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**GRAND JUNCTION CITY COUNCIL  
MONDAY, MAY 15, 2023  
WORKSHOP, 5:30 PM  
FIRE DEPARTMENT TRAINING ROOM AND [VIRTUAL](#)  
625 UTE AVENUE**

**1. Discussion Topics**

- a. Water Efficiency Plan
- b. 2023 Program Year Community Development Block Grant (CDBG) Funding Requests
- c. Discussion on Cannabis Cultivation

**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**

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*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 <https://www.gjcity.org/313/City-Council>) or call one or more members of City Council (970-244-1504);

2. Provide information to the City Manager ([citymanager@gjcity.org](mailto: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.

3. Attend a Regular Council Meeting (generally held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 6 p.m. at City Hall) and provide comments during “Citizen Comments.”

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**Grand Junction City Council**

**Workshop Session**

**Item #1.a.**

**Meeting Date:** May 15, 2023  
**Presented By:** Randi Kim, Utilities Director  
**Department:** Utilities  
**Submitted By:** Randi Kim

**Information**

**SUBJECT:**

Water Efficiency Plan

**EXECUTIVE SUMMARY:**

The Colorado Water Conservation Act of 2004 requires the City to have a state-approved water efficiency plan containing certain required minimum plan elements. This 2023 Grand Junction Regional Water Efficiency Plan provides an update to the previous plan in compliance with the current Municipal Water Efficiency Plan Guidance Document issued by CWCB. The 2023 Grand Junction Regional Water Efficiency Plan is available for public review and comment for a period of 60 days through June 10, 2023. Following the public comment period, the plan will be presented to City Council for consideration of adoption by Resolution.

**BACKGROUND OR DETAILED INFORMATION:**

In 1996, the City of Grand Junction, Clifton Water District, and Ute Water Conservancy District developed water conservation plans for their respective service areas. In 2012, the three entities collaboratively developed the Grand Valley Regional Water Conservation Plan. This 2023 Grand Junction Regional Water Efficiency Plan provides an update to the previous plan in compliance with the current Municipal Water Efficiency Plan Guidance Document issued by CWCB.

The 2023 Grand Junction Regional Water Efficiency Plan identifies the following goals and objectives:

Goal 1: Continue to educate the community, local and regional planning departments, construction and development businesses, landscape contractors, and customers regarding codes and ordinances that promote xeric landscapes and water conservation.

Goal 2: Continue to create public awareness of wise water use and conservation.

Goal 3: Continue efforts to reduce residential sector per-capita water demand in the Grand Valley and maintain a 1.4 percent reduction annually.

Goal 4: Promote water saving awareness in the commercial/industrial sectors.

Goal 5: Encourage implementation of the recently adopted Graywater Ordinance

Goal 6: Establish a valley-wide turf rebate program

Goal 7: Reduce non-revenue water losses

The Grand Junction Regional Water Efficiency Plan includes specific measures and programs to achieve these goals and objectives.

**FISCAL IMPACT:**

N/A

**SUGGESTED ACTION:**

No action required.

**Attachments**

1. GJ\_Regional\_WEP for public comment



GRAND JUNCTION REGIONAL

*Water*  
**EFFICIENCY**  
**PLAN**



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## Acknowledgements

This project was funded, performed, and completed through a collaborative effort between the City of Grand Junction, the Clifton Water District, and Ute Water Conservancy District.

Staff and water professionals from each entity provided insight to the content of this plan. Especially important to this project was the contribution that Mark Ritterbush and Amy Brown, representatives from the City of Grand Junction; Guy Walker from the Clifton Water District; and Andrea Lopez, from the Ute Water Conservancy District made with their time and knowledge. Also important are the contributions that the respective managers made to the project.

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## Acronyms

<b>Name</b>	<b>Acronym</b>
<b>Acre feet</b>	<b>af</b>
<b>Cubic feet per second</b>	<b>cfs</b>
<b>City of Grand Junction</b>	<b>The City</b>
<b>Clifton Water District</b>	<b>Clifton</b>
<b>Colorado Water Conservation Board</b>	<b>CWCB</b>
<b>Commercial &amp; Industrial</b>	<b>C-I</b>
<b>Gallons per day</b>	<b>gpd</b>
<b>Gallons per Capita per Day</b>	<b>GPCD</b>
<b>Million gallons per day</b>	<b>mgd</b>
<b>Million gallons per year</b>	<b>mgd</b>
<b>Municipal and Industrial</b>	<b>M&amp;I</b>
<b>The City, Clifton, and Ute</b>	<b>The Entities</b>
<b>United States Bureau of Reclamation</b>	<b>BOR</b>
<b>Ute Water Conservancy District</b>	<b>Ute, The District</b>
<b>Water Treatment Plant</b>	<b>WTP</b>
<b>Water Conservation Plan</b>	<b>WCP</b>

# MISSION STATEMENT

TO PROMOTE WATER CONSERVATION  
BY EXAMPLE, EDUCATION, AND  
INNOVATION FOR THE PURPOSE OF  
SECURING THE FUTURE WATER  
NEEDS OF THE GRAND VALLEY



# SECTION ONE

**The Regional Water Efficiency Plan Entities:  
The City of Grand Junction, Clifton Water District,  
and Ute Water Conservancy District**

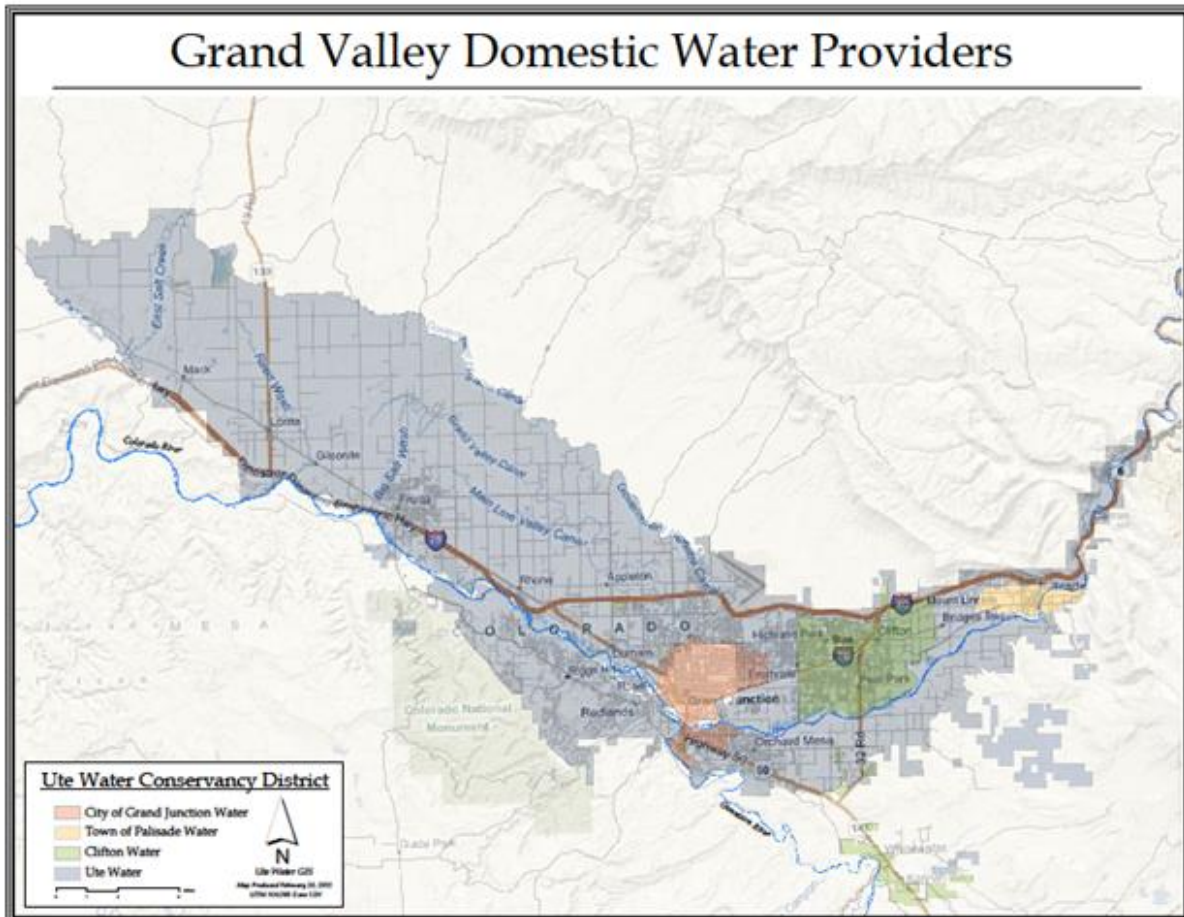
## **1.0 Introduction**

### **Overview of the Grand Junction Region**

The Grand Junction Region is located in Western Colorado and encompasses a large portion of Mesa County. Within the Grand Junction Region are the City of Grand Junction, City of Fruita, Town of Palisade, and the unincorporated areas of Clifton, Loma, and Mack. The Grand Junction Region was settled in the late 1800s and by the early 1900s, six major ditch companies and irrigation districts that divert water from the Colorado and Gunnison Rivers, including a Bureau of Reclamation Project, were established. These ditch and canal systems provide irrigation water to most of the Grand Junction Region today. Located in Appendix A is a map of the major irrigation systems in the Grand Junction Region. Drinking water is provided to residents of the Grand Junction Region by 4 different providers: City of Grand Junction, Clifton Water District, Town of Palisade, Ute Water Conservancy District – all of which have an interconnect with at least 1 of the other providers. A map of the service areas is listed below in Figure 1-1.

The Grand Junction Region was established as a farming community and is still known for its fruit orchards. Today a thriving wine industry is adding to the agricultural mix, however, recent growth has replaced much of the irrigated farmland with residential development. The climate in the Grand Junction Region is one of hot summers, temperate falls and springs with mild winters. The average precipitation is 9-10 inches with the irrigation season starting as early as late March and continuing through October.

Figure 1- 1



## A Water Efficiency Plan

A Water Efficiency Plan (WEP) is a plan for the development and utilization of a set of strategies. The purpose of a Water Efficiency Plan is to help water purveyors improve their overall water use efficiency by addressing issues of supply and demand problem areas and providing a defined method of solving problems and dealing with system inefficiencies. A WEP can also provide both water suppliers and the local communities a means of using their water resources in a wise and prudent manner thus managing this precious exhaustible resource to its maximal responsible use.

This WEP is an update to the initial Water Conservation Plan adopted in 2012 and is intended to be broad and flexible so that it can be adapted to changing water conservation efforts over time. Through effort and cooperation of the City of Grand Junction, Clifton Water District, and the Ute Water Conservancy District (the Entities), this Regional Water Efficiency Plan has been developed

for the Grand Junction Region. The ultimate goal of creating a regional water conservation effort is to provide unified water education and community outreach programs that will aid the public in developing meaningful water conservation practices.

## **The Water Conservation Planning Process**

### **Section 1: Profiling the Water Systems**

For each of the Entities, information was gathered and documented in this plan to assist with identifying and analyzing water conservation progress and opportunities. Included in each of the water providers' profile are descriptions of the water systems including the water rights and the delivery systems as well as the general population served. Each of the Entities profile also characterizes current water use and forecasts future demand. Historical data was obtained from Water Conservation Plans produced by each of the Entities in 1996 as well as the initial version of the Grand Junction Regional Water Conservation Plan adopted in 2012.

### **Section 2: Current Water Conservation Measures and Programs**

Section 2 discusses current programs and measures in the Grand Junction Region that have been developed to either conserve water or educate the public about water conservation and drought management. These programs and measures include all programs developed by both the domestic water purveyors and the irrigation water providers, as well as institutional interests that include the Mesa County Government and the Colorado State University research center.

The development of the Regional Water Conservation Plan includes the formation of Water Conservation Goals, the identification and selection of Water Efficiency Activities, and the development of metrics to track these activities. This all discussed at the end of Section 2.

## **Water Conservation Goals**

Water Conservation goals were set based on the criteria of:

- The Water Conservation Plan Mission
- The cost effectiveness of the Goals
- The Benefits of the Goals

## **Defining a Plan of Action**

The Water Conservation measures or plans of action were determined by evaluating proposed alternatives. The Water Conservation Measures that best met the criteria were selected for implementation.

### **Implementation of the Plan of Action**

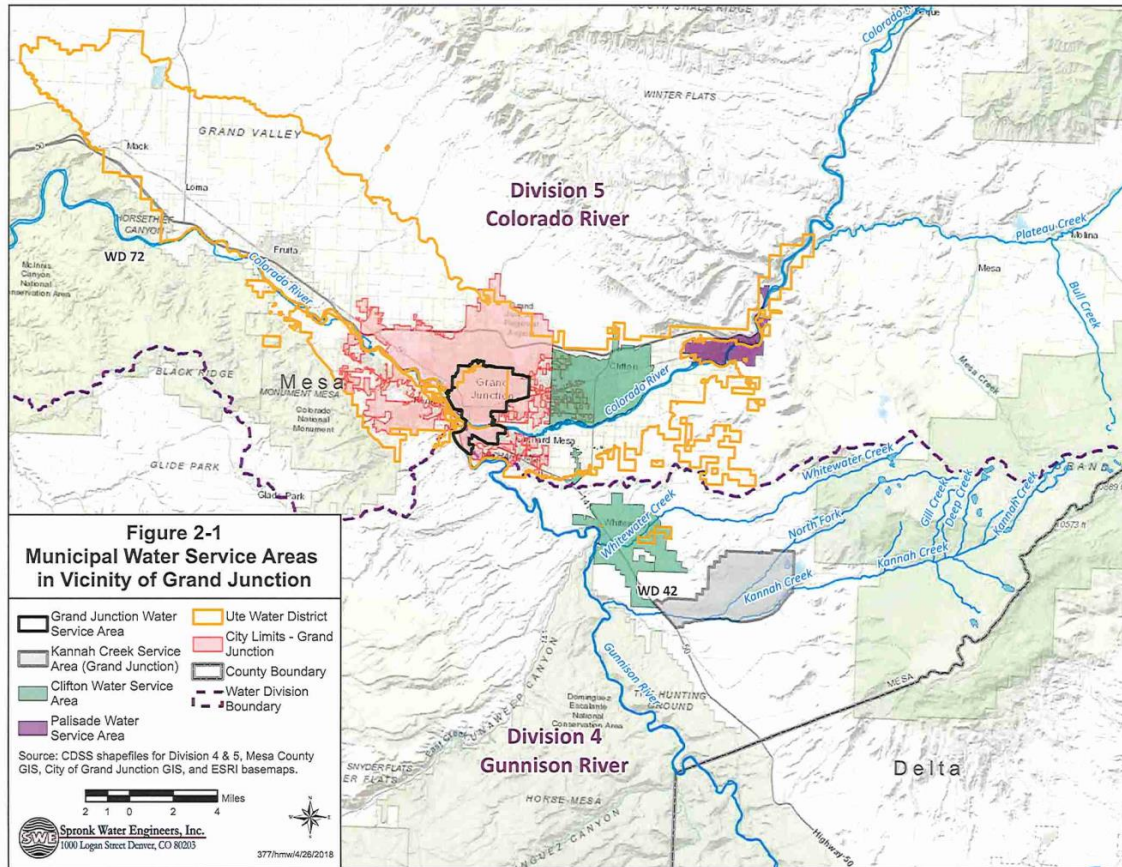
Each Water Conservation Measure was prioritized for implementation based on its relative importance as determined by The Steering Committee (Mark Ritterbush-City, Andrea Lopez-Ute, and Guy Walker-Clifton) and the Governing Boards of Directors, of the City, Clifton, and Ute. A planning-level budget and schedule was developed as well as prospective funding sources for each measure.

### **Evaluating and Monitoring the Progress and Updating the Water Conservation Plan**

Progress reviews will be conducted annually by the Steering Committee to evaluate the effectiveness of water efficiency measures and conservation plan goals. The Water Conservation Plan will be evaluated, updated to meet additional State requirements, and modified as necessary by the Steering Committee.



## 2.0 Profile of Existing Water Supply System -The City of Grand Junction



(City of Grand Junction’s Water Service Area is outlined in black)

### 2.1.1 History and Overview of Water Supply System

The City of Grand Junction was founded in 1881 and by 1911 had obtained the Paramount water right of 7.81 c.f.s. from Kannah Creek. In 1911 the City constructed a pipeline from Kannah Creek that delivered up to 5 mgd to the City’s residents. In the late 1930s, the City constructed a treatment plant on “Reservoir Hill” that would treat up to 5 million gallons per day (mgd). The plant was expanded in 1946 to treat an additional 2.13 mgd. In 1947 the City constructed Carson Reservoir in the Kannah Creek area to hold 650 acre-feet of water. In 1955, the City acquired Hallenbeck #1 Reservoir, aka Purdy Mesa Reservoir, Juniata Reservoir, and Reeder Reservoir, all located on the lower slopes of the Grand Mesa, along with direct flow rights to fill the reservoirs. At the same time, the City began plans to construct a second delivery pipeline. The second pipeline increased the delivery capacity to the City of 12.5 mgd. In 1957, the City also acquired water rights from the Gunnison River in the amount of 120 cubic feet per second (cfs) and acquired additional storage in Raber Click and Juniata Reservoirs.

In 1959, the City acquired water rights from the Colorado River in the amount of 120 cfs. During the 1960s, a new water treatment plant was constructed to treat up to 16 mgd with direct filtration. This plant is currently in use and provides the City's residents high quality water with 8 mg of potable storage. During the late 1970s and early 1980s, the City helped the Clifton Water District build a new water treatment plant that would treat up to 8 mgd. The benefit to the City was that Clifton would provide up to 4.5 mgd to the City if needed. The City also enlarged Juniata Reservoir and the pumping capacity at the pump station on the Gunnison River. In addition, the City purchased several reservoirs on Grand Mesa and other priority direct flow rights on Kannah Creek. In 1989, the City purchased the Somerville Ranch along with the ranch's water rights to ensure that the City could provide water to its residents even during the most severe drought. With 17 high-elevation reservoirs located on top of the Grand Mesa providing 5,600 af of storage and two off-channel terminal reservoir providing an additional 8,200 af of storage, the City has almost a 2-year supply of water in storage when all are at capacity. Table 2-1 is a list of the City of Grand Junction's water rights.

The City of Grand Junction's incorporated area covers 39 square miles with a population of over 65 thousand. The City water service area is "landlocked" and covers 9 square miles and serves a population of just over 29 thousand people. Most of the service area is in the center of the City, and west Orchard Mesa. The rest of the incorporated portions of the City is served primarily by the Ute Water Conservancy District and to a smaller extent by the Clifton Water District. The distribution system is all gravity-fed with 1 pressure zone and 307 miles of pipe.

### 2.1.2 Water Supply Reliability

Kannah Creek serves as the City's watershed, so even though our service area lies in the Colorado River basin, we obtain our water supply from the Lower Gunnison Watershed. According to findings from the Statewide Water Supply Initiative (SWSI), the Gunnison River Basin anticipate a water supply gap of 19,000 afy for M&I uses in 2050. Applying a conservative success rate of proposed IPPs will reduce this gap to 6,500 afy.

Beginning in 2018, the City of Grand Junction commenced a phased study to determine their water supply reliability. This study included a Firm Yield Study, a 50-year population and water demand study, and evaluating options to meet these projected demands. Findings from the Firm Yield Study are listed in Figure 2-1, and generated using storage objectives of having at least 140% of demand in storage at the end spring runoff and at least 1-year's demand in storage on November 1 of each year.

**Figure 2- 1  
Firm Yield of Kannah Creek Watershed**

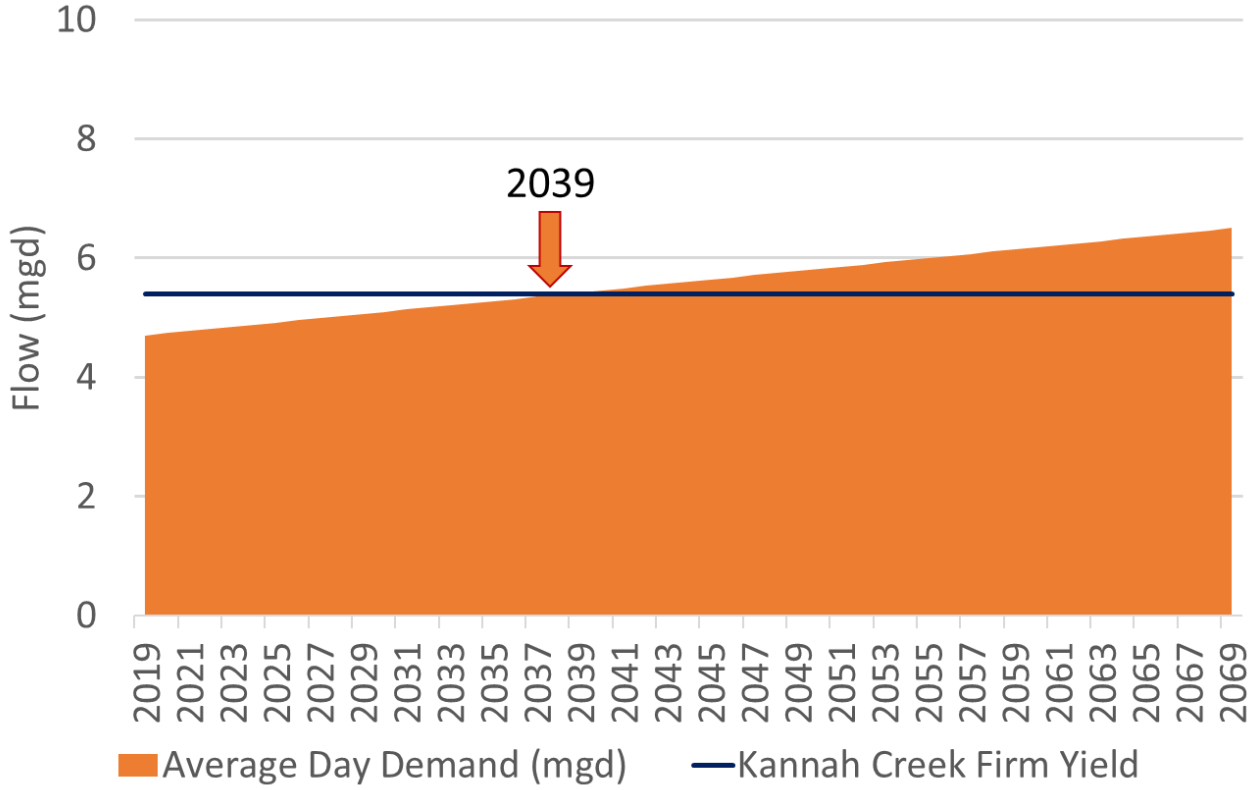
Climate Change Scenario	Firm Yield (AFY)	Firm Yield (avg. mgd)
Baseline	6,400	5.7
5% decrease in Kannah Creek	6,375	5.7
10% decrease in Kannah Creek	6,325	5.6
15% decrease in Kannah Creek	6,275	5.6
5% decrease in Kannah Creek AND shifted demand	6,375	5.7
10% decrease in Kannah Creek AND shifted demand	6,325	5.6
15% decrease in Kannah Creek AND shifted demand	6,275	5.6
Early spring runoff AND shifted demand	6,400	5.7
Repeated severe drought years	6,000	5.4

The firm yield of the Kannah Creek Watershed is higher than our current demands of approximately 5,300 afy. It is also obviously much lower than typically observed flows. The City has historically leased out excess water supplies for agricultural uses in the Kannah Creek basin once municipal demands and storage objectives have been met.

### 2.1.3 Future Needs and Supply-side Limitations

Applying projected demands to our firm yield suggests that the City may need to have additional water supplies secured by the year 2039 as depicted in Figure 2-2. Water conservation efforts and passive water savings has shown to play a role in reducing demands by almost 1/3 of the peak years from the late 1990's and will continue to be relied upon. The City also conducted a Water Supply Options Study to evaluate the best course forward to provide this additional water supply to meet our projected demands. Findings from this study point towards either investing in WTP upgrades or partnering with neighboring utilities to utilize some of our conditional water rights to meet our future demands.

**Figure 2- 2**  
**Firm Yield vs Projected Water Demands**



**Table 2- 1**

**City of Grand Junction  
Summary of Storage Water Rights**

<b>Water Right Name</b>	<b>Stream Name</b>	<b>Acre Feet</b>	<b>Use</b>	<b>Comments</b>
Anderson Reservoir No. 1	North Fork of Kannah Creek	506.0	IM	
Anderson Reservoir No. 2	North Fork of Kannah Creek	595.0	IM	
Anderson Reservoir No. 6	North Fork of Kannah Creek	118.0	IM	
Bolen A&J Reservoir No. 2	North Fork of Kannah Creek	293.0	IM	
Bolen Reservoir	North Fork of Kannah Creek	535.7	IM	
Carson Lake	Kannah Creek	637.0	M	
Deep Creek Reservoir #2	Kannah Creek	66.5	I	
Dry Creek Reservoir & Supply	Kannah Creek	66.0	I	Aka Chambers Reservoir
Flowing Park Reservoir	Kannah Creek	782.0	IM	
Grand Mesa Reservoir No. 1	Kannah Creek	559.0	I	
Hallenbeck #1 Reservoir	Kannah Creek	659.0	IM	Aka Purdy Mesa Reservoir
Hallenbeck #2 Reservoir	Kannah Creek	459.0	IM	Aka Raber Click Reservoir
Juniata Reservoir	Kannah Creek	7,204.0	IM	
Purdy Mesa Reservoir No. 2	Kannah Creek	2.5	M	
Reeder Reservoir	North Fork of Kannah Creek	179.7	I	
Somerville Reservoir #1	Whitewater Creek	973.0	IM	

I – Irrigation, M - Municipal

**Table 2-1**  
(continued)

**City of Grand Junction**  
**Summary of Direct Flow Water Rights**

<b>Water Right Name</b>	<b>Stream Name</b>	<b>Cubic Feet per Second</b>	<b>Use</b>	<b>Comments</b>
Bauer Ditch	North Fork of Kannah Creek	13.18	IS	
Brandon Ditch	Whitewater Creek	33.40	IM	
City Ditch	North Fork of Kannah Creek	22.80	M	
Grand Jct Flowline	Kannah Creek	11.72	M	
Juniata Ditch 1st Enlarged	Kannah Creek	129.00	M	
Kannah Crk Highline Ditch	Whitewater Creek	49.11	IM	
Laurent Ditch	North Fork of Kannah Creek	33.72	IS	
Gunnison River Pipeline	Gunnison River	120.00	M	
Colorado River Pipeline	Colorado River	80.00	DM	
Somerville Ranch Irrigation System	Whitewater Creek	3.00	IS	
Somerville Wells No. 1	Whitewater Creek	0.22	DS	
Somerville Wells No. 2	Whitewater Creek	0.44	DS	

D – Domestic, I – Irrigation, M – Municipal, S - Stock

## 2.2.0 Profile of Water Demands and Historical Demand Management

### 2.2.1 Service Area Characteristics

The City of Grand Junction’s Water Service Area supplies just under 30,000 residents who occupy the central area of the city. A majority of the houses were built prior to 1980, and aside from some infill projects, the area sees minimal growth year-to-year. Although the billing rate is the same, customer categories are delineated into: single-family residential, multi-family residential, commercial, and governmental. The City also sells raw water for either livestock or irrigation, which has a different rate structure and billing code. Although the service area is not heavily industrialized, almost 40% of water sales is billed to commercial accounts. Most of this is used for lawn irrigation as 4 of our top 5 Commercial Customers, listed in Table 2-2, use our water for irrigation of greenspace, parks, and sports fields.

**Table 2-2**

**City of Grand Junction  
Five Largest Commercial-Industrial Customers 2022**

<b>Customer</b>	<b>Sector</b>	<b>Percentage</b>	<b>Water Use (million gallons)</b>
Municipality	Government	10.1%	170.2
University	Education	2.6%	75.2
County	Government	2.3%	30.9
Hospital	Medical	1.8%	33.1
School	Education	1.7%	25.9
Total water used by the five largest C-I customers in 2022			335
Total water billed in 2022			1,679
Percentage of 2022 billed water			20.0%

## 2.2.2 Historical Water Demands

For 2021, there were 9,772 taps in use with an average water demand of 1,584 million gallons per year for the years of 2014-2021. During that same time period, commercial water taps were approximately 15% of total taps. For the years of 2014-2022, commercial water use ranged between 36% and 41% of total water demand with almost one third of the commercial water use allocated to the top five largest commercial water users. The unbilled water was calculated to be 7.8% of treated water (the percent difference between treatment plant effluent and metered water sales). “Unbilled Water” is unaccounted water used in emergency firefighting, main-line breaks, unfound leaks, unauthorized water use, and metering inaccuracies.

The average daily demand for January for the study period was 2.3 million gallons per day (mgd) and the average daily demand in July was 6.9 mgd. The ratio of the January daily demand to the July daily demand was 2.9 or water demand for July is 2.9 times that of an average day in January. This difference is mainly due to lawn irrigation and home cooler demand during the hot summer months. Table 2-3 shows the City’s monthly and annual billed water for the years 2005-2021, as well as detailed water use for those years. Figure 2-1 illustrates the annual water demand for the years of 2014-2021. Table 2-5 shows the residential and commercial water use, number of taps, and percentage of water use in the City.



