumed benefit residents in Grand Junction
- There is an active Homeless Coalition and ad-hoc Housing Coalition that meets to discuss targeted needs and strategies and maintain/update its 10-year plan to end homelessness
- Training on various housing and human services topics provided in community by local agencies and organizations and HUD representatives

GAPS

- Need for existing ad-hoc housing coalition to formalize to take actions addressed in the Housing Strategy to be developed later in 2021
- Continue to improve communication and coordination with internal and external customers for programs administered through different nonprofit agencies and organizations and faith-based initiatives
- Sustainability of funded programs that address needs
- Isolation of community - limited opportunities to attend HUD or training by other agencies or networking opportunities that are typically provided in large cities (e.g. CDBG Users Group and non-profit training meetings in Denver)
- Many agencies and organizations serve a large population that does not reside in the Grand Junction city limits; therefore, expenditure of CDBG for their projects, services and programs is limited in support of their entire operations.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X		X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Service Delivery System to Meet the Needs of Homeless Persons

As evidenced on the table above, there are many services targeted to homeless persons and persons with HIV and mainstream services available to and used by homeless persons and persons with HIV within Grand Junction. Since the community is a central hub of service for Western Colorado and Eastern Utah, there are more services provided here than in other small cities of similar size. Thus, there are outreach activities to be able to serve these populations, many of which come to Grand Junction from areas outside of the jurisdictional boundaries due to the services provided here, and there is high demand/use of the services as the numbers of these populations increase.

Strengths and Gaps of Service Delivery System

STRENGTHS

- High degree of collaboration and networking - agencies and organizations periodically meet to share ideas, problem-solve, and strategize the best method to meet the needs of low to moderate income and presumed benefit residents in Grand Junction
- There is an active Homeless Coalition and ad-hoc Housing Coalition that meets to discuss targeted needs and strategies and maintain/update the 10-year plan to end homelessness
- Training on various housing and human services topics provided in community by local agencies and organizations and HUD representatives

GAPS

- Need for existing ad-hoc housing coalition to formalize to take actions addressed in the Housing Strategy to be developed later in 2021
- Continue to improve communication and coordination with internal and external customers for programs administered through different nonprofit agencies and organizations and faith-based initiatives
- Sustainability of funded programs that address needs
- Isolation of community - limited opportunities to attend HUD or training by other agencies or networking opportunities that are typically provided in large cities (e.g. CDBG Users Group and non-profit training meetings in Denver)
- Many agencies and organizations serve a large population that does not reside in the Grand Junction city limits; therefore, expenditure of CDBG for their projects, services and programs is limited in support of their entire operations.

Strategy for Overcoming Gaps

The role of the City Community Development Department in administering the CDBG program is to initiate strategic planning for the development of viable communities, to evaluate competitive proposals, to recommend appropriate HUD funding, and to monitor and report appropriate regulatory compliances. The Community Development Department is also responsible for certifying consistency with the Consolidated Plan for any activities receiving HUD funds. The Consolidated Plan strategy includes developing, strengthening and/or continuing relationships with internal and external entities, many of which are described above.

- Grand Junction City Council and Administration Staff
- Grand Junction Community Development Department and Departments of Police, Public Works and Utilities and Parks and Recreation
- HUD CPD, FHEO, Labor and Environmental Staff
- Housing Partners - Form a Housing Coalition to develop housing strategies: Grand Junction Housing Authority, Housing Resources of Western Colorado, Habitat for Humanity, Grand Valley Catholic Outreach, Hilltop, STRiVE. Karis, Inc. and other private housing providers
- Economic Development Partners
- Local Planning Organizations
- Homeless Coalition and Partners included in the Coalition

- Human Services Providers
- Mesa County and State of Colorado

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	Suitable Living Environment - Non-Housing	2021	2025	Non-Housing Community Development		Non-Housing Infrastructure and Facilities	CDBG: \$1,036,232	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
2	Decent Affordable Housing	2021	2025	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Increase the Inventory of Affordable Housing Units	CDBG: \$530,260	Rental units constructed: 100 Household Housing Unit Homeowner Housing Added: 40 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit Housing for People with HIV/AIDS added: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Creating Economic Opportunities	2021	2025	Economic Development		Economic Development and Childcare	CDBG: \$100,000	Jobs created/retained: 20 Jobs Businesses assisted: 5 Businesses Assisted Other: 1 Other
4	Suitable Living Environment - Homeless	2021	2025	Homeless Non-Housing Community Development Special Needs Populations and Other Human Services		Non-Housing Infrastructure and Facilities Homeless	CDBG: \$360,548	Homeless Person Overnight Shelter: 1300 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 25 Beds Homelessness Prevention: 25 Persons Assisted
5	Suitable Living Env - Special Needs/Minorities	2021	2025	Non-Housing Community Development Special Needs Populations and Other Human Services		Non-Housing Infrastructure and Facilities Special Needs Populations and Other Human Services	CDBG: \$345,410	Other: 2000 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Suitable Living Environment - Non-Housing
	Goal Description	This goal will address Non-Housing Community Development Infrastructure. Public improvements will be neighborhood based and primarily include street, sidewalk, storm drainage, solid waste, parks and recreation improvements. This goal will also include acquisition, construction, rehabilitation or other improvements to other public facilities that are owned and operated by other entities and organizations that serve low- and moderate-income persons.
2	Goal Name	Decent Affordable Housing
	Goal Description	This goal is to increase the inventory of affordable housing units, maintain/rehabilitate existing low- and moderate-income housing, and remove lead-based hazards in residential units.
3	Goal Name	Creating Economic Opportunities
	Goal Description	This goal addresses economic development and the creation of jobs and supportive childcare and other service needs categories.
4	Goal Name	Suitable Living Environment - Homeless
	Goal Description	This goal addresses shelter, housing, services and other activities to support homeless individuals and families.
5	Goal Name	Suitable Living Env - Special Needs/Minorities
	Goal Description	This goal will provide activities to support Special Needs Populations and Other Human Services, Youth and Minority Populations need categories.

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)

N/A - the City of Grand Junction does not provide affordable housing and is not allocated any HOME funds.

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)

N/A - the City of Grand Junction does not have public housing units; therefore, there are no applicable Section 504 requirements.

Activities to Increase Resident Involvement

Residents of all housing developments, including those in accessible units, owned and operated by the Grand Junction Housing Authority and Housing Resources of Western Colorado are encouraged to participate in their respective housing communities. Participation typically involves volunteering to serve on a community board or committee that meets with staff to discuss issues, concerns and ways to resolve them to improve housing conditions for all residents.

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

No

SP-55 Barriers to Affordable Housing – 91.215(h)

Community engagement efforts for the *Grand Valley Housing Needs Assessment (HNA)*, included extensive outreach efforts to community stakeholders. Participants represented a wide range of groups with housing needs; and included stakeholders involved in providing housing services and other services for vulnerable populations, along with stakeholders involved in economic development and developers of single family and multifamily housing. Discussion of barriers to housing development included land costs, fees, NIMBYism/community resistance, the speed of approval process, and natural features. Other concerns were current state of the housing market, rising cost of materials, lack of adequate public transportation and lack of affordable housing development policies. Many of these factors are out of the control of a local government but the latter could be considered a negative effect of public policies on affordable housing and residential investment. The stakeholder discussions also suggested a series of recommendations and actions pertaining to public policy that are listed below. Based on these, the City has an opportunity to continue this discussion with other housing interests and work towards making changes to public policies to better support affordable housing and residential investment.

- Look into options for manufactured housing replacement and ownership
- More regional cooperation between the City and County
- Encourage mixed developments with varied housing types sharing parks and neighborhood amenities
- Promote more integration of housing services and other services

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Housing Needs Assessment includes several ideas of critical barriers and possible actions recommended by stakeholders during development of the Assessment and the Five-Year Consolidated Plan. A number of housing challenges were identified in general as well as applicable to various special needs groups. Phase 2 of the Grand Valley Housing Needs Assessment to be completed near the beginning of the 2021 Program Year will develop more specific strategies for the City of Grand Junction to take steps, along with housing partners, to overcome the challenges. Some general recommendations identified in the 2016 Housing Needs Assessment and reiterated during development of the 2021 Housing Needs Assessment are summarized below. As strategies are developed and progress is made, results will be reported in the City's CAPER in future years.

Encourage Low to Moderate Income Housing

- Encourage affordable housing development through density bonus, fee deferments or waivers, and other forms of cost benefits to developers.
- Increase the density of housing in some areas that could accommodate higher density rental development to maximize housing in residential zone districts

Encourage Rental Housing Development

- Assess areas that can accommodate additional rental/multifamily development within range of existing infrastructure and accommodations.
- Encourage rental developments through development incentives and fee waivers.
- Review zoning requirements that may limit rental/multifamily developments and areas of increased density, especially in areas adjacent to existing amenities and infrastructure.

SP-60 Homelessness Strategy – 91.215(d)

Outreach to Homeless Persons to Assess Individual Needs

The Grand Junction Housing Authority completed the Vulnerability Index study as a basis for reaching out to homeless persons and assessing their needs. Results of the study presented suggested strategies for ongoing outreach, assessment and forms of assistance. The community, largely through the already-established Homeless Coalition will further refine the suggestions and develop a more detailed strategy plan for addressing the needs of the homeless population. Future endeavors may be funded with City CDBG funds and accomplishments reported in the City's annual CAPER.

Address Emergency and Transitional Housing Needs of Homeless Persons

In order to develop a strategy to prevent homelessness, a method must be developed to determine exactly what the magnitude of the problem is. Therefore, a point in time survey will be in January of each year. A comparison of year-over-year numbers should accurately predict the magnitude of the problem. Other data can also be accumulated which will indicate the causes of homelessness. The Beyond Charity community effort maintains this base data as part of its 10-year Plan to End Homelessness. Emergency shelter can be used to house individuals temporarily or additional single

room occupancy units (SROs) or other bare-basics housing options can be made available. Once basic housing is secured, employment and/or training is more easily accessed.

Transitional housing programs may be developed for chronically homeless persons that will need casework and other resources to get back to self-sufficiency. Most often these programs allow individuals to stay in supported housing up to two years to develop resources to prevent recurrent homelessness. Some homeless individuals who are disabled will need to be transitioned to permanent supportive housing with necessary supportive casework. Some chronically homeless people will never be otherwise – preferring to live home free. The 10-Year Plan to End Homelessness includes specific goals and strategies in six areas, including identification of the lead agent/agency and a target completion date: Housing, Supportive Services, Income Benefits/Jobs, Outreach, Education/Public Awareness and Data Collection and Analysis. As strategies are completed, they are reported in the City's CAPER each program year.

Help Homeless Persons Transition to Permanent Housing and Independent Living

The strategy for ending chronic homelessness is much the same as the strategy for ending homelessness. The difference is in the behaviors which seem to be more entrenched in the chronically homeless –those with a longstanding recurrent pattern of homelessness. In order to help these individuals get back into productive society, housing options such as those described above must be partnered with intensive case management including the areas of job skills training, mental health, work ethic, and substance abuse.

The Colorado Coalition for the Homeless is the agency responsible for the Continuum of Care (CoC) for a large part of Colorado. The Coalition's Rural Initiatives Program is a collaboration currently uniting 14 homeless service providers including HomewardBound of the Grand Valley and Grand Valley Catholic Outreach in Grand Junction. The initiative provides rental assistance and support services to help families and individuals move from homelessness to housing stability and self-sufficiency.

The Grand Valley Coalition for the Homeless is made up of various human service providers helping the homeless in Grand Junction as well as interested citizens and homeless persons. This coalition meets monthly, coordinates and finds projects and activities that provide services to the homeless population, often requiring the partnering of multiple organizations and agencies. The Grand Valley Coalition for the Homeless is part of the Colorado Coalition for the Homeless Balance of State Continuum of Care (CoC). The City of Grand Junction, the jurisdiction responsible for the Five-Year Consolidated Plan, participates with the Grand Valley Coalition and is supportive of the coordinated efforts to helping homeless persons make the transition to permanent housing and independent living.

Help Low-Income Individuals and Families Avoid Becoming Homeless

Families and individuals who are at imminent risk of becoming homeless can often avoid homelessness with help which can be in the form of professional case management or concerned trained mentors. Money management or the lack of it often is an issue. Underemployment or unemployment, injury or illness or divorce can also quickly lead to homelessness. An active job market or job training can help.

Programs aimed toward keeping youth in school along with life skills training are crucial to preventing homelessness in the future. Private industry, nonprofit organizations, government and industry can collaborate in the in the community goal to end homelessness. Some components of the strategy against homelessness includes the following:

- Housing Authority and Partners – The Next Step program, designed to house 50 homeless families with children in school, and Permanent Supportive Housing units operated by Grand Valley Catholic Outreach and HomewardBound are examples of a collaborative effort of government and private and nonprofit agencies to transition people from homelessness to self-sufficiency. All of these programs leverage HUD dollars with collaborative community support to address homeless needs.
- Training programs offered through a collaboration of the Workforce Center, the Business Incubator Center, Grand Junction Economic Partnership, Western Colorado Community College, local government and others that are designed to work with entry level and more skilled employees to help individuals earn more income, which is a key to being able to afford housing. Incentives to employers to encourage their participation in these efforts are crucial.
- Affordable housing – Improve and increase housing through community housing providers and public-private collaborative and on-going work of the ad-hoc Housing Coalition.
- Expand preemptive efforts to provide services to persons at risk of homelessness.

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

All activities funded with CDBG dollars through the City of Grand Junction must comply with federal regulations concerning lead-based paint. Lead-based paint reduction regulations are incorporated into all legal agreements between the City and CDBG sub-recipients. Any residential units or facilities constructed prior to 1978 involved in a CDBG activity must undergo a lead-based paint evaluation by a certified inspector. Any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

How Actions Relate to Extent of Lead Poisoning Hazards

The number of cases of children with elevated levels of lead in their blood has dropped significantly over the last decade. The State of Colorado no longer supports a significant lead-based paint testing program state-wide. Thus, the Mesa County Health Department does not proactively test persons (primarily children) unless there is reason to believe that a person has been exposed to lead. Over the past decade, testing of physician-referred children resulted in very few cases of abnormal results.

How Actions are Integrated into Housing Policies and Procedures

The Colorado Department of Public Health and Environment, Air Pollution Control Division is responsible for developing and implementing lead certification and abatement regulations for child occupied

facilities and target housing a mandated by state statute. The statute governs the inspection and assessment of lead-based paint and hazards, lead contaminated soil and dust, and the abatement of lead-based paint hazards. Childhood lead poisoning has been identified as the number one preventable environmental health threat to children in the United States. In Colorado, the Childhood Lead Poisoning Prevention Program is funded by the Center for Disease Control (CDC) and includes overarching strategies in partnership building, surveillance, case investigation and management, prevention and evaluation.

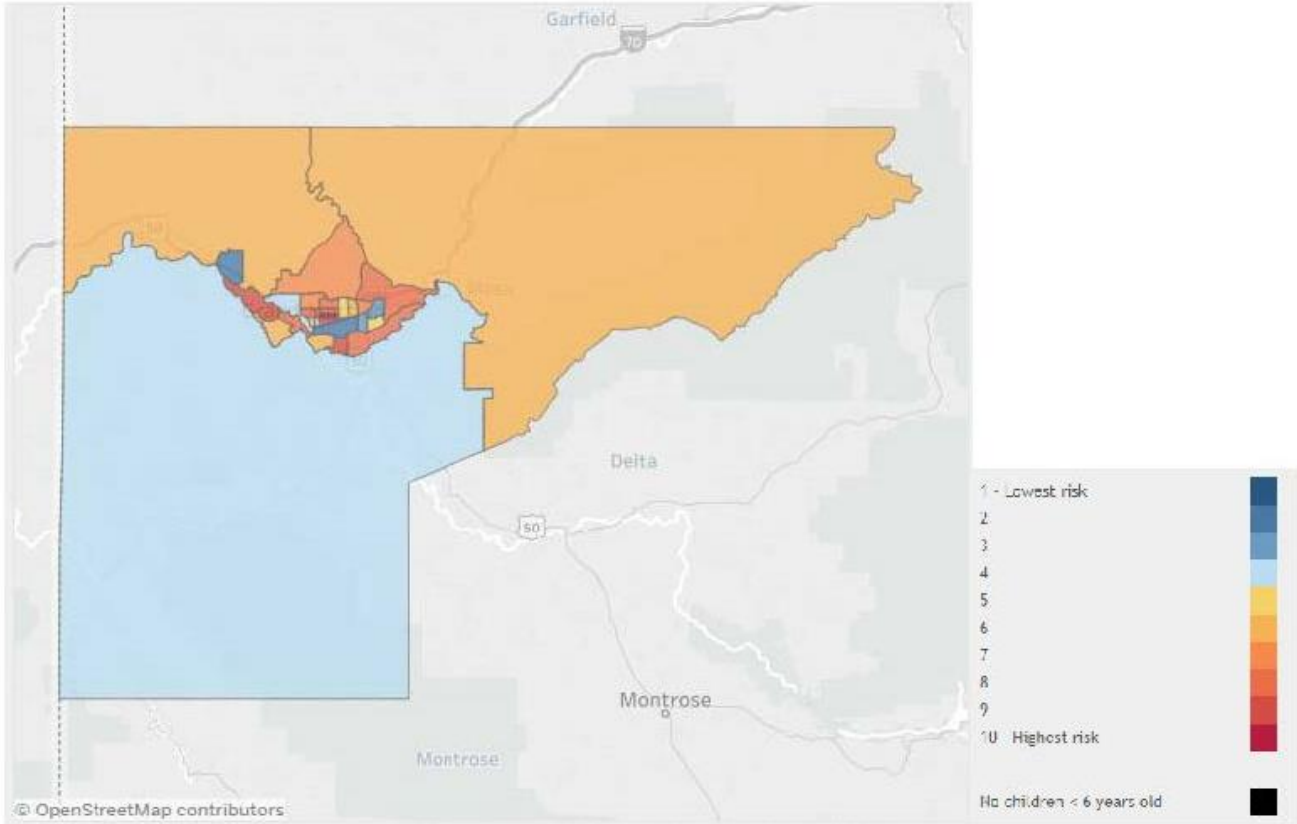
The strategies focus on three general areas of concern:

1. Identifying children who are at risk of lead poisoning, testing those children, and initiating action;
2. Educating parents and the public at large about the risks of lead poisoning and the role we each play in preventing it; and
3. Identifying and controlling sources of lead in our environment.