**Table 2-3**

**City of Grand Junction Monthly Billed Water**  
(values in million gallons per month)

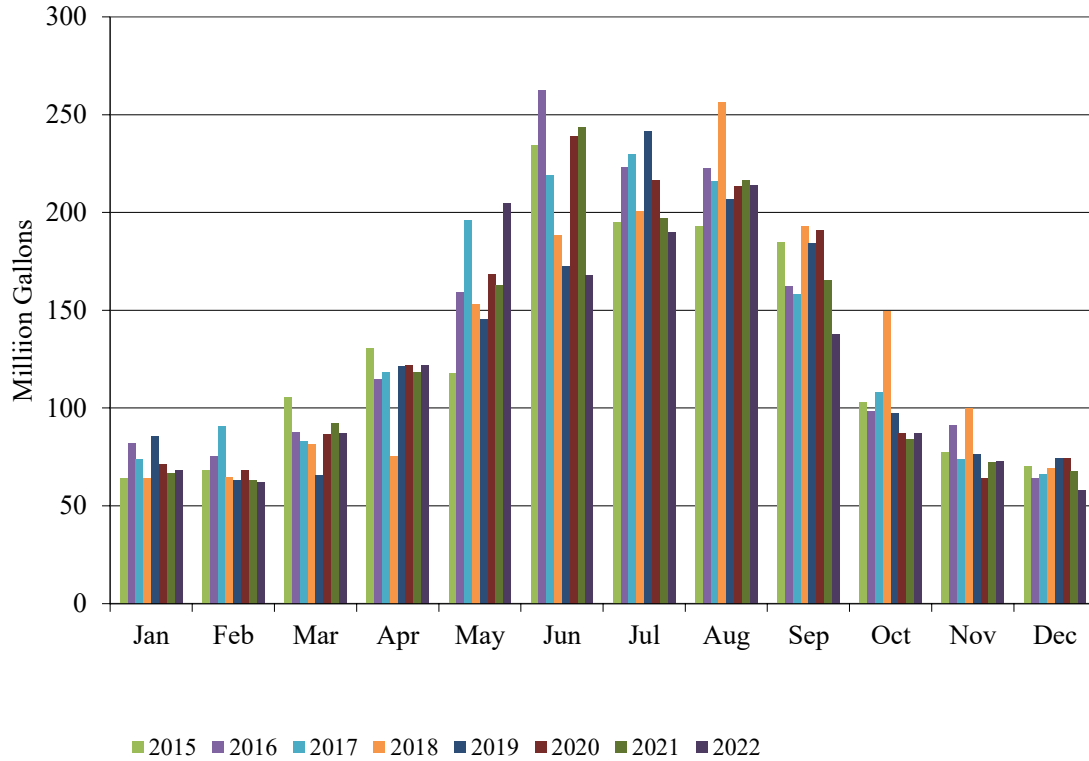
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2005	76	72	72	99	133	212	214	222	220	159	103	77	1,659
2006	89	79	96	101	152	240	242	214	227	144	88	92	1,763
2007	77	75	89	93	120	222	242	272	225	151	126	83	1,775
2008	72	80	76	165	172	279	236	199	195	99	80	96	1,748
2009	90	79	78	95	137	169	224	236	216	204	102	74	1,703
2010	95	60	77	85	120	164	245	222	176	205	111	82	1,644
2011	87	54	79	75	134	154	207	185	233	181	76	78	1,543
2012	78	67	68	109	190	194	221	208	242	156	104	83	1,720
2013	73	79	70	71	128	164	214	224	187	147	89	73	1,518
2014	73	66	72	141	172	258	210	163	172	99	65	75	1,566
2015	64	68	106	131	118	234	195	193	185	103	78	70	1,544
2016	82	75	87	115	159	262	223	223	162	98	91	64	1,643
2017	74	91	83	118	196	219	230	216	158	108	74	66	1,634
2018	64	65	82	75	153	188	201	256	193	149	100	69	1,596
2019	86	63	66	122	145	172	242	207	184	97	76	74	1,534
2020	71	68	87	122	168	239	217	213	191	87	64	74	1,602
2021	66	63	92	118	163	243	197	217	165	84	72	68	1,549
2022	68	62	87	122	205	168	190	214	138	87	73	58	1,472
2005-13 Avg	82	72	78	99	143	200	227	220	213	161	98	82	1,675
2014-22 Avg	72	69	85	118	164	221	212	211	172	102	77	69	1571

**Detailed Water Use (2014-2021)**

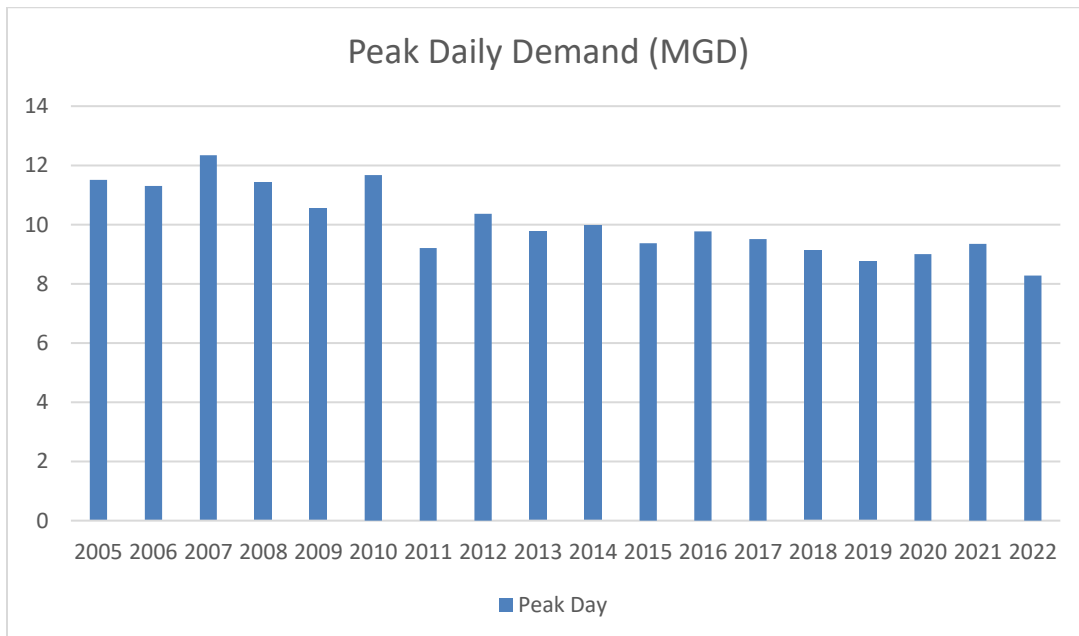
Average Annual Water Use	1,571.1 mg
Average Annual Water Loss	135.0 mg
Average Annual Water Loss	7.8%
Average Day Use (July)	6.8 mgd
Average Day Use (January)	2.3 mgd
Avg Jul Day to Avg Jan Day ratio	2.9

**Figure 2-3**

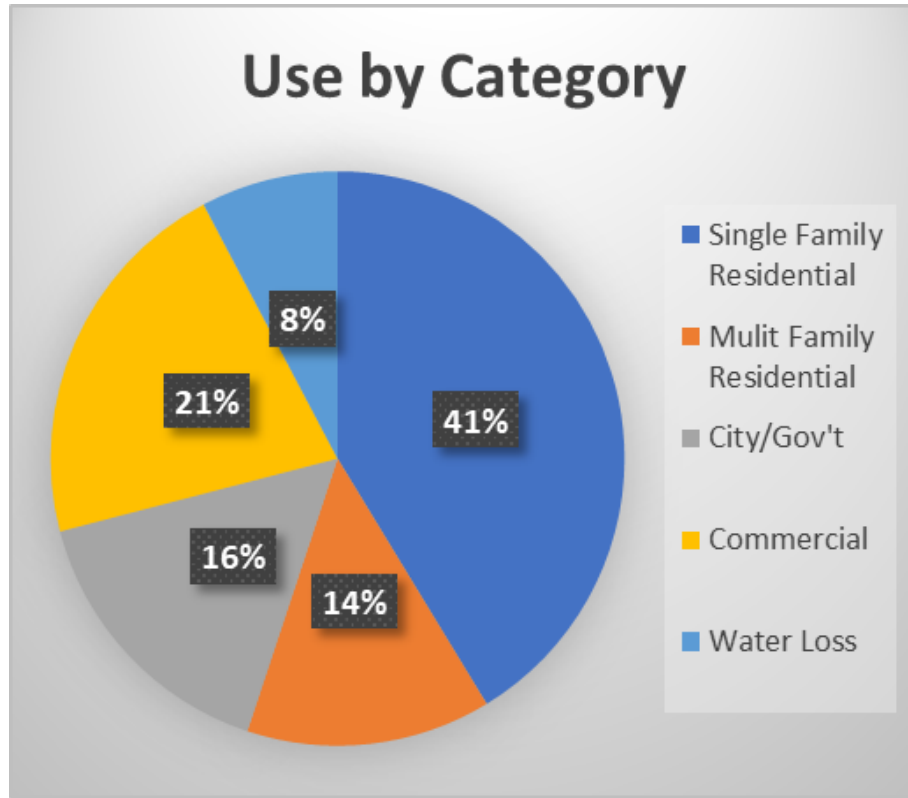
**City of Grand Junction Treated Water Demand**



**Figure 2-4, Peak Day Demand by Year**



**Figure 2-5 Average Metered Use By Customer Category (2015-2022)**

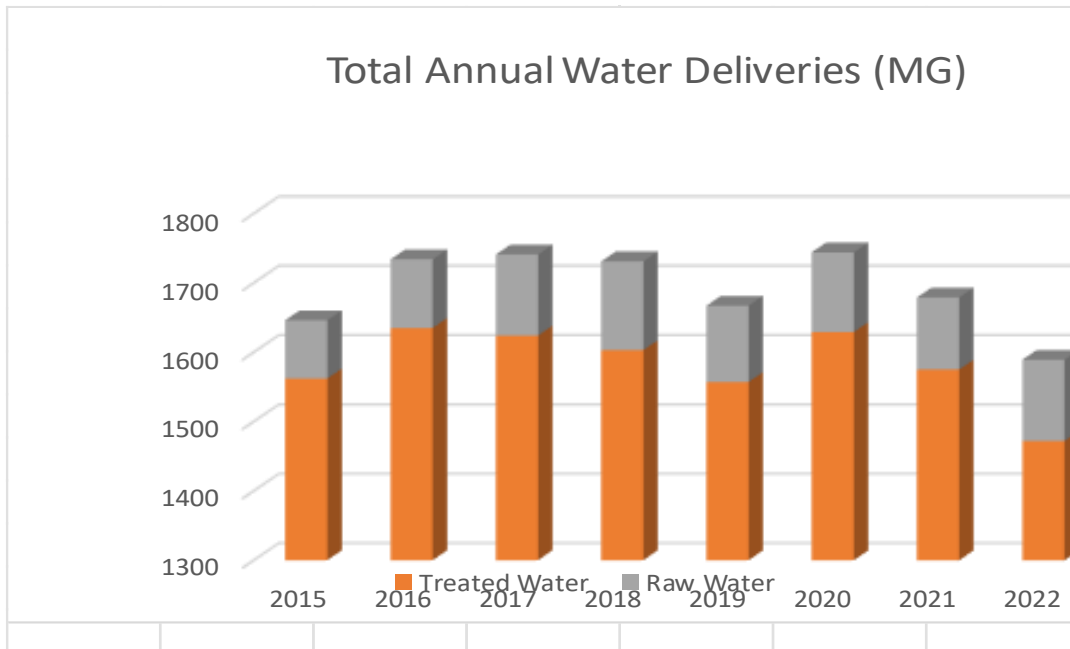


**Table 2-4 Annual Metered Use (MG) by Customer Category (2015-2022)**

Year	Single Family Residential	Multit Family Residential	City/Gov't	Commercial	Water Loss
2015	632	211	221	358	117
2016	713	244	248	349	98
2017	729	252	262	371	139
2018	699	237	285	362	139
2019	661	212	278	369	121
2020	722	227	254	361	159
2021	680	232	304	331	132
2022	636	218	281	337	108
Use by Category	684	229	267	355	127

Figures 2-6 and 2-7 help to demonstrate the variability the City of Grand Junction’s water system’s production as a result of the climate. 2015 and 2022 were relatively wet years and show as much by having the lowest total water delivery and has total indoor water usage higher than what was used for outdoor watering. In 2019, a raw waterline was installed to serve a new riverfront development which added new greenspace to irrigate as well as took some existing greenspace off of treated water. Figure 2-6 demonstrates how the Parks Department has been able to offset this increased area needing irrigation with water conservation from other areas.

**Figure 2-6 Total Water Usage by Type (2015-2022)**



**Figure 2-7, Indoor vs Outdoor Watering Totals**

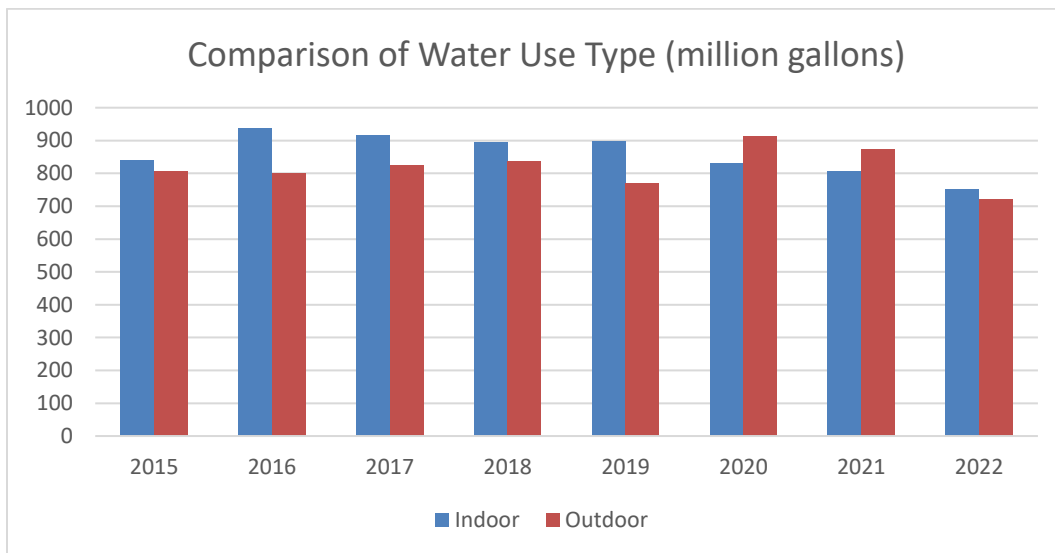
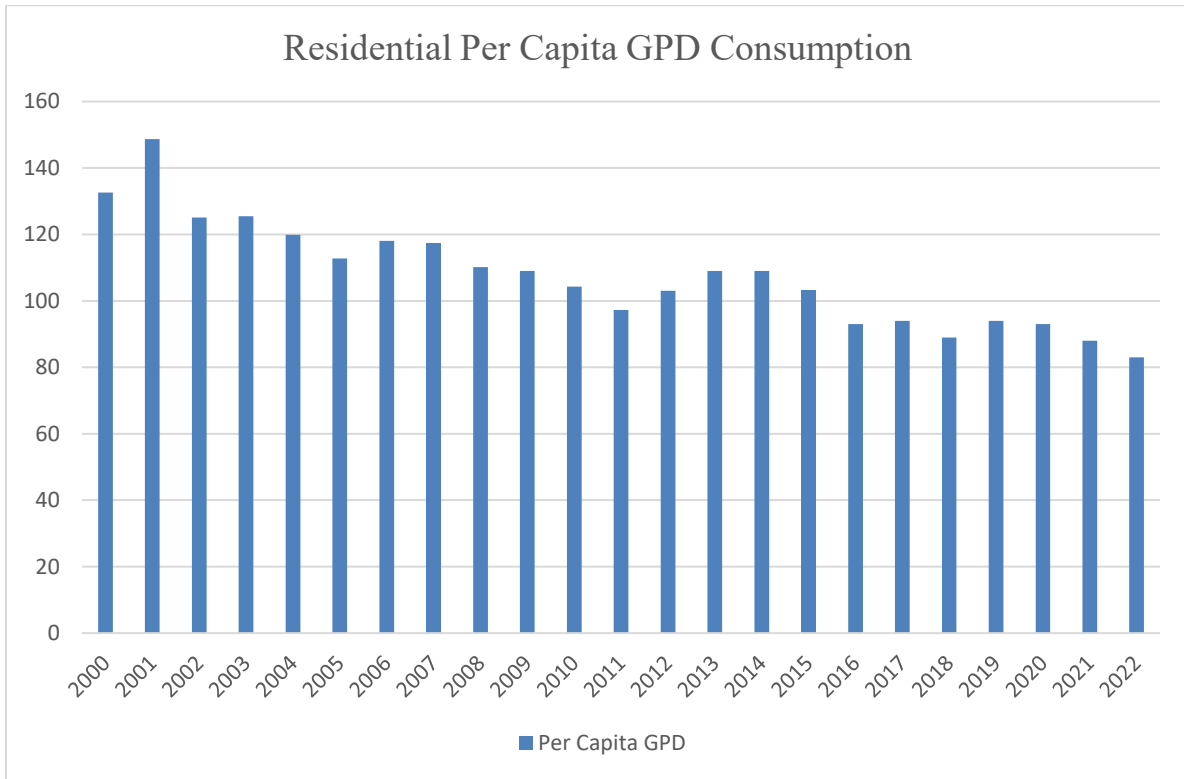


Table 2-5

**City of Grand Junction  
Sector Water Use**

<b>Year</b>	<b>Customer Class</b>	<b>Total Units</b>	<b>Metered Water (1000 Gallons)</b>	<b>Average per Unit (1000 Gallons)</b>	<b>Per Capita</b>	<b>Water Use % of</b>
<b>2022</b>	Residential Units	12,072	853,212	71	83	58.0%
	Commercial	1,510	618,819	410		42.0%
	<b>Total Taps</b>	<b>9,783</b>	<b>1,472,031</b>			
<b>2021</b>	Residential Units	12,179	912,930	75	88	58.9%
	Commercial	1,564	636,258	407		41.1%
	<b>Total Taps</b>	<b>9,772</b>	<b>1,549,188</b>			
<b>2020</b>	Residential Units	12,107	966,485	80	93	60.3%
	Commercial	1,400	635,329	454		39.7%
	<b>Total Taps</b>	<b>9,776</b>	<b>1,601,814</b>			
<b>2019</b>	Residential Units	12,171	973,101	80	94	64.0%
	Commercial	1,399	547,276	391		36.0%
	<b>Total Taps</b>	<b>9,776</b>	<b>1,520,377</b>			
<b>2018</b>	Residential Units	12,281	935,717	76	89	59.1%
	Commercial	1,421	647,045	455		40.9%
	<b>Total Taps</b>	<b>9,732</b>	<b>1,582,762</b>			
<b>2017</b>	Residential Units	12,241	980,920	80	94	60.8%
	Commercial	1,415	633,084	447		39.2%
	<b>Total Taps</b>	<b>9,686</b>	<b>1,614,004</b>			
<b>2016</b>	Residential Units	12,072	957,215	79	93	61.6%
	Commercial	1,410	597,312	424		38.4%
	<b>Total Taps</b>	<b>9,653</b>	<b>1,554,527</b>			
<b>2015</b>	Residential Units	12,217	1,072,170	88	103	61.3%
	Commercial	1,411	676,077	479		38.7%
	<b>Total Taps</b>	<b>9,667</b>	<b>1,748,247</b>			

**Figure 2-8  
Per Capita Water Demand by Year (2000-2022)**



Current Rate Structure and Tap Fees

Water Rates for the City were set to finance operation and maintenance of the water system, capital improvements of the water system, and legal expenses that insure the City’s water rights. The City’s water rates are based on an increasing block rate structure for all taps. A philosophy implemented over the past few years has been to have a minimal rate increase on our base rate while increasing rates at a higher percentage on usage over the base consumption in order to further incentivize water conservation. Tap fees and Plant Investment Fees provide monies for the operation and maintenance of the Water Treatment Plant. Table 2-6 shows the City’s water rates and tap fees. Taps of ¾ inch and 1 inch are typically residential taps while all other taps are commercial and industrial taps.

**Table 2-6**

**City of Grand Junction Water Rates**  
January 1, 2023

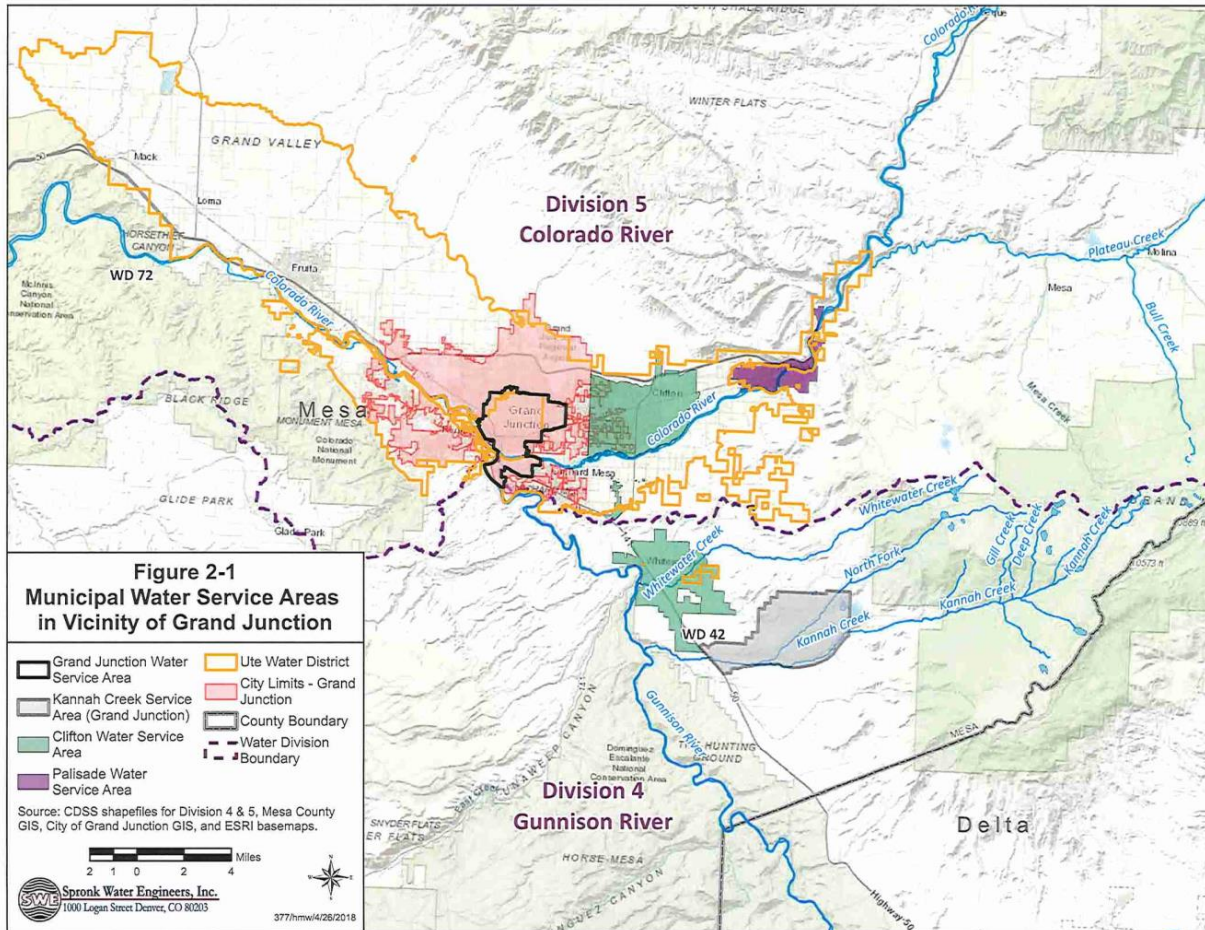
<b>Rate</b>	<b>Gallons</b>
\$21.77 (includes 3,000 gal)	0-3,000
\$3.71 (per 1,000 gal)	3,001 – 10,000
\$4.40 (per 1,000 gal)	10,001 – 20,000
\$5.13 (per 1,000 gal)	20,001+

**City of Grand Junction Tap Fees**

<b>Tap Size</b>	<b>Tap</b>	<b>PIF*</b>	<b>Total Fees</b>
3/4 "	\$721	\$4,614.40	\$5,335.40
1"	\$901.25	\$6,154.25	\$7,055.50
1 1/2 "	\$2,111.50	\$10,845.90	\$12,957.40
2"	\$2,987	\$16,088.60	\$19,075.60
3"	\$7,081.25	\$27,279.55	\$34,360.80
4"	\$13,235.50	\$42,878.90	\$56,114.40
6"	\$20,445.50	\$39,855.46	\$160,300.96

\* Plant Investment Fees

**3.0 Profile of Existing Water Supply System -The Clifton Water District**



Clifton Water District’s Service Area is shaded in green.

History

The Clifton Water District was formed on March 5, 1951, in accordance with the then existing laws of the State of Colorado. A small water treatment facility was constructed at the east end of the top of Whitewater Hill, at what is now the northwest corner of the intersection of Colorado Highway 141 and U.S. Highway 50. The water plant, now referred to as Plant #1, began serving the small population of Clifton on April 19, 1958. In the first week of operation the plant produced approximately 95,000 gallons of water per day. Raw water for Plant #1 was obtained from the City of Grand Junction’s raw water flow line from Kannah Creek and Purdy Mesa.

At the same time as the construction of the water treatment plant, approximately 49 miles of distribution line was also installed in the Clifton area. In addition to the treatment plant and distribution pipe, the District also owned a 420,000 gallon (0.42 MG) treated water storage tank north of



what is now Interstate 70. The capacity of the original treatment plant was 0.68 million gallons per day (0.68 MGD) which was increased to 1.27 MGD in 1973.

As the Clifton Water District continued to grow, the consumption of water within the District exceeded the capacity of the plant on Whitewater Hill. The Clifton Water District purchased potable water from the Ute Water Conservancy District to provide its users with water. The cost of purchasing bulk water from Ute was higher than the Clifton Water District rates. For short periods of time the District could afford to sell water for less than cost, but the District was growing so rapidly this practice could not continue. In 1979, an 8 MGD plant on the Colorado River (Plant #2) was put in service, thereby eliminating the need to purchase water from Ute, except in cases of emergency. The 8 MGD treatment plant was expanded to treat 12 MGD in 1981.

In the mid-nineties, the treatment facility underwent further enhancements with the addition of a nanofiltration/reverse osmosis plant. This improvement enabled the facility to separate a portion of the filtered water, purifying it even further before reintroducing it into the discharge stream. As a result, the District was able to maintain consistent effluent quality throughout the year. In 2016, Clifton Water renovated the District's existing 1970's circa conventional water treatment facility replacing traditional sand filtration with Ultrafiltration Membrane technology.

#### Service Boundary and Demographics

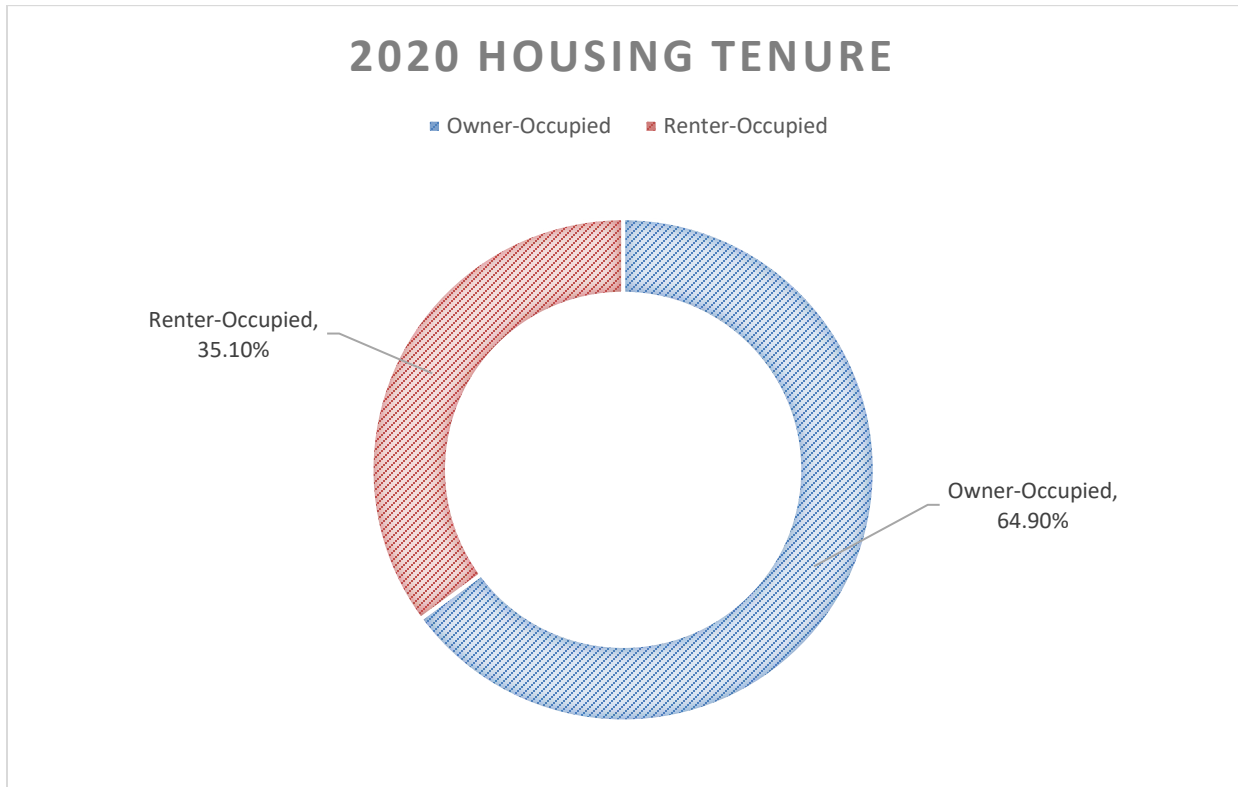
Clifton is an unincorporated area between the City of Grand Junction and the Town of Palisade on the Western Slope of Colorado. The Clifton area is described as that area laying east of 30 Road, west of 34 ½ Road, bounded on the south by the Colorado River and the Highline Canal on the north. The District serves the populations of Clifton, Fruitvale, portions of Grand Junction east of 30 Road, and Whitewater.

Historical population data for the District service area was analyzed to assess recent growth rate trends and people per household information. United States Census data from 2020 was used to identify the annual growth rate from 2000 to 2020, the population of Clifton Census Designated Place (CDP) grew 0.9% per year, increasing from 17,345 to 20,413 people. From 2000 to 2020, the population of Fruitvale CDP grew 1.0% per year, increasing from 6,936 to 8,271 people. From 2000 to 2020, the population of Whitewater Census County Division grew 2.0% per year, increasing from 2,063 to 2,891 people. Combined, these three populations had an average annual growth rate of 1.0%.

Based on the 2020 US Census data, Clifton CDP had an average of 2.72 people per household. To estimate the 2022 equivalent population, this average of 2.72 people per household was multiplied by the total number of "taps" or unique meter connections (12,160 taps) from 2022 billing data. This resulted in an estimate of 33,075 equivalent people in 2022. Figure 3-7 presents the District's

historical reported populations from 2000 and 2010, estimated 2020 population, and future 2030 and 2040 populations calculated with average annual growth rates of 1.0%, 1.5%, and 2.0% for comparison. The population of Clifton CDP is younger (median age 33.6) than Mesa County (median age 41.1). Most of the housing units are owner-occupied, with around 35.1% renter occupied.

**Figure 3-1**



Raw Water Supplies

Clifton owns 1,953 shares (equivalent to 20.31 cfs) of Grand Valley Canal water which is owned and operated by the Grand Valley Irrigation Company (GVIC). The Grand Valley Canal water right is the calling water right on the Colorado River below the Shoshone power plant near Greenwood Springs. Clifton also owns Colorado River water, 4.0 cfs at the L.H. Hurt Pump, and 16.42 cfs absolute and 3.58 cfs conditional in the Grand Junction Colorado River Pipeline. Table 3-1 is a summary of Clifton’s water rights.

**Table 3-1**

<b>Clifton Water District Summary of Direct Flow Water Rights</b>				
<b>Water Right Name</b>	<b>Stream Name</b>	<b>Cubic Feet per Second</b>	<b>Use</b>	<b>Comments</b>
Colorado River Pipe-line	Colorado River	20.00	DM	
L.H. Hurt Pump	Colorado River	4.00	D	Alt. Point at Grand Valley Canal
Grand Valley Canal	Colorado River	20.31	DI	1,301 shares domestic, 652 shares irrigation

D – Domestic, I – Irrigation, M - Municipal

### Historical Demand

Clifton provides retail water to residents and businesses that are located within Clifton’s 10,720-acre service area (In-District) as well as 1600 acres located in the Whitewater area (a mix of both In-District and Out-of-District customers). There are currently 12,160 taps with an average water demand of 85,375 million gallons per year (mgy) for the years of 2015 to 2022. Historical water use is predominately residential with commercial water sales ranging between 7.0% to 8.0% of total sales which is equivalent to 7,028 mgy, between 2015 and 2022.

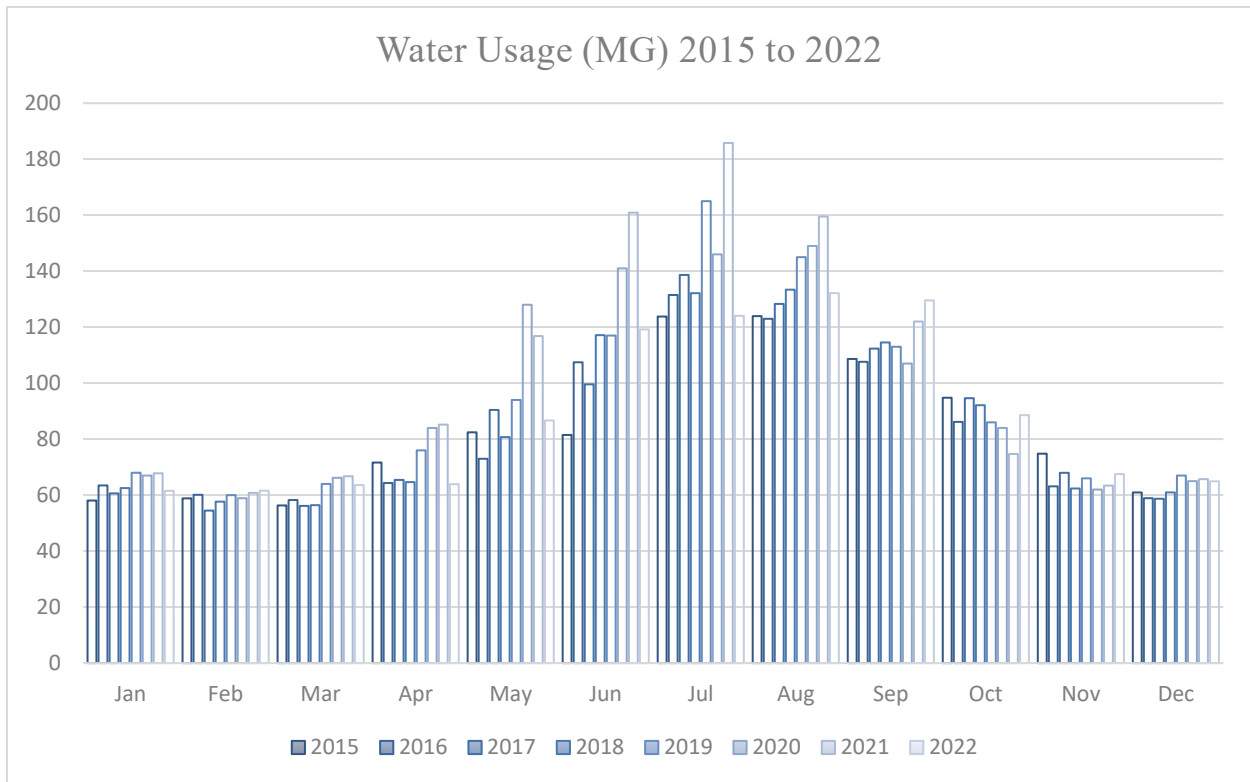
Approximately 70% of homes in the Clifton Water District enjoy the use of direct flow irrigation water from the Palisade Irrigation District (PID), the Mesa County Irrigation District (MCID), and the GVIC. These self-governing entities control and regulate the supply delivery of the available irrigation water with the Clifton Water District having no jurisdictional control over their operations. Water shares in the PID and MCID are attached to the land by law, with the GVIC providing water shares through a market-based ownership system.

The average daily demand for January, for the study period was 2.0 million gallons per day (mgd) and the average daily demand in July was 4.4 mgd. The ratio of the January daily demand to the July daily demand was 2.2 or water demand for July is 2.2 times that of an average day in January. This difference was due to lawn irrigation, evaporative cooler water demand and other seasonal activities. Table 3-2 shows Clifton’s monthly and annual demand for the years 2015-2022, as well as detailed water use for those years. Figure 3-1 illustrates the annual water demand for the same period. Table 3-3 shows the residential and commercial water use, number of taps, and percentage of water use in the Clifton Water District. It should be noted that while residential taps increased

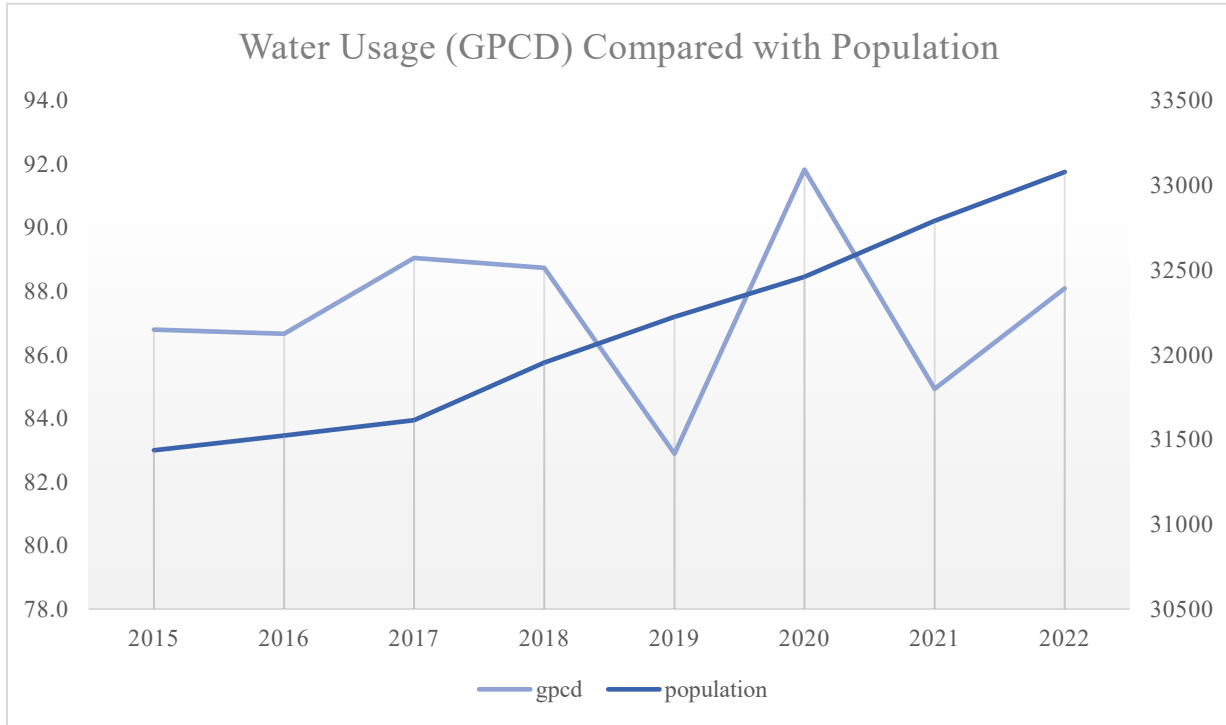
steadily over the seven-year period, commercial taps remained relatively constant and constituted only 2.2% of the total water taps and averaged 6.4% of water sales for the study period. Table 3-4 shows the top five C-I sector water users for 2022.

The existing annual average demand (AAD) was calculated using 2022 customer billing data. Average demand by month for 2022 are shown in Figure 2-8. The AAD is calculated as the total volume of water used during the year, divided by the number of days in the year. The AAD for 2022 is approximately 2.91 million gallons per day (MGD).

**Figure 3-2**



**Figure 3-3**



**Figure 3-4**

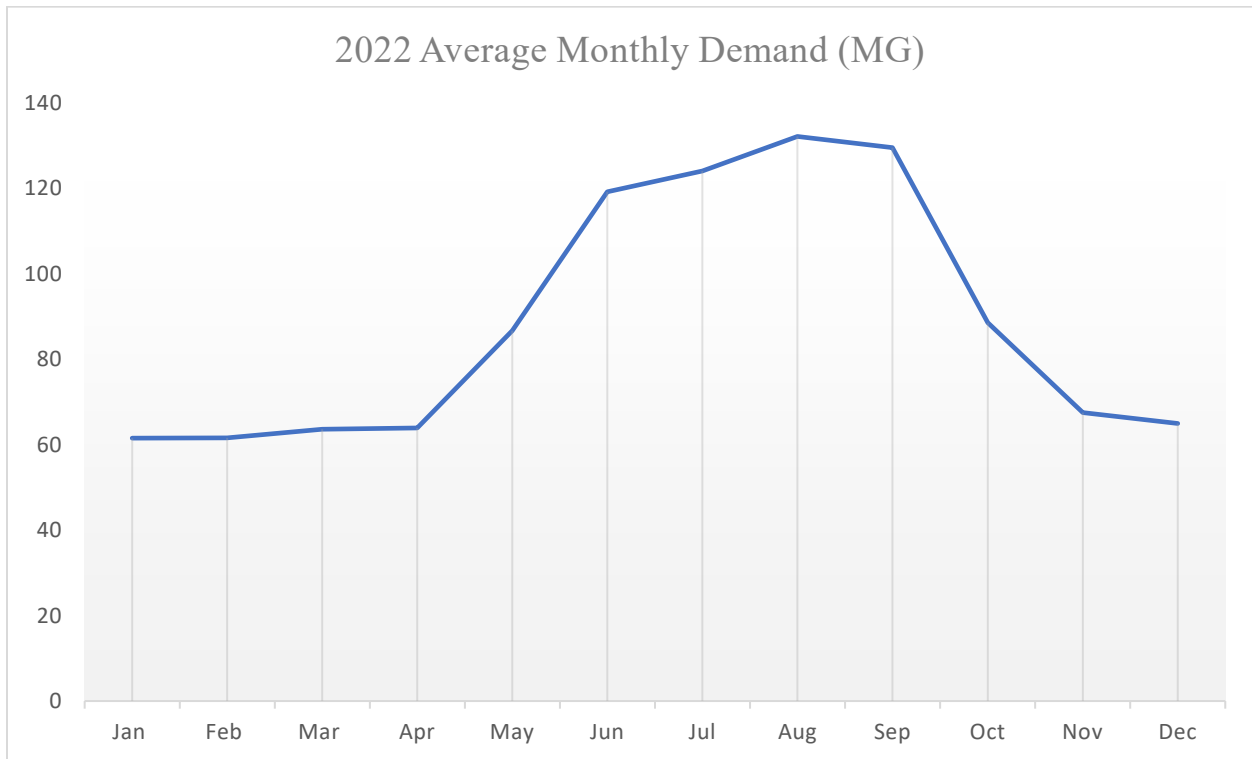
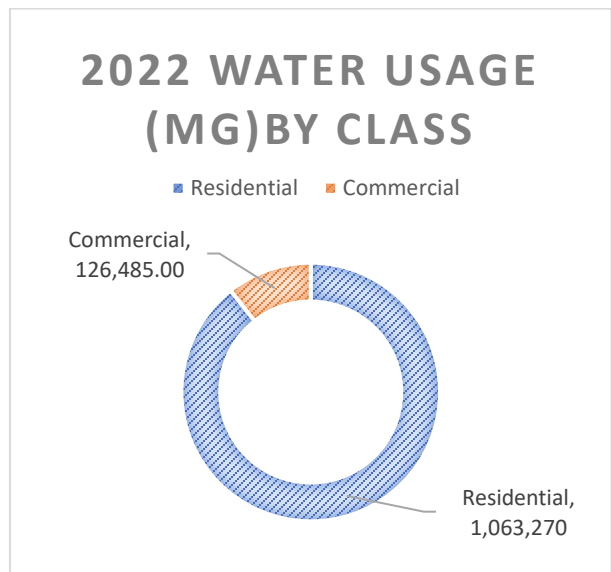
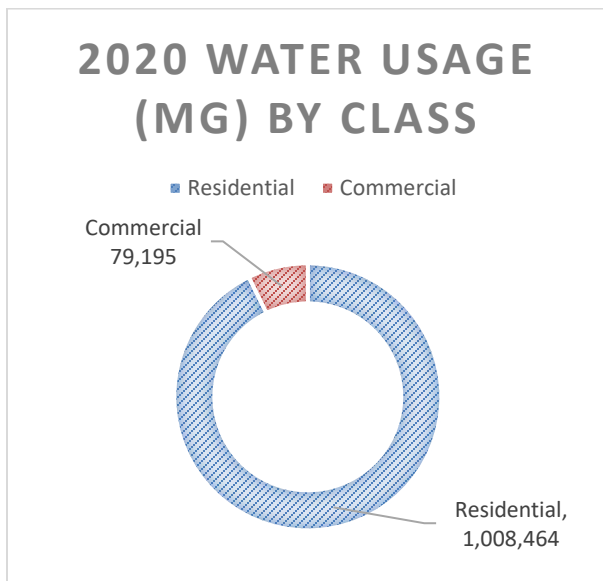
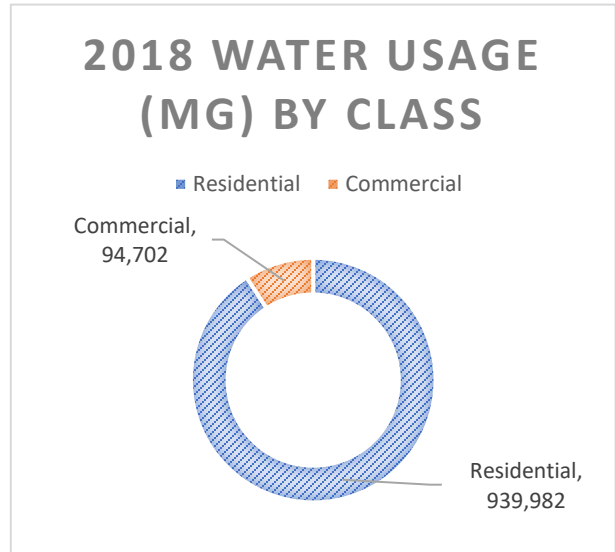
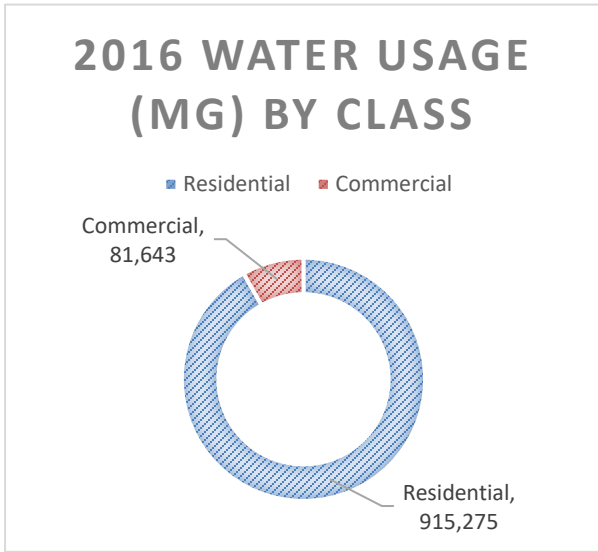


Figure 3-5



**Table 3-2 Top Commercial Customers 2022**

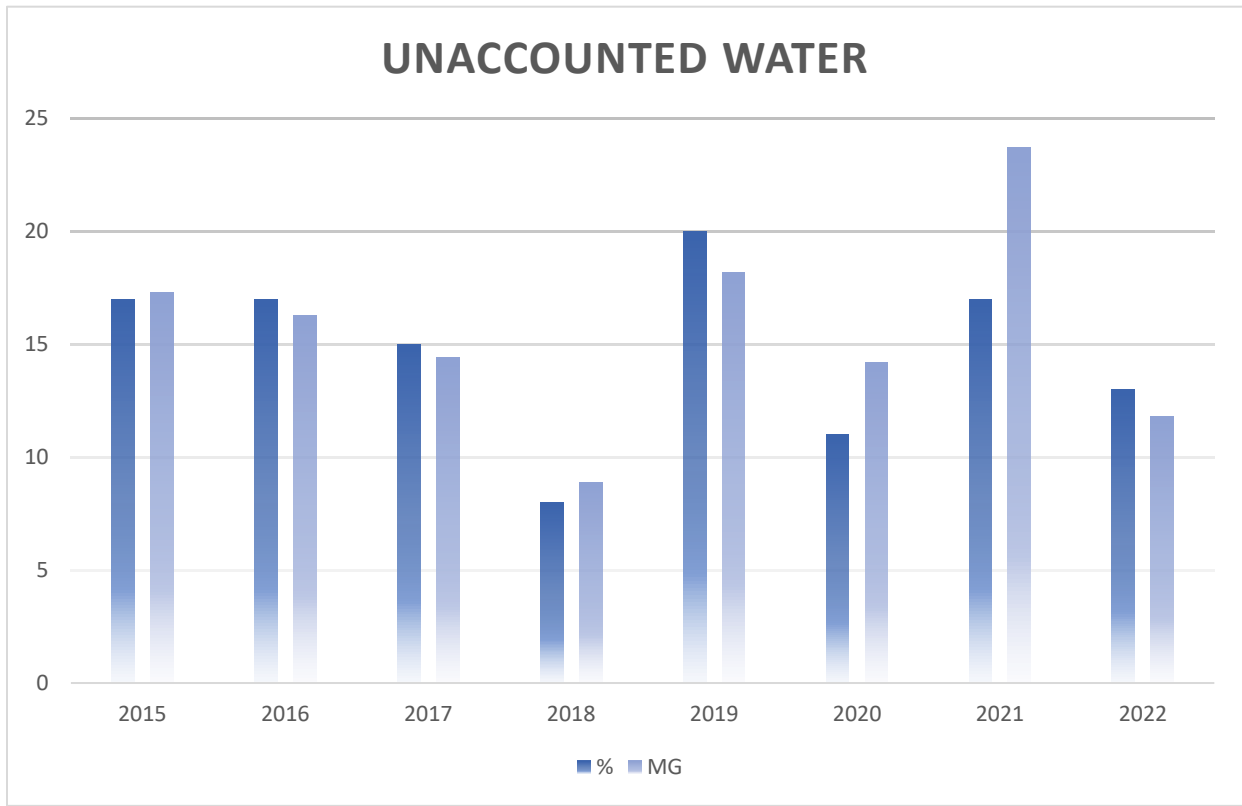
Customer	Percentage	Water Use (million gallons/year)
Car Wash #1	0.4%	4.2
Car Wash #2	0.2%	2.4
Hotel	0.2%	2.2
Grocery Store	0.2%	2.2
Shopping Center	0.2%	2.2

<u>Total water used by the five largest C-I customers in 2022</u>	<u>13.2</u>
<u>Total water billed in 2022</u>	<u>1063.4</u>
<u>Percentage of 2022 billed water billed in 2022</u>	<u>1.2%</u>

### Unaccounted Water

Unaccounted water is the discrepancy between the volume of water produced and the amount measured by the meter. This includes system leaks, system flushing, and firefighting within the District's system. Figure 3-6 depicts the annual estimates of unaccounted water as a percentage of production volumes from 2015 to 2022. The District manages unaccounted water volumes using a leak detection and repair program, as well as investigating accounts with abnormal consumption rates to identify leaks. This program has been effective in detecting service and mainline leaks promptly. However, the District suspects that the variability in unaccounted water estimates may be partly due to missing historical water usage data. Consequently, the District is currently implementing a software conversion to improve their data management and analysis methods. Note, in 2021, 30 million gallons of water was given to the City of Grand Junction, which resulted in an increase in unaccounted water.

Figure 3-6

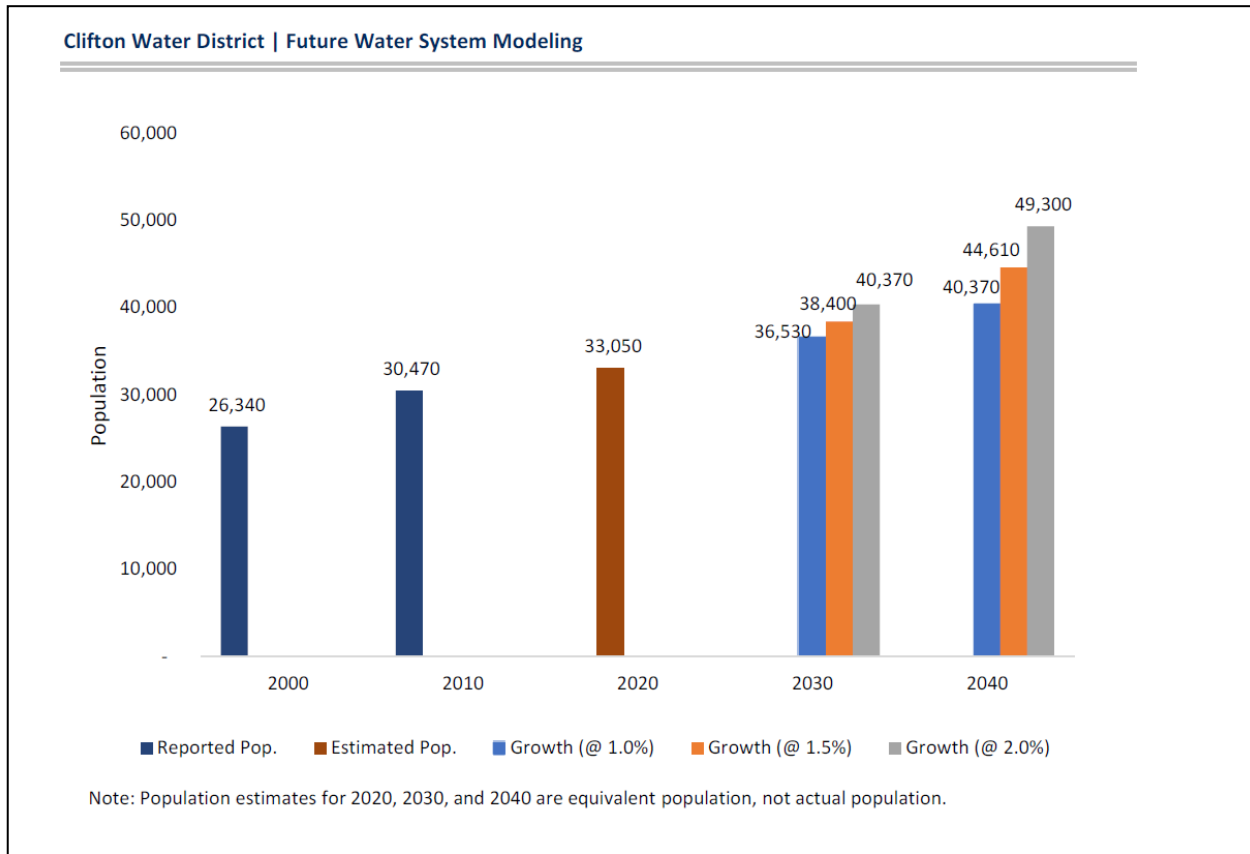


Demand Forecast

Future water demands for the District were estimated based on future equivalent population growth projections and an assumed unit demand rate. Based on a review of the District’s historical billing data and current estimated population, the unit demand for existing population is approximately 73 gallons per capita per day (gpcd). To estimate demands of future population growth, a unit demand of 70 gpcd was assumed. This lower unit rate assumes development occurs on smaller lots and that even if new accounts do not have non-potable water available for irrigation, additional conservation efforts and smaller lawn areas will maintain the lower per capita demand. Existing and future water demands are presented in Table 2-5, below. Future demands are calculated based on the existing demand and a water usage of 70 gpcd for the projected population growth. MDD and PHD are estimated based on selected peaking factors of 2.2 and 4.3, respectively. By 2040, the District will be approaching the buildout based on an average land use development density. At buildout, the District estimates that it will provide water service to 49,300 people (see Figure 3-7).



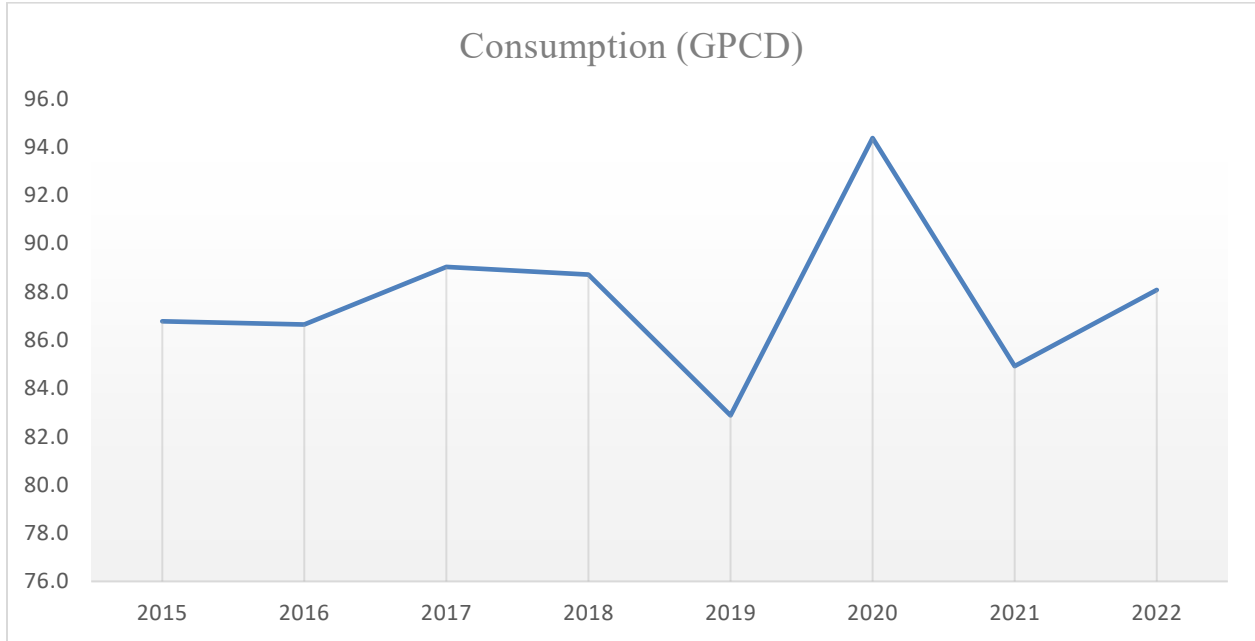
**Figure 3-7: Build-Out Based on Available Land**



**Table 3-3: Build-Out Based on Production Capacity**

Description	Existing	2030	2040	Build Out
Equivalent Population	33,050	38,450	44,680	52,830
ADD (mgd)	3.03	3.41	3.84	4.41
MDD (mgd)	6.67	7.5	8.46	9.71
PHD (mgd)	13.03	14.65	16.53	18.98

**Figure 3-8**



Current Rate Structure and Tap Fees

Starting in January 2023, the rate structure underwent revisions aimed at promoting conservation efforts. As a part of this initiative, residential customers now face an additional tier for usage exceeding 25,000 gallons. A separate rate structure for irrigation services has also been introduced. The irrigation rates are set at twice the commercial rates. Information about the current water rates and Plant Investment Fees can be found in Tables 3-4, 3-5, 3-6 and 3-7.

**Table 3-4 Residential Rates**

Usage (Gallons)	In District Water Rate	Out of District Water Rate
0 to 3,000	\$27.00	\$40.50
3,001 to 10,000	\$3.22 per 1,000 gallons	\$4.83 per 1,000 gallons
10,001 to 18,000	\$4.37 per 1,000 gallons	\$6.56 per 1,000 gallons
18,001 to 25,000	\$6.67 per 1,000 gallons	\$10.01 per 1,000 gallons
Greater than 25,000	\$13.34 per 1,000 gallons	\$20.01 per 1,000 gallons

**Table 3-5 Commercial Rates**

Usage (Gallons)	In District Water Rate	Out of District Water Rate
0 to 3,000	\$27.00	\$40.50
3,001 to 10,000	\$3.22 per 1,000 gallons	\$4.83 per 1,000 gallons
10,001 to 18,000	\$4.37 per 1,000 gallons	\$6.56 per 1,000 gallons
Greater than 18,000	\$6.67 per 1,000 gallons	\$10.01 per 1,000 gallons

**Table 3-6 Irrigation Rates**

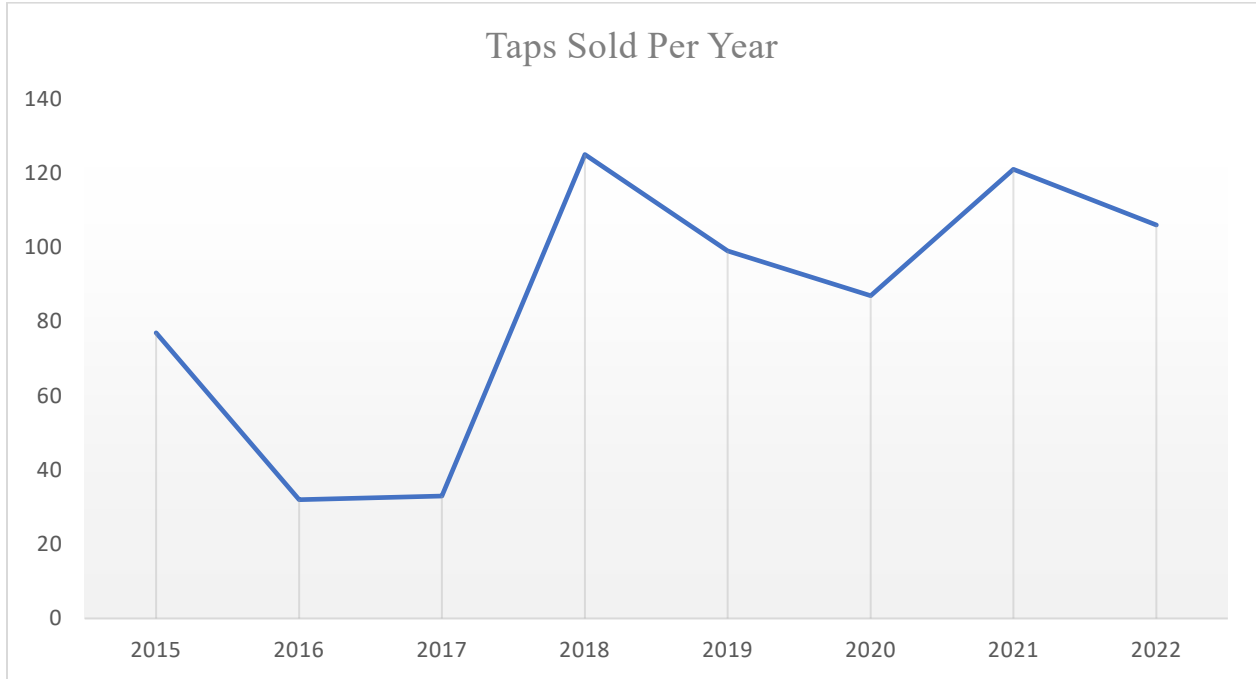
Usage (Gallons)	In District Water Rate	Out of District Water Rate
0 to 3,000	\$54.00	\$81.00
3,001 to 10,000	\$6.44 per 1,000 gallons	\$9.66 per 1,000 gallons
10,001 to 18,000	\$8.74 per 1,000 gallons	\$13.12 per 1,000 gallons
Greater than 18,000	\$13.34 per 1,000 gallons	\$20.02 per 1,000 gallons

**Table 3-7 Tap Fees**

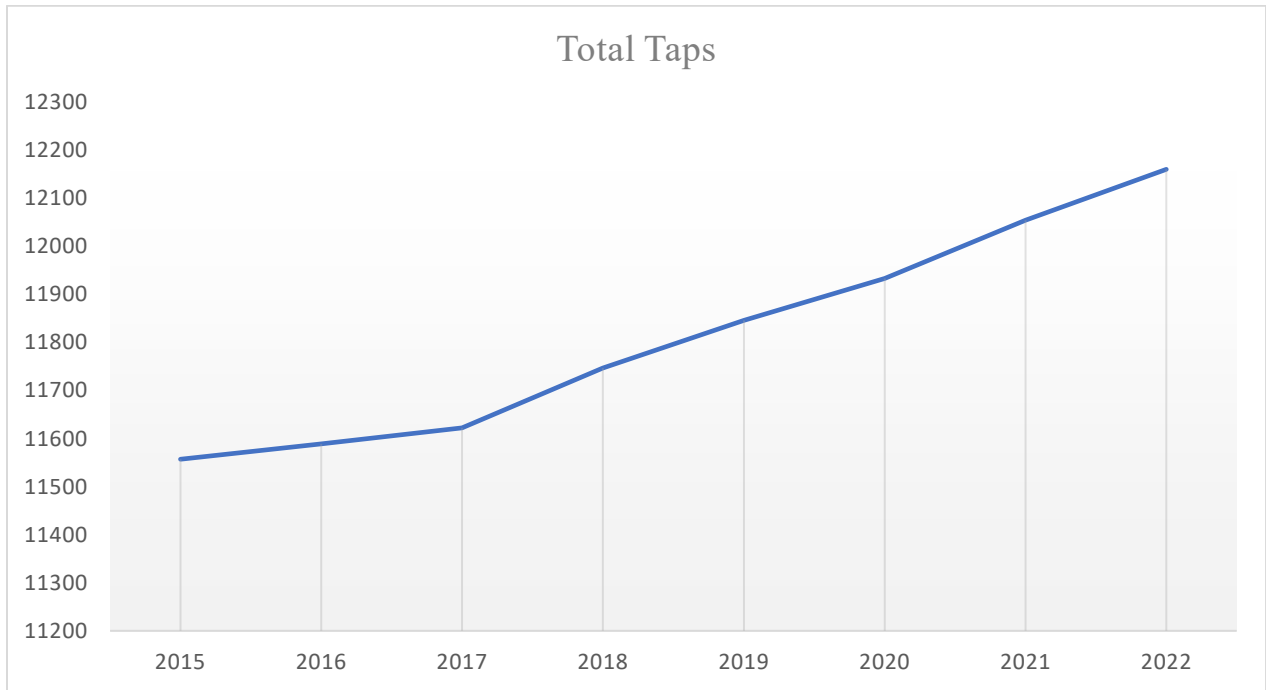
Tap Size*	In District	Out Of District
5/8"	\$8,500	\$12,750
3/4" x 3/4"	\$9,300	\$13,950
1"	\$17,000	\$25,500
1-1/2"	\$15,000	\$22,500
2"	\$22,500	\$33,750
3"	\$33,750	\$50,625

\* Irrigation taps are sold at 2-times the advertised price.

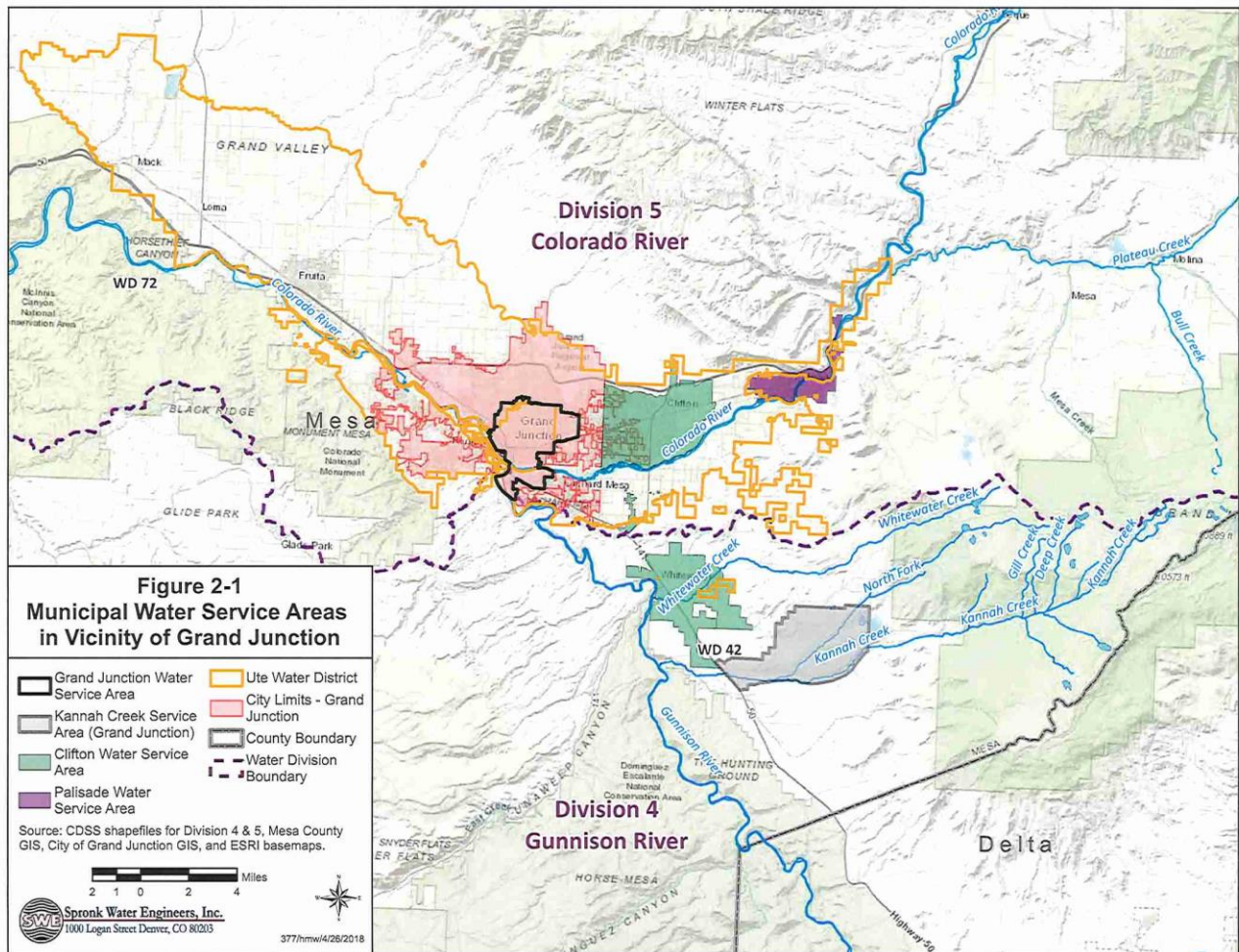
**Figure 3-9**



**Figure 3-10**



#### 4.0 Profile of Existing Water Supply System: The Ute Water Conservancy District



Ute Water Conservancy District’s Service Area is outlined in yellow.