The program resources may be accessed at: cdphe.colorado.gov/lead-colorado-childhood-lead-poisoning-prevention-program.

The Mesa County Health Department operates under the State's guidance and acts as needed to help educate the community and perform testing as identified. Local housing providers and landlords are knowledgeable about the risk of lead-based paint and typical housing application screening procedures are careful to identify any households that include children under the age of 6 or anyone that is pregnant. So as not to take a possible risk, it is common policy that these households are not accommodated in housing units that were constructed pre-1978.

The Mesa County Community Health Needs Assessment 2018-2020 included the map below that illustrates lead risk in the County by census tract. Within the City limits, many the highest-risk areas correspond with low- and moderate-income neighborhoods. Thus, it is important that landlords, tenants, educators and medical staff are cognizant of the potential risk when in contact with children that may reside in these areas to be able to recognize the concern and take necessary actions.



MESA COUNTY LEAD RISK BY CENSUS TRACT

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

The disparity between wages and housing costs continues to create an increasing need for an effective community response to realize the potential of resources and identify priorities. It is recommended that an Anti-Poverty Coalition be formed to lead implementation of this strategy.

Goals

Provide opportunities for all citizens to realize increased stability and household income

Form an Anti-Poverty Coalition

Programs and Policies

A. Collect data - point in time, human services, school district, vulnerability index

B. Focus on a continuum of prevention and intervention by age and type of persons

1) Support efforts of existing and develop new partnerships

2) Develop work ethic programs.

- Partner with School District 51 to establish work requirements for graduation
- Reduce drop-out rates in high school

3) Develop programs to help people be better prepared for retirement

C. Encourage efforts to raise earned income levels.

1) Increase employability of the workforce including recipients of public benefits.

- The Mesa County Workforce Center engages recipients of public benefits in employment training programs, linking them with potential employers, and supporting their movement into the workforce.
- Support Partners Western Colorado Conservation Corps which targets at-risk youth and has a structured training and employment program.
- Develop a pipeline to work model that will link people to potential employers.
- Work with employers on providing job training and advancement opportunities.
- Focus on entry level job training for people who lack entry-level job skills and cannot yet obtain or be successful in an entry-level job.

2) Support efforts to maintain a strong diversified economic base.

D. Encourage increased access to employment

1) Public Transportation

• Extend service hours of Grand Valley Transit routes to help low and moderate income persons access employment

• Increase frequency and total number of Grand Valley Transit routes and expand the service area

• Develop a pipeline to work model that will link people to potential employers

2) Address Childcare Needs

• Provide affordable childcare for low income workers.

• Provide childcare to children of parents that work evenings and weekends, not just weekday, daytime hours.

• Provide childcare for special needs children

E. Foster increased household stability

- 1) Support existing and promote new educational programs such as: life skills, homebuyer education, home maintenance, parenting, family planning, financial management, literacy, healthy recreational activities, tenant responsibilities, energy efficient programs and technical skill/vocational training.
- 2) Maintain and expand existing drug and alcohol rehabilitation services.
- 3) Maintain and expand existing services to people with special needs.

F. Support efforts to provide assistance to avoid, reduce or cope with economic emergencies and catastrophic expense

- 1) Provide essential healthcare to the uninsured
 - Continue support of existing programs (e.g. Marillac Clinic, St. Mary's Medicine Center)
- 2) Support and maintain efforts to reduce and control energy costs for low income persons energy programs (e.g. LEAP).

G. Focus affordable housing development near centers of high employment or along public transportation routes such as downtown, Mesa Mall, North Avenue and Horizon Drive.

Coordination between Actions to Reduce Poverty and Affordable Housing Plan

Representatives of agencies and organizations of a housing coalition and the Homeless Coalition would also be participants on an Anti-Poverty Coalition to ensure coordination of goals, policies and implementation strategies and minimize duplication of efforts.

SP-80 Monitoring – 91.230

The City of Grand Junction Community Development Department is charged with coordinating the Consolidated Plan strategic plan in conjunction with the Comprehensive Plan, the City Council and City Manager/Administration Office. The City and its department coordinate their efforts and work with a variety of housing and human services providers, neighborhood groups and other community organizations. The City of Grand Junction measures the performance of these organizations by analyzing project goals and achievements and through the analysis of community indicators such as employment, income, housing and homelessness data.

The Annual Action Plan identifies and quantifies the anticipated benefits that will result from each activity and links each activity to associated Consolidated Plan goals. The quarterly reporting process and the Integrated Disbursement and Information System (IDIS) reporting system assist in gauging the actual productivity and effectiveness of each CDBG activity as well as the program as a whole. Activity achievements are reported in the annual CAPER. These achievements help redefine community goals, reassess community needs and re-establish funding priorities for subsequent years.

All sub-recipients of CDBG funds must enter into a legal agreement with the City specifying how and when the grant funds will be spent. The City does not disburse payment to grant recipients until the contract has been executed and the grant recipient provides evidence of performance. Each

subrecipient must provide progress reports as specified in the Subrecipient Agreement and performance data is reported in the IDIS system as projects proceed and are completed. In addition, the activities are also reported annually through the Federal Funding Accounting and Transparency Act (FFATA) Subaward Reporting System (FSRS). The city regularly reviews federal regulation compliance, financial management and record keeping systems, and procurement processes when applicable for each project. HUD routinely monitors the City of Grand Junction via review of required reporting. The last such review took place with the 2019 Program Year Consolidated Annual Program Evaluation Report submitted in November 2020 upon completion of the 2019 Program Year on August 31, 2020. Review of the report concluded that the City generally complies with all requirements for administration and reporting of the CDBG program. A concurrent FHEO review of the 2019 CAPER noted that the City must direct and document use of its CDBG funds to more equitably serve the population, particularly the Hispanic and racial minority populations. This recognition will be addressed in greater detail as the City funds activities and reports accomplishments in the future.



Grand Junction City Council

Workshop Session

Item #1.d.

Meeting Date: May 17, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

2021 Program Year Community Development Block Grant (CDBG) Funding Requests

EXECUTIVE SUMMARY:

Consider requests to fund qualified activities and programs as part of the Community Development Block Grant 2020 Program Year. The City's allocation is \$462,738 for the 2021 CDBG Program Year that will begin once the 2021 Annual Action Plan has been completed and funds have been released by the Department of Housing and Urban Development (HUD) in September-October 2021.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Community Development Block Grant (CDBG) funds are an entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The 2021 Program Year, which will begin September 1, 2021, marks the City's 26th year of eligibility. Applications for funding were solicited and received by the City in March 2021. The purpose of the City Council workshop is to establish a work plan for the 2021 CDBG Program Year by recommending which projects should be funded. The final funding decision is scheduled to be made by the City Council at its meeting on June 16, 2021 with adoption of the Annual Action Plan occurring at the July 21, 2021 meeting.

2021 CDBG Project Funding

The City has received grant requests of \$727,243 from outside agencies and has identified three City capital improvements projects totaling \$1,028,595 that would be eligible for CDBG funding for a total of \$405,000 in grant requests (excluding \$25,000

administration funding requested). The City's allocation is \$462,738 for the CDBG 2021 Program Year. The purpose of the May 17, 2021 workshop is to establish a work plan for the 2021 CDBG Program Year by recommending which projects should be funded. The applications for 2021 funding are summarized in Attachment 1 and tabulated in the Attachment 2 worksheet. The complete applications for each project are included as Attachment 6.

HUD CDBG Guidelines and Evaluation Criteria

The CDBG program has several funding criteria that are important to consider when evaluating which projects the City can fund with its 2020 allocation, as follows:

- 1) Administration activities may not exceed 20% of Program Year allocation
- 2) Human Services activities may not exceed 15% of Program Year less the amount of outstanding obligated funds
- 3) Applications for CDBG funding will be judged by the criteria below:
 - A) Proposed project meets National Objectives:
 - Benefits low and moderate income persons;
 - Eliminates or prevents slum or blight; or
 - Addresses an urgent community need (usually a natural disaster)
 - B) Proposed project is eligible and meets the City's Five Year Consolidated Plan Goals:
 - Need for non-housing community development infrastructure
 - Need for affordable housing
 - Needs of the homeless
 - Needs of special needs populations and other human services
 - C) Ability of the applicant to complete the project: Agency capacity, history of performance, staff level and experience, financial stability
 - D) Amount requested is consistent with agency needs

FISCAL IMPACT:

The CDBG program is a pass through of Federal Funds into the community. Recipients and activities will be selected to allocate the City's 2021 CDBG Program Year funds in the amount of \$462,738.

SUGGESTED ACTION:

Consider the applications for grant funding and forward activities and program funding

recommendations to be incorporated into the City's 2020 Annual Action Plan.

Attachments

1. Attachment 1 - 2021 CDBG Applications Summary
2. 2021 CDBG Applications City Council Worksheet
3. 2021 CDBG Schedule City Council
4. CDBG PROJECTS BY PROGRAM YEAR 2016 to 2020
5. 2020 CDBG Funded Activities
6. 2021 CDBG Applications

SUMMARY OF 2021 FUNDING REQUESTS

PROGRAM ADMINISTRATION – Cannot Exceed 20% of Allocation (\$92,547)

1: City CDBG Administration

The City allocated \$75,000 2020 CDBG funds for general administration of the program as well as planning funds for the Grand Valley Housing Study, the majority of which be expended by September 2021. The 2021 program year will incur typical staff time as in previous years to cover a portion of staff salary, training, advertising, and HUD reporting requirements.

Funds Requested: \$25,000

Funds Leveraged: \$0

SERVICES PROJECTS – Cannot Exceed 15% of Allocation (\$69,410)

2: Counseling and Education Center (CEC) - Low Income Counseling Services

CEC provides counseling to individuals in crisis or those dealing with difficult emotional issues and ensures access to professional counseling, regardless of income or ability to pay. CDBG funds would provide 175 more sessions of counseling for at least 10 more clients seeking care. CEC has received multiple grants for the same purpose with the most recent being 2020 funds (\$10,000) which have been expended and the project closed out.

Funds Requested: \$10,000

Minimum Request: \$5,000

Total Project Cost: \$452,918

Funds Leveraged: \$442,918

FUNDING CONCERNS: None

3: Karis, Inc. – Advocate Support for Laurel House

Karis, Inc. provides services and housing to homeless youth ages 13-24. The Laurel House multifamily development was recently completed for 34 at-risk young adults. CDBG funds are requested to hire a Youth Advocate who will offer assistance to residents to improve long-term stability including employment applications, learn budgeting, access community services and manage mental and physical health. Karis, Inc. has received multiple grants in the past with the most recent being a 2020 grant of \$40,000 to remodel a house which has not been expended.

Funds Requested: \$18,000

Minimum Request: \$1,000

Total Project Cost: \$18,000

Funds Leveraged: \$0

FUNDING CONCERNS: None

4: HopeWest – Extended Caregiver Support for Low- and Moderate-income Families

HopeWest is a community resource focused on changing the way our communities experience aging, illness and grief. The Extended Care Support (ECS) program assists families with additional hospice aide to manage care of a family member nearing the end of life. Families purchase this additional care from HopeWest for \$30/hour which is cost-prohibitive for low- and moderate-income families. CDBG funds will be used to offer scholarships for those who qualify for the program. HopeWest has received numerous grants in the past including a 2020 grant for its Youth Grief Program. 50% of the funds have been expended.

Funds Requested: \$15,000
Minimum Request: \$15,000
Total Project Cost: \$187,692
Funds Leveraged: \$172,692

FUNDING CONCERNS: Applicant will need to determine household income and whether client lives in City limits.

5: STRiVE – Repair Accessible Bus

STRiVE provides supports for individuals representing the broad spectrum of intellectual/developmental disabilities and their families. CDBG funds would be used to repair its wheelchair accessible bus used to transport clients to appointments and other community services. The 30-person capacity bus was donated to STRiVE and well maintained by the previous owner but is in need of some transmission, radiator and related parts. With an expected useful life of 15 years, repairing this bus is significantly more cost effective than purchasing a newer vehicle with similar capacity. STRiVE has received numerous grants in the past, most recently a 2020 grant of \$20,559 which has not been expended.

Funds Requested: \$7,942
Minimum Request: \$7,942
Total Project Cost: \$7,942
Funds Leveraged: \$0

FUNDING CONCERNS: None

6: Mind Springs Health (MSH) – Replace Vehicle

MSH is a community mental health center that provides a variety of mental health and substance abuse services. The Oasis Clubhouse located at 450 Ouray Avenue serves low-income individuals and many people experiencing homelessness. It provides a day program for people that live with mental illness and substance abuse disorder and a safe place for people to access professional resources and feel a sense of community in a non-clinical setting. CDBG funds would be used to purchase a vehicle to transport clients to and from the facility. MSH has not recently received CDBG funds.

Funds Requested: \$49,000
Minimum Request: \$49,000
Total Project Cost: \$49,000
Funds Leveraged: \$0

FUNDING CONCERNS: None

7: Riverside Educational Center (REC) – Chipeta Elementary After School Program Transportation

The Riverside Educational Center is a community collaboration that provides after-school tutoring and extracurricular activities for qualifying Mesa County students to improve academic achievement and foster positive social and emotional development. REC provides transportation home for students enrolled in REC programming at Chipeta Elementary. CDBG funds would be used to purchase a 14-passenger bus for this purpose. REC has received several grants in the past, most recently a \$12,700 grant in 2019 for the same purpose for Dos Rios Elementary. The funds have been expended and the project closed out.

Funds Requested: \$27,000
Minimum Request: Any Amount
Total Project Cost: \$27,000
Funds Leveraged: \$0

FUNDING CONCERNS: None

8. Mesa County Partners – Purchase Vehicle for Western Colorado Conservation Corps (WCCC)

Mesa County Partners provides on-to-one mentoring that recruits, trains, and supervises adult volunteers who are matched with high-risk youth. Partners also supervises juvenile offenders in performing court-ordered community service as well as operates the Western Colorado Conservation Corps (WCC). CDBG funds are requested to purchase a vehicle to transport WCCC members to area projects. Partners has received multiple grants in the past, most recently a 2019 grant for \$35,000 for remodel of its main program office. All funds have been expended and the project closed out.

Funds Requested: \$35,000
Minimum Request: \$5,000
Total Project Cost: \$35,000
Funds Leveraged: \$0

FUNDING CONCERNS: None

CAPITAL IMPROVEMENTS PROJECTS

9: HomewardBound of the Grand Valley - Homeless Shelter Remodel

The HomewardBound Community Homeless Shelter provides homeless individuals and families with short-term shelter and meals with support services for transitioning to stable housing, community integration and independence. CDBG funds would be used to update the security camera system at the shelter. HomewardBound has received multiple grants in the past with the most recent being two 2020 grants of \$25,000 for services and \$20,000 for construction of which the majority has been expended.

Funds Requested: \$40,000
Minimum Request: \$40,000

Total Project Cost: \$40,000
Funds Leveraged: \$0

FUNDING CONCERNS: None

10: Grand Valley Catholic Outreach (GVCO) – Appliances for Mother Teresa Place

GVCO operates 12 core programs to meet the needs of those in distress including financial aid to prevent homelessness, transitional or permanent housing, the Outreach Day Center and the Soup Kitchen. Mother Teresa Place will be a new, 40-unit multifamily complex to provide a home for homeless and those vulnerable on the street. CDBG funds will be used to purchase the major appliances for the new units. GVCO has received several grants in the past but not within the last few years.

Funds Requested: \$64,018
Minimum Request: \$50,000
Total Project Cost: \$64,018
Funds Leveraged: \$0

FUNDING CONCERNS: None

11: Center for Independence (CFI) – Ability Garden

CFI is a certified Independent Living Center that assists people with disabilities by providing information and referral to needed services, advocacy for civil and public rights, and teaching independent living skills. As part of its accessible cooking program, CFI will construct an Ability Garden to inspire the community with designs that show how anyone can garden in their own space, care for produce with accessible tools, and return to healthy eating with fresh food. CDBG funds will be used to install the irrigation system and provide fencing and hardscape ground materials. The Collbran Job Corps will assist with providing labor for the project. CFI has received several grants in the past but not within the last few years.