#### History and Water Supply

The Ute Water Conservancy District (District) was formed on April 4, 1956, by decree of the Mesa County Court. The District serves an estimated 60 percent of the Mesa County population, with the District’s boundaries starting in Cameo, east of the Town of Palisade, and ending near the Colorado-Utah State line.

The primary source of supply for the District is the Jerry Creek Reservoirs (No. 1 and 2) with a combined capacity of 8,736 AF. The Jerry Creek Reservoirs are filled from the Ute Pipeline Headgates No.1 or No.3 which has a senior water right for 20 cfs and a junior water right for 30 cfs. The Ute Pipeline Headgate No. 3 diverts water directly from Plateau Creek and Headgate No. 1

diverts water from the Lower Molina Power Plant. The District generally diverts water from Headgate No. 1 due to better water quality and yield. The District has an environmental constraint of 20 cfs by-pass flows in Plateau Creek when diverting from headgate No. 3 that was imposed by the US Army Corps of Engineers when the diversion was constructed in 1977 during that year's drought.

The District has converted a portion of its irrigation water rights from the Carver Ranch purchase, diverted from Mesa Creek, to municipal use. The Water Court decree has limited these converted rights from Mesa Creek to 508.9 acre-feet per year. These, and additional water rights diverted from Coon Creek, are diverted into a third intake, and subsequently into the Ute Pipeline. The District owns nine other ranch properties that remain in agriculture. These ranches have numerous direct flow rights, storage rights, and Collbran Water Conservancy District shares.

The raw water from the Jerry Creek Reservoirs is delivered to the District's water treatment plant via a 18.2 mile long, 48-inch diameter Plateau Creek Pipeline (Pipeline). The Pipeline has the capacity to deliver 40.3 mgd, or 62.2 cfs, from the Jerry Creek Reservoirs. The Pipeline travels along the Plateau Creek valley floor for approximately 11.2 miles before entering the Lower Canyon Tunnel. After exiting the Lower Canyon Portal, the Pipeline alignment follows Plateau Creek for approximately 1.2 miles before entering the 3,300 ft long Lower Mesa Tunnel. Upon exiting the Lower Mesa Tunnel the Pipeline travels along the south-westerly wall of DeBeque Canyon above Interstate 70 for approximately 3.2 miles before entering the District's water treatment plant.

In addition to the Plateau Creek Pipeline, diversions can also be made from the Colorado River through the Rapid Creek Pumping Pipeline and the Bridges Switch Pumping and Pipeline which has a pumping capacity of 31 cfs. Since the formation of the Ute Water Conservancy District, the District has acquired numerous water rights in the Grand Mesa watershed. Table 4-1 is a list of storage rights and Table 4-2 is a list of direct flow rights owned by Ute Water Conservancy District.

In 1976 and again in 1985, the Water Treatment Plant was expanded to meet the growing demand for domestic water. In 2009, the District's Water Treatment Plant underwent a \$7.2 million dollar expansion that included the installation of four new filters. The District's current Water Treatment Plant capacity is 34 MGD, with treated storage of approximately 16 million gallons of water, which brings the District's system-wide treated water storage to 27.5 million gallons. Ute Water currently has approximately 930 miles of distribution pipelines and service lines. In 2021, the District served 37,650 residential and commercial taps with an estimated population of about 88,000.

In 2012, the District purchased 12,000 acre-feet of annual stored water in Ruedi Reservoir for use as a secondary water source and to provide for future growth. In 2013, the District completed an

upgrade of the Treatment Plant's flocculation and sedimentation basins with the addition of settling plates to increase treatment capacity. The upgrade allows for increased effectiveness in maintaining a high level of water quality when treating water from sources such as the Colorado River. From 2015 to 2017, the District completed construction upgrades to their pump stations near the Colorado River necessary to continue the conveyance of water from the pump station on the Colorado River to the District's treatment facilities. Completion of the pump station upgrades provides a secondary source of water that exceeds the District's current maximum daily demand. The District will continue its efforts to ensure its ability to provide adequate water to its customers into the future and to comply with current and anticipated water quality regulations.

A first for the District, in 2021, approximately 1,890 acre-feet of the Ruedi Reservoir water was released in 2021 to supplement demand due to drought conditions.

**Table 4-1**

**Ute Water Conservancy District  
Summary of Storage Water Rights**

<b>Name</b>	<b>Stream Name</b>	<b>Acre Feet</b>	<b>Use</b>	<b>Comments</b>
Big Creek Reservoir Company	Big Creek	404.57	I	35.75 shares
Big Park Reservoir	Leon & Park Creeks	5,650.0	D	Conditional
Bull Basin Reservoir No. 1	Bull Creek	125.6	I	100% interest
Bull Basin Reservoir No. 2	Bull Creek	96.1	I	two adjudications
Bull Creek Reservoir Company	Bull Creek	167.89	I	94 shares
Buzzard Creek Dam & Reservoir	Buzzard Creek	4,500.0	D	Conditional
Coldsore Reservoir	Cottonwood Creek	90.7	I	aka Jensen
Coon Creek Reservoir & Canal Co.	Coon Creek	531.1	I	781 shares
Coon Creek Reservoir No. 3	Coon Creek	201.0	I	3/8 interest
Cottonwood Lakes Reservoir Co.	Cottonwood Creek	371.88	I	61 shares
Jerry Creek Reservoir No. 1	Plateau Creek	1,102.0	D	
Jerry Creek Reservoir No. 2	Plateau & Jerry Creeks	9,591.1	D	7791 af cond. refill rt.
Kirkendall Reservoir	Leon Creek	110.0	I	1922.49 af cond., aka Hunter
Mesa Creek Res. And Canal Co.	Mesa Creek	189.3	I	182 shares
Monument Reservoir No. 1	Leon Creek	572.7	I	4,682 af cond.
Monument Reservoir No. 2	Leon Creek	254.0	I	
Owens Park Reservoir	Owens & Buzzard Crk	7,152.0	D	Conditional
Stubbs McKinney & Clark Res	Bull Creek	206.0	I	aka Long Slough
Twin Reservoir	Bull Creek	129.2	I	
Vega Reservoir	Plateau Creek	797.0	I	
Willow Creek Reservoir	Buzzard Creek	19,488.0	I	Conditional

D – Domestic, I – Irrigation



**Table 4-1**  
(Continued)  
**Ute Water Conservancy District**  
**Summary of Direct Flow Water Rights**

<b>Water Right Name</b>	<b>Stream Name</b>	<b>Cubic Feet per Second</b>	<b>Use</b>	<b>Comments</b>
Atwell Waste & Seep Ditch	Mesa Creek	3.06	I	0.06 cfs conditional
Carver Ranch Pipeline	Mesa Creek	11.00	D	Mesa Intake
Independent Ditch	Mesa Creek	8.17	I	7.11 cfs conditional
King Ditch	Mesa Creek	1.43	I	
Mason & Eddy Ditch	Mesa Creek	8.84	D	Ltd. 508 af
Mesa Creek Ditch	Mesa Creek	6.50	D	
Mesa Creek Ditch	Mesa Creek	16.62	I	
Blackman, Dunlap & Clark D.	Plateau Creek	0.72	I	
Heely Ditch No. 1	Plateau Creek	0.66	I	
Heely Ditch No. 2	Plateau Creek	0.66	I	
Heely Ditch No. 3	Plateau Creek	0.66	I	
Heely Ditch No. 6	Plateau Creek	0.66	I	
Ute Pipeline	Plateau Creek	50.00	D	
Marin Crawford Ditch	Rapid Creek	8.00	D	
Cedar Ditch	Salt Creek	3.70	I	
Hill-Johnson Ditch	Salt Creek	1.57	I	7/24 interest in ditch
Bridges Switch PP & PL	Colorado River	30.00	D	Conditional
Grand Valley Canal	Colorado River	4.10	I	GVIC, 397 shares
Rapid Creek Pumping Plant	Colorado River	15.00	D	Absolute
Ute Pumping Station & PL	Colorado River	50.00	D	Conditional
Palmer Ditch	Big Creek	20.23	I	2/9 int. in 2 <sup>nd</sup> & 3 <sup>rd</sup> adj.
Golden Age Ditch	Big Creek	2.46	I	
Golden Age Ditch	Big Creek	0.19	D	
Kiggins & Goyn Ditch	Big Creek	1.41	I	

**Table 4-1**  
(Continued)

**Ute Water Conservancy District  
Summary of Direct Flow Water Rights**

<b>Name</b>	<b>Stream Name</b>	<b>Cubic Feet per Second</b>	<b>Use</b>	<b>Comments</b>
Boyle Creek Ditch	Bull Creek	0.60	I	Conditional
Bull Basin Highline Ditch	Bull Creek	5.90	I	
Stubbs McKinney, & Clark Res Feeder Ditch	Bull Creek	7.00	I	
Atwell East Ditch	Coon Creek	2.82	D/I	Domestic use conditional
Charles A. Atwell East Ditch	Coon Creek	0.75	I	
Brown Ditch	Coon Creek	2.08	I	Additional 1.0 cfs for stock
Coon Creek Pipeline	Coon Creek	6.00	D	1.9 cfs is conditional
Craig & Stewart Ditch	Coon Creek	4.68	I	
Heely Ditch No. 4	Coon Creek	2.00	I	
Heely Ditch No. 5	Coon Creek	0.66	I	
Pisel Ditch	Coon Creek	0.65	I	
Vance & Fortsch Ditch	Coon Creek	2.60	I	
Welch Ditch	Coon Creek	1.63	I	
Wildcat Ditch	Coon Creek	0.15	S	
Kiggins & Salisbury Ditch	Leon Creek	31.20	I	Ownership of 300 shares
Leon Ditch	Leon Creek	6.69	I	40% ownership in ditch
Little Finn Ditch	Leon Creek	3.25	I	aka Provo Ditch

D – Domestic, I – Irrigation, S - Stock

### Retail Water Sales

Ute Water currently provides retail water to residents and businesses that are in its service area (see domestic water providers map, appendix A). This includes approximately 75% of the incorporated area of the City of Grand Junction. At the end of 2022, there were 39,612 active taps with an average water demand of just under 3 billion gallons per year for the years 2016 through 2022.

Approximately 95% of homes in the Ute Water Conservancy District enjoy the use of direct-flow irrigation water. Residents within the District receive irrigation water from the Government High-line Canal, operated by the Grand Valley Water Users Association. Also providing irrigation water within the District boundaries is the Redlands Canal, owned and operated by the Redlands Water & Power Company, the Grand Valley Canal, owned and operated by the Grand Valley Irrigation Company, and the Orchard Mesa Canal, owned and operated by the Orchard Mesa Irrigation District

### Monthly Water Demand 2016-2022

The average daily demand for January for the study period was 6.8 million gallons per day (mgd) and the average daily demand in July was 13.9 mgd. The ratio of the January daily demand to the July daily demand was 2, or water demand for July is two times that of an average day in January. This difference is estimated to be the result of home cooler demand during the hot summer months and limited lawn or outside watering use. Unbilled water averaged 9% over the past six years and is based upon water billed in a month plus additional known uses compared to measured production. The unbilled water percentage can be affected by the accuracy of meter readings and unauthorized fire hydrant usage. The unbilled water percentage can also be impacted by fire-fighting usage. Table 4-3 shows Ute Water's monthly and annual demand for the study period, as well as detailed water use for those years, and Figure 4-1, illustrates the monthly water demand.

### Sector Water Use

Table 4-4 shows billed water use patterns for residential and commercial-industrial sectors for 2016 through 2022 as well as a percentage of water use and percentage of taps by each sector. For the years 2016-2022, residential water use averaged 74% of water sales and approximately 96% of active water taps. The commercial-industrial sector averaged 26% of water sales but only approximately 4% of active water taps.

As shown in Table 4-4, the distribution of water taps for the Commercial-Industrial (C-I) sector has remained constant over the years. When looking at the C-I sector, it was noted that the 5 largest C-I customers were billed for 2.9% of the total water use in 2018. The C-I customers include a

manufacturer, hotel, car wash, farming/livestock, and retailer. Table 4-5 shows the distribution of water use for the 5 largest C-I customers for 2022.

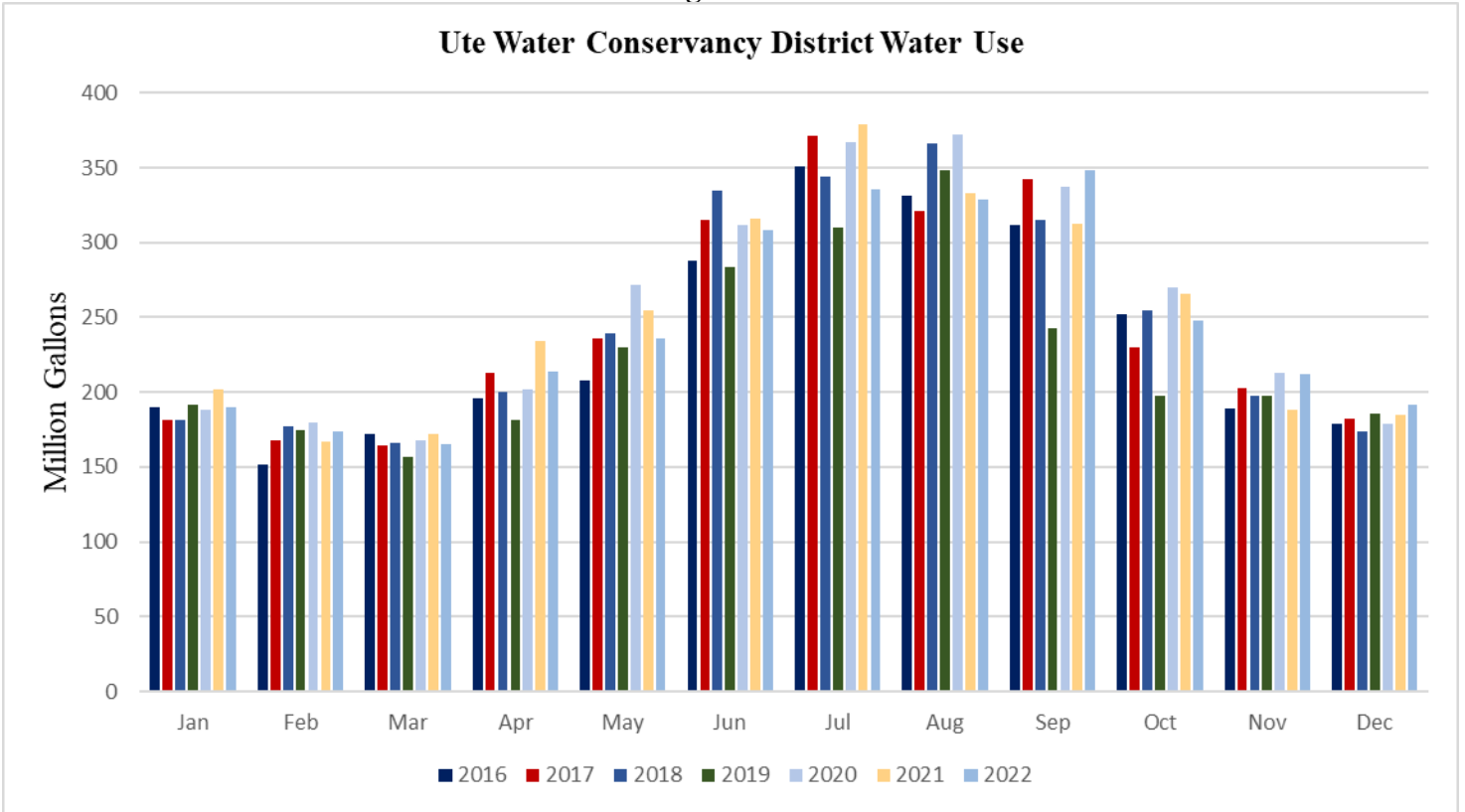
**Table 4-2**  
**Ute Water Conservancy District Monthly Billed Water**  
 (values in million gallons)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2016	190	152	172	196	208	288	351	331	312	252	189	179	2,820
2017	181	168	164	213	236	315	371	321	342	230	203	182	2,926
2018	181	177	166	200	239	335	344	366	315	255	198	174	2,950
2019	192	175	157	181	230	284	310	348	243	198	198	186	2,702
2020	188	180	168	202	272	312	367	372	337	270	213	179	3,060
2021	202	167	172	234	255	316	379	333	313	266	188	185	3,010
2022	190	174	165	214	236	308	336	329	348	248	212	192	2,952
Average	189	170	166	206	239	308	351	343	316	246	200	182	2,917

<b>Detailed Water Use</b>	
Average Annual Water Use	2917.1 mg
Average Unbilled Water	291.3 mg
Average Annual Water Loss	9%
Average Day Use (July)	13.9 mgd
Average Day Use (January)	6.8 mgd
Average July Day to Average January Day Ratio	2.0

Figure 4-1



**Table 4-3**

**Ute Water Conservancy District  
Sector Water Use**

<b>Year</b>	<b>Customer Class</b>	<b>Total Taps</b>	<b>Metered Water (1000 gallons)</b>	<b>Average per Tap (1000 gallons)</b>	<b>Per Capita</b>	<b>Water Use (% of Total)</b>
<b>2022</b>	Residential	38,195	2,135,625	55.9	65.0	74.9%
	Commercial	1,417	714,655	504.3		25.1%
	<b>Total</b>	<b>39,612</b>	<b>2,850,280</b>			
<b>2021</b>	Residential	37,650	2,202,880	58.5	69.0	73.2%
	Commercial	1,414	805,817	569.9		26.8%
	<b>Total</b>	<b>39,064</b>	<b>3,008,697</b>			
<b>2020</b>	Residential	36,881	2,291,129	62.1	69.0	74.7%
	Commercial	1,396	774,116	554.5		25.3%
	<b>Total</b>	<b>38,277</b>	<b>3,065,245</b>			
<b>2019</b>	Residential	36,174	2,102,785	58.1	69.0	73.6%
	Commercial	1,386	754,867	544.6		26.4%
	<b>Total</b>	<b>37,560</b>	<b>2,857,652</b>			
<b>2018</b>	Residential	35,622	2,179,724	61.2	69.0	73.9%
	Commercial	1,368	770,268	563.1		26.1%
	<b>Total</b>	<b>36,990</b>	<b>2,949,992</b>			
<b>2017</b>	Residential	35,185	2,171,310	61.7	69.0	74.2%
	Commercial	1,338	755,109	564.4		25.8%
	<b>Total</b>	<b>36,523</b>	<b>2,926,419</b>			
<b>2016</b>	Residential	34,753	2,098,331	60.4	68.0	74.4%
	Commercial	1,318	721,886	547.7		25.6%
	<b>Total</b>	<b>36,071</b>	<b>2,820,217</b>			

**Table 4-4**

**Ute Water Conservancy  
Five Largest Commercial-Industrial Customers 2022**

<b>Sector</b>	<b>Percentage</b>	<b>Water Use (mg)</b>
Fill Station/Construction	1.1%	38.8
Hotel	0.8%	24.0
Mobile Home Park	0.7%	21.0
Car Wash	0.5%	16.0
Manufacturer	0.5%	15.3
 Total		 115.1
 Total water billed in 2022		 2949.0
Percentage of 2022 billed water		3.9%

Current Rate Structure and Tap Fees

During the November 2022 regular board meeting, Ute Water’s Board of Directors approved a water rate and tap fee increase that will increase the \$22 minimum, for the first 3,000 gallons of water, to a \$25 minimum, effective for water delivered in January 2023 and billed beginning February 1, 2023. The tiers for residential water usage above the 3,000-gallon minimum increased by approximately 15 percent for residential and non-residential water usage. Tiered rates include an aggressive increasing block rate structure. The 2023 water rate and tap fee increase is the first time Ute Water has increased water rates and tap fees since 2016.

Additionally, beginning on February 1, 2023, new development will see a \$1,000 increase in tap fees for a 5/8-inch meter, which is the most common meter used in residential services. The new tap fees will increase a 5/8-inch water meter fee from \$7,000 to \$8,000. Tap fees for larger-sized meters will increase proportionally.

Much like the rest of the country, Ute Water has been subject to increased operating costs driven by inflation and supply chain issues, which in recent years, have increased dramatically, with chemicals critical to the water treatment processes have risen steadily, with some increasing up to 300 percent between 2021 and 2022.

**Table 4-5  
Ute Water Conservancy District Tap Fees**

**Meters 3/4" x 5/8" through 1"**

<b>Residential</b>		<b>Non-Residential</b>	
<i>Rate</i>	<i>Amount (gallons)</i>	<i>Rate</i>	<i>Amount (gallons)</i>
\$4.25 each 1,000 gallons	3,000-9,000	\$3.70 each 1,000 gallons	3,000-9,000
\$4.85 each 1,000 gallons	9,000-15,000	\$4.20 each 1,000 gallons	9,000-15,000
\$5.70 each 1,000 gallons	15,000-21,000	\$4.95 each 1,000 gallons	over 15,000
\$6.55 each 1,000 gallons	21,000-30,000		
\$11.75 each 1,000 gallons	over 30,000		

**1 1/2 " Meters**

<b>Non-Residential</b>		<b>Agriculture</b>
<i>Rate</i>	<i>Amount (gallons)</i>	
\$125.00 minimum	15,000	Same tap fees and monthly water rates for Commercial Water Service.
\$4.25 each 1,000 gallons	next 30,000	
\$4.85 each 1,000 gallons	next 30,000	
\$5.70 each 1,000 gallons	over 75,000	

**2" Meters**

<b>Non-Residential</b>		<b>Agriculture</b>
<i>Rate</i>	<i>Amount (gallons)</i>	
\$200.00 minimum	24,000	Same tap fees and monthly water rates for Commercial Water Service.
\$4.25 each 1,000 gallons	next 48,000	
\$4.85 each 1,000 gallons	next 48,000	
\$5.70 each 1,000 gallons	over 120,000	

**3" Meters**

<b>Non-Residential</b>		<b>Agriculture</b>	
<i>Rate</i>	<i>Amount (gallons)</i>	<i>Rate</i>	<i>Amount (gallons)</i>
\$385.00 minimum	52,500	\$385.00 minimum	52,500
\$3.70 each 1,000 gallons	next 105,000	\$3.70 each 1,000 gallons	next 105,000
\$4.20 each 1,000 gallons	next 105,000	\$4.20 each 1,000 gallons	next 105,000
\$4.95 each 1,000 gallons	over 262,500		

**4" Meters**

<b>Non-Residential</b>		<b>Agriculture</b>	
<i>Rate</i>	<i>Amount (gallons)</i>	<i>Rate</i>	<i>Amount (gallons)</i>
\$660.00 minimum	90,000	\$660.00 minimum	90,000
\$3.70 each 1,000 gallons	next 180,000	\$3.70 each 1,000 gallons	next 180,000
\$4.20 each 1,000 gallons	next 180,000	\$4.20 each 1,000 gallons	next 270,000
\$4.95 each 1,000 gallons	over 450,000		



**6" Meters**

<b>Non-Residential</b>		<b>Agriculture</b>	
<i>Rate</i>	<i>Amount (gallons)</i>	<i>Rate</i>	<i>Amount (gallons)</i>
\$1,540.00 minimum	210,000	\$1,540.00 minimum	210,000
\$3.70 each 1,000 gallons	next 420,000	\$3.70 each 1,000 gallons	next 420,000
\$4.20 each 1,000 gallons	next 420,000	\$4.20 each 1,000 gallons	next 630,000
\$4.95 each 1,000 gallons	over 1,050,000		

Planned New Water Facilities

In 2002, the District began pursuing the enlargement of a reservoir, and it was determined in 2011 that enlarging Monument Reservoir was the preferred option. Subsequently, the District began pursuing the permitting process for the enlargement of Monument Reservoir No. 1. The proposed enlargement of Monument Reservoir No. 1 would give the District an additional estimated 5,500 acre-feet of additional storage for the current raw water delivery system. The Colorado Water Plan listed the Monument No. 1 enlargement plan as an “Identified Project” in securing and protecting safe drinking water now and in the future. The plan further stated that the project aligned with the plan’s theme of protecting and restoring healthy streams; sustaining, promoting, and protecting agriculture; developing water-conscious land-use strategies; and encouraging a high-level of basin-wide conservation. In 2020, to better understand the hydrology in the Monument basin, Ute Water voluntarily installed flumes, sensors, and data loggers, at the spillway of the confluence of Leon Creek. In May of 2021, the United State Forest Service issued a Final EI, and later that year in August, a Record of Decision was issued regarding the enlargement of Monument Reservoir No. 1. Since the Record of Decision, in 2022, the District has contracted with AECOM to model the water quality impacts from the proposed enlargement, in which the model determined that the water quality would improve within Monument Reservoir No. 1’s basin.

As a result of utilizing water shares from Ruedi Reservoir to supplement demand in response to the 2021 drought conditions, plans now include the construction of sedimentation basins to pre-treat and address the variability of Colorado River source waters, which was significantly impacted by wildfires and the resulting water quality effects in 2021. The District broke ground on the sedimentation basins at the end of 2022.

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## **5.0 Future Water Demands in the Grand Junction Region**

### The City of Grand Junction

Because the City of Grand Junction water service area is surrounded by other water providers, growth has occurred at an annual rate of 0.20% between 2012 and 2018 with new taps of only 122 taps for the time period. Table 5-2 is a projection of water demand by the year 2035. Water demand was projected to increase at a 0.95% rate between the years 2020 and 2035. Projected water demand was calculated using projected population multiplied by 90 gpcd then calculated at an annual value and converted to million gallons. The City of Grand Junction's unbilled water is anticipated to remain constant at a rate of 8.0%. The demand study conducted in 2019, is discussed below:

DiNatale Water discussed future growth estimates with Grand Junction Planning Department personnel to estimate future potable water use for the City. Grand Junction's Planning Department uses a 1.4% growth rate for the City based on recent measured population growth. We applied this growth rate to the population within the Grand Junction Utility water service area using the 2010 US Census data and also to an estimate of 2017 population in the service area.

The population according to the 2010 US Census is considered to be the most accurate measurement of population within the Grand Junction service area because the census counts population at the parcel level. No census-level population counts are available for more recent years. However, Grand Junction planning staff have made population estimates through 2017 on the census tract level, which are larger than the more detailed census data. The census tracts do not exactly align with the Grand Junction water service area boundaries, so Grand Junction GIS professionals assisted DiNatale Water with estimating the population within the service areas in 2017 by scaling the tract populations based on the area of each tract within the City's Utility service area, resulting in an estimated 2017 population of approximately 29,500.

We used both the 2010 census-based population and the 2017 estimated population and projected population in 2069 using the 1.4% growth rate. Beginning with the 2010 population, the projected future population is approximately 63,000 people. Beginning with the 2017 population estimate, the future projected population is approximately 61,000 people. As a conservative measure, DiNatale Water chose to use the smaller of the two projections for estimating future demand.

Additionally, DiNatale Water opted to reduce this projected population metric as future growth within the City's water service area will be limited by the space available surrounding the current service area. The 1.4% growth rate was developed city-wide and was not limited to the water utility service area. Within the current water service area, population growth will result primarily from infill development and increasing density of land use, rather than development or new lands within the current service area. Therefore, DiNatale Water reduced the future population estimate

by 20% within the current water service area in the year 2069 to be approximately 49,000, which calculates out to an average growth rate of 0.95% annually.

The City Center of Grand Junction is experiencing an increase in the amount of infill development within the City’s service area. Land use within the service area has become denser as parcels that historically served single family homes or were unoccupied have been developed into apartment buildings and hotels. Grand Junction Planning Department personnel provided several examples of this type of infill development where an increase in water demand is expected due to a change to the land use of the same area. The examples provided by the City indicate that infill development is occurring and will result in higher water use within the current service area, even without an expansion of the land area of the City’s water service area.

**Table 5-1**

**City of Grand Junction  
15-Year Estimated Water Demand  
(values in million gallons)**

Year	2015	2020	2025	2030	2035
<b>Historic:</b>					
1 Population	28,400	28330			
2 Residential Demand	1,072	966			
Commercial - Industrial Demand	676	635			
3 Unbilled Water	135	159			
4 Total Water Demand	1,883	1,760			
<b>Projected:</b>					
5 Population			29,701	31139	32647
Projected Sector Demand:					
6 Residential Demand			1,011	1058	1108
7 Commercial - Industrial Demand			676	676	676
8 Projected Unbilled Water			135	139	143
9 Projected Total Water Demand			1,822	1,873	1,927

- 1 Residential Units X 2.34
- 2 Billed water by sector
- 3 Unbilled water
- 4 Billed water plus unbilled water
- 5 Growth to average 0.95% per year
- 6 Annual increase calculations: Population increase times 90 gpcd times 365 divided by one million
- 7 C-I demand historical range of 594 mg - 676 mg; estimated to remain at historical high values
- 8 Projected unbilled water is 8.0% of total demand
- 9 Sum of sectors and unbilled water

Clifton Water District

The projected future water demand for the Clifton Water District was based on the number of water taps and the water demand for the years 2004-2010. The number of taps increased for that time period by approximately 11% or an annual average of 2.25%. The per capita water demand for the residential sector averaged 85 gallons per day (gpcd) for that same time. In cases where untreated irrigation water is unavailable, treated water is utilized for outdoor irrigation and is included in the per capita calculation (reference Table 3-3). The growth rate and water demand between 2008 and 2010 was flat but optimistic projections are for the growth rate to return to the projected 2% per year by the State Demographer. Table 5-3 is a calculation of the projected water demand for the Clifton Water District through 2035. Projected water demand was calculated using projected population multiplied by a per capita of 85 (gpcd) then calculated at an annual value and converted to million gallons. The commercial-industrial sector was estimated to remain at the historic five-year high and the unbilled water was anticipated to remain constant at a rate of 13%. Note: the unbilled water for 2010 was unusually high at 14.7%.

**Table 5-2**

	<b>Year</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
<b>Historic:</b>						
1	Population	31435	31575			
2	Residential Demand	915	1008			
	Commercial - Industrial Demand	82	79			
3	Unbilled Water	169	120			
4	Total Water Demand	1,166	1,207			
<b>Projected:</b>						
5	Population			34,015	36,644	39,476
Projected Sector Demand:						
6	Residential Demand			1,344	1,421	1,503
7	Commercial - Industrial Demand			92	92	92
8	Projected Unbilled Water			187	197	207
9	Projected Total Water Demand			1,623	1,709	1,802

- 1 2020 Population
- 2 Billed water by sector
- 3 Unbilled water was 11% of total treated water for 2020
- 4 Billed water plus unbilled water
- 5 Growth estimated to average 2.0% per year
- 6 Annual increase calculations: Population increase times 80 gpcd times 365 divided by one million
- 7 C-I demand historical range of 88.5-91.7 mg; estimated to remain at historical high after 2020
- 8 Projected unbilled water is 13% of total water demand
- 9 Sum of sectors and unbilled water

Ute Water Conservancy Water District

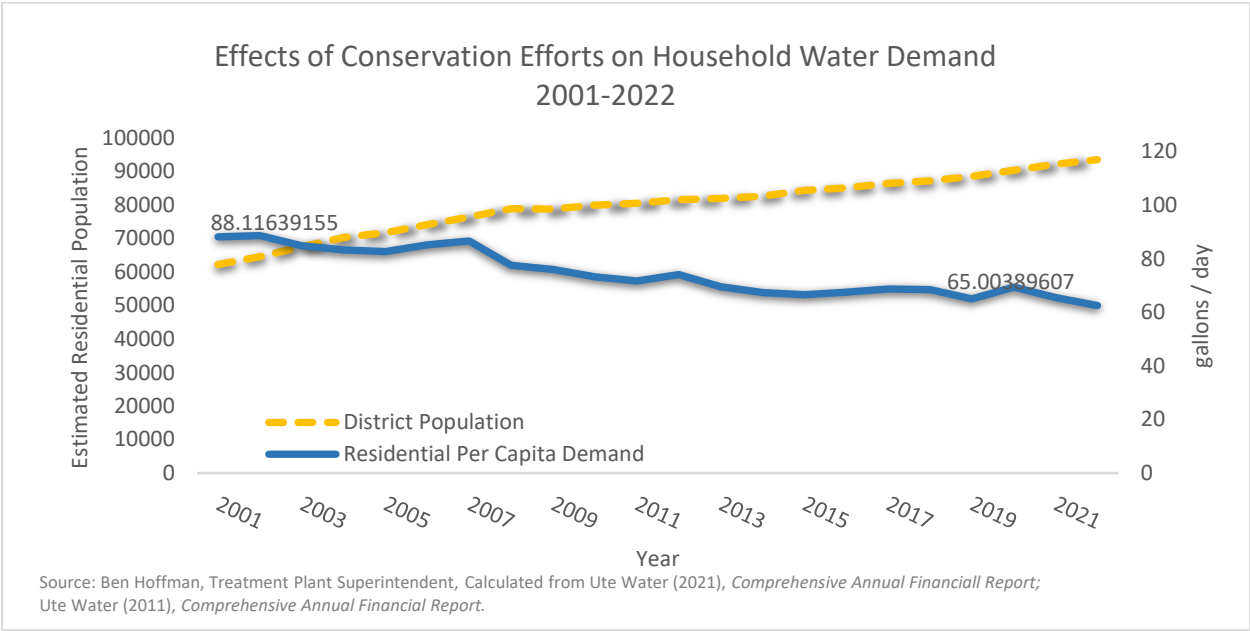
Following the 2020 U.S. Census Bureau results partnered with estimates from the State of Colorado Demographers, the estimates of Mesa County’s population will grow from current levels of approximately 157,636 to 221,562 by the year 2050. The District continues to address this challenge by managing financial flexibility to pursue water resource opportunities and by continually strengthening the assessment of long-term plans and projects that will provide for future growth.

Projected water demand for the Ute Water Conservancy District was based on historical data and growth trends seen in the District’s service area since 2001. Since 2015, the District has experienced growth that remains consistent with an average of an estimated 1.5% each year. Additionally, according to the July 1, 2022, U.S. Census, Mesa County’s average household count was an estimated 2.44. Specifically, within the areas in which Ute Water serves, the Census estimated the following average household count, with growth varying based on the location within the District’s service area.

Fruita	2.65
Fruitvale	2.48
Grand Junction	2.27
Orchard Mesa	2.63
Redlands	2.58

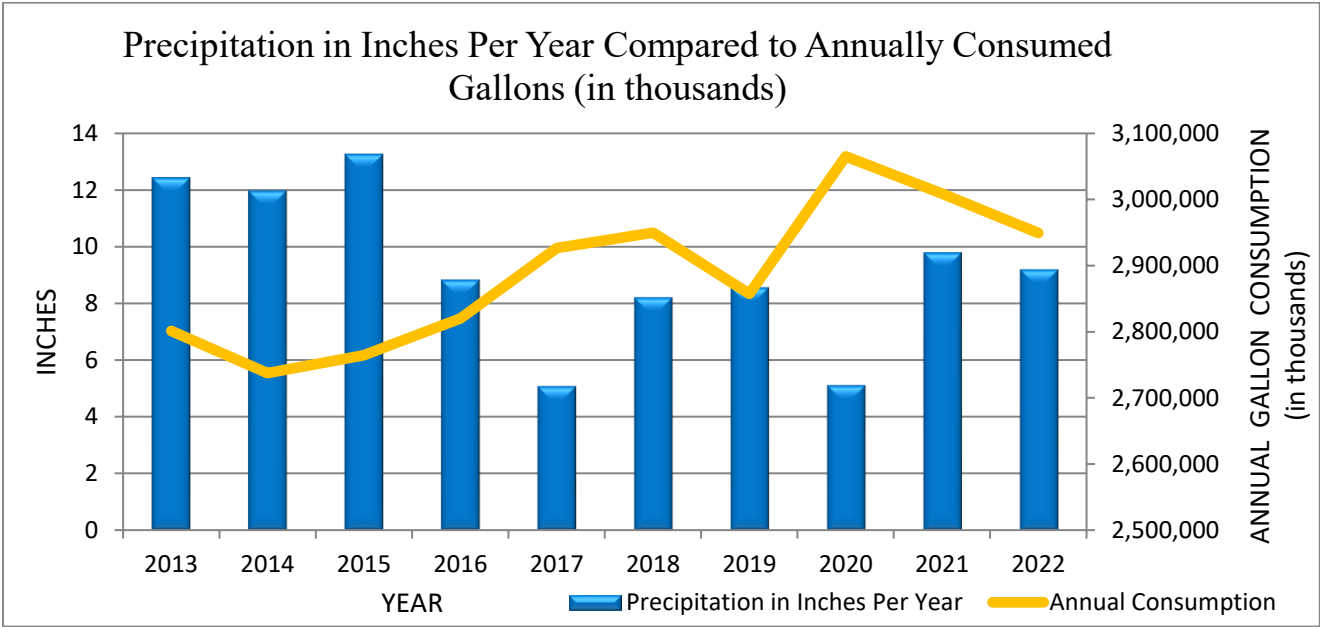
Additionally, projected demand and projected savings were estimated based on historical data that combined the District’s population, taps billed, and total gallons sold. From that information, Ute Water’s customers per capita was calculated and showed an interesting trend of a decrease in per capita water usage by an average of 1 gallon each year, dating back to 2001. It is important to note that although the District’s population was 62,269 back in 2001 with a per capita of 88 gallons per day per customer, at the end of 2022, the District’s population grew to 88,898 with a per capita of 66 galls per day per customer. Though the District’s population has grown significantly through the past two decades, through the decrease per capita, the District has saved millions of gallons each year due to lower consumption from District customers. Figure 5-1 shows a visual representation of the District’s population growth and decreased consumption.

Figure 5-1



It is also important to consider that temperatures and local climate impacts customer consumption directly. Summers in the area are hot and dry and reach over 90 degrees Fahrenheit on average over 60 days per year. It is common during winter months that daytime temperature remains below freezing while snowfall can be intermittent and lower in comparison to much of Colorado. In most years, there is a correlation between District consumption and the amount of precipitation temperatures, and the timing of precipitation can be a factor. For example, much of the 2018 precipitation (2018 being a significant drought year) came during the fall, after the hot and dry summer months that drove consumption had passed. Of the 9.8 inches of precipitation received in 2021, 2 inches came in the form of snow during the last two weeks of December while in 2022, almost 6 inches of the 9.2 inches recorded in 2022 was precipitation recorded during the September through December period. Figure 5-2 illustrates the correlation between precipitation in inches per year compared to annually consumed gallons.

Figure 5-2





**Table 5-3**

**Ute Water Conservancy District  
15-year Estimated Water Demand**

Year	2015	2020	2025	2030	2035
<b>Historic:</b>					
1 Population	79,597	86,094			
2 Residential Demand	2126.69	2376.42			
Commercial - Industrial Demand	747.22	834.96			
3 Unbilled Water	172.75	267.98			
4 Total Water Demand	3046.65	3479.35			
<b>Projected:</b>					
5 Population			92,959	100,143	107,882
6 Projected Sector Demand:					
7 Residential Demand			2363.22	2545.86	2742.62
8 Commercial - Industrial Demand			830.32	894.49	963.62
9 Projected Unbilled Water			354.84	382.26	411.80
10 Projected Total Water Demand			3548.38	3822.62	4118.04

- 1 Historical data
- 2 Actual billed water by sector
- 3 Unbilled water was 5.67% of total treated water for 2015 and 8.15% of total treated water for 2020
- 4 Actual total water demand
- 5 Ute Water's estimated increase at 1.5% increase per year, based on average growth trends
- 6 Projected water demand
- 7 Projected population at 67 per capita per day
- 8 Commercial - Industrial demand is estimated to remain at high historic values
- 9 Projected unbilled water is projected to remain at high historic values of 10%
- 10 Sum of sectors and unbilled water

Table 5-4 is a summary of anticipated water demand in the Grand Junction Region from 2020 (actuals) through 2035. It should be noted that the values used for the projected water demand are planning values only and are based on current research by both HDR and the State Demographer.

**Table 5-4**

<b>Year</b>	<b>2020</b> (actual)	<b>2025</b>	<b>2030</b>	<b>2035</b>
Projected:				
City of Grand Junction	1,773	1,822	1,873	1,927
Clifton Water District	1,572	1,623	1,709	1,802
Ute Water Conservancy District	3,479	3,548	3,822	4,118
<b>Projected Total Water Demand</b>	<b>6,824</b>	<b>6,993</b>	<b>7,404</b>	<b>7,847</b>

# SECTION TWO

**The Grand Valley Regional Water Efficiency Plan**

## 6.0 *Current and On-going Water Conservation*

In 1996, the City of Grand Junction (the City), the Clifton Water District (Clifton), and the Ute Water Conservancy District (Ute), collectively referred to as the Entities, each developed a Water Conservation Plan. The City, Clifton, and Ute have taken pro-active positions on water issues and view water conservation as not only necessary for the future but also responsible management of their water resource. The City Council for the City, and the Boards of Directors for Clifton and Ute support water conservation as part of their general mission and took the lead in promoting water conservation in the Grand Junction Region and adopted the initial version of this Regional Water Efficiency Plan for the Grand Junction Region in 2012. Goals set forth in this initial draft were:

Goal 1: Continue to educate the community, local and regional planning departments, construction and development businesses, landscape contractors, and customers regarding codes and ordinances that promote xeric landscapes and water conservation.

Goal 2: Continue to create public awareness of wise water use and conservation.

Goal 3: Continue efforts to reduce residential sector per-capita water demand in the Grand Junction Region.

Goal 4: Promote water saving awareness in the commercial/industrial sectors.

Demand Management activities selected to implement in order to achieve these goals are discussed in the following section. They include activities such as public education programs and campaigns, commercial audits and targeted technical assistance, implementation of water-efficient fixtures, improved infrastructure for leak detection, and the adoption of policies and water rates that promote water conservation.

### Drought Response Plan / Drought Response Information Project (DRIP)

As a result of the 2002-2003 drought, the City, Clifton, and Ute along with the Town of Palisade collectively embarked upon the development of a regional Drought Response Plan. The Drought Response Plan (DRP) was designed to provide Governing Boards and City Council with a set of options to consider when dealing with a prolonged drought event. Appendix B contains the updated copy of the Drought Response Plan (2018). Implementation of the Drought Response Plan has been adopted by the governing bodies of the City of Grand Junction, Clifton Water and Ute Water, and is accomplished through an on-going annual effort, budgeted and paid for by the three domestic water providers. One of the key components of the DRP was to initiate a Drought Response Information Project (DRIP) to provide public education through all sources of media on why and how to reduce per capita consumption across all water use classes in the respective service areas. The DRIP Committee consists of staff members of the three domestic providers (the City,

Clifton, and Ute) as well as representatives of the Colorado State University Tri-River Area Extension, the National Weather Service, and local irrigation providers. This group has run an active media campaign on water conservation for the past fifteen years. The media campaign includes water conservation video presentations on the local public access channel, interviews with various DRIP members on local radio and television stations, weekly water conservation columns in the local newspapers, and face to face presentations to local service groups, homeowner's associations, and community gatherings to further spread the Grand Junction Region water conservation message. During the summer months, the group participates in the local community Farmer's Markets. DRIP members provide information on household and lawn water conservation. A year-round water conservation reference base is provided on the DRIP website ([www.dripinfo.com](http://www.dripinfo.com)).

Additionally, as a part of the DRIP, the domestic water managers meet monthly to discuss storage levels, potential water shortages and local and regional water issues. Representatives from the DRIP Committee routinely interact with staff members from local governments, Western Slope domestic water providers, irrigation water providers, soil conservation entities, mosquito control entities, local agricultural groups, and federal agencies that have interests in local water use issues. The City of Grand Junction, Ute Water District, and Clifton Water District, contribute up to \$10,000 per entity per year to fund DRIP efforts.

#### Problem-Based Learning Subject-Matter-Experts

Problem-based learning (PBL) is a teaching method that allows students to solve complex, real-world, open-ended problems to develop problem-solving skills and draw attention to issues that may impact students directly. Many students across the valley are participating in a problem-based learning module in which they are tasked with solving local issues and offering solutions that can be implemented not only within their smaller community as a school but also may be applicable to the entirety of the Grand Junction Region. Students spend half the school year learning from experts on the topic, conducting research and experiments, and problem-solving. Upon concluding their project, students must present their findings and their research process to a panel of experts who provide feedback on feasibility and sustainability. Education is a sector that the Entities believe is an impactful and substantial outlet to reach current customers and future customers. The City of Grand Junction, Clifton Water District, and Ute Water Conservancy District have provided data, field-trip experiences, and subject-matter expertise to students within Mesa County Valley School District No. 51 since the Problem-based learning method was integrated into schools within each of the Entities' service areas. With Mesa County Valley School District No. 51 being one of the larger water consumers on the Western Slope, the committee has maintained a positive relationship with the school district in hopes to make water conservation a priority for their entire organization, not just independent schools.

In 2019, after serving as a subject matter expert and an evaluation panelist, Ute Water Conservancy District introduced a PBL group from Tope Elementary School to the Drought Response Information Project (DRIP committee), with the intention of implementing the marketing campaign that the group had developed into a public marketing campaign in partnership with DRIP over the summer, which is typically peak water usage season for the Entities. The PBL group worked to survey residents within a radius of their school and asked about their outdoor watering schedules and habits. From there, the students developed an educational campaign, known as “H2Woah, Did You Know?” and focused the campaign on educating the public about reducing wasteful water habits and ways to conveniently conserve water. Through the introduction to DRIP, the PBL group’s concept of “H2Woah, Did You Know?” served as the DRIP committee’s annual water conservation campaign in 2019. The group of students worked directly with a graphic designer and marketing experts to develop marketing assets and educational materials to be distributed in Mesa County. Additionally, the PBL group attended DRIP’s annual press conference in early spring, in which each water provider gives an update on snowpack and anticipated water levels entering peak water usage season.

Additionally, in 2020, the DRIP committee provided a drinking water fountain audit to a PBL group at Tope Elementary School that was tasked with finding feasible solutions to conserve water within their school. Students had identified that drinking water fountains were largely being used for filling water bottles instead of drinking directly from the fountain. Unfortunately, due to their design, bottles were unable to be fully filled and, in the attempt, to fill the bottles, there was a lot of water waste. After performing a drinking fountain audit, which included documenting the frequency of use, measuring the water wasted when filling bottles, and checking for leaks, the group identified the ideal fountain to be replaced or retrofitted with a bottle-filling station to reduce water waste and promote water conservation. After presenting their findings to the DRIP committee, the committee sponsored the bottle-filling station and encouraged students to continue to keep utilizing the fixture audits to identify other areas of concern that water conservation efforts could be targeted in the future.

### The Western Colorado Children’s Water Festival

Ute Water Conservancy District, Clifton Water District, and the City of Grand Junction underwrite the Western Colorado Children’s Water Festival (Children’s Water Festival) held each year. Historically held on the campus at Colorado Mesa University, the Children’s Water Festival was recently relocated to be held at Las Colonias Park and Amphitheater due to shifting in Colorado Mesa University’s school calendar. Each year for the past 28 years, over 2,000 fifth-grade students attend the two-day program to learn the different roles that water plays in their lives, in their community, and in the world. Over 300 water experts participate in the festival by providing workshops

and hands-on presentations. Each presentation ranges in topics from water rights, water conservation, water pollution, water treatment, water distribution, water, and wildlife including the endangered species in the Colorado River, and each Coloradan's dependency on clean water supplies. The Children's Water Festival is underwritten and sponsored by many businesses and agencies in the Grand Junction Region and has grown to be recognized as the largest water festival in the state of Colorado and the second largest in the nation.

Low Water Use Landscape Programs / Commercial Audits

Tributary Water Conservation Leaders

In 2018, in response to the severity of drought conditions, the Drought Response Information Project (DRIP committee) began recognizing commercial customers that were making changes to their everyday practices to conserve water, also known as "The Tributary Award".

The award is named after a tributary water system, where a smaller body of water feeds and contributes to a larger body of water. Organizations that are recognized through the Tributary Awards are those that are doing their best to make an impact on the larger issue of drought.

Since the implementation of the Tributary Awards, there have been several commercial customers who have implemented individual programs and conservation efforts that have significantly reduced the amount of water, both domestic and irrigation, that is being used. Colorado State University Tri River Area Extension Office, Discount Tires, Dos Hombres, Grand Valley Power, Grand Junction Regional Airport, and Sprigs & Sprouts/ have received recognition for the indoor and outdoor water conservation techniques that were implemented, saving thousands of gallons of domestic and irrigation water. DRIP presents the awards in July since Mesa County Commissioners annually proclaim July as Smart Irrigation Month. Additionally, July is known for being the peak month for water usage. Below are short summaries of the implementations the Tributary recipients have made to reduce water usage.

*Colorado State University Tri River Area Extension Office*

Colorado State University Tri River Area Extension Office (CSU Tri River Area) is in Mesa County, and the local extension office responds to the horticulture issues, concerns, and needs that are unique to our area and serves Delta, Montrose, and Ouray counties. and offer CSU Tri River Area has historically excelled in helping residents adjust to drought conditions in areas like agriculture, horticulture, range, forestry, and water.

In July of 2018, when Mesa County was experiencing extreme drought conditions, the Mesa County office processed over 1,050 plant and soil samples in one month, compared to the 990

samples they processed the previous year. Through CSU Tri River Area's Master Gardener program, the master gardeners help residential customers daily with turf and plant issues, many due to incorrect watering methods, resulting in major water savings and conservation.

CSU Tri River Area has helped other commercial clients reduce their outdoor water usage as well as find the appropriate landscape that thrives in the Grand Junction Region's climate. One of the successes cited included working with a bank maintenance professional on their watering schedule as the plants were being overwatered in our heavy clay. The bank reduced their outdoor watering down to a fifth of what the landscaper had recommended, and the landscape continues to thrive.

Additionally, when the DRIP committee and the Entities implemented Voluntary Water Restrictions in the summer of 2018, CSU Tri River Area developed a recommended outdoor watering schedule, specific to the local climate and commonly found plants. To date, the suggested outdoor watering schedule developed by CSU Tri River Area is still used to educate customers about the needed watering frequency and duration that their landscape needs.

#### *Discount Tires*

Discount Tires is a prime example of how larger commercial organizations can tailor their landscapes to meet the local environment, which ultimately results in a higher survival rate of the landscape and lower water usage.

Upon building a new location and Highway 6&50, Discount Tires partnered with Rob Breeden of NVision Design Studio, a landscape architecture firm that specializes in sustainable landscaping and water conservation strategies. Mr. Breeden has lived in Western Colorado since 2004 and practiced in California and Nevada in his early career. His experience in living in drought-prone areas has provided extensive knowledge of the semi-arid climate and plant selection for desert areas. Many native trees and plants requiring moderate to low watering were introduced into Discount Tire's xeriscape, including Pinyon Pine, Fern Bush, Mormon Tea, Rabbitbrush, Apache Plume, Potentilla, and Sage Brush.

Additionally, Discount Tire's landscape is housed in a bed of decomposed granite, which matches the desert aesthetic while absorbing and retaining water better than other mulches, helping plants receive the water that they need. The trees and plants were also strategically placed so that plants with the same watering needs were included in the same zones for efficient watering and to reduce the chances of overwatering. To ensure that the water is reaching the intended plants, Discount Tires installed an automated drip watering irrigation system that helps reduce evaporation and tailors watering needs to the specific plants.

Following the implementation of xeriscape at the Highway 6&50 location, Discount Tires and Rob worked together to install a similar landscape at the North Avenue location. Along with expanding



their parking lot and adding islands with a native landscape, Discount Tires also added a large section of landscape to their storefront along North Avenue and included large shade trees in the parking lots to help reduce the heat island effect in our urban setting. Because of their location, Discount Tires is not on a dual system, meaning that domestic water has to be used for outdoor watering usage. Even with the addition of the xeric landscape, in 2019, Discount Tires reduced their water consumption and saved nearly 13,000 gallons of water compared to their water usage in 2018 at their North Avenue location.

Both locations of the Discount Tire stores provide an example of how appealing xeriscape and native plants can look if implemented correctly. The improved landscape at both locations also serves as a great reminder of the support the community has from groups like the City of Grand Junction Community Development Department, which reviews landscape plans to ensure that they are using resources efficiently.

#### *Dos Hombres*

In 2014, Dos Hombres participated in a commercial audit through the DRIP committee. After implementing some suggestions from the audit, the locally owned restaurant implemented suggestions and to date, have saved thousands of gallons of water. Before the audit, Dos Hombres was using on average 130,000 gallons of water per month in the winter. After the audit in 2018, they dropped their monthly usage to 96,000 gallons of water per month in the winter. In the summer months, Dos Hombres used on average 200,000 gallons of water per month. After the audit in 2018, they dropped their monthly summer usage to 170,000 gallons of water per month.

#### *Grand Valley Power*

In 2011, Grand Valley Power moved into its new building located at 845 22 Road. When contracting with their builder and designer, Grand Valley Power discussed a framework that created a cost-saving “smart” building that introduced many technologies such as daylighting, onsite solar generation, low-emitting materials, and xeriscaping techniques. When it came to landscaping, Grand Valley Power utilizes a bubbler system and drip system to reduce evaporation and directly water native plants. When voluntary water restrictions were implemented in the Grand Junction Region in 2018, Grand Valley Power reduced its water consumption by 50 percent.

#### *Grand Junction Regional Airport*

After a change in staff in 2014, new ideas and plans to reduce water consumption and landscaping maintenance were implemented at the Grand Junction Regional Airport. After sending several maintenance crews through CSU Tri River Area Extension’s Master Gardener program to receive education on appropriate plants and water practices for the Western Slope, the regional airport implemented xeriscape on non-essential turf areas on the airport’s campus, including the boulevard strip along Eagle Drive, an island on the east roundabout, and Aviator’s Memorial Park.

*Sprigs & Sprouts, LLC*

A local Mediterranean-themed lavender and vegetable farm located in Palisade utilizes a closed-looped aquaponics system that provides water to an underground greenhouse.

*City of Grand Junction Parks Department*

The Parks Department utilizes the Maxi-Com Irrigation Program which is a centralized program that runs and monitors all of the irrigation systems in the City including the golf courses. The program is tied to a satellite that downloads information regarding evapotranspiration (ET). The centralized computer program then sets the clocks for each irrigation system according to estimated ET. Each of the 125 clocks that run each irrigation system also have rain gages attached to them which trigger a stop action when a rain event occurs. Using the Maxi-Com Irrigation Program and other improvements in the irrigation system, the irrigation water use in parks, schools, trails, open space, and street medians was reduced by 27.07 mg from 2018-2020. By continuing to expand the system, Parks realizes water savings such as this in other areas as well. New development has increased their irrigated acreage, so comparing total consumption is misleading. An example is Hawthorn Park, which used 4.43 MG during 2018. After removing some turf in areas and converting it to xeric, consumption in 2022 totaled 3.93 MG. The Grand Junction Cemetery is an example of how using rates to incentivize water savings as well as updating the irrigation system can lead to a big reduction in water usage. In 2018, the Cemetery was moved off of a flat rate to being billed per 1000 gallons of usage. The Cemetery also began upgrading their irrigation system to have more zones on timers. The 3-year average usage at the Cemetery for the years 2016-2018 was 76.58 MG/year. This has dropped to average 51.11 MG/year for the years 2020-2022; over a 33% decrease. Furthermore, the Parks Department and Streets Department have collaborated to transition the medians to native, xeric, or no-landscape in an effort to realize additional water savings.

Leak Detection Programs

The City, Clifton, and Ute leak detection efforts all utilize various methods and techniques to pinpoint water loss either on the customer's meter or within their respective distribution systems. These methods and techniques include listening devices, distribution system telemetry, visual observations, usage evaluations and customer notifications.

Due to the Grand Junction Region's soil composition, service and main leaks almost always surface helping in the rapid response of fixing leaks before major structural or road damage occurs. The City's Report a Concern Link on their webpage adds an additional avenue to quickly get staff in the field to investigate issues such as these. For those leaks not surfacing, the entities use several different manufacturer's equipment for investigative purposes. This equipment includes General Gen-Ear Water Leak Locator, Heathscope, and Subsurface Leak Detection Inc. Main line leak

and break history data are tracked for capital expenditure evaluations for future pipe mainline replacements and upgrades. All three entities have pipe replacement capital plans that will further reduce unbilled water losses, as older pipes are replaced.

Beginning in 2019, the City has participated in the Colorado Water Loss Initiative and performed annual audits. All three Entities have meter test benches available to test and troubleshoot customers' water meters. Ute Water additionally has a mobile meter testing unit that can go to the customers' location versus taking the meter offsite for testing.

#### Advanced Billing Software and Leak Detection Response

Each of the Entities has invested in advanced water meter reading software recently that allows the agencies to view customers' water usage and provide quick responses to customer accounts that show an unusual increase in usage. The City launched their Customer Connect Portal late in 2022, after replacing roughly 9900 water meters in just 3 years in order to have compatible AMI infrastructure. Through the advanced water meter reading software, the Entities can collect more accurate water metering data faster than before, which will enable the ability to identify potential leaks or excessive consumption. By using advanced water meter reading software, the Entities can identify leaks using real-time data, which will help customers respond to leaks or reevaluate their water consumption.

Meter reading and billing software used by the entities includes Neptune, Caselle, Springbrook and Northstar. The various software programs allow for high/low meter reading comparisons between other existing historical data sets. All three entities have adopted AMI technology to have access to real-time data pertaining to customer water use. Additionally, month-to-month comparisons are performed by billing staff and for those accounts that show atypical usage increases, field technicians are notified via work orders to perform follow up site visits to investigate potential customer leaks. Monthly meter collection data is also used in system-wide trend evaluations for help in determining unaccounted for water. WTP personnel are continuously monitoring plant output versus tank levels and system pressures which provide potential major line break information to distribution personnel for immediate investigation and follow up.

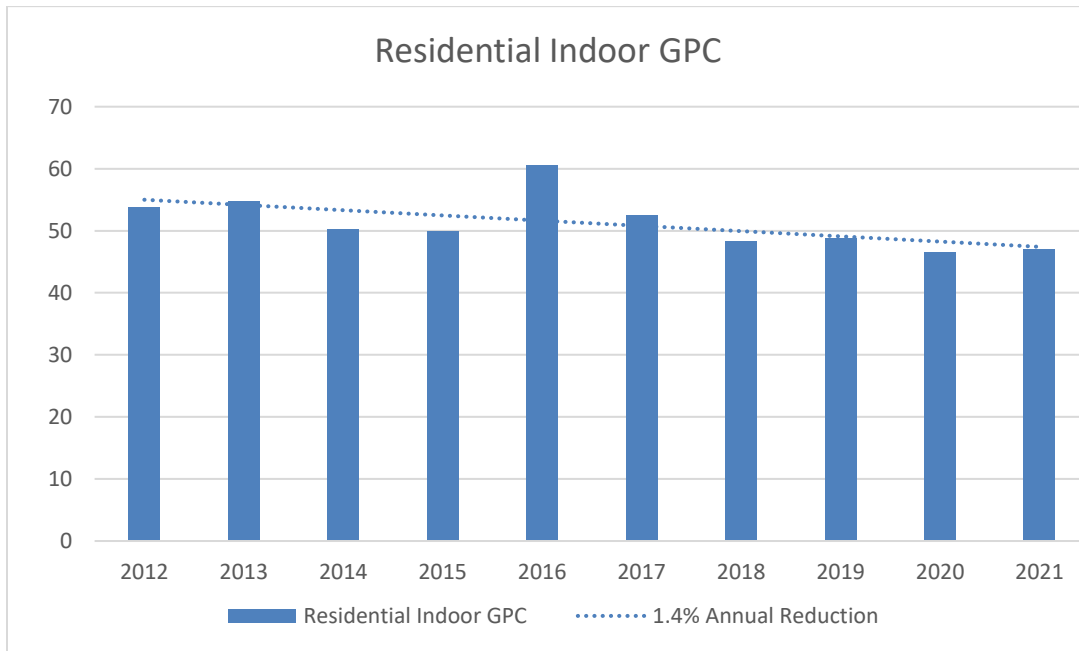
#### Water Efficiency Oriented Water Rates and Tap Fees

All three entities have an increasing block rate billing structure as listed in previous sections. This rate structure increases the cost per 1000 gallons as usage increases to incentivize water conservation by the customers.

### 6.1 Evaluation of Effectiveness of Activities to Date

Our water conservation efforts have been a collection of various activities such as outreach programs, rate structures, improved leak detection, targeted technical assistance, and conversations with large water users as to ways to reduce water usage. Conservation outreach programs, such as DRIP, help to establish a culture of wise water stewardship which over time results in behavior change and effective action such as replacing inefficient fixtures and appliances, which would fall under the definition of passive water savings. Conservation outreach may also increase participation levels in other programs such as audits and rebates. Savings from a majority of these activities, since they are highly dependent upon human behavior, are difficult to quantify and in many cases cannot be estimated within reasonable accuracy. The approach chosen to quantify water savings includes demonstrating trends in indoor per capita water demands, where residential use during the non-summer months is compared. This should help to reduce some of the variability due to factors such as watering restrictions, climate, and timing of rainfall events, but may also still be skewed by factors such as the economy, tourism, and COVID.

**Figure 6-1 Passive Savings Estimate – City of Grand Junction**



Quantifying the total water savings resulting from our efforts is difficult. Looking at success stories such as some of our commercial audits reducing water usage by 20%, the Cemetery reducing water usage by 25 MG per year, our residential GPC decreasing at 1.4% annually over the last decade, and the number of citizens young and old that have been engaged in our outreach programs all support the fact that in the 2012 version of this WEP, our estimated consumption for

2020 was 7.55 billion gallons, and the actual was 6.82 billion gallons, or about 225 acre feet of water that was conserved.

## **7.0 Grand Junction Regional Water Conservation Plan**

### **7.1 Goals and Objectives**

The City, Clifton, and Ute have taken proactive positions on water issues and view water conservation as not only necessary for the future but also responsible management of its water resource. As stated earlier, the City Council for the City and the Board of Directors for Clifton and Ute supports water conservation as part of their general mission and have taken the lead in promoting water conservation in the Grand Junction Region. The Entities have come together to develop the Regional Water Conservation Plan for the Grand Junction Region and have identified the following goals and objectives to be achieved through the implementation of measures and programs as outlined in this WEP.

Goal 1: Continue to educate the community, local and regional planning departments, construction and development businesses, landscape contractors, and customers regarding codes and ordinances that promote xeric landscapes and water conservation.

Goal 2: Continue to create public awareness of wise water use and conservation.

Goal 3: Continue efforts to reduce residential sector per-capita water demand in the Grand Junction Region and maintain a 1.4% reduction annually.

Goal 4: Promote water saving awareness in the commercial/industrial sectors.

Goal 5: Encourage implementation of the recently adopted Graywater Ordinance

Goal 6: Establish a valley-wide turf rebate program

Goal 7: Reduce unaccounted water losses.

### **7.2 Plan Elements**

The Colorado Water Conservation Board (CWCB) has listed elements that must be considered in a Water Conservation Plan. Below is a list of minimum required Water Conservation Plan Elements that must be fully considered:

#### **A. Foundational Activities**

- ◆ Metering
- ◆ Data Collection and Billing Systems
- ◆ Water Efficiency Oriented Rates and Tap Fees

- ◆ System Water Loss Management and Control
- B. Targeted Technical Assistance and Incentives
  - ◆ Water Efficiency Activities – Utility / Municipal
  - ◆ Management of Largest Customer Demands
  - ◆ Management of Remaining Customer Demands
  - ◆ Water reuse systems
  - ◆ Dissemination of information regarding water use efficiency measures
  - ◆ Water efficient fixtures & appliances
- C. Ordinances and Regulations
- D. Education Activities

Following are measures and programs designed to address the plan elements and achieve the goals and objectives of this Water Efficiency Plan.