Funds Requested: \$70,000
Minimum Request: \$70,000
Total Project Cost: \$86,382
Funds Leveraged: \$16,382

FUNDING CONCERNS: None

12: HopeWest PACE Adult Day Center

HopeWest provides a variety of hospice, inpatient hospice, grief counseling programs and the PACE (Program of All-Inclusive Care of Elderly) facility. CDBG funds would be used to upgrade/remodel the PACE facility with auto door openers and secure closet space for all-day clients. HopeWest has received numerous grants in the past, most recently a 2020 grant of \$10,000 for its Youth Grief Program of which, 50% has been expended.

Funds Requested: \$51,785
Minimum Request: \$51,785
Total Project Cost: \$51,785
Funds Leveraged: \$0 for this project

FUNDING CONCERNS: HopeWest estimates 70% of PACE clients live in the City limits so CDBG could only fund 70% of the project (\$36,249).

13: Mind Springs Health (MSH) – Oasis Clubhouse Rehabilitation

MSH is a community mental health center that provides a variety of mental health and substance abuse services. The Oasis Clubhouse located at 450 Ouray Avenue serves low-income individuals and many people experiencing homelessness. It provides a day program for people that live with mental illness and substance abuse disorder and a safe place for people to access professional resources and feel a sense of community in a non-clinical setting. CDBG funds would be used to rehabilitate the near century old home including kitchen updates, roof repair, replacing HVAC and tree removal. MSH has not recently received CDBG funds.

Funds Requested: \$29,788
Minimum Request: \$29,788
Total Project Cost: \$29,788
Funds Leveraged: \$0

FUNDING CONCERNS: None

14: Karis Inc. – The House Remodel

Karis, Inc. provides services and housing to homeless youth ages 13-24. The House provides temporary housing and services to homeless youth. CDBG funds are requested to remodel The House to include improving HVAC, remodeling bathrooms and kitchen, painting, and creating a more open floor plan that will add spaces for youth to work with staff on homework and job applications. Karis, Inc. has received multiple grants in the past with the most recent being a 2020 grant of \$40,000 to remodel a house which has not been expended.

Funds Requested: \$40,000
Minimum Request: \$1,000
Total Project Cost: \$125,000
Funds Leveraged: \$85,000

FUNDING CONCERNS: Only a portion of the overall project so CDBG will taint entire project for Federal wage rates. All matching funds are pending.

15: Housing Resources of Western Colorado (HRWC) – Emergency Repair for Mobile Homes

The Single-Family Owner-Occupied Housing Rehabilitation Program removes deficiencies or health and safety hazards, corrects substandard conditions, corrects violations of local housing codes, improves accessibility, and improves energy efficiency for owner occupied housing. HRWC's program through Department of Housing has a gap in the overall funding due to HOME funding restrictions that do not allow mobile homes on rented lots. City of Grand Junction CDBG funds do allow this housing type. Emergency repair grants are for manufactured housing on rented lots and shall not exceed \$10,000 per applicant or 50% of its value with the cap being \$10,000. A home repair will improve the community blighted housing stock reducing the client's chance of becoming homeless due to a substandard unit. HRWC has received many grants in the

past, most recently a 2020 grant for \$15,000 for this same program of which no funds have been expended.

Funds Requested: \$25,000
Minimum Request: \$25,000
Total Project Cost: \$28,000
Funds Leveraged: \$3,000

FUNDING CONCERNS: None

16: Housing Resources of Western Colorado (HRWC) – Critical Home Repair Program

HRWC provides low-moderate income residents with 24-hour Critical Home Repair Program. CDBG funds would be used to provide labor and materials/equipment for repairs/improvements including pest infestations, roof repair, HVAC repair, correcting carbon monoxide issues, frozen pipes and electrical problems. Expenditures are typically \$300 to \$500 per household so the program would expect to fund 20 households with the CDBG funds. HRWC has received many grants in the past, most recently a 2020 grant for \$15,000 for the Mobile Home Repair program of which no funds have been expended.

Funds Requested: \$10,000
Minimum Request: \$10,000
Total Project Cost: \$12,000
Funds Leveraged: \$2,000

FUNDING CONCERNS: None

17: Housing Resources of Western Colorado (HRWC) – Phoenix LLP Acquisition

HRWC provides housing services, transitional supportive housing and affordable housing for individuals and families with the goal of housing permanency. HRWC and HomewardBound created a partnership interest in an 8-unit building called Phoenix LLP that houses homeless veterans. HomewardBound has requested that HRWC purchase their interest in the property that is an unanticipated expense for HRWC. HRWC have received numerous grants in the past, most recently a \$15,000 grant in 2020 for its mobile home repair program of which no funds have been expended.

Funds Requested: \$234,710
Total Project Cost: \$234,710
Funds Leveraged: \$0

FUNDING CONCERNS: The City assisted with CDBG funds to purchase the building when the partnership first formed.

18: City of Grand Junction – Linden Avenue Safe Routes to School

Construct 650 feet of curb gutter and sidewalk and 2 accessible ramps on the east side of Linden Avenue to complete a pedestrian connection from Highway 50 to Unaweep Avenue. Urban Trails Committee ranked third.

Funds Requested: \$100,000
Total Project Cost: \$100,000

Funds Leveraged: \$0

FUNDING CONCERNS: None

19: City of Grand Junction – 27 Road Safe Routes to School

Construct 1,200 feet of curb, gutter and sidewalk, 4 accessible ramps and 1 crosswalk to complete a neighborhood connection between Unawep Avenue and B-3/4 Road. Urban Trails Committee ranked second.

Funds Requested: \$225,000

Total Project Cost: \$225,000

Funds Leveraged: \$0

FUNDING CONCERNS: None

20: City of Grand Junction – 12th Street Near Wellington Avenue Pedestrian Crossing

Important to GVT Route 1 access. Install 2 accessible ramps, 1 crosswalk and a yellow-flashing signal. May be premature until property on southeast corner of Wellington and 12th Street develops. First priority for Urban Trails Committee.

Funds Requested: \$80,000

Total Project Cost: \$80,000

Funds Leveraged: \$0

FUNDING CONCERNS: May be premature until property on southeast corner of Wellington Avenue and 12th Street develops.

2021 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS								Total	
		2021 FUNDING ALLOCATION		\$462,738				Maximum Administration Allocation (20%) - \$92,547	
1 2021 Admin	City of Grand Junction Administration	Program Administration	\$25,000	\$25,000	\$0		\$25,000	General program administration, fair housing activities, annual reports to HUD and a portion of staff salary.	\$25,000
SUBTOTAL ADMINISTRATION REQUESTS			\$25,000	\$25,000	\$0		\$25,000		
2021 Funds Remaining for Allocation				\$437,738					
	AGENCY	PROJECT NAME	REQUEST	MIN REQUEST	LEVERAGE	2020 FUNDING	CDBG-CV FUNDING	NOTES	STAFF CONSIDERATIONS
2 Services	Counseling and Education Center	Low Income Counseling Program	\$10,000	\$5,000	\$442,918	\$10,000 100% Expended	\$7,463 100% Expended	CEC provides counseling to individuals in crisis or those dealing with difficult emotional issues and ensures access to professional counseling, regardless of income or ability to pay. CDBG funds would provide 175 more sessions of counseling for at least 10 more clients seeking care.	\$10,000
3 Services	Karis, Inc.	Advocate Support for Laurel House	\$18,000	\$1,000	\$0	\$0 for Services	\$147,794 0% Expended	Karis, Inc. provides services and housing to homeless youth ages 13-24. The Laurel House multifamily development was recently completed for 34 at-risk young adults. CDBG funds are requested to employ a Youth Advocate who will offer assistance to residents to improve long-term stability including employment applications, learn budgeting, access community services and manage mental and physical health. Ineligible, CDBG funds cannot be used for salary.	\$ -
4 Services	HopeWest	Extended Caregiver Support for Low- Mod Income Families	\$15,000	\$15,000	\$0	\$10,000 50% Expended	\$0	HopeWest is a community resource focused on changing the way our communities experience aging, illness and grief. The Extended Care Support (ECS) program assists families with additional hospice aide to manage care of a family member nearing the end of life. Families purchase this additional care from HopeWest for \$30/hour which is cost-prohibitive for low- and moderate-income families. CDBG funds will be used to offer scholarships for those who qualify for the program. Applicant will need to determine household income and whether client lives in City limits.	\$ 10,000
5 Services	STRiVE	Repair Accessible Bus	\$7,942	\$7,942	\$0	\$20,559 for Capital Project 0% Expended	\$10,000 100% Expended	STRiVE provides supports for individuals representing the broad spectrum of intellectual/developmental disabilities and their families. CDBG funds would be used to repair its wheelchair accessible bus used to transport clients to appointments and other community services. The 30-person capacity bus was donated to STRiVE and well maintained by the previous owner but is in need of some transmission, radiator and related parts. With an expected useful life of 15 years, repairing this bus is significantly more cost effective than purchasing a newer vehicle with similar capacity.	\$ 7,942

6 Services	Mind Springs Health (MSH)	Replace Vehicle	\$49,000	\$49,000	\$0	\$0	\$0	MSH is a community mental health center that provides a variety of mental health and substance abuse services. The Oasis Clubhouse located at 450 Ouray Avenue serves low-income individuals and many people experiencing homelessness. It provides a day program for people that live with mental illness and substance abuse disorder and a safe place for people to access professional resources and feel a sense of community in a non-clinical setting. CDBG funds would be used to purchase a vehicle to transport clients to and from the facility.	\$ -
7 Services	Riverside Educational Center (REC)	Chipeta Elementary After School Program Transportation	\$27,000	Any Amount	\$0	\$0	\$14,935 27% Expended	The Riverside Educational Center is a community collaboration that provides after-school tutoring and extracurricular activities for qualifying Mesa County students to improve academic achievement and foster positive social and emotional development. REC provides transportation home for students enrolled in REC programming at Chipeta Elementary. CDBG funds would be used to purchase a 14-passenger bus for this purpose.	\$ 27,000
8 Services	Mesa County Partners	Purchase Vehicle for Western Colorado Conservation Corps (WCCC)	\$35,000	\$5,000	\$0	\$0	\$0	Mesa County Partners provides on-to-one mentoring that recruits, trains, and supervises adult volunteers who are matched with high-risk youth. Partners also supervises juvenile offenders in performing court-ordered community service as well as operates the Western Colorado Conservation Corps (WCC). CDBG funds are requested to purchase a vehicle to transport WCCC members to area projects.	\$ 14,468
TOTAL SERVICES REQUESTS			\$161,942	\$82,942				Services Project Cap - \$69,410 (15% of Allocation)	\$ 69,410
9 Facility Rehab	HomewardBound of the Grand Valley	Homeless Shelter Remodel	\$40,000	\$40,000	\$0	\$20,000 55% Expended and \$25,000 for Services 100% Expended	\$17,448 0% Expended	The HomewardBound Community Homeless Shelter provides homeless individuals and families with short-term shelter and meals with support services for transitioning to stable housing, community integration and independence. CDBG funds would be used to update the security camera system at the shelter.	\$ 40,000
10 New Housing	Grand Valley Catholic Outreach (GVCO)	Appliances for Mother Teresa Place	\$64,018	\$50,000	\$0	\$0	\$167,558 63% Expended	GVCO operates 12 core programs to meet the needs of those in distress including financial aid to prevent homelessness, transitional or permanent housing, the Outreach Day Center and the Soup Kitchen. Mother Teresa Place will be a new, 40-unit multifamily complex to provide a home for homeless and those vulnerable on the street. CDBG funds will be used to purchase the major appliances for the new units.	\$ 50,000
11 Facility	Center for Independence (CFI)	CFI Ability Garden	\$70,000.00	\$70,000	\$16,382	\$0	\$0	CFI is a certified Independent Living Center that assists people with disabilities by providing information and referral to needed services, advocacy for civil and public rights, and teaching independent living skills. As part of its accessible cooking program, CFI will construct an Ability Garden to inspire the community with designs that show how anyone can garden in their own space, care for produce with accessible tools, and return to healthy eating with fresh food. CDBG funds will be used to install the irrigation system and provide fencing and hardscape ground materials. The Collbran Job Corps will assist with providing labor for the project.	\$ -

12 Facility Rehab	HopeWest	PACE Adult Day Center	\$51,785	\$51,785	\$0	See Above	\$0	HopeWest provides a variety of hospice, inpatient hospice, grief counseling programs and the PACE (Program of All-Inclusive Care of Elderly) facility. CDBG funds would be used to upgrade/remodel the PACE facility with auto door openers and secure closet space for all-day clients. HopeWest estimates 70% of PACE clients live in the City limits so CDBG could only fund 70% of the project (\$36,249).	\$ -
13 Facility Rehab	Mind Springs Health (MSH)	Oasis Clubhouse Rehabilitation	\$29,788	\$29,788	\$0	\$0	\$0	MSH is a community mental health center that provides a variety of mental health and substance abuse services. The Oasis Clubhouse located at 450 Ouray Avenue serves low-income individuals and many people experiencing homelessness. It provides a day program for people that live with mental illness and substance abuse disorder and a safe place for people to access professional resources and feel a sense of community in a non-clinical setting. CDBG funds would be used to rehabilitate the nearly century old home including kitchen updates, roof repair, replacing HVAC and tree removal.	\$ 29,788
14 Housing Rehab	Karis, Inc.	The House Remodel	\$40,000	\$1,000	\$85,000	\$40,000 for capital project 0% Expended	\$147,794 0% Expended	Karis, Inc. provides services and housing to homeless youth ages 13-24. The House provides temporary housing and services to homeless youth. CDBG funds are requested to remodel The House to include improving HVAC, remodeling bathrooms and kitchen, painting, and creating a more open floor plan that will add spaces for youth to work with staff on homework and job applications. Only a portion of the overall project so CDBG will taint entire project for Federal wage rates. All matching funds are pending.	\$ 40,000
15 Housing Rehab	Housing Resources of Western Colorado (HRWC)	Emergency Repair for Mobile Homes	\$25,000	\$25,000	\$3,000	\$15,000 for this use 0% Expended	\$50,000 0% Expended	The Single Family Owner Occupied Housing Rehabilitation Program removes deficiencies or health and safety hazards, corrects substandard conditions, corrects violations of local housing codes, improves accessibility and improves energy efficiency for owner-occupied housing. HRWC's program through Department of Housing has a gap in the overall funding due to HOME funding restrictions that do not allow mobile homes on rented lots. City of Grand Junction CDBG funds do allow this housing type. Emergency repair grants are for manufactured housing on rented lots and shall not exceed \$10,000 per applicant or 50% of its value with the cap being \$10,000. A home repair will improve the community blighted housing stock reducing the client's chance of becoming homeless due to a substandard unit.	\$ 25,000
16 Housing Rehab	Housing Resources of Western Colorado (HRWC)	Critical Home Repair Program	\$10,000	\$10,000	\$2,000	\$15,000 for Mobile Home Repair 0% Expended	\$50,000 0% Expended	HRWC provides low-moderate income residents with 24-hour Critical Home Repair Program. CDBG funds would be used to provide labor and materials/equipment for repairs/improvements including pest infestations, roof repair, HVAC repair, correcting carbon monoxide issues, frozen pipes and electrical problems. Expenditures are typically \$300 to \$500 per household so the program would expect to fund 20 households with the CDBG funds.	\$ 10,000

17 Housing Rehab	Housing Resources of Western Colorado (HRWC)	Phoenix LLP Acquisition	\$234,710	\$234,710	\$0	\$15,000 for Mobile Home Repair 0% Expended	\$50,000 0% Expenditure	HRWC provides housing services, transitional supportive housing and affordable housing for individuals and families with the goal of housing permanency. HRWC and HomewardBound created a partnership interest in an 8-unit building called Phoenix LLP that houses homeless veterans. HomewardBound has requested that HRWC purchase their interest in the property that is an unanticipated expense for HRWC. The City assisted with CDBG funds to purchase the building when the partnership first formed.	\$ -
SUBTOTAL NON-CITY CAPITAL REQUESTS			\$565,301						\$ 194,788
18 Public	City of Grand Junction Public Works	Linden Ave from UnawEEP to Hwy 50	\$100,000	\$100,000	\$0	\$120,000 for Elm Ave SRTS 0% Expended	\$0	650 feet of curb gutter and sidewalk and 2 accessible ramps on the east side of Linden Avenue to complete a pedestrian connection from Highway 50 to UnawEEP Avenue. Urban Trails Committee ranked third.	\$ -
19 Public	City of Grand Junction Public Works	27 Road from UnawEEP to B-3/4 Road	\$225,000	\$225,000	\$0	\$120,000 for Elm Ave SRTS 0% Expended	\$0	1,200 feet of curb, gutter and sidewalk, 4 accessible ramps and 1 crosswalk to complete a neighborhood connection between UnawEEP Avenue and B-3/4 Road. UTC ranked second.	\$ 173,540
20 Public	City of Grand Junction Public Works	12th Street near Wellington Ave	\$80,000	\$80,000	\$0	\$120,000 for Elm Ave SRTS 0% Expended	\$0	Important to GVT Route 1 access. Install 2 accessible ramps, 1 crosswalk and a yellow-flashing signal. Urban Trails Committee ranked first priority. May be premature until property on southeast corner of Wellington and 12th Street develops.	\$ -
SUBTOTAL CITY CAPITAL REQUESTS			\$405,000						\$ 173,540
Total Capital									\$ 368,328
Total Services (Max allowable 15% or \$69,410)									\$ 69,410
Total Admin (Max Allowable 20% or \$92,547)									\$ 25,000
Total									\$ 462,738
Total Allocation (\$462,738)									\$462,738
Total Capital			\$970,301						
TOTAL REQUESTS			\$1,132,243						
Total Including Admin			\$1,157,243						

**CITY OF GRAND JUNCTION
2021 CDBG PROGRAM YEAR SCHEDULE**

By January 29	Mail/Email flyer re: February 11 Application Workshop
Thursday February 11	2021 Application Workshop
March 22 5:00 pm	Deadline for 2021 CDBG Applications
March 23-April 9	Staff Review of Applications
May 3	Draft Grand Valley Housing Needs Assessment, Analysis of Impediments to Fair Housing Choice (AI) and Consolidated Plan
May 3	Staff report summarizing Consolidated Plan, AI, LEP and 2021 applications and reviewing CDBG eligibility requirements of new applications available to City Council.
May 17	Council Workshop or Special Meeting – Review Consolidated Plan and 2021 Applications/make funding recommendations.
June 16	City Council Public Hearing Decision on project funding for Annual Action Plan
June 19 – July 19	30-Day Public Review Period for 5-Year Consolidated Plan, AI and 2021 Annual Action Plan
July 21	City Council Public Hearing Final Acceptance of 5-Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice and 2021 Action Plan recommended by Council at June meeting
By July 23	Submit 5-Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice and 2016 Action Plan to HUD (45 day review required)
Summer	Environmental Review for 2021 Activities and Award Letter to Subrecipients
September	Receive HUD Approval and Begin 2021 Program Year
November 30 th	2020 Consolidated Annual Performance and Evaluation Report (CAPER) Due to HUD

CDBG PROJECTS BY PROGRAM YEAR 2016-2020

2016 Program Year – All Projects Completed

- CDBG Program Administration - \$43,000
- HopeWest PACE Center Therapy Equipment - \$10,000
- Marillac Clinic Replace Two Dental Operatories - \$19,832
- Western Colorado Suicide Prevention Public Outreach - \$5,874
- Senior Companion Program - \$8,000
- Foster Grandparent Program - \$8,000
- Counseling and Education Center Low Income Counseling - \$6,000
- Center for Independence Accessible Riser - \$18,750
- Phoenix Project – Rehabilitate Two Housing Units - \$7,750
- HopeWest PACE Center – Kitchen Equipment - \$28,000
- GJHA Nellie Bechtel Housing Rehabilitation - \$75,000
- Karis, Inc. Zoe House Acquisition - \$50,000
- Nisley Elementary School Safe Routes to School - \$90,000
- El Poso Neighborhood Pedestrian Improvements - \$45,000
- Downtown Senior Recreation Center Rehabilitation - \$87,373

2017 Program Year – All Projects Completed

- CDBG Program Administration - \$25,000
- Predevelopment Engineering Costs for Economic Development - \$50,000
- Karis, Inc. Integrated Mental Health Services - \$10,400
- HomewardBound of the Grand Valley Food Purchase - \$15,000
- St. Mary’s Gray Gourmet Program Food Purchase - \$16,000
- Counseling and Education Center Low Income Counseling - \$6,000
- Marillac Clinic Purchase Dental Diagnostic Equipment – \$10,685
- Grand Valley Catholic Outreach Day Center Renovation - \$55,788
- Housing Resources Critical Home Repair Program - \$22,500
- Bookcliff MS/Community Center Pedestrian Improvements - \$42,000
- Nisley Elementary School Safe Routes to School - \$80,000

2018 Program Year – All Projects Completed

- CDBG Program Administration - \$25,000
- GJHA Predevelopment Engineering Costs - \$20,000
- Karis, Inc. Integrated Mental Health Services - \$8,547
- HopeWest PACE Center Accessible Exam Tables - \$7,000
- Partners Van Purchase - \$10,000
- St. Mary’s Gray Gourmet Program Food Purchase - \$4,000
- Counseling and Education Center Low Income Counseling - \$4,000
- STRiVE Audyssey Autism Clinic - \$4,000
- Hilltop Bacon Campus Fire Safety - \$20,000
- HomewardBound Homeless Shelter Roof - \$39,371
- Partners WCCC Building Rehabilitation - \$3,800
- The Arc Program Office Accessibility Improvements – \$19,740
- Center for Independence Accessible Gardens - \$4,700
- Riverside Park Improvements - \$25,000
- Grand Avenue at 9th and 10th Streets Improvements - \$60,000
- Pinyon Avenue 13th to 15th Improvements - \$60,000
- Downtown Residential – Replace Lead Water Lines - \$20,000
- Karis, Inc. Purchase Youth Drop-In Day Center - \$14,370

2019 Program Year – All Projects Completed Except as Noted

- CDBG Program Administration - \$25,000
- CEC Low Income Counseling - \$10,000
- HomewardBound Services Improvements - \$22,300
- Marillac Clinic Medical Exam Room Upgrades - \$8,661
- Riverside Educational Center Van Purchase - \$12,700
- STRiVE Audyssey Autism Clinic - \$7,500
- HomewardBound Exterior Client Space Improvements - \$26,000
- Garden Village Apartments Window Replacement - \$97,274
- Karis Inc. Appliances for The Home – \$22,100
- Partners Program Office Roof Replacement - \$35,000
- Western Slope Center for Children Office Improvements - \$31,500
- Downtown Residential – Replace Lead Water Lines - \$20,000 (underway)
- Lighting Improvements in Neighborhood Parks - \$9,220
- ADA Accessibility Improvements - \$24,000
- B Road / Mesa View Elementary Safe Routes to School - \$95,000
- B-1/2 and 27-1/2 Safe Neighborhood Route - \$40,000
- Lorey Drive from Westlake Park to 1st Street - \$75,000

2020 Program Year – All Projects Underway (unless noted completed)

- CDBG Program Administration - \$75,000
- CEC Low Income Counseling - \$10,000 (Completed)
- HomewardBound Services Improvements - \$25,000
- HopeWest Youth Grief Program - \$10,000
- Marillac Clinic Dental Equipment - \$8,661 (Completed)
- Hilltop Latimer House Transportation - \$13,000 (Completed)
- HomewardBound Shelter Remodel - \$20,000 (Completed)
- STRiVE Wood Shop and Group Home Remodels - \$20,559
- GJHA Linden Pointe Rehabilitation - \$54,000
- Community Food Bank Roof Replacement - \$15,000 (Completed)
- Karis Inc. Housing Rehabilitation - \$40,000
- HRWC Emergency Home Repair - \$15,000
- Elm Ave 28-28-1/4 Safe Routes to School - \$120,000
- West Lake Park Improvements - \$25,374
- Downtown Residential – Replace Lead Water Lines - \$20,000

2020 CDBG			
1 2020 Admin	City of Grand Junction Administration	Program Administration	\$75,000
2 Services	Counseling and Education Center	Low Income Counseling Program	\$ 10,000
3 Services	HomewardBound of the Grand Valley	Homeless Shelter Bunk Beds and Storage	\$ 25,000
4 Services	HopeWest	Children's Grief Program	\$ 10,000
5 Services	Marillac Clinic Inc.	Dental Equipment for Mesa County Human Services Clinic	\$ 6,201
6 Services	Hilltop	Latimer House Transporation	\$ 13,000
7 Facility Rehab	HomewardBound of the Grand Valley	Homeless Shelter Remodel	\$20,000
8 Facility Rehab	STRiVE	Remodel Wood Shop	\$ 8,800
9 Housing Rehab	STRiVE	Remodel 4 Group Homes	\$11,759
10 Housing Rehab	Grand Junction Housing Authority	Linden Pointe Housing Rehabilitation	\$ 54,000
11 Facility Rehab	Community Food Bank	Roof Replacement on New Building	\$ 15,000
12 Housing Rehab	Karis, Inc.	Karis Housing Rehabilitations	\$ 40,000
13 Housing Rehab	Housing Resources of Western Colorado	Emergency Repair for Mobile Homes	\$ 15,000
14 Public	City of Grand Junction Public Works	Elm Ave from 28 to 28 1/4	120,000
15 Public	City of Grand Junction Parks and Rec	West Lake Park Improvement	\$ 25,374
16 Public	City Utilities	Phase 3 Replacement of Lead Water Lines	\$20,000
			469,134.00



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: Counseling and Education Center

2. Organization Address: 2708 Patterson Road

Grand Junction, Colorado 81506

3. Organization DUNS Number (Data Universal Number System) (required):
14-944-5231

4. Organization or Parent Organization EIN/TIN Number (required):
74-2232416

5. Primary Contact Person: Hali Nurnberg

Phone: 970-243-9539 Email: hali@cewecare.org

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

The Counseling & Education Center (CEC) provides affordable, professional counseling for low-income and under/uninsured Mesa County residents. We offer our services on a sliding scale fee. Counseling is available for children, teens, couples and families needing help with an array of psychological and emotional obstacles: anxiety, trauma, depression, PTSD, loss, child behavior issues, divorce and family/work conflict.

Staff counselors are licensed mental health professionals and masters level counselor candidates with a wide range of therapeutic specialties. CEC uses Feedback-Informed Treatment (FIT), an assessment tool that provides evidence-based data on client and counselor progress, outcomes and therapeutic service quality. CEC has added capabilities in using video teletherapy and re-initiated some in-person sessions. CEC has the 5 Star designation from Mesa County.

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

2013-received \$7,000/used; 2014-received \$3,000/used; 2015-received \$0; 2016-received \$6,000/used; 2017-received \$6,000/used; 2018 received \$7,000/used. 2019-received \$10,000/used, 2020 COVID Emergency received \$7,463/used \$6,195.88 and will be using the remaining balance.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

Cathy Frederick, a member of our CEC Legacy Board, holds two mortgage loans on CEC's office property. CEC pays \$643.39/month on the first loan, with a current remaining balance of \$21,057.85 scheduled to be paid off in February 2025. CEC pays \$1,242.00/month on the second loan with a current remaining balance of \$2,065.25, with pay-off May of 2021.

FUNDING REQUEST SUMMARY

- 1. Project Name: Low-income counseling for all ages
- 2. Project Address/Location: 2708 Patterson Road, Grand Junction, Colorado 81506
- 3. Amount of CDBG funds requested for the project: \$ 10000
- 4. Funding leveraged from other sources for this project: \$ 442918
- 5. Total Project Budget: \$ 452918
- 6. Minimum amount of CDBG funding to benefit your project: \$ 5000

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

CEC strives to provide mental health services for anyone in need. Serving people ages 3 and up, our program does not have any eligibility requirements and specializes in counseling to address victim trauma. The community of Grand Junction is always in need of mental health services, reflected in a focus study being facilitated by Janet Rowland, County Commissioner (Daily Sentinel, 2/21/2021).

Of the 297 clients we served in 2020, 85% were at 125% of the federal poverty level, or lower. The average amount paid per session was \$28. Our break-even operating cost per session is \$85. CDBG helps fill this funding gap and will result in supporting 175 or more counseling sessions for at least 10 individuals. With fiscal and client access impact from the Covid-19 pandemic, grants will be critical as a part of recovery. CEC is transitioning back to in-person services following best practices. A Spanish-speaking counselor is added to our staff resulting in expanded diversity capabilities.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

CEC is projecting a need for program recovery due to the impact from the COVID-19 pandemic. A Spanish speaking counselor was hired in the last year and the agency is transitioning back to in-person counseling. The total number of individuals served dropped during the pandemic with many opting for no therapy instead of teletherapy. It also appears that existing clients needed to stay with services longer due to cascading issues associated with COVID-19, impacting the rate of progress. Access to high-quality counseling will be essential for the community in the recovery phase post-pandemic.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

The Mesa County Community Health Needs Assessment 2018-2020 report provides summary and data on the health needs of the community. This report details as one of the more serious issues the high suicide rate (34.7 per 100,000), which exceeds the State rate (20.3 per 100,000) and far surpasses the national rate (13.4 per 100,000). The attempts in Mesa County are over double that of the state figures, and teens (15-19) account for a substantially higher rate than compared to state figures.

Mental health challenges are projected to climb in response to the COVID-19 pandemic. The impact of pandemic prevention measures is clearly influencing an increase in stress and other adverse reactions. As documented above a special community task force is currently gathering data and testimony regarding gaps in mental health that exists in our community. CEC removes barriers to quality counseling

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Restricted/donations	\$52,443.00	Gifts from	2020 and 2021
Gov./Public grants	\$139,160.00	Refer to 2021 Budget	3/4/21 and pending
Misc. & Rentals	\$4,202.00	Rent and collections	Monthly
Client fees	\$211,164.00	Sliding fee, Medicaid	Monthly
Special Events	\$35,948.00	Education/United Way	Fall 2021
CDBG	\$10,000.00	City of GJ	October 2021
Total Budget	\$452,917.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: October 1, 2021 Completion Date: September 30, 2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
- No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

For fall 2020 and Spring 2021 CEC has two interns. CEC does not pay the interns, but we actually offer the supervision component at no charge to the students. Use of other volunteers with the counseling is not feasible or appropriate. CEC does invite other mental health professionals to teach Continuing Education programs to our current counseling staff and a majority of that time has been "in-kind." One program is scheduled per month, and is intended to refresh or expand counselor skills. An in-kind deduction is provided by the outside Accountant preparing the agency 990 and Annual Review.

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

For 2020, CEC provided services to 297 individuals and 3,647 counseling sessions. One hundred and twenty-three finished with therapy during the year, with our accumulative aggregate for planned termination from services being 35% and 73% of active clients "on target" with counseling.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Of the client total, 78% are from addresses that are located in Grand Junction zip codes. CEC will likely serve up to 400 individuals total in 2021, which will project to be 312 Grand Junction residents. Of that subset total, 10 clients, 175 sessions, will be supported by CDBG funding.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
- The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

CEC staff and the CEC application process asks questions about "household" income and will ask for information even from "non-traditional" households (e.g., a single parent who has their new partner living in the home but they are not legally married). The sliding fee scale considers family size as compared to the monthly household income. The scale is updated each year referencing the Federal poverty guidelines. We verify the client's zip code to confirm that they live within the city boundaries. We use the fee of \$35.00 per session, or below, as qualifying for the "low-income counseling" program. The amount of income can vary due to the impact of the family size, so monthly income is not used as the defining line until size of family is included. For example, a family of eight that has yearly income of \$54,790 would qualify as "low income," but for a family of only one, the income could be \$26,890.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

- 1. The applicant will not receive the block grant funds until:
a. HUD has approved the project and the City receives a letter of credit from HUD.
b. An Environmental Review has been completed and approved.
c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Christian Mueller

Title: Executive Director

Signature: Christian Mueller

Date: 03/19/2021

SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address: City: GRAND JUNCTION ZIP Code: 81506-4099	State/Province: COLORADO Country: UNITED STATES	



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: HopeWest

2. Organization Address: 3090 N. 12th St. Unit B
Grand Junction CO 81506

3. Organization DUNS Number (Data Universal Number System) (required):
836635169

4. Organization or Parent Organization EIN/TIN Number (required):
84-1207388

5. Primary Contact Person: Christy Whitney, RN, President and CEO
Phone: 970 257 2360 Email: cwhitney@hopewestco.org

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Through creativity, volunteerism, & philanthropy, we profoundly change the experiences of aging, illness, and grief - one family at a time. Our programs include hospice, an inpatient hospice facility (the Ferris Care Center), palliative care, adult and children's grief (HopeWest Kids). Each program requires philanthropy to break even. In Grand Junction, our daily hospice and palliative care census is 400 patients. We serve all families in need of care, despite the ability to pay.
Patients who receive hospice care often need additional caregivers. Our Extended Caregiver Support (ECS), available for hire only to those families in one of our programs, replaces or supplements the family caregiver role, which falls outside of the Medicare hospice benefit and most other insurances. These services do not replace the daily services provided by hospice; they are extensions of HopeWest care.

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

2020 - HopeWest Kids Children's Grief Program - \$10,000. Mid-year drawdown on 3/31 for \$5,000
2019 - No funding received
2018 - HopeWest PACE Center Accessible Exam Table - \$7,000. Expended 4/19
2016 - HopeWest PACE Center Therapy Equipment - \$10,000. All funds expended.
2016 - HopeWest PACE Center - Kitchen Equipment - \$28,000. All funds expended.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No

FUNDING REQUEST SUMMARY

1. Project Name: Extended Caregiver Support for Low to Moderate Income GJ Families
2. Project Address/Location: 2754 Compass Dr. Grand Junction, CO 81506
3. Amount of CDBG funds requested for the project: \$ 15,000
4. Funding leveraged from other sources for this project: \$ 172,692
5. Total Project Budget: \$ 187692
6. Minimum amount of CDBG funding to benefit your project: \$ 15,000

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Patients & families nearing the end of life often need additional hospice aide hours to manage their care. To meet this demand in 2020, we developed our Extended Care Support (ECS) or private care giving that only our HopeWest families can purchase. Families feel comfort when the care is provided by a hospice team they know and trust.