## **Regional Water Conservation Measures and Programs**

### **A. Foundational Activities**

#### 1. Metering:

As described in Section 6, the Entities will continue to systematically replace, test, and upgrade water meters as needed. The City and Clifton have nearly 100% of their meters converted to AMR

#### 2. Data Collection and Billing Systems:

Billing systems of all three Entities are designed to encourage water efficiency in a fiscally responsible manner. Each system affords the flexibility to track usage data of not only multiple customer categories, but triggers can be set to alert the utility of zero reads, as well as higher than expected usage trends over a timeframe set by the user. Furthermore, the Customer Connect Portal for the City of Grand Junction has recently been launched and will afford users the ability to see usage patterns in real-time. Outreach and efforts will be taken to enroll as many customers as possible to take full advantage of this newly implemented technology to maximize water savings.

#### 3. Water Efficiency Oriented Rates and Tap Fees:

As discussed, and listed in previous sections, all three Entities have implemented inclining block rate structures to discourage excessive customer use. Although the base rates, thresholds, and pricing are not identical between the Entities, customers that use more water than what is included in the base rate see a progressively higher monthly bill to incentivize efficient water use.

Clifton Water has a separate rate structure for taps dedicated to irrigation; fees are double for both the taps fees to establish service and the block rates paid per 1000 gallons of use are also double that of domestic service.

4. System Water Loss Management and Control:

Current practices are discussed in Section 6.0. Entities participate in the Colorado Water Loss Initiative, tabulate, and monitor unaccounted for water trends (water loss), and follow practices as outlined in the AWWA M36 Manual of Practice. To improve their CWLI score, the City of Grand Junction will formalize a meter testing program. All Entities maintain a 10-year Capital Plan in which replacement of aging waterlines, specifically cast-iron is prioritized.

**B. Targeted Technical Assistance and Incentives**

1. Water Efficiency Activities- Utility/Municipal

- a. Continue to work with City Parks Department to continue to implement irrigation efficiencies and convert more irrigated areas to xeric
- b. Hire a **Water Conservation Specialist** to promote and oversee water conservation programs
- c. Perform **irrigation audits** at some of the City's Parks properties. These areas encompass over 160 acres of irrigated acreage and about 200 irrigation zones
- d. **Wyland Mayor's Challenge:** Each April, the Entities participate in the Wyland National Mayor's Challenge where citizens of the Grand Junction Region community are asked to participate in the My Water Pledge. My Water Pledge is a friendly competition between cities across the US to see who can be the most "water-wise." Mayors nationwide will challenge their residents to conserve water, energy, and other natural resources on behalf of their city through a series of informative, easy-to-use pledges online. The online pledge asks customers what they can feasibly do to conserve water and provides an individualized total for anticipated water conservation based on the pledge. Because of the Grand Junction Region's unique water district boundaries, customers of Ute Water and Clifton Water District can pledge on behalf of the City of Grand Junction. Cities with the highest percentage of residents who take the challenge in their population category win. Cities will compete in the following population categories: 5,000-29,999, 30,000-99,999, 100,000-299,999, 300,000-599,999, and 600,000+. The challenge taking place in April is the ideal time for the Entities to begin a discussion about water conservation, as irrigation water historically tends to begin delivery in early April.

2. Water Efficiency Activities – Management of Largest Customer Demands

- a. Based off successes seen during the last cycle water audits will continue to be offered to the top ten C-I water users over the next seven years. Focus should be placed on customers that utilize most of their water for outdoor irrigation. Since it is unknown how much water savings will be realized by the commercial water use audits, it was estimated that the results of the audits may be a conservative water savings of 3%-5% per C-I audit. The C-I audits will be performed by internal staff utilizing the best management practices as identified by the Colorado WaterWise Guidebook of Best Practices For Municipal Water Conservation in Colorado. Below is Table 7-1, a listing of the top ten C-I water users in the region showing the 2022 water use and the potential 3% and 5% water savings from the audits. At the 3% water savings from audits, the Grand Junction Region could see a savings of 13.5 mg. At the 5% water savings from audits, the Grand Junction Region could see a savings of 22.5 mg per year. It is estimated that most of the demand for the C-I audits will be in the City and in Ute’s service area. The program for the C-I water audits will be reviewed annually by the DRIP Committee for documented water savings and program effectiveness.

**Table 7-1  
Ten Largest Commercial-Industrial Customers  
in the Region**

<b>Customer</b>	<b>Sector</b>	<b>Water Use (mg)</b>	<b>3% Savings</b>	<b>5% Savings</b>
Municipality	Government	170.2	5.1	8.5
University	Education	75.2	2.3	3.8
Fill Station / Construction	Manufacturing	38.8	1.2	1.9
Hospital	Hospital	33.1	1.0	1.7
County	Government	30.9	0.9	1.5
School	Education	25.9	0.8	1.3
Hotel	Tourism	24.0	0.7	1.2
Mobile Home Park	Mobile Home	21.0	0.6	1.1
Car Wash	Retail	16.0	0.5	0.8
Manufacturer	Retail	15.3	0.5	0.8
<b>Total</b>		<b>450.4</b>	<b>13.5</b>	<b>22.5</b>



3. **Water Efficiency Activities – Management of Remaining Customer Demands**
  - a. **Water Reuse Systems** – The City passed a Graywater Ordinance late in 2022, which would afford residents the opportunity to reuse their graywater for either some indoor or outdoor uses. With this program being in the very early stages, and the Ordinance effective only within in the city limits of the City of Grand Junction, there are limited opportunities for a new subdivision to incorporate these efficiencies; it is unknown what the level of participation is. The City is applying for a grant in July 2023, to help promote, oversee, and incentivize the program to assist with the programs’ launch. Once annual funding is secured, the number of rebates per year can be verified – the cost per system is estimated at \$20,000 per household. Staff would need to be trained to administer the program, and at that point advertising of the rebate program could begin.
  - b. **Turf Rebate Program** – The Grand Junction Region does not currently have a Turf Rebate Program, but there seems to be support from the public to get one going. This will be one of the priorities for the City’s Water Conservation Specialist to lead once that person is hired during the second quarter of 2023. This program will also need to identify and secure funding sources to then determine the number of rebates available and in which areas. Parameters for the program and who will oversee compliance will likewise need to be established.
  - c. **Dissemination of information regarding water use efficiency measures** – Successful programs and measures are currently in place as described in Section 6, and efforts such as DRIP, the Children’s Water Festival, Problem Based Learning Activities, and media campaigns will be continued.
  - d. **Water efficient fixtures & appliances** - As described in Section 6, there is a program to updates drinking fountains at schools that students identify as the most beneficial to replace to realize the highest water savings.

Due to the collaborative nature of the Entities for this Water Efficiency Plan, there are many synergies gained from the partnership. This is one area where it was problematic to determine oversight of a toilet rebate program (i.e., How many rebates per service area, who would fund this, how would we determine eligibility, and who would verify proper implementation?). As a result, there were fewer toilet retrofits implemented during this last evaluation period. To improve our efforts in this area, the Entities will work with HUD in order to identify qualifying households and perform installations. Our goal going forward with this arrangement is to retrofit 15 houses per year under this program.

**C. Regulatory measures designed to encourage water conservation:**

Regulations or ordinances that strictly prohibit the wasting of water are in place for each of the Entities.

The City: The City of Grand Junction adopted a new landscaping code during December, 2022. The following describe all the ways the proposed code language will use less water:

1. Shrub Reduction – The overall shrub count has been reduced from 1 shrub for every 300 square feet of improved area to 1 shrub for every 450 square feet of improved area. Furthermore, 90% of the shrubs shown on a landscaping plan must be classified as having a xeric or lower water need on the suitable plants list and at least 25% of the shrubs must be native or native alternatives
2. Tree Reduction – The overall number of trees has been reduced from 1 tree at 1.5 caliper inches for every 2,500 square feet of improved area to 2 caliper inches of tree for every 3,000 square feet of improved area. Also, 50% of the proposed tree plantings must have a “preferred” status on the suitable plants list and no more than 25% can have a limited status. The trees identified as “preferred” have lower water needs and have been identified by arborists as trees that should thrive in our climate if properly taken care of
3. Turf Reduction – Development projects requiring a landscape plan will have a maximum allowed turf coverage of 15% of the landscaped area. Some areas classified as function turf areas, such as playing fields or dog parks, can exceed the 15%. Also, the ordinance has a requirement that 75% of the landscaped area have some kind of organic covering, which has typically come from shrubs and turf because the existing regulations do not allow tree canopy to count as coverage. Developers were planting grass beneath the trees to achieve the 75% coverage. The new ordinance allows for tree canopy to count towards that coverage eliminating some of the need developers have had in the past for turf
4. Irrigation Design – The new ordinance will require certified irrigation professional to certify irrigation plans, which should help with better watering practices by design. This certification can come via the Irrigation Association’s CID program, or any other EPA Water-Sense labeled irrigation certification program. This requirement will be phased in over the next three years after adoption
5. Graywater – Existing regulations prohibited the use of graywater systems for irrigation. The city has approved an ordinance allowing graywater systems for irrigation, so the proposed landscaping code also allows graywater systems as an irrigation option.

All these changes should significantly decrease the amount of water our basic landscaping standards require while also allowing the city to make progress on the landscaping and tree canopy goals mentioned in the 2020 One Grand Junction Comprehensive Plan.

The City currently has an ordinance, 13.08.370 Wasting Water, which states, “The owner or lessee of any premises to which any water shall be conducted from the water mains shall keep all pipes and their fixtures from the curb line to his premises and on such premises in good repair and protected from the frost, and tight, so as to prevent waste of water. Upon any waste resulting from a breakage of such pipes or fixtures, or any imperfection of such pipes or fixtures, the owner or lessee shall forthwith stop such waste of water by repairing the old work or by laying new work. It shall be unlawful to use water so that it is wasted by flowing off lawns and gardens into the street gutters.” (Code 1994 § 38-132; Code 1965 § 31-34 ) The City is currently developing standards for the installation of irrigation systems in new developments. New subdivisions that have irrigation water available will need to design and install irrigation systems to standard and undergo inspection as part of the infrastructure in the development. These systems will also be included in as-built construction drawings on file with the City and will have a one-year warranty -the same as the rest of the infrastructure required with new development. After construction the irrigation system will then be owned and maintained by the subdivision’s Homeowner’s Association (HOA). The standards should be completed sometime this summer.

Clifton: Policy #420, Water Usage Fees, Unintentional Water Use and Water Meter Testing. The District is not responsible for water on the customer’s side of the meter. When a leak is detected on the customer’s side of the meter, the customer should notify the District as soon as possible. Once a leak is detected on the customer side of the meter it is the customer's responsibility to repair the leak as expeditiously as possible. The District will read the meter as soon as possible after receiving notice of the leak. The customer must contact the District within 180 calendar days of detection of a leak to request an adjustment. Clifton is currently looking at developing a more extensive policy regarding wasting of water.

Ute: The following statement is in Ute’s District Rules and Regulations: “Each customer shall be responsible for maintaining the entire length of their service line from the road right-of-way property line to the structure(s) or property served. Leaks or breaks in the customer’s service line shall be repaired by the customer in a timely manner. If District personnel discover, determine, or confirm the existence of a leak, the customer will be so notified. If satisfactory progress toward repairing the leak has not been accomplished within a reasonable length of time, as determined by the District, the District may shut off the service until the leak(s) or break(s) have been repaired. Only the loss of metered water

that is a direct result of underground leaks or breaks in the customer's service line will be considered for leak adjustments, and only after the District confirms the repair. An individual customer shall be entitled to no more than one leak adjustment to their water bill in any consecutive twelve (12) month period and, when approved, leak adjustments will cover a period of water loss not to exceed sixty (60) days.”

**Ute Water's Irrigation Tap Policy**

The following statement is included in Ute Water's Rules & Regulations: - The District serves high-quality treated potable water to its customers. The District's policy is that this water should be provided and used to meet the potable water needs of its customers and users and should not be used for irrigation or landscape maintenance purposes. Accordingly, the District's policy is that it will not sell taps solely for irrigation or landscape maintenance purposes. Most areas within the District's boundaries have access to untreated irrigation water for outside uses such as irrigation of lawns, gardens, and other landscaped areas. The District's policy is to require all new parcels, subdivisions, and other developments to use untreated irrigation water, rather than treated water from the District's system, for irrigation and other outdoor uses to the extent irrigation water is available. If irrigation water is not available, the District's policy is to encourage the use of xeriscaping or other landscaping that requires little or no irrigation, rather than the use of treated water from the District's system. The District will adhere to these policies in reviewing water service to new parcels, subdivisions, and developments and in authorizing new taps.

Mesa County: Mesa County has recently adopted a new landscape code for new construction development projects. The DRIP members provided input and document reviews in support of Mesa County's efforts to develop the new landscape code. The new code utilizes a “point system” that encourages the use of low water demand landscapes that encourage long term water conservation. The code allows for projects to include undisturbed native landscapes as key components to the overall landscape plan requirements. There is a heavy emphasis on utilizing drought tolerant plant species that meet the published cold-hardiness zones unique to Mesa County. For proposed developments in areas that have no access to irrigation ditch water, the governing domestic water utility have a major say in the final approved landscape plan as it pertains to potable water use for outdoor irrigation. The specific requirement of the code can be found at the Mesa County website, [www.mesacounty.us/planning](http://www.mesacounty.us/planning), within the Landscape Handbook Quicklink.

**D. Education Activities**

Successful outreach and educational activities such as DRIP, the Children's Water Festival, and PBL projects will continue as described in Section 6.

**7.3 Estimated Water Savings and Impact to Demand Forecast:**

Table 7-2, outlines the three Water Conservation Programs, time frames for each program and, estimated costs.

**Table 7-2  
Grand Junction Regional Water Efficiency Plan Measures  
And Estimated Water Saving**

<b>Water Conservation Program</b>	<b>Details</b>	<b>Number</b>	<b>Water Savings (annually)</b>	<b>Program Cost</b>
Communication Programs	Supports goal of maintaining 1.4% reduction in passive water savings		95 MG <sup>1</sup>	\$60,000
Water Loss Management	Goal of reducing Unaccounted for Water by 1% for this evaluation period		5.2 MG <sup>2</sup>	Millions
Efficient Fixture Replacement (water fountains)	Target 1 school per service area per year	3 / year	4500 gallons/year – PBL activity raises water conservation awareness for students	\$4,500 / year
Toilet Retro-fit Program	Retro-fits to be done conjunction w/ HUD projects	15/yr	168,000 gal <sup>3</sup>	\$5,000/yr.
Parks Landscape Audits	Conservation Specialist to work with Parks on 2 areas per year.	2/ yr.	250,000 gallons	\$10,000.00/yr.
C-I Water Audits	Continue to work with largest water users	10/yr.	3% - 13.5 mg 5% - 22.5 mg	\$15,000
Graywater Ordinance		20	\$400,000	\$400,000
Turf Rebate Program	Establish Program in 2023 w target to replace 25,000 sf of bluegrass. Expand program by 5,000 sf per year.		.93 mg in 2023 5.5 mg in 2030	\$50,000 – 2023 \$85,000 - 2030

1 – 1.4% of collective Entities’ usage in 2020.

2 – Represents a 1% reduction in unaccounted for water by each Entity annually

3- 11,200 gallons saved per retrofit

**Modification of Water Demand Forecast**

Modification of the demand forecast was calculated using the estimated water savings from the outlined programs above. Table 7-3, below, is a summary of estimated water savings in the Grand Junction Region from Water Conservation Programs.

**Table 7-3**

	2020	2025	2030	2035
<b>1 Total Water Demand</b>	<b>6,824</b>	<b>6,993</b>	<b>7,404</b>	<b>7,847</b>
<b>Estimated Water Savings:</b>				
2 Communication Program		95.0	95.0	95.0
3 Water Loss Mangement		5.2	7.2	7.6
4 Fixture Retro-fits		1.02	6.12	15.47
5 Parks Landscape Audits		1.50	9.00	22.76
6 C-I Audits		13.50	27.00	40.50
7 Graywater ordinance		0.10	0.40	0.80
8 Turf Replacement Program		3.20	5.50	11.00
9 Total Estimated Water Savings		119.52	150.20	193.15
<b>10 Projected Water Demand with Savings</b>		<b>6,873</b>	<b>7,254</b>	<b>7,654</b>

- 1 Water demand from the City, Clifton, and Ute.
- 2 Passive Water Savings of 1.4% Annually
- 3 Represents a 1% reduction in Unaccounted for Water
- 4 Fixture retro-fit savings of 172,500 gallons per year
- 5 Represent compounding benefit of .25 mg savings per audit per year
- 6 Estimated C-I water savings at 3%.
- 7 Estimated savings of 20,000 gallons per household
- 8 35,000 sf converted by 2025; 60,000 sf by 2030

## 7.4 Monitoring and Evaluation of the Water Conservation Program Components

The Water Conservation Programs identified in this plan will be implemented upon approval and acceptance of the plan. Monitoring the success of the Water Conservation Program components will include measuring water use as well as money spent on the selected conservation measures and programs. The program elements will be audited annually for effectiveness and water savings. Each entity will be responsible for their individual effectiveness audits and will then be compiled, reviewed, and presented in an annual report by the DRIP Steering Committee. This annual report will be posted public review on the DRIP webpage and be presented to each of the governing bodies of the three entities. Specific data tracking and monitoring will be established as each individual water conservation program measure is implemented. Additionally, the following data will be compiled annually for each entity:

- Monthly metering data, both raw and delivered potable water
- Annual data on new development for each entity, including number of new single family dwelling units, multi-family units, commercial and industrial properties developed
- Public feedback regarding the water conservation measures implemented.

## 7.5 Public Comment, Council, Board Resolutions and Adoption of the Water Conservation Plan

**The following describes the good faith efforts undertaken for the public comment period supporting the adoption of the original draft of this document in 2012:**

The Water Conservation Plan Public Notice was posted in the Daily Sentinel newspaper on February 20, 2012 (see Appendix C). The plan was available to the public via the DRIP, City of Grand Junction, and Ute Water websites. It was also available directly by contacting Joe Burtard, at Ute Water. It was open for public comment until April 20, 2012. No public comment was received during the 60-day public comment period.

The City of Grand Junction Council adopted the Grand Junction Regional Water Conservation Plan on, June 20, 2012, via Resolution No. 24-12 (see appendix C). The Clifton Water District Board adopted the Grand Junction Regional Water Conservation Plan on June 7, 2012, via Resolution (see appendix C). The Ute Water Conservancy District Board adopted the Grand Junction Regional Water Conservation Plan on June 13, 2012 (see appendix C).

## 7.6 Plan Updates and Revisions

The required schedule for updating the Water Conservation Plan is seven years. The progress towards achieving the water savings goals will be monitored on an annual basis, as stated above, by the Entities. The Entities may opt to update the Plan prior to the seven-year requirement if the annual Plan review indicates actual water savings deviating beyond the anticipated projections. The deviations could result from numerous factors which could include greater or lower customer participation in the offered water conservation programs or greater or lower than projected service population growth and resultant water demands.



## References

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City of Grand Junction Personnel: Personal Communication

City of Grand Junction, Water Conservation Plan, 1996

Clifton Water District: Personal Communication

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Ute Water Conservancy District, Water Conservation Plan, 1996

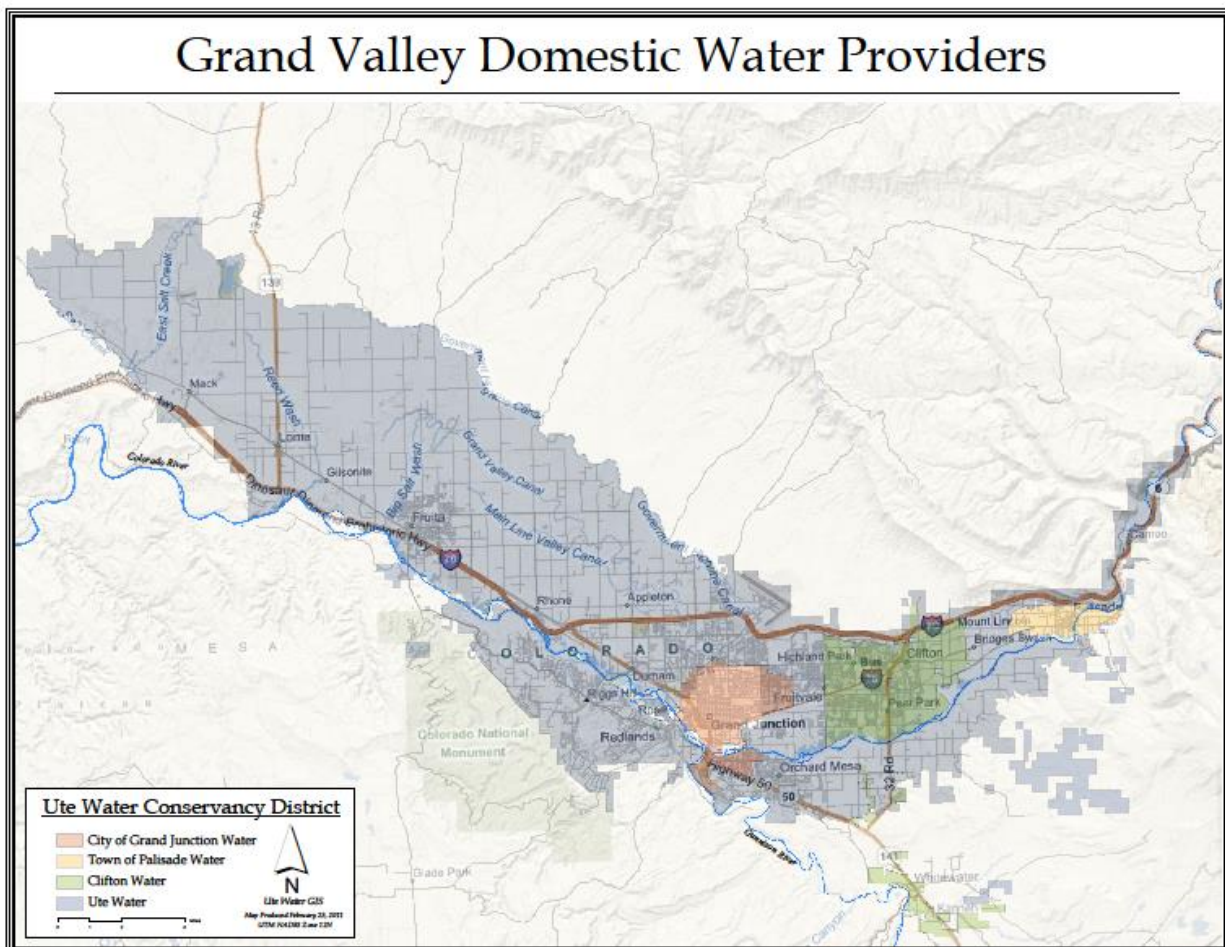
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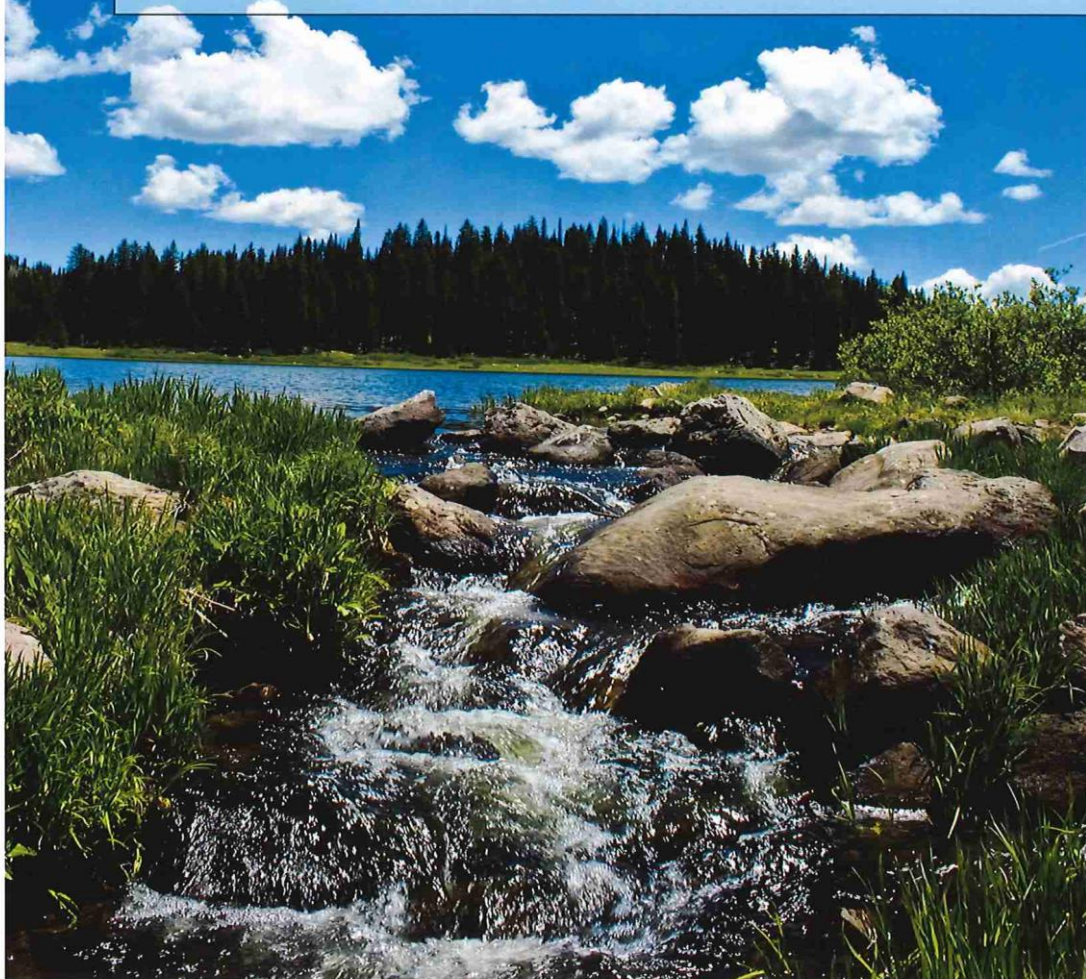
## Appendix A Grand Junction Region Water Providers Map



**Appendix B Drought Response Plan**

# DROUGHT RESPONSE PLAN

DEVELOPED APRIL 2003  
UPDATED MARCH 2018



## INTRODUCTION

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Drought can be defined as an extended period of below-average precipitation and/or stream flow that stresses a water supply. Drought is a natural, on-going situation in Colorado - a phenomenon that has recurred regularly throughout Colorado's history.

For planning purposes, the City of Grand Junction, Clifton Water District, and Ute Water Conservancy District's domestic water supply strategy is to have enough water to meet unrestricted customer usage during a period similar to the 1977, 2002, 2012, and 2018 droughts.

No one can predict how long a drought will last or if it will be worse than those used in our calculations. Therefore, the providers must be prepared to recognize drought conditions early and respond appropriately. The attached Drought Response Plan (Plan) is designed to provide Governing Boards and City Council with a set of options to consider in dealing with a prolonged drought.

The City of Grand Junction, Clifton Water District, and Ute Water Conservancy District have developed a Regional Water Conservation Plan. The Regional Water Conservation Plan is tied to the Drought Response Plan through implementation of the stated water conservation goals.

The Drought Response Information Project (DRIP) committee was formed to provide public education on responsible water use and conservation. The committee is represented by the three domestic water providers; The City of Grand Junction, Clifton Water District, and Ute Water Conservancy District. The committee also includes Orchard Mesa Irrigation District, Tri River Area CSU Extension Horticulture Program, and NOAA/National Weather Service. CSU Extension provides research-based information on landscaping, irrigation, xeriscaping (dry landscaping), and appropriate maintenance that best fits the Grand Valley. NOAA/National Weather Service provides up to date information on current and past weather trends and facts to help make appropriate decisions.

The Plan is accomplished through on-going annual efforts, budgeted and paid by the three domestic water providers. The Plan includes, but is not limited to the following items:

- Acquaint customers with measures they can expect if a Voluntary or Mandatory water restriction declaration occurs, through media coverage, social media, campaigns, projects, public outreach, etc.
- Continue with the Drought Response Information Project (DRIP), which provides public education through community involvement and all forms of media on why and how to reduce per capita consumption.
- During the monthly meetings of the DRIP committee, review water supply projections, current reservoir capacity, and ongoing conservation efforts
- Develop campaign proclamations to alert the public of the need to conserve water.
- Publish "water waste reduction" suggestions for households and aggressively promote reduction by including recommendations via water bills, websites, billboards, and Public Service Announcements.
- Monitor potential drought response effectiveness; recommend adjustments as needed to the Governing Boards and Council, and report to the public regularly.
- Coordinate with Mesa County officials and invite them to monthly meetings.

- Open a discussion about solidifying a unified Grand Valley watering schedule.
- Ensure that adequate irrigation water will be available throughout the irrigation season by communicating with the irrigation districts and companies.
- Examine all municipal and county code provisions that affect water usage, such as landscape standards, storm water best management practices, and building code provisions, and if appropriate, amend applicable code provisions to meet the objectives of the code as originally intended while reducing water consumption.
- Encourage all public institutions and organizations to take the lead in evaluating indoor and outdoor water use practices. Parks, open spaces, medians, golf courses, fountains, etc. will be asked to be audited for current consumption and redesigned or re-operated to reduce consumption.
- Meet with citizen groups and convey messages of basic water conservation and what to expect during Voluntary and Mandatory Water Restriction declarations.
- Encourage customer classes utilizing research based methods provided by Colorado State University Extension to evaluate, redesign, and reconstruct existing landscapes and outdoor water uses to reduce overall consumption.
- Train customer service and field service employees to respond to conservation-related questions and provide meaningful and appropriate information. This includes training them to:
  - Monitor outdoor use.
  - Offer suggestions to customers on water wise use.
  - Identify and work with high volume water users to reduce their monthly consumption.
- Highlight unusually high use on customers' bills. Contact these customers and special interest groups with high water use to get their ideas and suggestions for obtaining long-term reductions (golf courses, parks, hospitals, schools, government).
- Suggest water-use surveys (comprehensive water use analyses) for high volume water users in all customer categories and advise them on ways to reduce water-use and, where appropriate, suggest retrofit devices.
- Develop Demonstration Xeriscape™<sup>1</sup> areas for customers to gain ideas.
- Encourage Xeriscaping and low-water consumption practices.
- Suggest that each water provider consider implementing drought rates.

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<sup>1</sup> Denver Water holds the trademark for the term Xeriscape. The word Xeriscape was created in 1981 for landscape water conservation education programs. The name is a combination of "landscape" and the Greek word "xeros", which means "dry."

# DROUGHT RESPONSE PLAN

The Drought Response Plan is based on two stages of drought – Voluntary and Mandatory Water Restrictions - each of which is triggered by one or a combination of the following: Historic Users Pool projections, water provider storage, and/or stream flow projections.

In an effort to minimize customer confusion and to keep messaging consistent, the Drought Response Plan will use the U.S. Drought Monitor to guide Grand Valley drought declarations. The U.S. Drought Monitor is produced jointly by the National Oceanic and Atmospheric Administration, the U.S. Department of Agriculture, and the National Drought Mitigation Center at the University of Nebraska-Lincoln.

The U.S. Drought Monitor provides a consistent big-picture look at drought conditions in the United States. When referencing the U.S. Drought Monitor, it's important to remember that it's often used to identify likely areas of drought impacts, including water shortage, but decision-makers in many circumstances have successfully taken measures to reduce vulnerability to drought. Large urban water systems generally have diverse water supplies and can keep the water flowing in both dry and wet years. The U.S. Drought Monitor is in no way intended to replace assessments or guidance from local water systems as to whether residents should conserve water. Figure 1 shows the U.S. Drought Monitor Categories.

Figure 1

Category	Description	Possible Impacts
D0	Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures; fire risk above average. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered.
D1	Moderate Drought	Some damage to crops, pastures; fire risk high; streams, reservoirs, or wells low, some water shortages developing or imminent, voluntary water use restrictions requested.
D2	Severe Drought	Crop or pasture losses likely; fire risk very high; water shortages common; water restrictions imposed.
D3	Extreme Drought	Major crop/pasture losses; extreme fire danger; widespread water shortages or restrictions.
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses; exceptional fire risk; shortages of water in reservoirs, streams, and wells, creating water emergencies.

**Awareness Restrictions (D0-D2) - On-going water conservation messaging and Regional Water Conservation Plan implementation activities**

- Domestic water providers, Orchard Mesa Irrigation District, Colorado State University Extension, and NOAA/National Weather Service, are represented on the Drought Response Information Project (DRIP) Committee. The committee attends large, public events throughout the year to provide drought education to the community. The presence of this committee helps the public recognize the efforts on the domestic water provider's end and know there is a voice to listen to in the event of a drought.

**Voluntary Restrictions (D2-D3) - On-going intensive water conservation**

- Conditions are similar to 2002, 2012, and 2018 droughts, but there are no substantial impacts to area domestic water providers. Statewide drought conditions may or may not exist that affect area irrigators.
- Some voluntary water use reductions anticipated.