ECS is beyond the CNA care we offer each patient every day. It provides respite through personal care, light housekeeping for areas of the home used by the patient, household assistance, companionship, medication reminders, errands, and transportation. We relieve family caregivers, often enduring more stress than the patient.

A HopeWest family does not have to hire random agency help. They purchase extended care for \$30/hr for a minimum of 3 hours. The cost for families without financial resources is prohibitive. Our social worker will determine who would qualify for scholarship. With CDBG assistance, we can offer all the same quality of life for all.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

ECS is a new service, established in Feb, 2020, the year of the COVID-19 pandemic, to address a long unmet need for our families. CDBG funds will allow us to provide ECS for the most vulnerable Grand Junction resident hospice and palliative care patients and families. With a \$15,000 award, our program can provide 50 patients (and families) with a scholarship to offer 10 hours of care. CDBG support means more families served, but importantly for those that can not pay for service. It will help us recover costs while increasing operations.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

We base the need for HopeWest hospice and our charity care in Mesa County on data that reflects our aging population & poverty status. By policy and practice, we serve all regardless of ability to pay.
 Aging: The U.S. Census reports 18 percent of Mesa County is over 65, equaling more than 26,800 people. 10,000 Mesa County residents are over 75; those numbers will double over the next decade.
 Poverty: Personal per capita income for Mesa County is \$28,431, less than Colorado's median and less than the state & national average. Our poverty rate is 15.4%, > than Colorado at 12.9% (US Census).

In 2018, we served 1285 Mesa County hospice clients and their families. 34 were patients without a payor source for a write-off of \$164,690, or \$4,843 per patient. The cost of additional

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Mgr,Sched @ .24 FTE	\$30,000.00	Operations, FFS	On Receipt
CNA 3.3 FTE	\$110,400.00	Operations, FFS	On Receipt
Benefits	\$32,292.00	Operations, FFS	On Receipt
ECS Scholarships	\$15,000.00	City of GJ, CDBG	10/2021
Total Budget	\$187,692.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 10/2021 Completion Date: 10/2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
- No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

Our Volunteer Department provides trained patient care volunteers for patients and families. Over one year, organization-wide, 348 volunteers provided 15,680 total hours, which provides an astounding dollar saving to our not-for-profit of \$398,742. In Grand Junction alone, 222 of those volunteers provided 10,473 hours at a cost-saving of \$273,194.

The patient care volunteers are not certified nursing assistants or personal care providers. They deliver respite for family members, vigil to sit with a dying patient, companionship, conversation and support, haircuts, pet therapy, massage acupuncture, transportation, and light housework in the home to keep patient areas sanitary and safe.

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

In 2020, HopeWest served 2507 hospice and palliative care patients; 922 grieving adults and children who suffered a death loss for 3,429 total patients. 2400 are Grand Junction patients. These numbers increase by at least 3% each year, and we expect the same in 2021.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

We estimate over one hundred patients (1,640 hours of care) will access ECS in 2021. With a \$15,000 award, we can provide 50 low - moderate-income vulnerable patients/families in GJ city limits with 10 hours of ECS. 802 GJ hospice patients live within the city limits.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
- The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Extended Care Services are generally private pay. We interview families on admission (intake form) to verify the income of beneficiaries for hospice care. The hospice care team evaluates patients weekly; if they need extended care, they look at all options, including family and volunteer services. Extended Care Service referrals come from the team social worker such as if a patient is on Medicaid, or this family has needs but can't afford, we ask sliding scale fees.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
 - a. HUD has approved the project and the City receives a letter of credit from HUD.
 - b. An Environmental Review has been completed and approved.
 - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
 - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
 - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: HopeWest

Title: Christy Whitney, RN, President and CEO

Signature: 
eSigned via SeamlessDocs.com
Key: e0232c3e47103a176dd2baaf2984276b

Date: 03/22/2021

SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015 Has Active Exclusion?: No Delinquent Federal Debt?: No		
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: Karis, Inc.

2. Organization Address: P.O. Box 2837
Grand Junction, CO 81502

3. Organization DUNS Number (Data Universal Number System) (required):
078505107

4. Organization or Parent Organization EIN/TIN Number (required):
26-4600743

5. Primary Contact Person: John Mok-Lamme
Phone: (970) 234-1810 Email: jmoklamme@karisinc.org

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Karis, Inc (dba the House) provides services and housing to homeless youth ages 13-24. We operate the only youth emergency shelter on the western slope, two transitional programs, including Zoe House which serves youth made homeless by domestic violence, the only federally funded street outreach program between Denver and Las Vegas, and Bonnie's House which provides permanent housing. In October we opened Laurel House, which provides 34 permanent supportive housing units. We also provide a suite of evidence- based services to address the mental health, employment and developmental needs of youth. In all of this, our goal is help youth escape a lifetime of homelessness and trauma. Karis youth experience breathtaking outcomes. Last year, youth from the House showed statistically significant improvements in all but one area measured one year after exit, and 84% were stably housed.

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

2013 The House 83,000 Funds expended
2015 Asset House 10,400 Funds expended
2016 Zoe House 50,000 Funds expended
2017 Services Mental Health Funds expended
2018 Services Mental Health Funds expended
2018 Fourth House \$14,000 Funds expended

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No; no employee, board member or client has any past or present ownership or financial investment in the agency, organization or proposed project.

FUNDING REQUEST SUMMARY

- 1. Project Name: Advocate Support for Laurel House
- 2. Project Address/Location: 3197 N 12th St Grand Junction, CO 81506
- 3. Amount of CDBG funds requested for the project: \$ 18,000
- 4. Funding leveraged from other sources for this project: \$ 311473
- 5. Total Project Budget: \$ 329473
- 6. Minimum amount of CDBG funding to benefit your project: \$ 1000

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Opened in October 2020, the Laurel House Apartments provide safe, permanent housing and a suite of supportive services, made possible through our partners Mind Springs Health and Rocky Mountain Health, to some of the most vulnerable homeless youth and young adults ages 18-24 in our community. These are youth who face considerable barriers to exiting homelessness and maintaining housing without support due to mental illnesses, disabilities, and lifetimes of trauma. To help these youth develop skills to improve their long-term stability, we plan use CDBG funds to employ a Youth Advocate who will offer assistance to youth at Laurel House. The Youth Advocate will help youth apply for jobs, acquire IDs, learn budgeting, access community services such as food banks and workforce development classes, manage mental and physical health, and other practical skills to help youth maintain their housing and stability, and to help them move toward futures of hope and promise.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

We anticipate that having a Youth Advocate to provide support to youth at Laurel House will help at least 80% of youth maintain housing without returning to homelessness one year after intake.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Karis served 309 homeless youth in Mesa County last year. The number of homeless persons in Mesa County represents 12% of the homeless population in Colorado (Mesa County Community Health Needs Assessment 2018-2020), though Mesa County is only 2.7% of the state's population. Despite the number of homeless young people in Mesa County, however, there is no long-term housing for this demographic outside of Laurel House, though the impact of homelessness can be detrimental. According to the National Network for Youth, mental health problems are as much as 11 times higher for homeless youth than for the general population. They are also at risk for victimization and assault (Moore, 2005). At Laurel House, we hope to begin addressing these problems by providing youth at risk of long-term homelessness with safe housing and services designed to help them move toward safety, healing, and hope.

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Project Services	\$226,673.00	Mind Springs Health	May 2018
Project Staff	\$18,000.00	CDBG	TBD
Project Services	\$70,656.00	Colorado Health	January 2021
Volunteer Staff	\$14,144.00	In-kind	N/A
Total Budget	\$329,473.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 9/1/21 Completion Date: 8/31/21

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
- No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

Karis plans to utilize volunteers to help with group activities, running the coffee bar, preparing food, and spending time building positive relationships with youth. The value of a volunteer hour according to the Independent Sector is \$27.20 (July, 2020)

Volunteers: 520 hours year one x \$27.20 per hour = \$14,144

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

Last year Karis served 309 homeless youth; we expect to serve 250-300 homeless youth in this coming year as well.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Karis estimates that 90% or more of the youth that we serve live within Grand Junction city limits. 100% of persons benefiting from the project will live within the city limits of Grand Junction.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
- The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Youth have presumed benefit due to homelessness. However, we also ask about their income at intake (intake form attached).

SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: Mesa Youth Services, IN

2. Organization Address: 1169 Colorado Ave
Grand Junction, CO 81501

3. Organization DUNS Number (Data Universal Number System) (required):
052876864

4. Organization or Parent Organization EIN/TIN Number (required):
74-2486204

5. Primary Contact Person: Matthew Jennings
Phone: 970-241-1027 Email: mjennings@mesapartners.org

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

The Mission of the Mesa County Partners is to make a difference in the lives of young people who are consider to be "at risk" by helping them to develop a positive self-image, a sense of belonging and an acceptance of responsibility for their actions. Mesa Youth Services dba Mesa County Partners operates the following major activities dedicated to improving the lives of high risk and delinquent youth:
--One-to-One Mentoring that recruits, trains, supervises adult volunteers who are matched with high risk youth who need positive role models and guidance.
--Restitution/Community Service Work Program that annually supervises juvenile offenders in performing court-ordered community service and to pay restitution to victims. Work Program includes victim empathy and life skills classes and substance abuse prevention classes for underage drinking cases and face to face victim/offender me

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

Yes, several times. Most recently, we utilized CDBG funding to help replace the roof at the 1169 Colorado Ave. facility (\$35,000) and in 2018 for repairs at the Conservation Corps (\$3,800)

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No

FUNDING REQUEST SUMMARY

- 1. Project Name: Western Colorado Conservation Corps-Vehicle Acquisition
- 2. Project Address/Location: 2818 1/2 North Ave.
- 3. Amount of CDBG funds requested for the project: \$ 35000
- 4. Funding leveraged from other sources for this project: \$ 0
- 5. Total Project Budget: \$ 35000
- 6. Minimum amount of CDBG funding to benefit your project: \$ 5000

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

We are requesting funding for a vehicle to transport WCCC Corpsmembers to area projects. With increased numbers of crews, infrastructure and equipment is a limiting factor for how many projects and crews the WCCC can take on. Additional funding for projects does not include funding for vehicles, so the Corps needs to seek funding from community and local funders. CDBG is a prime opportunity to provide community service and to help young people find employment after the Covid 19 pandemic. Vehicles are a great way for the community to provide infrastructure development for the WCCC. Often, vehicles are procured through funding from service organizations, such as the Lions Club and Rotary. CDBG funding was utilized in 2010 to help purchase a van for the WCCC.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

This funding will directly allow the Western Colorado Conservation Corps to operate one additional crew each year. This will provide employment opportunities for 10 members each year. Each crew will provide approximately 40 weeks of service to public lands, completing projects like trail building and maintenance, invasive species removal, fire fuels mitigation and other valuable projects.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Due to Covid 19 restrictions, the WCCC was only able to operate two crews in 2020. There is backlog of projects that need to be done in the community. We are currently planning on operating 9-10 crews in the summer of 2021, far exceeding any of our busiest years. This will allow us to run projects at such places as the Colorado National Monument, area BLM lands, The Grand Mesa, Uncompahgre and Gunnison National Forests, State Parks, City and County facilities and many others.

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
New Vehicle	\$35,000.00	CDBG	Pending
Total Budget	\$35,000.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: _____ Completion Date: 3/31/2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

Yes, plans/permits completed; project is ready to begin.

No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

The WCCC leverages fee-for-service projects, AmeriCorps funding, and community partnerships to provide youth and young adults with high-quality programming each year.

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

2020-34 Corpsmembers served
2019-70 Corpsmember served
2021-100+ Corpsmembers

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

~50%

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

The income of each household/person receiving assistance will be individually verified for eligibility.

The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Corpsmember income is asked on preliminary paperwork.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
 - a. HUD has approved the project and the City receives a letter of credit from HUD.
 - b. An Environmental Review has been completed and approved.
 - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
 - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
 - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Matthew Jennings

Title: WCCC Associate Director

Signature: 
eSigned via SeamlessDocs.com
Key: e0232c3e47103a17f6d2baaf2964276b

Date: 03/22/2021

SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: Riverside Educational Center

2. Organization Address: 1101 Winters Ave
Grand Junction, CO 81502

3. Organization DUNS Number (Data Universal Number System) (required):

4. Organization or Parent Organization EIN/TIN Number (required):
20-5451495

5. Primary Contact Person: MacKennea Broyles
Phone: 9708747872 Email: mackennea@rec4kids.com

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

The Riverside Educational Center is a collaboration with community partners that provides after-school tutoring and extracurricular activities for qualifying Mesa County students to improve academic achievement and foster positive social and emotional development.

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

2020: \$14,993
2019: \$13,000

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No

FUNDING REQUEST SUMMARY

1. Project Name: Chipeta Elementary After School Program Transportation
2. Project Address/Location: 950 Chipeta Ave grand Junction, CO 81501
3. Amount of CDBG funds requested for the project: \$ 27,000
4. Funding leveraged from other sources for this project: \$ _____
5. Total Project Budget: \$ 27000
6. Minimum amount of CDBG funding to benefit your project: \$ Any

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

REC is planning to purchase a 14-passenger bus to provide transportation home for students enrolled in REC programming at Chipeta Elementary. We have plans to expand to 5 additional sites for the 2021-2022 school year. In our efforts to be inclusive, we need to provide transportation home for students who would otherwise not be able to attend REC programming. REC also utilizes buses for offsite enrichment opportunities such as swimming, outdoor programming, museums, and parks in and around the Grand Valley.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

REC has been operating in the Grand Valley since 2006, and Chipeta will be one of five additional sites beginning in the fall of 2021. This bus will be used exclusively to increase access to programming via transportation at Chipeta Elementary.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Transportation is a significant barrier for low-income families and especially so for Latino families who, on a national scale, are 2x less likely to have a car. At Chipeta Elementary, 42% of students identify as Latino, and 81% qualify for free or reduced lunch. Offering transportation home and offsite enrichment ensures that students can access programming essential to their academic and social emotional development. After school programs also decrease the risk of students being left home alone, and help caretakers who work long hours access stable, no-cost childcare.

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Bus	\$26,750.00		
Registration Fees	\$250.00		
Total Budget	\$27,000.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 08/01/2021 Completion Date: N/A

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
- No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

REC is requesting the full amount to purchase a bus. If our request is reduced, we will work to fundraise the additional dollars needed to meet the \$27,000 cost of the bus.

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

REC served 467 students last year and expects to serve over 700 in the upcoming year.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

All students enrolled in REC programming at Chipeta Elementary have the potential to benefit from increased transportation access after programming, which is approximately 50 students.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
- The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Eligibility for REC programming is determined largely based on free and reduced lunch eligibility. This is self-reported by caretakers in the application process for REC.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

- 1. The applicant will not receive the block grant funds until:
a. HUD has approved the project and the City receives a letter of credit from HUD.
b. An Environmental Review has been completed and approved.
c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: MacKennea Broyles

Title: Development Specialist, Grant Writer

Signature: MacKennea Broyles

Date: 03/22/2021

SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address: City: GRAND JUNCTION ZIP Code: 81506-4099	State/Province: COLORADO Country: UNITED STATES	



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: Mesa Developmental Services, dba STRIVE

2. Organization Address: 790 Wellington Avenue
Grand Junction, CO 81501

3. Organization DUNS Number (Data Universal Number System) (required):
020273959

4. Organization or Parent Organization EIN/TIN Number (required):
84-6044855

5. Primary Contact Person: Douglas A. Sorter, Senior Vice President
Phone: 970-250-1595 Email: dsorter@strivecolorado.org

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

STRiVE provides a breadth of supports for Mesa County residents with intellectual/developmental disabilities (IDD) and their families. Those served are of all ages and primarily residents of Grand Junction, often with co-occurring physical disabilities and behavioral health disorders.

Services provided include residence (group homes, host homes and individual residential settings), vocational and day programs (Alida's Fruits, Botanical Gardens, Uniquely Yours), Supported Living (for adults living on their own/with family members), and Family Support and Infant/Toddler Early Intervention (for families with young children experiencing developmental delays). Also provided are transportation, 24-hour nursing support, case management, and parenting training (The Parenting Place). Serving the community since 1966, STRiVE's mission is to serve those "striving to reach their full potent

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

All CDBG-funded projects have been completed/funds spent:
COVID Recovery (2020: \$10,000)
Facility repairs, improvements, and remodels (2020: \$20,559; 2015: \$27,210; 2013: \$20,000; 2012: \$25,000; 2011: \$9,924; 2009: \$40,000; 2001: \$40,000)
Audyssey Clinic program support (2019: \$7,500; 2018: \$6,000; 2015: \$4,500)

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No employee, board member or client has any past or present ownership/financial investment in the nonprofit organization.

FUNDING REQUEST SUMMARY

- 1. Project Name: Client Outing Transportation
- 2. Project Address/Location: 790 Wellington Ave, Grand Junction, CO 81501
- 3. Amount of CDBG funds requested for the project: \$ 7,942.00
- 4. Funding leveraged from other sources for this project: \$ 0.00
- 5. Total Project Budget: \$ 7942
- 6. Minimum amount of CDBG funding to benefit your project: \$ 7,942.00

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

City of Grand Junction CDBG support is requested for necessary transmission and radiator replacements on a STRiVE-owned, wheelchair accessible bus. Generously donated to STRiVE and well maintained by the previous owner, the vehicle has adjustable seating for up to 30 passengers and can accommodate motorized wheelchairs, making it the largest capacity vehicle STRiVE owns. With an expected useful life of 15 years, repairing this bus is significantly more cost effective than purchasing a newer vehicle with similar capacity.

Upon completion of repairs, the vehicle will provide local individuals with IDD safe, appropriate transportation to and from group educational/recreational outings.

The repairs are costed at \$7,942 for transmission, radiator and related parts (including a 2-year/24,000 mile warranty on the transmission), labor and installation, and shop charges, supplies and freight.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

A working and reliable bus provides STRiVE clients access to diverse and engaging group educational/recreational opportunities. Individuals with IDD will have greater access to outdoor activities and engagement as full members of the community.

When repairs are complete, STRiVE will have capacity to provide a minimum 13 additional outings per year, increasing the variety of locations to include Grand Mesa, Montrose County Fair, and similar locations/events of interest to individuals served by STRiVE. An estimated 132 individuals will benefit from these additional outings annually.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

While transportation services for individuals with IDD are available for meeting basic needs (e.g. grocery shopping, medical appointments) and local recreation/events, transportation for outdoor recreation/excursions is very limited. This is especially true for those individuals with lower physical mobility. STRiVE is committed to increasing access and opportunities for individuals with IDD to have the same experiences as other community members.

Currently, no STRiVE-owned vehicle has the seating capacity or reliability necessary to provide recreational outings beyond the immediate area. These repairs will expand the variety of locations to be visited while reducing expenses and logistics associated with planning and implementing outings, decreasing the number of vehicles needed to transport small groups (currently requires 3+ vehicles to transport 21 individuals).

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Transmission, radiator,	\$5,602.00	CDBG	Pending
Labor and installation	\$2,145.00	CDBG	Pending
Shop charges,	\$195.00	CDBG	Pending
Total Budget	\$7,942.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: September 2021 Completion Date: October 2021

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
- No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

STRiVE does not anticipate any in-kind or volunteer contributions to this project.

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

STRiVE serves more than 1,400 individuals annually, a relatively consistent figure from year-to-year. The current health climate has led to a temporary reduction in the number of individuals accessing services, with 1,027 receiving supports through STRiVE in 2020 and presently.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

90% of individuals served by STRiVE live within Grand Junction city limits. 118 Grand Junction residents will directly benefit from the repairs of this vehicle.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
- The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

All individuals supported by STRiVE receive SSI (Social Security/Supplemental Security Income) or SSDI (Social Security/Supplemental Security Disability Income), which automatically qualifies them as eligible.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

- 1. The applicant will not receive the block grant funds until:
a. HUD has approved the project and the City receives a letter of credit from HUD.
b. An Environmental Review has been completed and approved.
c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Mesa Developmental Services, dba STRiVE

Title: Senior Vice President

Signature: Douglas A. Sorter

Date: 03/22/2021

SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address: City: GRAND JUNCTION ZIP Code: 81506-4099	State/Province: COLORADO Country: UNITED STATES	



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: Center for Independence

2. Organization Address: 740 Gunnison Ave.
Grand Junction, CO 81501

3. Organization DUNS Number (Data Universal Number System) (required):
149254898

4. Organization or Parent Organization EIN/TIN Number (required):
84-1090306

5. Primary Contact Person: Linda Taylor
Phone: 970-241-0315 Email: ltaylor@cfigj.org

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

The Center for Independence is one of 9 state certified, federally funded Independent Living Centers in Colorado. Our catchment area covers 12 counties of the western and central mountain district. We have our main office in Grand Junction with satellite offices in Montrose, Glenwood Springs and Salida. Our mandate is to assist people with disabilities by providing information and referral to needed services, advocacy for civil and public rights, teach IL skills and basic self-management, provide peer mentors to help others face the challenges that any particular disability may demonstrate, assist with transitions from school to adult living, nursing home to community and institutions back to civilian life, and support effective assistive tools to overcome communication and physical access losses. We are supported with government performance contracts that allow us to offer our services

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

2004 Star Trans Bus (\$10255) ; 2009 Electrical panels and lighting upgrades (\$3371), 2010 replace 5 HVAC Rooftop units (\$33625); 2013 Commercial Kitchen remodel and installation (\$30,475), 2018 Incline wheelchair lift to second floor (\$18,750), 2019 Adaptive Garden iron railing (\$4700), 2020 Replacement of appliances, lobby furniture and outdoor seating area (\$4480)

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No

FUNDING REQUEST SUMMARY

1. Project Name: CFI Ability Garden
2. Project Address/Location: 740 Gunnison Ave., Grand Junction, CO 81501
3. Amount of CDBG funds requested for the project: \$ 70000.00
4. Funding leveraged from other sources for this project: \$ 16382.00
5. Total Project Budget: \$ 86382
6. Minimum amount of CDBG funding to benefit your project: \$ 70000.00

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

CFI has been working towards an accessible cooking program since we remodeled our kitchen to be accessible. Our Ability Garden Project is to inspire our community with designs that show how anyone can participate in creating a garden in their own space, care for their produce with accessible tools, and return to healthy eating and nutrition with fresh food. We have a design from Custom Iron Design that will form the perimeter of the garden which will need to be fitted into place first, prior to the installation of the irrigation lines. Once the posts are set, the rails can be lifted out and power or water lines can be installed without the fear of damage.. The sprinkler system will be installed by Collbran Job Corps as part of their vocational training programs. We will also need to supply the materials for the fabric underlayment, crushed granite hardscape, soil, planting boxes, benches, shade structures, water features, and signage. We will ask for donations and grants to finish

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

Building this garden will add other training services to our programs. We will be able to add vocational skills in landscaping, and food prep. We will have produce to give to consumers that suffer food insufficiency. We will offer a space for respite for people that need some peace in their day. We will have the ability to show adaptive tools for the home. If we can demonstrate a new skill, others can become engaged to try it at home. We track all services through our CitiSuite data management software and can produce hard data to validate any measurable outcomes.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

COVID-19 has disproportionately impacted those with disabilities. Many people with ID/DD have lost access to caregivers and service providers and these supports may not return, Adults with disabilities are three times more likely than adults w/out disabilities to have heart disease, stroke, diabetes, or cancer than adults w/out disabilities and have historically lacked equitable access to the level of medical care necessary to manage these conditions. (Disability Scoop 9/8/2020)
 Individuals living with disabilities, who represent 15% of the global population, commonly encounter challenges while carrying out their daily life activities, without the COVID-19 context, such as barriers to community mobility, difficulties accessing public transportation, reduced access to healthcare and community support services, among other restrictions.. (Science Direct Disability & Health Journal 1/2021)

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Permits, Electrical	\$5,125.00	CFI Funds	on-going
Custom Fencing	\$38,000.00	CDBG	
Hardscape, gravel,	\$6,000.00	CDBG	
Planting Bed materials	\$6,000.00	CDBG	
In-kind Labor	\$11,257.00	Collbran Job Corps	
Sprinklers, design and	\$20,000.00	CDBG	
Total Budget	\$86,382.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 10/1/2021 Completion Date: 9/30/2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
 No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

Bryan Sims and Mitch Rewold donated their professional services to design the Ability garden and the layout of the utilities. (\$1257) Collbran Job Corps will donate the labor to remove the turf, lay in the sprinkler lines and valve boxes, and build the raised beds with purchased materials from CDBG funds. They view this as a training opportunity for their Maintenance program, their Carpentry Program, and their Concrete Program. They also have their own Skid loader for the groundwork. (estimated \$10,000 of supervised labor). CFI covered the cost of the sprinkler design from GJ Pipe (\$625). CFI will cover the cost of all permits and electrical lines for the sprinklers and lighting. (est \$4500)

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

In 2019 we saw 1027 consumers, 735 in Mesa Cty. In 2020 we served 1034 consumers, 738 in Mesa Cty. Our numbers were flat during the COVID Year. We expect to see numbers rise in 2021. In 2020 the most requested service was housing followed by legal services for disability benefits.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

CFI is seeing roughly 730 people a year in Mesa County. Our numbers from 2020 GJ zip codes showed we supplied 5633 requested services to 540 unduplicated consumers. That is about 74% of our consumers. This number can grow with the new proposed programs from the Ability garden.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
 The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

CFI uses an intake form from CILSuite that tracks all demographic data on all our consumers. It is a mandated activity of our government contracts. We do not do means testing so we do not require proof of income but we do track the source of incomes. Most often it is zero, SSI or Retirement Social Security or low-income wages. CFI serves only people with disabilities and has that mandate as our sole criteria for services. We use case manager observation of the consumer and consumer testimony for a presence of a disability. We rarely see people requesting services from CFI who do not have a significant disability. Even if we find that someone is not eligible for direct services, we have active Information and referral worksheets to help direct the person to the next agency they need.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

- 1. The applicant will not receive the block grant funds until:
a. HUD has approved the project and the City receives a letter of credit from HUD.
b. An Environmental Review has been completed and approved.
c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Linda Taylor for Center for Independence

Title: Executive Director

Signature: Linda Taylor (eSigned via SeamlessDocs.com, Key: e0232c3e47103a17f6d2baaf2964276b)

Date: 03/22/2021

SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015 Has Active Exclusion?: No Delinquent Federal Debt?: No		
Address:		
City: GRAND JUNCTION		State/Province: COLORADO
ZIP Code: 81506-4099		Country: UNITED STATES



GRANT APPLICATION
Community Development Block Grant (CDBG)
2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: Grand Valley Catholic Outreach

2. Organization Address: 245 S. 1st Street
Grand Junction, CO 81501

3. Organization DUNS Number (Data Universal Number System) (required):
794656504

4. Organization or Parent Organization EIN/TIN Number (required):
20-0064007

5. Primary Contact Person: Beverly Lampley
Phone: 970-241-3658 x106 Email: bevlampley@aol.com

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Grand Valley Catholic Outreach started by the four Catholic parishes is now joined by more than 50 churches and individuals of all faiths to deliver services to those in need in Mesa County. Each of the 12 core programs developed to help meet the needs of those in distress are overseen by one staff member but delivered by volunteers. Financial Aid to forestall eviction and utility assistance prevented 974 households from losing their homes or having their utilities shut off. 92 individuals were housed in emergency, transitional or permanent supportive housing last year. 21,704 visits were made to the Outreach Day Center in order wash clothes, have a shower, or to see the doctor or therapist. At the Soup Kitchen 59,392 hot, nutritious meals were served to those who were hungry. Last year the lives of 45,121 individuals were touched by the services of Catholic Outreach.

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

1997-2000 - \$73,121 2017 - \$55,798
2000-2010 - \$378,275 2020 - \$25,000 CV
2011 - \$50,000 2021 - \$142,558 Collab CV
2012 - \$12,638
2015 - \$4,000

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

NO

FUNDING REQUEST SUMMARY

1. Project Name: Mother Teresa Place
2. Project Address/Location: 301 S. 4th Street, Grand Junction, CO 81501
3. Amount of CDBG funds requested for the project: \$ 64,018.
4. Funding leveraged from other sources for this project: \$ _____
5. Total Project Budget: \$ 64018
6. Minimum amount of CDBG funding to benefit your project: \$ 50,000

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Mother Teresa Place will be a home for those who are homeless and vulnerable on the street. Mother Teresa Place will be a forty-unit apartment complex on two levels under one roof with a common room for guests' use and office space for professional staff.. The apartments will be approximately 400 sq. ft. with bedroom, sitting area, kitchen and bath designed in the harm reduction method. Entrance to the building will be controlled and manned 24/7. Guest IDs will be checked on entrance with the resident being notified on arrival. IDs will be held until the guest exits. Residents will be surrounded by services such as case management, mental/medical health care and budgeting that will help them regain stability over their lives. Substance abuse treatment will be available and encouraged, but not required for residency. The funds requested are for appliances for the apartments, laundry areas, commercial kitchen and a refrigerated air conditioning system for the complex.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

N/A

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

More than 1000 individuals have been counted as homeless in Mesa County with the majority in Grand Junction. Catholic Outreach is the only homeless provider in Grand Junction providing permanent supportive housing for chronically homeless, dually diagnosed single individuals. Both St. Benedict and St. Martin Place (62 units) are full with the housing director receiving 20 calls a day from individuals seeking housing. Housing in Grand Junction is not affordable for those receiving \$500-\$800 a month. Wait lists are long with over 2,000 names on the Grand Junction Housing Authority list. This is a comprehensive project created by an organization that has a successful record of building beautifully landscaped projects for the homeless in our city on land that formerly was occupied by houses in deteriorating condition on trash filled lots. Mother Teresa Place will do this again.

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
4 Washers & Dryers	\$7,768.00	CDBG	To be determined
40 Freestanding	\$31,200.00	CDBG	To be determined
40 Refrigerators	\$12,000.00	CDBG	To be determined
1 Commercial Stove	\$5,500.00	CDBG	To be ddetermined
1 Refrigerator/Freezer	\$6,500.00	CDBG	To be determined
1 Ice Maker	\$1,050.00	CDBG	To be determined
Total Budget	\$64,018.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: September, 2021 Completion Date: September, 2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

Yes, plans/permits completed; project is ready to begin.

No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

This project like others before it will be built on land that has been occupied by rundown property and overgrown vegetation. When the project is completed the property will be beautifully landscaped with an architecturally designed professionally constructed home for forty homeless individuals once on the street and considered unsightly nuisances at best. All the upkeep on this property's landscaping will be done by volunteers. Following construction prior to opening the facility furniture placement will be done by volunteers. Since each apartment will be completely furnished with household goods dishes, pots/pans, linens etc. will be set by volunteers who readily donate their time and treasure.

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

Catholic Outreach served 32,341 persons last fiscal year amid the COVID-19 pandemic. A conservative estimate for this year is that we will serve 35, 575 individuals in the upcoming fiscal year - a 10% increase.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

75% of those served by Catholic Outreach live within the city limits of Grand Junction. 100% of those who will benefit from this funding will live within the city limits of Grand Junction.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

The income of each household/person receiving assistance will be individually verified for eligibility.

The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Income for the beneficiaries of this funding (those who will reside at Mother Teresa Place) is verified at intake and updated yearly after by a review of annual disability certifications, social security statements or whatever proof is needed. 100% of the individuals served by Catholic Outreach are low income. Lack of income will not be a barrier to entrance in this program.

A person will be deemed to be eligible for this project if he/she is chronically homeless, disabled either medically, mentally or both. The main purpose of Mother Teresa Place is to house those who are the most vulnerable on the street and often the most preyed upon. They are often referred to as "frequent fliers" because of the number of times they are seen in the hospital emergency rooms. Because most of their time is spent on the street, city police officers know them as well. For many alcohol is an addiction.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

- 1. The applicant will not receive the block grant funds until:
a. HUD has approved the project and the City receives a letter of credit from HUD.
b. An Environmental Review has been completed and approved.
c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Beverly Lampley

Title: Director of Development and Communication

Signature: [Digital Signature of Beverly Lampley]

Date: 03/19/2021

SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: HomewardBound of the Grand Valley, Inc.

2. Organization Address: 562 29 Road Grand Junction CO 81504

3. Organization DUNS Number (Data Universal Number System) (required):
141095500

4. Organization or Parent Organization EIN/TIN Number (required):
26-0052916

5. Primary Contact Person: Jesse Redmond
Phone: 970-985-7422 Email: jredmond@hbgv.org

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

HomewardBound provides beds (270) for emergency shelter and substance abuse treatment/recovery, and day programming, case management, primary medical and other support services. HomewardBound accommodates families with children, single adults, adults with disabilities, senior citizens and military veterans.
10. Which describes your organization (check all that apply)?

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

HomewardBound has spent CDBG funds received in 2012 (\$109,971), 2014 (\$1,500), 2015 (\$28,293), 2017 (\$15,000), 2018 (\$39,391) and 2019 (\$48,300). HomewardBound received CDBG funding of \$45,000 in 2020, of which \$28,306 remains to be spent. HomewardBound also received \$17,448 in CDBG CARES funds in 2021, all of which remains to be spent

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No employee, board member or client has any past or present ownership or financial investment in the agency, organization or proposed project.

FUNDING REQUEST SUMMARY

- 1. Project Name: Cameras at North Avenue Shelter
- 2. Project Address/Location: 2853 North Ave, Grand Junction, CO 81501
- 3. Amount of CDBG funds requested for the project: \$ 40,000
- 4. Funding leveraged from other sources for this project: \$ 0
- 5. Total Project Budget: \$ 40000
- 6. Minimum amount of CDBG funding to benefit your project: \$ 40,000

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

HomewardBound is in the process of remodeling the North Avenue Shelter using trauma-informed design principles, which include the need for an updated camera system. CDBG funds will be used to purchase an Axis 360° camera system for installation at HomewardBound's North Avenue Shelter. Project costs include labor for installation of 16 multidirectional 360° cameras, 2 interior dome cameras, a 48-channel camera station and all necessary hardware.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

These funds will help HomewardBound continue its goal of ensuring environmental/infrastructural systems that provide for guest and staff/volunteer safety and security, and that maximize positive guest outcomes, operational efficiencies and organizational sustainability.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

The current camera system at the North Avenue Shelter is outdated and does not provide the clarity or complete security camera coverage necessary to effectively monitor activity in the building. With the new system, HomewardBound endeavors to create a safer environment and generate documentable accountability for both staff and guests.