The 2002 drought had a statewide drought declaration:

- Ute Water Conservancy District's primary water source (the Lower Molina Power Plant) was out of water by mid-July and Vega reservoir did not fill.
- The City of Grand Junction's Purdy Mesa and Juniata Reservoirs started the summer at approximately 75% full with about 1,100 acre feet of municipal water available on top of Grand Mesa.
- The Historic Users Pool (HUP) received approximately 75 – 80% of the full allocation but had water for full irrigation season.

**Mandatory Restrictions (D3-D4) – Mandatory water use reductions and an Emergency Drought Rate is imposed**

- **At least one of the three water provider's** supply is at or near minimum target levels for storage or stream flows requiring drastic water conservation measures to ensure water needs for most essential uses are met for all Grand Valley water customers.
- Actions undertaken involve predominately sharing water supply between domestic water providers.
- Moving from Voluntary Water Restrictions to Mandatory Water Restrictions will be dependent on several factors:
  - During Mandatory Water Restrictions, the DRIP Committee will continue meeting on a monthly basis and increase meetings as needed. All water supplies, either storage or stream flows, will be monitored closely.
  - If the Historic Users Pool (HUP) is expected to only receive less than its full entitlement and irrigation districts are anticipating they will not be able to stretch available water supplies throughout entire irrigation season, domestic water providers will need to take stronger action to ensure domestic supplies are not overburdened due to increased outdoor irrigation use of potable, domestic water.
  - If irrigation canal water is jeopardized and the demand is added to the domestic water demand, it could cause both treatment and capacity delivery problems. Individual triggers to move towards Mandatory Water Restrictions for each domestic water provider have been discussed and will be modified as weather and demand dictate:
    - Ute Water Conservancy District's Jerry Creek Reservoirs are at 75% of storage capacity by mid-summer.
    - Clifton Water District will use the Historic Users Pool storage available as their trigger as it does not anticipate any numeric triggers, only hardship may be getting water to treatment facility from GVIC canal and/or the Colorado River.
    - The City of Grand Junction's Juniata and Purdy Mesa Reservoirs are 75% of storage capacity by the end of spring run-off.



This plan identifies two ways for users and domestic water providers to respond to a drought; increasing water supply and decreasing water use.

#### Increasing Water Supply

The three area water providers can possibly augment their water supply from other sources. There are several options for doing this, each presenting its own set of intergovernmental and technical considerations. Among the possibilities:

- Call back water rights that others are using. (ranch lessees and water rentals)
- Augment raw water sources through River Pump Stations if river water is available.
- Seek approval from Federal and State agencies to allow diversion and use of irrigation water decrees if available.
- Obtain municipal water contracts from federal projects if available.
- Collective use of all available water rights.

#### Decreasing Water Use

The prime drought response is to budget water use for the most essential uses for the drought's duration. There are a wide variety of options that could be used to decrease water use. In general, it is expected that reductions would be voluntary. Reduction will become mandatory, which may include implementation of drought rates **when at least one of the three water provider's supply is at or near minimum target levels for storage or stream flows**, as outlined above. We believe it is important to ensure that any discomfort, difficulty, or potential shortage is **shared as equitably as possible across all customer classifications**. Pages 6 and 7 detail the different actions required by customers and the community as well as water providers in an effort to decrease water use for each drought stage.

## Customer & Community Drought Actions

Specific details on the drought actions for customers and the community can be found in Appendix A.

<b>D1</b> <i>No water restrictions</i>	<ul style="list-style-type: none"><li>• Develop a foundation of procedure and education on water conservation and drought.</li><li>• Encourage residential water conservation techniques.</li></ul>
<b>D2</b> <i>Possible Voluntary Water Restrictions</i>	<ul style="list-style-type: none"><li>• Conditions force water conservation efforts to expand beyond the household and into the community.</li></ul>
<b>D3</b> <i>Voluntary Water Restrictions, possible Mandatory Water Restrictions</i>	<ul style="list-style-type: none"><li>• Hospitality entities are targeted to look for water saving changes within their organizations.</li><li>• Water reduction goals are set to help implement the foundation and education developed in D1 and D2.</li></ul>
<b>D4</b> <i>Mandatory Water Restrictions</i>	<ul style="list-style-type: none"><li>• Rules and regulations are established.</li><li>• Governing bodies set examples and speak to the severity of the conditions.</li></ul>

## Domestic Water Provider Drought Actions

Specific details on the drought actions for customers and the community can be found in Appendix B.

<p><b>D1</b> <i>No water restrictions</i></p>	<ul style="list-style-type: none"><li>• There is a heavy focus on community involvement and awareness of the Drought Response Information Project (DRIP) and water conservation.</li><li>• A strong foundation of education and drought procedure is developed.</li></ul>
<p><b>D2</b> <i>Possible Voluntary Water Restrictions</i></p>	<ul style="list-style-type: none"><li>• Homeowners' Associations are asked to act as a governing body to help conserve water within their associations and recommend water conservation to its members.</li></ul>
<p><b>D3</b> <i>Voluntary Water Restrictions possible Mandatory Water Restrictions</i></p>	<ul style="list-style-type: none"><li>• Partnerships are established and exercised to intensify the response to extreme drought conditions and offer resources to the community to help conserve water.</li><li>• The execution of getting the drought message out is intensified through communication efforts and campaigns.</li><li>• Leadership within the community is heavily relied on to help push water conservation.</li></ul>
<p><b>D4</b> <i>Mandatory Water Restrictions</i></p>	<ul style="list-style-type: none"><li>• Due to the severity of the conditions, drought rates are implemented and penalties are activated for those exercising wasteful water practices.</li><li>• A community movement is established to intensify the need for water conservation.</li></ul>

## **PUBLIC OUTREACH**

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During a drought, it is essential that the three area water providers communicate effectively not only with their customers, but also with other area water suppliers, local governments, and other groups who may be affected by this drought response.

## **SUMMARY**

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Although the options listed in the Drought Response Plan are based on lessons learned, it is important to understand that every drought is different and that the Governing Boards and City Council will adjust and refine measures based on actual drought conditions. This plan is intended to help staff, customers, stakeholders and the Boards and Council to be better prepared when a drought occurs.

## APPENDIX A

### Suggested Customers & Community Drought Actions

#### D1 – *No water restrictions*

- Encourage education on water-efficient practices
  - Rain barrels
  - Direct downspouts
  - Evaporative coolers
  - Drip irrigation
  - Performing lawn water audits
  - Proper turf maintenance
- Encourage education on landscaping
  - Transitioning lawns to Xeriscape
  - Caring for landscape during each season
  - Caring for landscape during a drought
  - Low water species
- Encourage efficient watering practices
  - Encourage HOA's to adopt a schedule
  - Encourage watering before 9am and after 6pm
- Encourage the community to educate their neighbors of smart water usage and conservation techniques

#### D2 – *Possible Voluntary Water Restrictions*

- Recommend customers and communities continue D1 actions
- Recommend hospitality establishments make water conservation efforts
  - Recommend hotels, motels, inns, and bed & breakfast establishments to have only low-flow showerheads and aerators.
- Recommend alternative methods to avoid water waste
  - Recommend other ways to wash vehicles
  - Recommend the removal of non-native landscape
- Recommend proper maintenance of potential water wasting practices
  - Educate homeowners with private pools on efficient operation for in-ground and above-ground pools
  - Educate customers on evaporative cooler maintenance and operation
  - Recommend cutting back on street cleaning, sidewalk, and driveway washing, with the exception of toxic or hazardous substances or where public health and safety issues can only be resolved by washing the impermeable surface

#### D3 - *Voluntary Water Restrictions, possible Mandatory Restrictions*

- Request that customers and communities continue D1 and D2 actions
- Request hospitality agencies to eliminate common sources of wasting water
  - Request that hotels/motels asks guests to reuse sheets and towels during their stay
  - Request that restaurants only serve water upon request
- Request all ornamental fountains in buildings and parks be turned off
- Request conservation leadership from government entities

- Request entities reduce their own short-term domestic water use by 30% of the last five-year average
- Request the community to participate in limited residential outdoor watering
- Provide information and assistance to customers for post-drought planning
  - Landscaping properly
  - Transitioning into a Xeriscape
  - Low-flow fixtures
- Request homeowners to not fill up private swimming pools and ornamental fountains

*D4 - Mandatory Restrictions*

- Require customers and communities to continue D1, D2, and D3 actions
- Require all fire hydrant use be eliminated except those required for public health and safety
- Require all hospitality entities to have low-flow fixtures

## APPENDIX B

### Suggested Domestic Water Providers Drought Actions

#### D1 – *No water restrictions*

- Maintain monthly DRIP Committee meetings
- Encourage consistency of drought messages, conservation techniques, and drought education through all domestic water providers
  - Training of frontline staff for general drought questions and information (Customer Service, Meter Readers, etc.)
  - All domestic water providers will include the same messages on billing statements, websites, social media, etc.
- Encourage drought awareness and education through community involvement
  - Offer or sponsor a drought expo or show
  - Adopt Xeriscape demonstration gardens in high-traffic areas (Main Street, parks, etc.)
  - Provide school demonstrations and audits
  - Partner with Grand Valley welcoming groups to educate new residents (Welcome Home, Grand Junction Area Chamber of Commerce, etc.)
  - Partner with home-improvement stores to ensure proper equipment and plants are being purchased
  - Develop a leadership summit/conference on water conservation
  - Acknowledge water-smart “Landscape of the Month”
  - Partner with School District #51 to educate students through presentations and installing low-flow fixtures
- Encourage structure and the development of resources for water providers to consistently use and exercise, regardless of drought conditions
  - Develop a Drought Wheel/Monitor that can be regularly updated and displayed (Physically in all domestic water providers’ offices and on social media, websites, billing statements, etc.)
  - Create information stations at each utility office
  - Create a “Main Shut-off Valve” campaign
  - Encourage that a percentage of new construction must be Xeriscape
  - Invite irrigators to participate in DRIP Committee meetings
  - Develop a procedure for each domestic water provider to provide regular status updates
  - Partner with municipalities to discuss water savings programs (Parks & Recreations, City of Fruita, golf courses, school campuses, etc.)

#### D2 – *Possible Voluntary Water Restrictions*

- Recommend domestic water providers continue D1 actions
- Recommend hospitality establishments to make water conservation efforts by communicating about water smart usage
- Monitor drought response effectiveness and recommend adjustments to Governing Board and City Council.
- Partner with Home Owner’s Associations to reach more users
  - Develop regulations on turf requirements
  - Perform audits and encourage water conservation on common areas

*D3- Voluntary Water Restrictions, Possible Mandatory Restrictions*

- Increase monthly DRIP meetings as needed
- Develop a unified Grand Valley watering schedule
- Intensify the drought message
  - Localize the drought conditions for chain businesses
  - Contract with an advertising agency to carry out an intense drought campaign
  - Issue “No Watering” advisories when wind speeds create ineffective watering conditions
  - Provide regular media briefings on conditions
- Intensify water conservation leadership
  - Adopt Home Owner’s Associations to invest and tests water-saving devices
  - Encourage Colorado Mesa University to develop an on-campus drought campaign
  - Partner with residents to encourage the use of rain-barrels
- Issue notices and publicize water usage
  - Publicize smart water usage
  - Send postcard reminders of drought conditions to the top ten-percent of residential and commercial water users

*D4- Mandatory Water Restrictions*

- Increase DRIP Committee meetings as needed
- Require drought resources for the community
  - Open a centralized drought information center
  - Establish a conversation hotline
- Implement penalties and Emergency Drought Rates
  - Establish a hotline to report water waste
  - Postcards will be sent to those identified as wasting water
  - Homeowners will be required to fix leaks within 72 hours of being notified
  - Send direct notices and calls to all customers about drought conditions
  - Discourage outdoor irrigation
- Develop a community movement addressing the drought conditions
  - Create a pledge program for community leaders to take steps toward smart water usage and water conservation in their organizations
  - Commercial customers will be asked to display “Save Water” signs and develop a conservation plan



## Appendix C Resolutions



**Grand Junction City Council**

**Workshop Session**

**Item #1.b.**

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**Meeting Date:** May 15, 2023  
**Presented By:** Kristen Ashbeck, Principal Planner/CDBG Admin  
**Department:** Community Development  
**Submitted By:** Kristen Ashbeck, Principal Planner and CDBG Administrator

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**Information**

**SUBJECT:**

2023 Program Year Community Development Block Grant (CDBG) Funding Requests

**EXECUTIVE SUMMARY:**

The City is allocated CDBG funds annually from the Department of Housing and Urban Development (HUD). Historically, the funds have been disbursed through an application, review and allocation process and distributed to approximately 12-15 different subrecipients. Many of these same applicants also request non-profit funding from the City during its annual budget. Staff would like to simplify the CDBG program with the intent of relieving administrative burden and risk for both the City and the subrecipients, by prioritizing a limited number of city capital projects for CDBG funds. CDBG funding historically distributed to non-profits would instead be moved to funding requests as part of the City's annual budget process. Subsequent to the discussion about program simplification, the Council will consider funding allocation for the Community Development Block Grant 2023 Program Year. The City's allocation is \$388,985 for the 2023 CDBG Program Year that will begin once the 2023 Annual Action Plan has been completed and funds have been released by HUD in September-October 2023.

**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 funding in 1996. The 2023 Program Year, which will begin September 1, 2023, marks the City's 27th year of eligibility. Applications for funding were solicited and received by the City in March 2023. The purpose of the City Council workshop is to establish a work plan for the 2023 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 15, 2023 with adoption of the Annual Action Plan occurring at the July 20, 2023 meeting.

**PROGRAM SIMPLIFICATION CONCEPT.**

Different from previous years, Staff is making a significant change in its recommendation as to how to allocate CDBG funds to specific projects. This change is largely driven by the exhaustive and complex Federal regulations surrounding the administration of CDBG dollars. To assist in reducing the administrative burden and overall simplification of the process and program administration, staff is recommending that future year's allocations prioritize funding a limited number of City capital or service projects. CDBG grant funding historically distributed to non-profits for various service and capital needs, would be moved to funding requests as part of the city's annual budget process.

For the 2023 funding year, staff is recommending CDBG funds be assigned to one eligible City project and two utility fee payment projects for new affordable housing for Habitat for Humanity and Grand Valley Catholic Outreach (GVCO) (see spreadsheet). Since applications have been solicited and received for eligible non-profit projects, Staff is also recommending this year that application requests for CDBG funds for services and non-city projects be forwarded to the 2024 Budget (Non-Profit Funding) and commitments made to fund these projects - as would have otherwise been prioritized for funding in this CDBG grant request review. The applications for 2023 funding are summarized in Attachment 1 and tabulated on the Attachment 2 worksheet.

This approach provides multiple benefits in both the short- and long-term to both City and non-profits requesting funding. First, it greatly reduces administrative burden for City staff that are currently administering 25+ CDBG funded projects at any one time; It also greatly reduces the administrative burden for the subrecipients in tracking and maintaining required information and records. It eliminates risk for non-compliance and auditing of both the city and subrecipients; it consolidates all non-profit requests for funding to the annual budget process; it eliminates narrow eligibility (only expended in CDBG-eligible census blocks and for low- and moderate-income income persons and households and only those within the City limits) for applicants' requests; and it eliminates procedural requirements such as the procurement process and payment of Federally-mandated Davis Bacon wages for agencies and capital projects receiving these federal funds. Lastly, it reduces extensive Federal reporting requirements.

To facilitate discussion about this change, staff has prepared a 2023 CDBG Applications Worksheet with a column that indicates "Staff CDBG Considerations" for CDBG funding including the one city sidewalk project and two fees payment request (GVCO and Habitat for Humanity). The Worksheet also provides a column for the recommendation to fund the project with other City funds ("Move to Non-Profit Funding - 2024 Budget") and maintains the required funding proportions between administrative, services and capital projects. Recommended projects for the latter include funding for three Service projects and seven Housing and Facility Rehabilitation projects. The projects recommended for funding with the CDBG funds were considered in light of the City's adopted CDBG 5-Year plan goals and the required allocation of funds for services and capital costs with a total of \$417,428.

## **2023 CDBG Project Funding**

The City has received grant requests of \$771,469 from outside agencies and has identified one City capital improvement project in the amount of \$175,000 that would be eligible for CDBG funding, for a total of \$946,469 in grant requests. The City's allocation for the 2023 Program Year is \$388,985. In addition, there is \$28,443 in unexpended fund from a previous program year to be reallocated with the 2023 allocation.

## **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 2023 allocation, as follows:

- 1) Administration activities may not exceed 20% of Program Year allocation
- 2) Human Services activities may not exceed 15% of the Program Year allocation, 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 2023 CDBG Program Year funds and previous unexpended Program Year funds totaling \$417,428.

## **SUGGESTED ACTION:**

Staff recommends the City Council discuss this Program Simplification concept and allocation of the \$417,428 funds available for the 2023 Annual action plan.

## **Attachments**

1. 2023 CDBG Applications Summary CC
2. 2023 CDBG Applications Worksheet CC Wshop 051523
3. 2023 CDBG Schedule CC
4. CDBG PROJECTS BY PROGRAM YEAR 2018 to 2022

5. 2022 CDBG Project Summary
6. 2023 CDBG Applications
7. Mother Teresa Water & Sewer Fees

## **SUMMARY OF 2023 FUNDING REQUESTS**

### **PROGRAM ADMINISTRATION – Cannot Exceed 20% of Allocation (\$77,797)**

#### **1: City CDBG Administration**

The City allocated \$25,000 2022 CDBG funds for general administration of the program, the majority of which be expended by September 2022. The 2023 program year will incur typical staff time from previous years to cover a portion of staff salary, training, advertising, and HUD reporting requirements.

Funds Requested: \$77,797  
Funds Leveraged: \$0  
**Staff Consideration: \$77,797**

### **SERVICES PROJECTS – Cannot Exceed 15% of Allocation Minus Outstanding Unexpended Services Funds from Previous Years (\$37,090)**

#### **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 2022 funds (\$10,000), 40% of which have been expended.

Funds Requested: \$10,000  
Funds Leveraged: \$589,093  
**Staff Consideration Non-Profit Funds: \$10,000**

**FUNDING CONCERNS:** None

#### **3: Grand Junction Housing Authority Service-Care Coordination**

The GJHA Supportive Services program keeps aging adults safely and independent in their homes with manageable health care costs (75% of clients are enrolled in Medicaid or Medicaid/Medicare). Service-Care Coordinators provide access to on-site and community-based health/wellness services, involve clients in their care plans, and make transportation referrals or drive clients to appointments. The Coordinators have identified additional needs such as nurses, housekeeping/home care, non-medical transportation, access to prepared food, and home modifications for accessibility (e.g. ramps and grab bars). CDBG funds would be used to fund the provision of these services. GJHA has received multiple grants but not for this purpose. All previous projects have been completed and grants closed out.

Funds Requested: \$5,000  
Funds Leveraged: \$10,000  
**Staff Consideration: \$ 0**

**FUNDING CONCERNS:** None

**4: Marillac Clinic 12<sup>th</sup> Street Clinic Exam Room Upgrades**

Marillac Clinic is expanding in downtown Grand Junction on a property just north of the CMU campus. The building is currently under renovation and is targeted to open in late 2023. CDBG funds would be used to purchase the integral equipment for the two new exam rooms to include 4, Barrier-Free Examination Chair/Tables. Marillac Clinic has received multiple grants but not for this new clinic. All previous projects have been completed and grants closed out.

Funds Requested: \$16,186  
Funds Leveraged: \$16,186  
**Staff Consideration: \$ 0**

**FUNDING CONCERNS:** None

**5: St. Mary’s Hospital Foundation – Purchase Food for Meals on Wheels Program**

Meals on Wheels serves hot and nutritious lunchtime meals for Mesa County seniors age 60 and older. The program fosters health, independence and wellbeing. Each weekday it produces 500-600 meals from its downtown Grand Junction kitchen. CDBG funds would be used to offset the cost of food for an estimated 5-10% growth in the program. Meals on Wheels last received CDBG funds in 2022 for the same purpose. The funds have been expended and the grant closed out.

Funds Requested: \$17,000  
Funds Leveraged: \$648,000  
**Staff Consideration Non-Profit Funds: \$12,090**

**FUNDING CONCERNS:** None

**6: Housing Resources of Western Colorado (HRWC) – Emergency Housing Stability Assistance**

The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds are requested to continue to maintain housing stability for families in the community when faced with the possibility of eviction or foreclosure. Funds would be used to provide emergency payments for clients. HRWC received a 2022 CDBG grant for this purpose and two-thirds of that grant has expended.

Funds Requested: \$10,000  
Funds Leveraged: \$ 0  
**Staff Consideration: \$ 0**

**FUNDING CONCERNS:** None

**7: Housing Resources of Western Colorado (HRWC) – Housing Counseling and Support**

The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds are requested for general administration of the Housing Counseling and Education program including salaries and administrative costs of the counseling. Applicant states this application is of higher priority than Emergency Assistance. HRWC received a 2022 grant for this purposed which has been partially expended.

Funds Requested: \$15,000  
Funds Leveraged: \$ 0

**Staff Consideration Non-Profit Funds: \$15,000**

**FUNDING CONCERNS:** None

**CAPITAL IMPROVEMENTS AND OTHER PROJECTS**

**8: Centro de la Familia de Utah – Riverside Community Center Building Improvements**

Centro de la familia de Utah (Centro) is a non-profit organization that offers various programs and services to support children and families in need, especially in underserved communities. Programs include Head Start, Prevention Programs for Youth and Adult Education and Outreach. CDBG funds are requested to improve the facility at 134 West Avenue which is used as a Head Start facility and community building. The site is owned by the City of Grand Junction and the building is leased by Centro. Improvements include weatherization and safety upgrades and landscaping enhancements. \$4,541 would be used for overhead and architectural plans. 100% of the persons served at the Riverside facility live within the City limits. Centro de la Familia has not received previous CDBG funds.

Funds Requested: \$21,821  
Funds Leveraged: \$ 0

**Staff Consideration Non-Profit Funds: \$21,821**

**FUNDING CONCERNS:** None

**9: Grand Valley Catholic Outreach (GVCO) – Mother Teresa Place Security System**

GVCO is in the process of final design of Mother Teresa Place, a 40-unit permanent supportive housing complex to be located at 301 South 4th Street, developed for the most vulnerable adults living on the street. The single entrance to the complex will be manned 24 hours a day, 7 days a week to protect residents from their predators. The individuals to be housed in Mother Teresa Place are vulnerable to the elements, to availability of drugs and alcohol, to physical abuse by the population and to themselves. CDBG funds will be used to install an outdoor perimeter and interior security system on all 3 floors and public areas. GVCO has received several grants in the past, most



recently a 2021 grant in the amount of \$50,000 for preconstruction costs for the Mother Teresa project which have been expended and the project closed out.

Funds Requested: \$61,033

Funds Leveraged: \$161,264

**Staff Consideration Non-Profit Funds: \$61,033**

**FUNDING CONCERNS:** None

**10: HomewardBound of the Grand Valley – Pathways Family Shelter Plumbing Improvements**

HomewardBound provides emergency shelter for up to 270 individuals per night, with each guest having access to a clean bed, meals, showers/toiletries, clothing and a safe place to stay during the day. CDBG funds are requested to improve the plumbing system at the Pathways Family Shelter located at 562 29 Road including screening for condensers and shower repairs. HomewardBound has received multiple grants in the past with the most recent being a 2022 grant of \$49,846 for the security system upgrade at Pathways which has not yet been expended.

Funds Requested: \$42,500

Funds Leveraged: \$3,500

**Staff Consideration Non-Profit Funds: \$42,500**

**FUNDING CONCERNS:** None

**11: STRiVE – Drainage, Safety and Accessibility Improvements**

STRiVE provides a variety of support for Mesa County residents with intellectual/developmental disabilities and their families. Services include group homes, vacation and day programs, supported living and family support and infant/toddler early intervention. CDBG funds would be used to make drainage, safety and accessibility improvements at the two facilities it owns and operates at 516 North 15th Street/1505 Chipeta Avenue. The facilities are used for STRiVE's Specialized Day Habilitation Services programs that are designed to provide support to disabled clients in achieving their maximum functional level and helping to increase self-sufficiency. STRiVE has received numerous grants in the past, most recently a 2022 grant of \$76,222 to remodel the Wood Shop and group homes. The funds have been expended and the grant closed out.

Funds Requested: \$38,981

Funds Leveraged: \$0

**Staff Consideration Non-Profit Funds: \$38,981**

**FUNDING CONCERNS:** None

**12: Hilltop Community Resources – Resource Center Security System**

Hilltop has been serving individuals and families in Western Colorado since 1950 with an array of programs and services that cover the lifespan from pre-natal health care access to assisted living. Hilltop's Resource Center Campus is a key downtown location for programs serving at-risk, low-income and vulnerable individuals and families

with a variety of services. CDBG funds would be used to rehabilitate the 3 buildings at the campus with an improved security system. Hilltop most recently received two 2022 CDBG grants. Funds have not yet been expended.

Funds Requested: \$32,000

Funds Leveraged: \$10,000

**Staff Consideration Non-Profit Funds: \$32,000**

**FUNDING CONCERNS:** None

**13: Housing Resources of Western Colorado (HRWC) – Critical Home Repair Program**

The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds would be used for critical home repairs for households of low- and moderate-income. HRWC has received many grants in the past, most recently a 2022 grant for \$10,000 for this purpose which has not yet been expended.

Funds Requested: \$10,000

Funds Leveraged: \$0

**Staff Consideration Non-Profit Funds: \$10,000**

**FUNDING CONCERNS:** None

**14: Karis, Inc. – Zoe House Security and Landscaping Improvements**

Karis provides housing and research-based services to homeless youth ages 13-24 and own and operate The House, the Zoe House and the Laurel House. The Zoe House serves youth made homeless by domestic violence. CDBG funds would be used to relandscape the yard to xeriscape, replace the chain link fence in the front yard with privacy fencing and create a parking area behind the house so that survivors can park their cars out of sight from the street. These measures will increase security of the property and will increase water usage efficiency. Karis, Inc. has received multiple grants in the past with the most recent being a 2021 grant of \$40,000 to remodel The House which has been expended and the grant closed out.

Funds Requested: \$13,200

Funds Leveraged: \$0

**Staff Consideration Non-Profit Funds: \$13,200**

**FUNDING CONCERNS:** None

**15: Habitat for Humanity of Mesa County – Hoffman Phase 3 Project**

Habitat for Humanity of Mesa County creates homeownership opportunities for people within the 30-80% Area Median Income range. Accepted applicants complete sweat equity hours building their own home, as well as those of their neighbors in lieu of a traditional down payment. Habitat is currently planning to double the number of homes constructed in the coming fiscal year (8 units) compared to what it has been able to build in past years (4 units). Habitat continues to build in its Hoffman Subdivision that is

within the City limits. CDBG funds would be used to pay Ute Water tap fees for the next 8 units. Habitat for Humanity has not received a recent CDBG grant.

Funds Requested: \$68,000  
Funds Leveraged: \$1,532,000  
**Staff Consideration CDBG: \$68,000**

**FUNDING CONCERNS:** None

**16: Grand Valley Catholic Outreach (GVCO) – Mother Teresa Place Sewer and Water Tap Fees**

GVCO is in the process of final design of Mother Teresa Place, a 40-unit permanent supportive housing complex to be located at 301 South 4th Street, developed for the most vulnerable adults living on the street. Funds are requested to assist with payment of the water tap and Plant Investment (sewer) Fees for the project. GVCO has received several grants in the past, most recently a 2021 grant in the amount of \$50,000 for preconstruction costs for the Mother Teresa project which have been expended and the project closed out.

Funds Requested: \$96,748  
Funds Leveraged: \$ Total Project Cost  
**Staff Consideration CDBG: \$96,748**

**FUNDING CONCERNS:** None

**17: Riverside Educational Center (REC) – Purchase a Home for REC**

REC provides structured tutoring and educational enrichment activities in the after-school hours and beyond for Mesa County students K-12 in order to improve academic achievement and foster positive social and emotional development in a safe and supportive environment. REC main facilities presently reside in the building at 1177 Winters Avenue. REC is undergoing a capital campaign to raise the funds to purchase the building as well as the adjacent building at a reduced price. CDBG funds will be used towards the purchase price of both properties. REC received a 2022 CDBG grant for the purchase of a vehicle which has been expended and the grant closed out.

Funds Requested: \$100,000  
Funds Leveraged: \$1,300,000  
**Staff Consideration: \$0**

**FUNDING CONCERNS:** None

**18: Western Colorado Business Development Corporation (BIC) – Grand Junction Incubator Intensive**

BIC operates the Small Business Development Center, Enterprise zone, makerspace, coworking space, incubator intensive and commercial kitchen. CDBG funds would be used to expand the Intensive Incubator, a business accelerator program by mapping industries that need support to accelerate growth and enhance the community. Hire subject matter experts to provide tailored services to participating businesses in areas of financial management/strategic planning, developing and delivering training materials

that improve critical business operations, market and other related costs for businesses within the Grand Junction City limits. BIC has not received CDBG funding recently.

Funds Requested: \$50,000  
Funds Leveraged: \$0  
**Staff Consideration: \$0**

**FUNDING CONCERNS:** None

**19: WEE Care, Inc – Business Operations and Optimization Support Tools (BOOST)**

Wee Care, a Los Angeles-based for-profit business is the largest childcare network in the US, helping providers operate sustainable businesses through state-of-the-art technology platform, while simultaneously improving access to affordable, quality care for all families through a centralized marketplace. CDBG funds would be used to operate the BOOST program in Grand Junction to provide business and technical support to childcare providers who run in-home daycares that serve children ages 0-5 and up to age 13. Funds would pay for the program personnel, technology tools, and marketing expenses to run BOOST for one year, benefitting 24 LMI daycare owners, potentially create 9 new LMI jobs, increase business acumen and skillset, and can benefit up to 336 LMI families who use these childcare services. Wee Care has not received a CDBG grant in the past.

Funds Requested: \$144,000  
Funds Leveraged: \$102,000  
**Staff Consideration: \$ 0**

**FUNDING CONCERNS:** . This is a redundant service already being provided in the community through the local Partnership for Children and Families and the Business Incubator Center.

**20: City of Grand Junction – Palmer Street from Highway 50 North to Unawep Avenue**

Construct 920 feet of curb, gutter and sidewalk on one side of Palmer Street from Highway 50 to Unawep Avenue. Within a CDBG-eligible neighborhood.

Estimated Funds Requested: \$175,000  
Funds Leveraged: \$ 0  
**Staff Consideration CDBG: \$174,883**

**FUNDING CONCERNS:** Public Works has three outstanding grants from previous years for Safe Routes to Schools projects that are to be completed Summer/Fall 2023. This is a timely project to provide safe access to the traffic signal that will be installed on Highway 50 at Palmer Street.