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Cameras and camera	\$40,000.00	CDBG	
Total Budget	\$40,000.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 5/1/2021 Completion Date: 9/30/2021

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
- No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

The technical expertise needed to install the cameras is included in the quote. Therefore, no volunteer hours or in-kind contributions will be needed for this project.

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

During Fiscal Year 2020 (October 2019-September 2020) HomewardBound provided 1,242 unduplicated individuals with emergency shelter, plus 340 individuals with other services such as dinner/shower. HomewardBound expects to serve 3,800 unduplicated individuals during the current fiscal year.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

All who come to the shelter are served. While the guests receive services within the city limits of Grand Junction, all may not consider Grand Junction their home community. The majority of shelter guests come from western Colorado and eastern Utah.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
- The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

N/A



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

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 - b. An Environmental Review has been completed and approved.
 - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
 - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
 - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Jesse Redmond

Title: Development Director

Signature: 
eSigned via SeamlessDocs.com
Key: e0232c3e47103a17fd2baaf2984276b

Date: 03/22/2021

SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: HopeWest

2. Organization Address: 3900 N. 12th St. Unit B
Grand Junction, CO 81506

3. Organization DUNS Number (Data Universal Number System) (required):
836635169

4. Organization or Parent Organization EIN/TIN Number (required):
84-1207388

5. Primary Contact Person: Christy Whitney
Phone: 970 257 2360 Email: cwhitney@hopewestco.org

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

We provide innovative solutions to our mission: "profoundly changing aging, illness, and grief—one family at a time."
HopeWest is fundamentally different from all traditional health care organizations. Our mission is to provide holistic individual and family care through philanthropy, traditional health care revenues, volunteerism, and collaborations with other organizations.
Founded initially through a collaboration between three hospitals, Rocky Mountain Health Plans and the VA Medical Center, the organization has grown to serve communities from Ouray to Somerset to Collbran to Meeker. Our programs consist of hospice, inpatient hospice facility palliative care programs, and grief counseling for adults & kids. Each program requires philanthropy to break even. Several are funded entirely by charity. In Grand Junction, our daily hospice & palliative care census is 400 patients/day.

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

2020 - HopeWest Kids Children's Grief Program - \$10,000. Mid-year draw on 3/31 for \$5,000
2019 - No funding received
2018 - HopeWest PACE Center Accessible Exam Table - \$7,000. Expended 4/19
2016 - HopeWest PACE Center Therapy Equipment - \$10,000. All funds expended.
2016 - HopeWest PACE Center - Kitchen Equipment - \$28,000. All funds expended.
2013 - Hospice Teen Grief Program -

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No

FUNDING REQUEST SUMMARY

1. Project Name: HopeWest PACE Adult Day Center
2. Project Address/Location: Bacon Center for Living Your Best, 2754 Compass Dr. GJ 81506
3. Amount of CDBG funds requested for the project: \$ 51,785
4. Funding leveraged from other sources for this project: \$ 21,700,000
5. Total Project Budget: \$ 21751785
6. Minimum amount of CDBG funding to benefit your project: \$ 51,785

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

We request funds for PACE (Program of All-Inclusive Care of Elderly) in Grand Junction. We identified two essential building improvements during our final certification process: restroom door openers for walkers/wheelchairs & a storage closet for client belongings. PACE is a comprehensive capitated program funded by Medicare & Medicaid to allow at-risk Grand Junction seniors to avoid nursing home placement. Over six years, this has been an enormous undertaking, requiring our Board to acquire the funds and risk the capital necessary to bring the only program of this kind to Grand Junction. It required the purchase of 40,000 square feet for PACE, significant building renovation, and program development costs of \$22 million. For an organization that relies on philanthropy, that is tough. We borrowed \$8 million. We raised \$9.2 million, with \$2.3 million toward a 11.5 million goal. The rest of the costs were absorbed through operations over 5 years. With final approvals, we launch in 2021.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

2021 is the start-up year for PACE, which will grow over the next four years to serve 400 plus seniors every day. HopeWest will have to add 200 new jobs. GJEP analyzed this project for economic impact- a total employment effect estimated at \$53.3 million and purchased services impact of \$14.5 million.

This essential service has been considered for decades, but there was no willing organization to take on the enormous investment of time and resources. We are not doing it alone. Our collaborations with Hilltop, area hospitals, and the GJHousing Authority are crucial for success.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

The need for PACE escalates. 29% of our population in 2040 will be 55 or older. There are no comprehensive resources in Mesa County. Many individuals fall between the cracks of services as they age. They are not eligible for home health, hospice, or other acute health care when they suffer chronic conditions. One hundred people currently served by our philanthropy-funded palliative care program may be eligible. PACE will meet their needs in a manner simply not available today.

Staying independent is difficult when living alone as an elderly female (60% in GJ>65). Ten thousand people in Grand Junction are over 65. Health Care Policy and Finance indicates we are the most underserved county in the State for good senior services/PACE. All PACE eligible individuals are living at the poverty level, suitable for Medicaid. Data Sources: HCPF, DHS, US Census.

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Building Purchase	\$5,200,000.00	1.2 M inkind, 4 M loan	1/2018
Construction	\$13,500,000.00	Capital Campaign	12/2020
Planning/Consultants	\$3,000,000.00	Operations	Ongoing
Auto Door Openers	\$25,000.00	CDBG	10/2021
Closet - Adult Day	\$26,785.00	CDBG	10/2021
Total Budget	\$21,751,785.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 10/2021 Completion Date: 2/2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
- No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

HopeWest can only do this project with philanthropy. We have invested over two million in staff time and consultant time alone over six years due to the complexity of the application process and PACE's infrastructure. We have had 30 volunteers work on our capital campaign. We value In-kind donations at over \$1.5 million, and we believe that this project is critical to Grand Junction's citizens. It will help achieve the Community Development Block Grant goals of "developing a viable urban community by providing decent housing and suitable living environment, and expanding economic opportunities, principally for a person of low and moderate-income." It will happen if every sector invests in it becoming a reality.

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

In 2020 (COVID -19), we served 1933 hospice & 574 palliative care patients. 568 children had counseling, including in school districts with grief groups paid for by philanthropy. We served 324 grieving adults in individual counseling & groups. We anticipate helping 5 % more people in 2021

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Mesa County DHS anticipates 900 Grand Junction residents can qualify for PACE. The 2021 projection is that we will enroll 10 to 20 individuals per month. It isn't easy to register more rapidly due to the assessment processes. 70% of PACE participants will live within GJ city limits.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
- The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Most clients served by PACE will be dually eligible for both Medicaid and Medicare so will be inherently low income. Income is certified through the county Medicaid application process, completing a long-term care Medicaid application. As such, the patient's eligibility will be verified at admission to the program by the Medicare and Medicaid databases.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
 - a. HUD has approved the project and the City receives a letter of credit from HUD.
 - b. An Environmental Review has been completed and approved.
 - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
 - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
 - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Christy Whitney

Title: President and CEO

Signature: 
eSigned via SeamlessDocs.com
Key: e0232c3e47103a176dd2baaf2984276b

Date: 03/22/2021

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Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
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GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: Housing Resources of Western Colorado

2. Organization Address: 524 30 Road, Suite 3
Grand Junction, CO 81504

3. Organization DUNS Number (Data Universal Number System) (required):
149429300

4. Organization or Parent Organization EIN/TIN Number (required):
84-0879892

5. Primary Contact Person: Anna K. Bowman
Phone: 970-241-2871 Email: KatieB@HRWCO.ORG

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Housing Resources of Western Colorado (HRWC) is a 501(c)(3) not-for-profit organization with a mission to provide housing and housing services that create stable, sustainable Western Colorado homes. HRWC builds stronger communities by providing attainable housing, energy efficiency, education and renovation programs to the residents of Western Colorado. HRWC's six core programs are: Property Management, Weatherization, Self Help Build Housing, Housing Rehabilitation, Housing Counseling and Education, and Community Building and Engagement.

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

Yes most recently CDBG funding for Housing Counseling and foreclosure prevention awarded \$50,000 in 2020. CDBG funded \$15,000 toward Owner-Occupied mobile home repairs within the City of Grand Junction. A window project awarded \$97,000 in 2019. The project is completed.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project.

FUNDING REQUEST SUMMARY

- 1. Project Name: Emergency Repair for Mobile Homes Owned on Rented Lots in City of Grand
- 2. Project Address/Location: Scattered Sites
- 3. Amount of CDBG funds requested for the project: \$ 25,000
- 4. Funding leveraged from other sources for this project: \$ 3000
- 5. Total Project Budget: \$ 28000
- 6. Minimum amount of CDBG funding to benefit your project: \$ 25000

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)
 - Benefits low/moderate income individuals/households
 - Addresses the prevention or elimination of slums or blight
 - Meets an urgent community need (usually a natural disaster)
2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)
 - Need for Non-Housing Community Development Infrastructure
 - Need for Affordable Housing
 - Needs of the Homeless or Special Needs Populations
 - Other Human Service Needs
 - Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

The Single Family Owner Occupied Housing Rehabilitation program removes deficiencies or health and safety hazards, corrects substandard conditions, corrects violations of local housing codes, improves accessibility and improves energy efficiency for owner occupied housing. HRWC's program through Department of Housing has a gap in the overall funding to due HOME funding restrictions that do not allow mobiles homes on rented lots. City of Grand Junction CDBG funds do allow this housing type. Emergency repair grant types are for manufactured housing on rented lots and shall not exceed \$10,000 per applicant or 50% of its value with the cap being \$10,000. A home repair will improve the community blighted housing stock reducing the clients chance of becoming homeless from a blight unit.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)
 - Public or human service
 - Capital construction, building rehabilitation or public facility improvement
 - Home ownership activities
 - Housing rehabilitation
 - Economic development assistance
 - Planning or predevelopment costs
 - Acquisition or demolition of property
3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

HRWC's Housing Rehabilitation program has a gap in revolving loan funding due to HUD HOME funding restrictions that do not allow mobile homes on rented lots. HRWC's City of Grand Junction CDBG funds would help at least four more families who own homes on rented lots.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

This year HRWC had 5 mobile homes in the City of Grand Junction that could not be served because the property type was not available for funding. This figure was obtained without marketing the program.

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Mortgage Relief-	\$50,000.00	CDBG-CV3	9/23/2020
Emergency Mobile	\$15,000.00	CDBG	9/23/2020
Critical Home Repair	\$10,000.00	CDBG	Applying
Emergency Mobile	\$25,000.00	CDBG	Applying
Total Budget	\$100,000.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: September 2021 Completion Date: December 2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
- No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

HRWC provides all labor and materials through funding sources. On occasion referrals are made to other organizations to offset costs, for example ADRC, RSVP and our foundation donations from the community.

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

HRWC served 836 this fiscal year and plans to serve over 1,000 persons this next year.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Approximately 28% of all persons HRWC provides services to live in the City of Grand Junction. In this requested project 100% of the persons served will live in Grand Junction city limits.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
- The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

If a client is a LEAP recipient, the LEAP approval letter will serve as determination of income.

If a client is qualifying through their income, all related income must be verified through paystubs, social security annual letter and other qualifying documentation.

Income is not to exceed the threshold of low/moderate income established HUD guidelines.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
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 - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
 - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Anna K Bowman

Title: Executive Director

Signature: 
eSigned via SeamlessDocs.com
Key: e0232c3e47103a176dd2baaf2984276b

Date: 03/22/2021

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List of records matching your search for :

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ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015 Has Active Exclusion?: No Delinquent Federal Debt?: No		
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

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APPLICANT BACKGROUND

1. Organization Name: Housing Resources of Western Colorado

2. Organization Address: 524 30 Road, Suite 3
Grand Junction, CO 81503

3. Organization DUNS Number (Data Universal Number System) (required):
149429300

4. Organization or Parent Organization EIN/TIN Number (required):
84-0879892

5. Primary Contact Person: Anna K. Bowman
Phone: 970-241-2871 Email: KatieB@HRWCO.ORG

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

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9. Provide a brief description of your organization - what do you do?.

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10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

Yes most recently CDBG funding for Housing Counseling and foreclosure prevention awarded \$50,000 in 2020. CDBG funded \$15,000 toward Owner-Occupied mobile home repairs within the City of Grand Junction. A window project awarded \$97,000 in 2019. The project is completed.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project.

FUNDING REQUEST SUMMARY

- 1. Project Name: Critical Repair Program
- 2. Project Address/Location: Scattered sites within the City of Grand Junction limits
- 3. Amount of CDBG funds requested for the project: \$ 10,000
- 4. Funding leveraged from other sources for this project: \$ 2,000
- 5. Total Project Budget: \$ 12000
- 6. Minimum amount of CDBG funding to benefit your project: \$ 10,000

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Housing Resources of Western Colorado (HRWC) provides low-moderate income residents with 24-hour critical repair services through its Critical Home Repair Program. The project consists of providing labor and materials/equipment which primarily includes pest infestations, roof repair, furnace repair, correcting carbon monoxide issues, frozen pipes, water heaters, electrical problems and evaporative cooling repair/replacements. Spending approximately \$300 to \$500 per household.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

The goal is to serve 20 families within the grant year of 2021, due to funding shortfalls from other funding sources in addition to a decrease in donations, HRWC was able to serve 52 families with the last CDBG grant in 2017. Some home required repairs that exceeded the budgeted amount per household which impacted the available funding totals.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

HRWC receives 300 plus call per year for assistance. HRWC has served more than 52 households within our community through all funding sources and the Critical Repair Program. The top 3 repairs in 2020 were plumbing, roof and heating/cooling repairs. HRWC is experiencing an increased demand of assistance in keeping homes healthy and safe due to the pandemic and current economic conditions.

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Mortgage Relief-	\$50,000.00	CDBG-CV3	9/23/2020
Emergency Mobile	\$15,000.00	CDBG	9/23/2020
Critical Home Repair	\$10,000.00	CDBG	Applying
Emergency Mobile	\$25,000.00	CDBG	Applying
Total Budget	\$100,000.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: September 2021 Completion Date: December 2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
 No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

HRWC provides all labor and materials through funding sources. On occasion referrals are made to other organizations to offset costs, for example ADRC, RSVP and our foundation donations from the community.

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

In 2020 HRWC served 19 families within Mesa County from our Western Community Foundation donations. HRWC believes the need to help low-moderate income families is there within the City of Grand Junction therefore we are expecting to serve between 20 and 30 families in the grant year.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Over 50% of our clients served with our donation money lived within the City of Grand Junction limits. The total number of person who will benefit from the funds in this grant will be 100% within the City of Grand Junction limits.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
 The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

If a client is a LEAP recipient, the LEAP approval letter will serve as determination of income.

If a client is qualifying through their income, all related income must be verified through paystubs, social security annual letter and other qualifying documentation.

Income is not to exceed the threshold of low/moderate income established HUD guidelines.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
 - a. HUD has approved the project and the City receives a letter of credit from HUD.
 - b. An Environmental Review has been completed and approved.
 - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
 - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
 - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Anna K Bowman

Title: Executive Director

Signature: 
eSigned via SeamlessDocs.com
Key: e0232c3e47103a176dd2baaf2984276b

Date: 03/22/2021

SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015 Has Active Exclusion?: No Delinquent Federal Debt?: No		
Address:		
City: GRAND JUNCTION		State/Province: COLORADO
ZIP Code: 81506-4099		Country: UNITED STATES



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: Karis, Inc.

2. Organization Address: P.O. Box 2837
Grand Junction, CO 81502

3. Organization DUNS Number (Data Universal Number System) (required):
078505107

4. Organization or Parent Organization EIN/TIN Number (required):
26-4600743

5. Primary Contact Person: John Mok-Lamme
Phone: (970) 234-1810 Email: jmoklamme@karisinc.org

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Karis, Inc (dba the House) provides services and housing to homeless youth ages 13-24. We operate the only youth emergency shelter on the western slope, two transitional programs, including Zoe House which serves youth made homeless by domestic violence, the only federally funded street outreach program between Denver and Las Vegas, and Bonnie's House which provides permanent housing. In October we opened Laurel House, which provides 34 permanent supportive housing units. We also provide a suite of evidence-based services to address the mental health, employment and developmental needs of youth. In all of this, our goal is help youth escape a lifetime of homelessness and trauma. Karis youth experience breathtaking outcomes. Last year, youth from the House showed statistically significant improvements in all but one area measured one year after exit, and 84% were stably housed.

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

2013 The House 83,000 Funds expended
2015 Asset House 10,400 Funds expended
2016 Zoe House 50,000 Funds expended
2017 Services Mental Health Funds expended
2018 Services Mental Health Funds expended
2018 Fourth House \$14,000 Funds expended

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No; no employee, board member or client has any past or present ownership or financial investment in the agency, organization or proposed project.

FUNDING REQUEST SUMMARY

- 1. Project Name: Remodel for the House
- 2. Project Address/Location: 2705 N 8th Ct
- 3. Amount of CDBG funds requested for the project: \$ 40,000
- 4. Funding leveraged from other sources for this project: \$ 85000
- 5. Total Project Budget: \$ 125000
- 6. Minimum amount of CDBG funding to benefit your project: \$ 1000

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

The House, Karis' youth homeless shelter, provides temporary housing and services to homeless youth ages 13-20, a population that experiences high rates of criminal victimization, mental health problems and suicide. The House serves as an important resource to our community in keeping homeless youth safe and helping them transition out of homelessness and into futures of hope. With CDBG funding, Karis plans to remodel the House. The remodel will include improving the heating system, remodeling bathrooms, painting, remodeling the kitchen, and creating a more open floor plan that will add spaces for youth to work with staff on homework and job applications. Improvements will also increase the amount of natural light, which contributes to improved mental health. The remodel will ensure that the House can continue to be a beacon of hope for hundreds of homeless youth in our community in the years to come.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

The House has been providing services to homeless youth in Mesa County for nearly nine years. CDBG funds will provide essential renovations that will increase the sustainability of the House, allowing Karis to provide emergency shelter to homeless youth for many more years.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Karis served 309 unduplicated homeless youth in Mesa County last year. The number of homeless persons in Mesa County represents 12% of the homeless population in Colorado (Mesa County Community Health Needs Assessment 2018-2020), even though Mesa County comprises only 2.7% of the state's population, and 20% of homeless individuals are under age 18. Last year, the House provided shelter to 42 homeless youth. However, despite the number of homeless youth in Mesa County, there are only 10 emergency shelter beds specifically for homeless youth in Mesa County, with the House being the only licensed shelter for youth between Denver and Ogden, Utah. This project is therefore essential to continue providing emergency shelter to homeless youth in our community.

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Remodel	\$50,000.00	DOLA	TBD
Remodel	\$40,000.00	CDBG	TBD
Remodel	\$20,000.00	Miscellaneous	TBD
Remodel	\$15,000.00	In-Kind	TBD
Total Budget	\$125,000.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 7/1/2021 Completion Date: 10/1/2021

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
 No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

Karis will utilize in-kind goods and services through volunteer and discounted labor as well as donated or discounted supplies. The estimated value of these services is:
Landscaping services - \$5,000
Construction services - \$10,000
Total In-kind: \$15,000

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

Last year Karis served 309 homeless youth; we expect to serve 250-300 homeless youth in this coming year as well.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Karis estimates that 90% or more of the youth that we serve live within Grand Junction city limits. 100% of persons benefiting from the project will live within the city limits of Grand Junction.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
 The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Youth will have presumed benefit because they are homeless. However, we also ask about their income during intake (intake packet attached).

SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: Mind Springs Health

2. Organization Address: The Oasis Clubhouse (of Mind Springs Health):
450 Ouray Avenue, Grand Junction, CO 81501

3. Organization DUNS Number (Data Universal Number System) (required):
149212730

4. Organization or Parent Organization EIN/TIN Number (required):
84-0625890

5. Primary Contact Person: Tracy Pihl
Phone: 970-309-8910 Email: tpihl@mindspringsfoundation.org

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Mind Springs Health (MSH) is a community mental health center covering a 10-county region of northwest Colorado. MSH has 13 locations throughout the western slope and the only psychiatric hospital between Denver and Salt Lake City. This proposal specifically discusses renovation at the Oasis Clubhouse. The Oasis Clubhouse is a day program for people that live with mental illness and substance use disorder. The Oasis Clubhouse serves low income individuals and many people experiencing homelessness. The Oasis Clubhouse is a safe place for people to access professional mental health resources and feel a sense of community in a non-clinical setting. Mental health professionals at the Oasis Clubhouse provide life and job readiness skills, help clients access other community resources and are available as mentors and social supports.

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

In 2014 West Springs Hospital received \$31,164 for specialized furnishings in the psychiatric area. All funds have been spent.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No

FUNDING REQUEST SUMMARY

- 1. Project Name: Renovations at the Oasis Clubhouse
- 2. Project Address/Location: 450 Ouray Avenue, Grand Junction, CO 81501
- 3. Amount of CDBG funds requested for the project: \$ 78,788
- 4. Funding leveraged from other sources for this project: \$ 0
- 5. Total Project Budget: \$ 78788
- 6. Minimum amount of CDBG funding to benefit your project: \$ 29,778

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

The Oasis clubhouse is a safe, inclusive and welcoming environment, unfortunately, the state of the nearly century old home in central Grand Junction where it is located does not reflect its character. MSH seeks to make renovations which will improve the safety of this building, will allow staff to offer more services to clients and will create a more welcoming and home-like environment. The primary goal of the renovations is to update the kitchen so staff can provide kitchen safety, cooking and healthy eating coaching to clients. Other elements of the planned renovation include necessary repairs to the roof, replacing aging swamp coolers, tree removal, flooring replacement and replacing the Clubhouse van that removes the transportation barrier for clients.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

The Oasis Clubhouse currently offers Psychosocial, Peer Support, Case Management, and Therapy services. By completing these upgrades it would help us expand and improve on our existing services. The Clubhouse provides a pro social environment to a client population in need of education of around basic life skills. One of those being meal preparation and feeding. If we were to properly update the kitchen, it would provide an environment that is conducive to teach these critical skills needed for independent living.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

The most recent Community Health Needs Assessment published by Mesa County Public (2018-2020) is laden with startling mental health statistics. In Mesa County, mental health crisis services doubled from 2018-2020, the suicide hospitalization rate for Mesa County is significantly higher than Colorado (115.7 per 100,000) and as a whole, Mesa County's suicide rate (34.7 per 100,000) is more than double the rate of the nation (13.4 per 100,000). The Oasis Clubhouse serves as an intermediary between hospitalization and independent living, and a conduit to more intensive levels of mental health treatment. This facility is an important element of MSH's continuum of care.

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Sink relocation/demo	\$19,450.00		
Electric range and	\$1,500.00		
Roof repairs	\$1,197.00		
Swamp Cooler	\$5,991.00		
Tree Removal	\$1,650.00		
Van Replacement	\$49,000.00		
Total Budget	\$78,788.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 9/21/2021 Completion Date: 1/31/2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
 No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

Due to the need for privacy and client confidentiality, Mind Springs Health is unable to leverage volunteers for it's organizational initiatives.

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

In 2020 all of MSH outpatient entities (not including West Springs Hospital) served 12,474 unduplicated clients. With the rise of depression and anxiety related to COVID-19 MSH anticipates this number will grow larger in the 2021 calendar year.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

In the 2020 calendar year the Oasis Clubhouse provided services to 512 unduplicated clients. Of those, 378 had a home address within Grand Junction City limits and 71 identified themselves as homeless.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
 The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

All MSH clients are invited to apply for MSH's sliding fee scale than can provide services at a reduced rate or free of charge. During the intake process clients fill out a Financial Assistance Application and may be offered a Zero Income/Homeless Attestation to sign. These forms are uploaded into the attachments section.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

- 1. The applicant will not receive the block grant funds until:
a. HUD has approved the project and the City receives a letter of credit from HUD.
b. An Environmental Review has been completed and approved.
c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: _____

Title: _____

Signature: [eSigned via SeamlessDocs.com Tracy Pihl Key: e0232c3e47103a176dd2baaf2984276b] _____

Date: 03/18/2021 _____

SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	



GRANT APPLICATION

Community Development Block Grant (CDBG) 2021 Program Year

The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.

Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Monday, March 22, 2021.

APPLICANT BACKGROUND

1. Organization Name: Housing Resources of Western Colorado

2. Organization Address: 524 30 Road, Suite 3
Grand Junction, CO 81504

3. Organization DUNS Number (Data Universal Number System) (required):
149429300

4. Organization or Parent Organization EIN/TIN Number (required):
84-0879892

5. Primary Contact Person: Anna K. (Katie) Bowman
Phone: 970-986-9601 Email: katieb@hrwco.org

6. Do you or your parent organization file OMB A-133 (Single Audit)?
 Yes No

7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.

8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit www.sam.gov/SAM*

Is this agency an equal employment opportunity employer? Yes No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Housing Resources of Western Colorado (HRWC) proudly provides housing services, transitional supportive housing and affordable housing for individuals and families with the goal of housing permanency. This is accomplished through supportive services including housing counseling, rental counseling, foreclosure prevention counseling, credit counseling and homelessness prevention. Additional community support is provided through our Weatherization Services, Affordable Property Rentals, Self Help Home Build Program and Housing Rehabilitation programs. For over 44 years, HRWC has continued to promote the wise and sustainable use of resources in Western Colorado. HRWC is a chartered member of NeighborWorks America and Certified by the State of Colorado as a Community Housing Development Organization (CHDO) under the state HOME Program.

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Governmental Agency
- Faith based
- Public Organization
- Housing Authority
- Quasi-Governmental Agency
- Public Service / Human Services Provider
- Other _____

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

Yes, HRWC has received past CDBG funding from the City of Grand Junction including: 2000 Linden Rehab \$55,000, 2001 Housing Acquisition \$130,000, 2004 Supportive Housing \$50,000, 2005 Phoenix Lift \$30,000, and 2009 Garden Village \$120,000. In 2015, HRWC received \$22,500 for the Emergency Repair Program and 2020 Completion of Window Replacements at Garden Village Apartment Complex \$97,274

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No employee, board member or client have any past or present ownership or financial investment in the organization.

FUNDING REQUEST SUMMARY

- 1. Project Name: Phoenix, LLP
- 2. Project Address/Location: 1333 N. 13th Street, Grand Junction, CO 81501
- 3. Amount of CDBG funds requested for the project: \$ 234710
- 4. Funding leveraged from other sources for this project: \$ _____
- 5. Total Project Budget: \$ 234710
- 6. Minimum amount of CDBG funding to benefit your project: \$ 234710

PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- Benefits low/moderate income individuals/households
- Addresses the prevention or elimination of slums or blight
- Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- Need for Non-Housing Community Development Infrastructure
- Need for Affordable Housing
- Needs of the Homeless or Special Needs Populations
- Other Human Service Needs
- Economic Opportunities

SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Housing Resources and Homeward Bound of the Grand Valley created a partnership interest in an 8-unit building called Phoenix, LLP. Through this partnership we provide housing and services to formerly homeless veterans. Homeward Bound has requested that Housing Resources purchase their interest in the property of \$234,710. This is an unanticipated expense for Housing Resources and upon receipt of the grant we will apply 100% of the funds to purchase Homeward Bound's interest. This grant will provide the funding to help two non-profits within our community while continuing to provide the much-needed housing and support services for our veterans.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- Public or human service
- Capital construction, building rehabilitation or public facility improvement
- Home ownership activities
- Housing rehabilitation
- Economic development assistance
- Planning or predevelopment costs
- Acquisition or demolition of property

3. Is this project in direct response to COVID-19 community impacts? Yes No

4. If this is a Human Service Project, is the service: New or On-going?
5. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

The requested funds will permit Housing Resources, a non-profit organization, to buy out our partner, another non profit organization, so we may continue to serve the homeless veteran community. The goal of this case managed program is to help participants obtain permanent housing in or within their 2-year stay.

6. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

The 2020 Point-in Time (PIT) study on homelessness in Colorado’s rural and non-metro counties identified the county with the largest share of people experiencing homelessness was Mesa County with 26% of the overall participants. 22% of that overall number was homeless veterans. The referenced numbers only include individuals that reached out for assistance, as a result, the numbers are more than likely 1/2 to 2/3rds greater per Catholic Outreach’s estimate.

A second source we would like to reference is a survey that Rocky Mountain Health Plans sent to Medicare and Medicaid beneficiaries who receive health services. It does not specifically discuss homelessness, but it does state that 5.9% of the participants are unsure about steady housing while 5.3% did not have steady housing.

7. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Buy Out Partner	\$234,710.00	CDBG	
Total Budget	\$234,710.00		

8. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: N/A Completion Date: N/A

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- Yes, plans/permits completed; project is ready to begin.
- No, plans/permits still need to be completed.

9. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

N/A

BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

In 2020 Housing Resources of Western Colorado served approximately 2700 individuals overall. The Phoenix Program provides a home to an average of 12 formerly homeless veterans each year.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

All participants in the Phoenix Program live within the City Limits. To date 81% of the program participants have moved into permanent housing. Past participants have become homeowners, business owners, completed college degrees and acquired jobs in their field of study.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? Yes No

If you checked yes above, specify by checking all that apply to your project:

- The income of each household/person receiving assistance will be individually verified for eligibility.
- The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Phoenix Program participants income is verified by a 3rd party through the case manager or the Grand Junction Housing Authority depending on the unit AMI designation. Rent restrictions are >50% AMI for 6 units and >30% AMI for the remaining 2 units.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

CDBG APPLICATION AND PRELIMINARY AGREEMENT

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

- 1. The applicant will not receive the block grant funds until:
a. HUD has approved the project and the City receives a letter of credit from HUD.
b. An Environmental Review has been completed and approved.
c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Housing Resources of Western Colorado

Title: Executive Director

Signature: Anna K Bowman

Date: 03/21/2021





SAM Search Results
List of records matching your search for :

Search Term :
Record Status: Active

ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	

Safe Routes to School / Neighborhood Connection

Linden Ave from Unaweep to Hwy 50

- 650 feet of curb, gutter, sidewalk 
- Additional asphalt width 
- 2 access ramps 
- 0 crosswalks 
- ROW required – None
- Grading Required – ADA
- Irrigation Structures – none
- Utilities – minimal
- Costs - \$100K



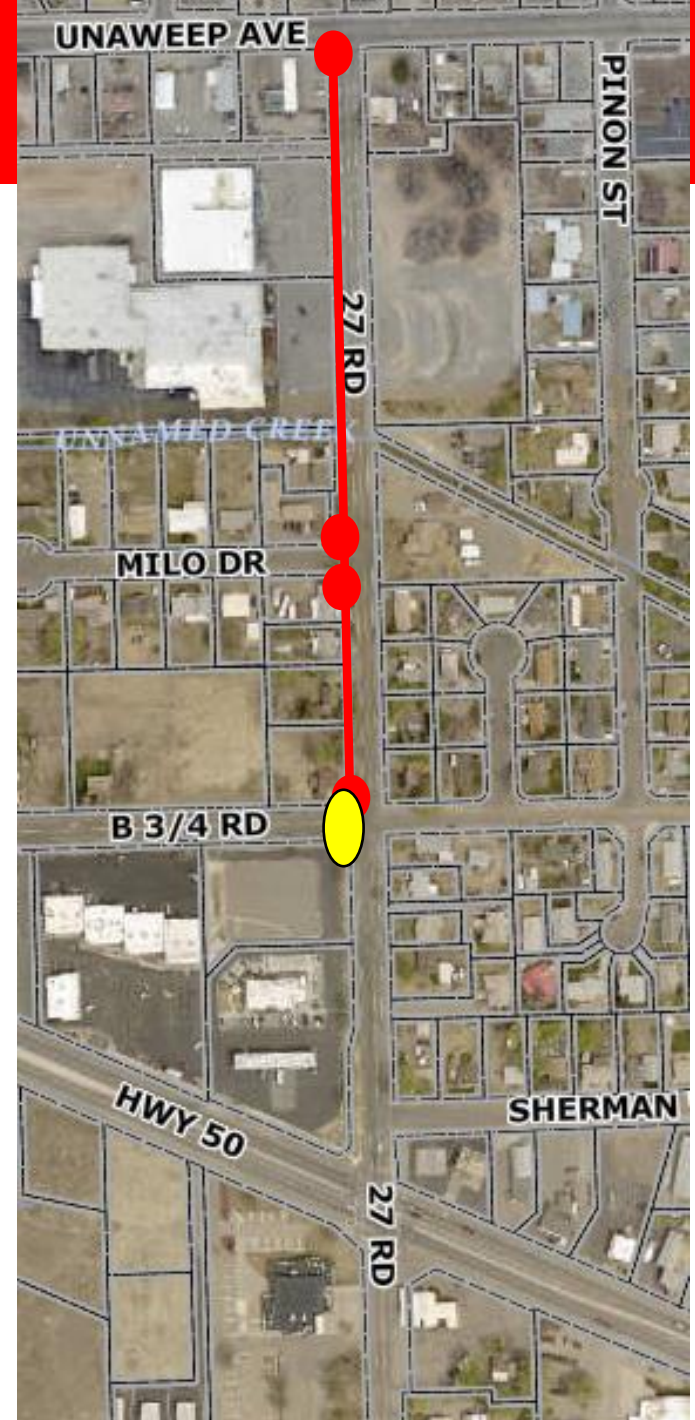
Linden Ave looking north



Safe Neighborhood Routes

27 Rd from UnawEEP to Hwy 50

- 1200 feet of curb, gutter, sidewalk ———
- 4 access ramps ●
- 1 crosswalk ○
- ROW required – None
- Grading Required – minimal
- Irrigation – 600 feet + structures
- Utilities – minimal
- Costs - \$225K



27 Rd at B 3/4 Rd Looking North

Safe Neighborhood Connections

12th Street near Wellington Ave

- 0 feet of curb, gutter, sidewalk —
- 2 access ramps ●
- 1 crosswalk ○
- 2 yellow-flashing signals - ■
- ROW required – None
- Grading Required: minimal
- Irrigation Structures: adjacent; minimal impact
- Utilities – minimal
- Total Cost - \$80K



Yellow-Flashing Lights



12th St at Wellington Ave looking north

Yellow-flashing light and crosswalk. Important to GVT Route 1 access.