2023 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS							STAFF CDBG CONSIDERATIONS	Move to Non-Profit Funding (2024 Budget)	
							2023 FUNDING ALLOCATION	\$388,985	
							Unexpended/not allocated from Previous Years	\$28,443	
							TOTAL AVAILABLE FOR ALLOCATION	\$417,428	
	AGENCY	PROJECT NAME	REQUEST	MIN REQUEST	LEVERAGE	2022 FUNDING	NOTES	STAFF CONSIDERATIONS	
	Administration						Maximum Administration Allocation (20%)	\$77,797	
1 2021 Admin	City CDBG Administration	Program Administration	\$77,797		\$0	\$25,000	General program administration, fair housing activities, annual reports to HUD and a portion of staff salary and training.	\$77,797	\$0
	SUBTOTAL ADMINISTRATION REQUESTS		\$77,797	\$0	\$0	\$25,000		\$77,797	\$0
							2023 Funds Remaining for Allocation	\$339,631	
	AGENCY	PROJECT NAME	REQUEST	MIN REQUEST	LEVERAGE	2022 FUNDING	NOTES	STAFF CDBG CONSIDERATIONS	STAFF CONSIDERATIONS NON-PROFIT FUNDS
2 Services	Counseling and Education Center	Low Income Counseling Program	\$10,000	\$10,000	\$589,093	\$10,000 42% 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 counseling services subsidy for 100 Grand Junction residents.	\$0	\$10,000
3 Services	Grand Junction Housing Authority	Service-Care Coordination	\$5,000	\$5,000	\$10,000	\$0	The GJHA Supportive Services program keeps aging adults safely and independent in their homes with manageable health care costs (75% of clients are enrolled in Medicaid or Medicaid/Medicare). Service-Care Coordinators provide access to on-site and community-based health/wellness services, involve clients in their care plans, and make transportation referrals or drive clients to appointments. The Coordinators have identified additional needs such as nurses, housekeeping/home care, non-medical transportation, access to prepared food, and home modifications for accessibility (e.g. ramps and grab bars). CDBG funds would be used to fund the provision of these services.	\$0	\$0
4 Services	Marillac Clinic	12th Street Clinic Exam Room Upgrades	\$16,186	\$16,186	\$16,186	\$0	Marillac Clinic is expanding in downtown Grand Junction on a property just north of the CMU campus. The building is currently under renovation and is targeted to open in late 2023. CDBG funds would be used to purchase the integral equipment for the two new exam rooms to include 4, Barrier-Free Examination Chair/Tables.	\$0	\$0
5 Services	St. Mary's Hospital Foundation	Purchase Food for Meals on Wheels	\$17,000	\$10,000	\$648,000	\$15,000 100% Expended	Meals on Wheels serves hot and nutritious lunchtime meals for Mesa County seniors age 60 and older. The program fosters health, independence and well being. Each weekday it produces 500-600 meals from its Grand Junction kitchen located in the new Food Bank of the Rockies building. CDBG funds would be used to offset the cost of food for an estimated 5-10% growth in the program.	\$0	\$12,090

2023 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS							STAFF CDBG CONSIDERATIONS	Move to Non-Profit Funding (2024 Budget)	
						2023 FUNDING ALLOCATION	\$388,985		
						Unexpended/not allocated from Previous Years	\$28,443		
						TOTAL AVAILABLE FOR ALLOCATION	\$417,428		
	AGENCY	PROJECT NAME	REQUEST	MIN REQUEST	LEVERAGE	2022 FUNDING	NOTES	STAFF CONSIDERATIONS	
6 Services	Housing Resources of Western Colorado (HRWC)	Emergency Housing Stability Assistance	\$30,000	\$30,000	\$0	\$10,000 67% Expended	The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintaining homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds are requested to continue to maintain housing stability for families in the community when faced with the possibility of eviction or foreclosure. Funds would be used to provide emergency payments for clients.	\$0	\$0
7 Services	Housing Resources of Western Colorado (HRWC)	Housing Counseling and Support	\$15,000	\$15,000	\$0	\$10,000 22% Expended	The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds are requested for general administration of the Housing Counseling and Education program including salaries and administrative costs of the counseling.	\$0	\$15,000
							<b>Proposed Total Services</b>	<b>\$0</b>	<b>\$37,090</b>
		<b>TOTAL SERVICES REQUESTS</b>	<b>\$93,186</b>	<b>\$86,186</b>			<b>SERVICES PROJECT CAP (15% of Allocation = \$58,347) Less 2022 Unexpended (\$21,257)</b>	<b>\$0</b>	<b>\$37,090</b>
8 Facility Rehab	Centro de la Familia Utah	Riverside Community Center Building Improvements	\$21,821	\$21,821	\$0	\$0	Centro de la familia de Utah (Centro) is a non-profit organization that offers various programs and services to support children and families in need, especially in underserved communities. Programs include Head Start, Prevention Programs for Youth and Adult Education and Outreach. CDBG funds are requested to improve the facility at 134 West Avenue which is used as a Head Start facility and community building. The site is owned by the City of Grand Junction and the building is leased by Centro. Improvements include weatherization and safety upgrades and landscaping enhancements. \$4,541 would be used for overhead and architectural plans. 100% of the persons served at the Riverside facility live within the City limits.		\$21,821

2023 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS							STAFF CDBG CONSIDERATIONS	Move to Non-Profit Funding (2024 Budget)	
						2023 FUNDING ALLOCATION	\$388,985		
						Unexpended/not allocated from Previous Years	\$28,443		
						TOTAL AVAILABLE FOR ALLOCATION	\$417,428		
	AGENCY	PROJECT NAME	REQUEST	MIN REQUEST	LEVERAGE	2022 FUNDING	NOTES	STAFF CONSIDERATIONS	
9 Housing	Grand Valley Catholic Outreach (GVCO)	Mother Teresa Place Security	\$61,033	\$50,000	\$161,264	\$0	GVCO is in the process of final design phase of Mother Teresa Place, a 40-unit permanent supportive housing complex to be located at 301 South 4th Street, developed for the most vulnerable adults living on the street. The single entrance to the complex will be manned 24 hours a day, 7 days a week to protect residents from their predators. The individuals to be housed in Mother Teresa Place are vulnerable to the elements, to availability of drugs and alcohol, to physical abuse by the population and to themselves. CDBG funds will be used to install an outdoor perimeter and interior security system on all 3 floors and public areas.	\$0	\$61,033
10 Facility Rehab	HomewardBound of the Grand Valley	Pathways Family Shelter Plumbing Improvements	\$42,500	\$39,000	\$3,500	\$49,846 0% Expended	HomewardBound provides emergency shelter for up to 270 individuals per night, with each guest having access to a clean bed, meals, showers/toiletries, clothing and a safe place to stay during the day. CDBG funds are requested to improve the plumbing system at the Pathways Family Shelter located at 562 29 Road including screening for condensers and shower repairs.	\$0	\$42,500
11 Facility Rehab	STRIVE	Drainage, Safety and Accessibility Improvements	\$38,981	\$19,491	\$0	\$76,222 100% Expended	STRIVE provides a variety of support for Mesa County residents with intellectual/developmental disabilities and their families. Services include group homes, vacation and day programs, supported living and family support and infant/toddler early intervention. CDBG funds would be used to make drainage, safety and accessibility improvements at the two facilities it owns and operates at 516 North 15th Street/1505 Chipeta Avenue. The facilities are used for STRIVE's Specialized Day Habilitation Services programs that are designed to provide support to disabled clients in achieving their maximum functional level and helping to increase self-sufficiency.	\$0	\$38,981
12 Facility Rehab	Hilltop Community Resources Inc	Resource Center Security System	\$32,000	\$21,000	\$10,000	\$59,574 0% Expended	Hilltop has been serving individuals and families in Western Colorado since 1950 with an array of programs and services that cover the lifespan from pre-natal health care access to assisted living. Hilltop's Resource Center Campus is a key downtown location for programs serving at-risk, low-income and vulnerable individuals and families with a variety of services. CDBG funds would be used to rehabilitate the 3 buildings at the campus with an improved security system.	\$0	\$32,000

2023 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS							STAFF CDBG CONSIDERATIONS	Move to Non-Profit Funding (2024 Budget)	
						2023 FUNDING ALLOCATION	\$388,985		
						Unexpended/not allocated from Previous Years	\$28,443		
						TOTAL AVAILABLE FOR ALLOCATION	\$417,428		
	AGENCY	PROJECT NAME	REQUEST	MIN REQUEST	LEVERAGE	2022 FUNDING	NOTES	STAFF CONSIDERATIONS	
13 Housing Rehab	Housing Resources of Western Colorado (HRWC)	Residential Critical Repair Program	\$10,000	\$10,000	\$0	\$10,000 for same project 0% Expended	The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds would be used for critical homes for households of low- and moderate-income.	\$0	\$10,000
14 Housing Rehab	Karis, Inc.	Zoe House Security and Landscaping Improvements	\$13,200	\$5,000	\$0	\$0	Karis provides housing and research-based services to homeless youth ages 13-24 and own and operate The House, the Zoe House and the Laurel House. The Zoe House serves youth made homeless by domestic violence. CDBG funds would be used to relandscape the yard to xeriscape, replace the chain link fence in the front yard with privacy fencing and create a parking area behind the house so that survivors can park their cars out of sight from the street. These measures will increase security of the property and will increase water usage efficiency.	\$0	\$13,200
15 Housing	Habitat for Humanity of Mesa County (Habitat)	Hoffman Phase 3 Project	\$68,000	\$34,000	\$1,532,000	\$0	Habitat for Humanity of Mesa County creates homeownership opportunities for people within the 30-80% Area Median Income range. Accepted applicants complete sweat equity hours bulding their own home, as well as those of their neighbors in lieu of a traditional down payment. Habitat is currently planning to double the number of homes constructed in the coming fiscal year (8 units) compared to what it has been able to build in past years (4 units). Habitat continues to build in its Hoffman Subdivision that is within the City limits. CDBG funds would be used to pay Ute Water tap fees for the next 8 units.	\$68,000	\$0



2023 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS							STAFF CDBG CONSIDERATIONS	Move to Non-Profit Funding (2024 Budget)	
						2023 FUNDING ALLOCATION	\$388,985		
						Unexpended/not allocated from Previous Years	\$28,443		
						TOTAL AVAILABLE FOR ALLOCATION	\$417,428		
	AGENCY	PROJECT NAME	REQUEST	MIN REQUEST	LEVERAGE	2022 FUNDING	NOTES	STAFF CONSIDERATIONS	
16 Housing	Grand Valley Catholic Outreach (GVCO)	Mother Teresa Sewer and Water Tap Fees	\$96,748	\$96,748	Total Project Cost	\$0	GVCO is in the process of final design phase of Mother Teresa Place, a 40-unit permanent supportive housing complex to be located at 301 South 4th Street, developed for the most vulnerable adults living on the street. Funds are requested to assist with payment of the water tap and Plant Investment (sewer) Fees for the project.	\$96,748	\$0
17 Acquire Property	Riverside Educational Center (REC)	Purchase a Home for REC	\$100,000	Any	\$1,300,000	\$7,800 100% Expended	REC provides structured tutoring and educational enrichment activities in the after-school hours and beyond for Mesa County students K-12 in order to improve academic achievement and foster positive social and emotional development in a safe and supportive environment. REC main facilities presently reside in the building at 1177 Winters Avenue. REC is undergoing a capital campaign to raise the funds to purchase the building as well as the adjacent building at a reduced price. CDBG funds will be used towards the purchase of both properties.	\$0	\$0
18 Econ Devmt	Western CO Business Development Corp (BIC)	Grand Junction Incubator Intensive	\$50,000	\$40,000	\$0	\$0	BIC operates the Small Business Development Center, Enterprise zone, makerspace, coworking space, incubator intensive and commercial kitchen. CDBG funds would be used to expand the Intensive Incubator, a business accelerator program by mapping industries that need support to accelerate growth and enhance the community. Hire subject matter experts to provide tailored services to participating businesses in areas of financial management/strategic planning, developing and delivering training materials that improve critical business operations, market and other related costs for businesses within the Grand Junction City limits.	\$0	\$0

2023 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS							STAFF CDBG CONSIDERATIONS	Move to Non-Profit Funding (2024 Budget)	
						2023 FUNDING ALLOCATION	\$388,985		
						Unexpended/not allocated from Previous Years	\$28,443		
						TOTAL AVAILABLE FOR ALLOCATION	\$417,428		
	AGENCY	PROJECT NAME	REQUEST	MIN REQUEST	LEVERAGE	2022 FUNDING	NOTES	STAFF CONSIDERATIONS	
19 Econ Devmt	Wee Care, Inc.	Business Operations and Optimization Support Tools (BOOST)	\$144,000	\$144,000	\$102,000	\$0	Wee Care, a Los Angeles-based for-profit business is the largest childcare network in the US, helping providers operate sustainable businesses through a technology platform, while simultaneously improving access to affordable, quality care for all families through a centralized marketplace. CDBG funds would be used to operate the BOOST program in Grand Junction to provide business and technical support to childcare providers who run in-home daycares that serve children ages 0-5 and up to age 13. Funds would pay for the program personnel, technology tools, and marketing expenses to run BOOST for one year, benefitting 24 LMI daycare owners, potentially create 9 new LMI jobs, increase business acumen and skillset, and can benefit up to 336 LMI families who use these child care services. This is a redundant service for what it already being provided in the community through the local Partnership for Children and Families.	\$0	\$0
<b>SUBTOTAL NON-CITY CAPITAL AND OTHER REQUESTS</b>			<b>\$678,283</b>					<b>\$164,748</b>	<b>\$219,535</b>
20 Public	City of Grand Junction Public Works	Palmer Street from Highway 50 North to UnawEEP Avenue	\$175,000			\$319,860 for 2021 and 2022 Three Projects 0% Expended	Construct 920 feet of curb, gutter and sidewalk on one side of Palmer Street from Highway 50 to UnawEEP Avenue. Within a CDBG-eligible neighborhood. A new traffic signal will be installed on Highway 50 at Palmer Street in the coming year so the proposed project is premature until the traffic signal is completed.	\$174,883	\$0
<b>SUBTOTAL CITY CAPITAL REQUESTS</b>			<b>\$175,000</b>				subtotal City Capital	<b>\$174,883</b>	<b>\$0</b>
							subtotal non-city capital	<b>\$164,748</b>	<b>\$219,535</b>
							<b>Total Capital</b>	<b>\$339,631</b>	<b>\$219,535</b>
Total Capital			\$853,283				<b>Total Services (Max allowable 15% less previous year unexpended funds)</b>	<b>\$0</b>	
<b>TOTAL REQUESTS</b>			<b>\$946,469</b>				<b>Total Admin (Max Allowable 20%)</b>	<b>\$77,797</b>	<b>\$0</b>
Total Including Admin			\$1,024,266				<b>Total (admin, service, capital)</b>	<b>\$417,428</b>	<b>\$256,625</b>
							<b>Total Available to be Allocated</b>	<b>\$417,428</b>	<b>\$0</b>
							Total remaining	\$0	

**CITY OF GRAND JUNCTION  
2023 CDBG PROGRAM YEAR SCHEDULE**

Tuesday February 7	2023 Application Workshop
March 24	Deadline for 2023 CDBG Applications
March 28-April 11	Staff Review of Applications
May 1	Staff report summarizing 2023 applications and CDBG eligibility requirements available to City Council.
May 15	Council Workshop – Review 2022 Applications/make funding recommendations.
June 7	City Council Public Hearing Decision on project funding for Annual Action Plan
June 12 – July 13	30-Day Public Review Period for 2023 Annual Action Plan
July 19	City Council Public Hearing Final Acceptance of 2023 Action Plan recommended by Council at June meeting
By July 21	Submit 2023 Action Plan to HUD (45-day review required)
Summer	Environmental Review for 2023 Activities and Award Letters to Subrecipients
September	Receive HUD Approval and Begin 2023 Program Year
October/November	Consolidated Annual Performance and Evaluation Report (CAPER) Hearing
November 29 <sup>th</sup>	2022 CAPER Due to HUD

# CDBG PROJECTS BY PROGRAM YEAR 2018-2022

## **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 9<sup>th</sup> and 10<sup>th</sup> Streets Improvements - \$60,000
- Pinyon Avenue 13<sup>th</sup> to 15<sup>th</sup> 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**

- 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
- 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 1<sup>st</sup> Street - \$75,000

## **2020 Program Year – All Projects Completed**

- CDBG Program Administration - \$75,000
- CEC Low Income Counseling - \$10,000
- HomewardBound Services Improvements - \$25,000
- HopeWest Youth Grief Program - \$10,000
- Marillac Clinic Dental Equipment - \$8,661
- Hilltop Latimer House Transportation - \$13,000
- HomewardBound Shelter Remodel - \$20,000
- STRiVE Wood Shop and Group Home Remodels - \$20,559
- GJHA Linden Pointe Rehabilitation - \$54,000

- Community Food Bank Roof Replacement - \$15,000
- 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

**2021 Program Year – All Projects Completed (unless noted underway)**

- CDBG Program Administration - \$25,000
- CEC Low Income Counseling - \$10,000
- HopeWest Extended Caregiver Support - \$10,000
- STRIVE Vehicle Repair - \$7,942
- REC Chipeta Elementary Transportation - \$27,000
- Partners WCCC Vehicle Acquisition - \$14,468
- HomewardBound Shelter Remodel - \$40,000
- GVCO Mother Teresa Pre-Construction Costs - \$50,000
- MindSprings Health Oasis Rehabilitation - \$29,788
- Karis, Inc. The House Remodel - \$40,000
- HRWC Mobile Home Repair - \$25,000
- HRWC Critical Home Repair - \$10,000
- 27 Road UnawEEP to B ¾ Road Safe Routes to School - \$180,359 (underway)

**2022 Program Year – All Projects Underway (unless noted completed)**

- CDBG Program Administration - \$25,000
- HRWC Counseling - \$5,717
- HRWC Emergency Payments - \$10,000
- CEC Low Income Counseling - \$10,000
- Eureka! Science Center Van Purchase - \$7,800
- Meals on Wheels Food Purchase - \$15,000
- REC Bookcliff Middle School Transportation - \$7,800 (completed)
- HRWC Critical Home Repair - \$10,000
- HRWC Mobile Home Repair - \$25,000
- STRIVE Group Home Remodel - \$63,222 (completed)
- STRIVE The Woodshop Remodel - \$13,000 (completed)
- Hilltop Bacon Building Roof Replacement - \$39,871
- HBGV Pathways Security System - \$49,864
- Hilltop Resource Center Fencing - \$19,676
- 27 Road Safe Routes to School - \$99,501
- Rocket Park Safe Routes to School - \$40,000

**CDBG 2022 Action Plan Projects**  
**Adopted 7/20/2022**

<b>CD Number</b>	<b>Project</b>	<b>Award</b>
2022-01	CDBG Administration	25,000.00
2022-02	HRWC Counseling	10,000.00
2022-03	HRWC Emergency Payments	10,000.00
2022-04	CEC Counseling	10,000.00
2022-05	Eureka! Van Purchase	7,800.00
2022-06	Meals on Wheels Food Purchase	15,000.00
2022-07	REC BMS Transportation	7,800.00
2022-08	HRWC Critical Repair	10,000.00
2022-09	HRWC Mobile Home Repairs	25,000.00
2022-10	STRiVE Group Home Remodel	63,222.00
2022-11	STRiVE Woodshop Remodel	13,000.00
2022-12	Hilltop Bacon Building Roof	39,871.00
2022-13	HBGV Pathways Security System	49,864.00
2022-14	Hilltop Resource Center Fencing	19,676.00
2022-15	27 Road SRTS (\$140K Proj Total)	99,501.00
2022-16	Rocket Park SRTS	40,000.00
		445,734.00



# GRANT APPLICATION

## Community Development Block Grant (CDBG) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Center for Enriched Communications dba Counseling and

2. Organization Address: 2708 Patterson Rd.  
Grand Junction, CO 81507

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
14-944-5231

4. Organization or Parent Organization EIN/TIN Number (required):  
74-2232416

5. Primary Contact Person: Hali Nurnberg, LPC, Executive Director  
Phone: 970-243-9539 ext. Email: hali@cecwecare.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](http://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 and Education Center enriches our community by providing professional, affordable counseling services to all. CEC has been providing these services to Grand Junction and Mesa County residents for 42 years, often at little or no cost to clients. CEC serves people of any age, race, gender, sexual orientation, ethnicity, and religious affiliation, regardless of insurance, income, or ability to pay. CEC's counseling services are provided by six licensed therapists and four Masters-level counseling interns, all with advanced educational training in specialized practice areas such as trauma-informed care and play therapy for children. Sixty-eight percent (68%) of our clients utilize Medicaid to pay for their services and 17% take advantage of our income-based sliding scale fee which offers a 60-minute appointment for as low as \$15.

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: \$7,000 received/used  
2014: \$3,000 received/used  
2015: \$0 received  
2016: \$6,000 received/used  
2017: \$6,000 received/used  
2018: \$7,000 received/used

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 one mortgage loan on CEC's office property. CEC pays \$643.39/month on this loan, with a current remaining balance of \$7,609.95

**FUNDING REQUEST SUMMARY**

- 1. Project Name: CEC Low Income Counseling Program (LICP)
- 2. Project Address/Location: 2708 Patterson Rd., Grand Junction, CO 81506
- 3. Amount of CDBG funds requested for the project: \$ 10000
- 4. Funding leveraged from other sources for this project: \$ 589093
- 5. Total Project Budget: \$ 599093
- 6. Minimum amount of CDBG funding to benefit your project: \$ 10000



## 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's Low-Income Counseling Program (LICP) provides professional mental health counseling on a sliding fee scale to low-income individuals. These clients seek counseling due to anxiety, depression, loss, trauma, and other issues that affect their wellbeing and functionality. Counselors work with clients on reprocessing traumatic memories, developing interpersonal skills, reducing/managing symptoms, reaching goals, and rebuilding trust. Client fees are determined via household income, circumstance, and/or insurance. On average, sliding scale clients paid \$42/session in 2022, compared to CEC's full-pay fee of \$115/session. Many LICP clients also utilize Medicaid, which reimburses at a lower rate than CEC's full-pay fee. Grant funding helps offset the difference between what clients can pay or what their insurance reimburses and CEC's cost for service. CDBG funds will allow CEC to provide 1,000 sessions to 100 Grand Junction residents who otherwise could not access counseling due

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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).

CDBG funds will help CEC provide 100 Grand Junction residents with professional counseling at a time when the demand for mental health services is on the rise. There continues to be a shortage of mental health providers in our community—since 2010, Mesa County has been designated as a mental health provider shortage area by the U.S. Dept of Health and Human Services. Funding from CDBG will help CEC meet the growing demand for professional counseling services in Grand Junction, especially among low-income individuals who would otherwise be limited in their financial ability to access counsel

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Mesa County continues to experience suicide rates higher than both state and national averages. The Colorado Department of Public Health and Environment reports that Mesa County's suicide mortality rate is 31.24 out of 100,000 persons; Colorado's rate is 21, and the national rate is 13.5. Fortunately, the stigma surrounding mental illness and mental health has decreased in recent years, spurring more individuals to seek behavioral health treatment such as counseling. The most recent Colorado Health Access Survey reports that 19% of Mesa County residents, or nearly 30,000 individuals, expect to need mental health care in the next 12 months. Because of this, CEC has seen a steady increase in people seeking our counseling services, without the leveling down normally occurring during summer and fall seasons.

6. **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
Public & Govt Grants	\$224,400.00	See 2023 LICP	various
Direct Gifts/Donations	\$36,635.00	See 2023 LICP	various
Indirect Public Support	\$11,050.00	See 2023 LICP	various
Earned Revenue	\$297,755.00	client fees	various
Miscellaneous	\$19,253.00	Events, rentals, misc.	various
CDBG	\$10,000.00	City of Grand Junction	pending
<b>Total Budget</b>	<b>\$599,093.00</b>		

7. **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, 2023 Completion Date: September 30, 2024

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.

8. **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.

2022 donations of in-kind materials and services totaled \$1,426. This includes legal services, leadership consultations, professional photography services, and donated play therapy equipment.

Volunteers contributed 300 hours in 2022 for vital operational support such as fundraising, strategic planning, data entry, and property maintenance.

## 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 2022, CEC provided 3,711 counseling sessions to a total of 286 clients, 45 of whom were children under 14. In 2023, CEC anticipates providing 3,500-4,000 counseling sessions to an estimated 350 clients.

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.**

Roughly 72% of CEC's clients live within Grand Junction city limits. In 2023, CEC will likely serve 350 individuals, of which up to 252 will be within Grand Junction. Of those, up to 85% (or 214) will benefit from CEC's grant funded LICP services.

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's client intake application collects the zip code, demographics, household income, and insurance status for each new client. CEC determines whether a client's income is considered extremely low, very low, or moderately low using the Housing & Urban Development (HUD) income limits based on the median income from each county and Federal Poverty Level (FPL) guidelines. CEC uses this information to determine where each client falls on our sliding scale fee structure. Also taken into account is the client's insurance (if they have insurance) and the rate at which that particular insurance reimburses CEC for services. Simply put, individuals are eligible for CEC's Low-Income Counseling Program if they are at 250% or below the Federal Poverty Level.



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: Hali Nurnberg, MA, LPC

Title: Executive Director

Signature: [Handwritten signature of Hali Nurnberg]

Date: 03-20-2023

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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Grand Junction Housing Authority

2. Organization Address: 8 Foresight Circle, Grand Junction, CO 81505

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
YJA3S1HCFM48

4. Organization or Parent Organization EIN/TIN Number (required):  
84-0733257

5. Primary Contact Person: Scott Aker, Chief Operating Officer  
Phone: 970-208-9522 Email: saker@gjha.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](http://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?.

GJHA assists Mesa County residents to achieve economic independence and empower them to stabilize and improve their lives and the lives of their children through the development and management of affordable apartment homes, administration of housing choice vouchers, education, training, referrals and other supportive services tailored to their individual household needs. The supportive services program helps the vulnerable populations served by GJHA enhance their housing stability, self-sufficiency, and overall wellness. Clients have low incomes and are faced with employment/training issues, physical/mental health challenges, and substance abuse and/or criminal backgrounds. One event (health incident or job loss) can put their housing at immediate risk. The supportive services program provides additional supports and helps clients develop the skills necessary to maintain stable housing.

10. Which describes your organization (check all that apply)?

- A non-profit with 501(c)3 status
- Housing Authority
- Governmental Agency
- Quasi-Governmental Agency
- Faith based
- Public Service / Human Services Provider
- Public Organization
- 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.

CDBG-CV Response Program, Awarded June 17, 2020; \$70,830, Completed  
GJHA Linden Pointe Rehabilitation, Awarded 2020 Program Year, \$54,000, Completed  
GJHA Predevelopment Engineering Costs, Awarded 2018 Program Year, \$20,000, 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

**FUNDING REQUEST SUMMARY**

- 1. Project Name: Service-Care Coordination Flexible Fund
- 2. Project Address/Location: 8 Foresight Circle, Grand Junction, CO 81505
- 3. Amount of CDBG funds requested for the project: \$ 5,000
- 4. Funding leveraged from other sources for this project: \$ 10,000
- 5. Total Project Budget: \$ 15000
- 6. Minimum amount of CDBG funding to benefit your project: \$ 5,000



## 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?

The supportive services program keeps aging adults safely and independent in their homes with manageable health care costs (75% of clients are enrolled in Medicaid or dually-enrolled in Medicaid/Medicare). Service-Care Coordinators provide access to on-site and community-based health/wellness services, involve clients in their care plans, and make transportation referrals or drive clients to appointments. Service-Care Coordinators have identified needs that require additional cost coverage for their aging adult clients to successfully access (i.e., in some cases clients are either ineligible to receive services or funds are not available through other funding sources such as Aging and Disability Resources for Colorado). These include visiting nurses, housekeeping/home care, non-medical transportation, access to prepared food, and home modifications for accessibility (e.g., ramps/walk-in showers). CDBG funds would help to fund the provision of these services.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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 development of this flexible fund is the newest innovation for the Service-Care Coordination model. Early estimates suggest an ability to provide needed services to up to 10% of the 800 eligible households served (80 people). GJHA staff believes the needs can be met by leveraging the NextFifty Initiative grant funds with CDBG resources. The expectation would be to serve approximately 20-25 people with the \$5,000 CDBG grant.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Involvement of a Service Coordinator significantly increases (nearly 90%) the likelihood of older adults' success in maintaining stable housing and independent living (American Association of Service Coordinators 2013). The addition of care coordination improves health care access, individual experiences of health care and the health of older adults, and reduces the per capita costs of health care for populations (American Nurses Association 2012).

For the 885 aging adults engaged by GJHA, 98% of clients maintain stable housing on an annual basis and Rocky Mountain Health Plans, Administrator of Medicaid for Mesa County, indicates a 16% reduction of Medicaid spending so far for the households served (Rocky Mountain Health Plans 2023). The Service-Care Coordination Fund was developed as a result of Service-Care Coordinator input and direct feedback from GJHA-managed apartment clients

6. **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
Flexible Funding for	\$5,000.00	CDBG	Requested Herein
Flexible Funding for	\$10,000.00	NextFifty Initiative	December 15, 2022
<b>Total Budget</b>	\$15,000.00		

7. **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, 2023 Completion Date: September 1, 2024

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.

8. **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 Service-Care Coordination Program (for aging adults) budget is \$358,900. The Service-Care Coordination Flexible Fund relies on the staff and resources of the overall program budget which are funded by a variety of sources including the Grand Junction Housing Authority. There are no other in-kind contributions or resources utilized 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?

Served in 2022: 999  
Proposed in 2023: 1025

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.**

90.3% (722 aging adults) served by GJHA are located within 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.

Based on HUD's Area Median Income (AMI) guidelines. 87% of GJHA apartment residents and 100% of Housing Choice Voucher holders have household incomes at or below 50% of AMI. Nearly 100% of older adults served in this particular program have incomes at or below 50% of AMI. Household income is verified at the time of application for assistance, and re-verified annual by GJHA staff, using a combination of federal and self-reported information.



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: Scott Aker

Title: Chief Operating Office, City of Grand Junction

Signature: [eSigned via SeamlessDocs.com Scott Aker]

Date: 03-15-2023

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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Marillac Clinic, Inc DBA MarillacHealth

2. Organization Address: 2333 N. 6th Street  
Grand Junction, CO 81501

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
D5DDGDNMLBC7

4. Organization or Parent Organization EIN/TIN Number (required):  
84-1085822

5. Primary Contact Person: Jacque Dansby, Associate Director of Development  
Phone: 970.200.1656 Email: Jacque.Dansby@marillachealth.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](http://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?.

For over 35 years, MarillacHealth has provided low-income residents high-quality, affordable and accessible medical, dental and mental healthcare services. Our target population is residents of Mesa County living within 200% of Federal Poverty Level. In alignment with the Grand Junction CDBG priorities, and Marillac’s strategic plan, this proposal addresses “special needs populations” (the low income) and “services rendered” appropriate for CDBG funding, which includes “health care for the uninsured.”

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; similar to this year’s request, four years ago Marillac requested \$8,661 towards a \$23,408 project when we upgraded medical exam rooms at our Main Clinic. CDBG dollars purchased medical exam tables, side benches and medical diagnostic equipment. The project was smoothly executed and closed per City of GJ CDBG letter dated 6.24.20.

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 patient has any past or present ownership or financial investment in the agency, organization or proposed project.

**FUNDING REQUEST SUMMARY**

- 1. Project Name: 12th Street Clinic Exam Room Upgrades
- 2. Project Address/Location: 2139 N. 12th Street, Suite 2 Grand Junction, CO 81501
- 3. Amount of CDBG funds requested for the project: \$ 16186
- 4. Funding leveraged from other sources for this project: \$ 16186
- 5. Total Project Budget: \$ 32372
- 6. Minimum amount of CDBG funding to benefit your project: \$ 16186



## 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?

In 2023 Marillac is expanding in downtown Grand Junction, by undertaking an special project just north of the CMU campus. Occupying a small clinic on N. 12th Street, Dr. Jennifer Stroh joined Marillac Jan. 2023. Her previous practice is now owned by Marillac. Marillac is hiring a behavioral health care provider, a second medical provider, creating two new exam rooms and adding soundproofing (July-Aug 2023). The newly refurbished Marillac 12th Street Clinic will have the capacity to expand from 600 patients to 1000 patients. For the CDBG project (Fall 2023) we need to purchase four (4) Midmark 626 Barrier-Free Examination Chair/Tables. Barrier-free chairs are conducive to all types of patient visits. The barrier-free chairs support the patient, allow the patient to relax while permitting the medical provider to move close for diagnostic and treatment activities. These exam chairs are fully automated for adjustment to accommodate patients of all ages, bodyweights and abilities.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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 is a new location, recently acquired by Marillac. With your investment, the new Marillac 12th Street Clinic will grow from 600 established patients to 1000 patients by the end of 2025. By the end of the CDBG funding cycle (8.31.24), we anticipate we will be able to report an increase of 100-150 city-dwelling patients. Also worth noting, by the time Marillac serves 1000 pts at the 12th Clinic, projected to be the end of 2025), at least 487 will be city residents, representing a 33% growth in healthcare services to City residents served at this site.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

According to the Colorado Health Institute, Mesa County ranks 32 of Colorado's 64 counties in health outcomes, as our community occupies the 25-50% lower-middle quartile for bundled metrics on length of life and quality of life. The City's SNAP participation is 10.2% compared to Colorado's 7.5%. The percentage of City residents without health insurance is 11-12% compared to 7.8% for Colorado. And through the 2021-23 Mesa County Community Health Needs Assessment, 13-17% of respondents reported being told medical providers were not accepting new patients. Zooming in on the 4,777 City residents Marillac now serves, 630 are uninsured and 2,366 are on Medicaid. With Colorado's COVID Public Health Emergency ending in 2023, we know that some Coloradans will lose their Medicaid coverage in the coming months.

6. **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
Midmark 626 Barrier-	\$16,186.00	CDBG	9/1/23
Midmark 626 Barrier-	\$16,186.00	HCPF Behavioral	7/1/23
<b>Total Budget</b>	\$32,372.00		

7. **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: 7/1/23 Completion Date: 12/31/23

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.

8. **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.

There are no in-kind contributions planned or likely to occur with 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?

Of the 9800 Marillac served in 2022, 4,777 were residing within City. Marillac expects to grow its patient population from 9,800 unduplicated patients to 10,780 by the end of 2023, a 10% increase. We project Marillac's City patients will grow from 4,777 to 5254 (increase of 477) in 2023.

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.**

Examining our 2022 UDS Report, 48.7% of Marillac's patients reside within the City. The 12th St Clinic now has 292 GJ residents among its present population of 600. After the clinic remodel and upcoming growth, the 12th St site will serve 1000 patients; 487 within the City of GJ.

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 patients who enroll at Marillac undergo a financial screening process. Patients are required to submit legal identification and financial information to verify their identity and income. The financial screening process helps determine if they are eligible for Medicaid or other government programs; it also helps assign their placement on Marillac's sliding fee schedule which determines their co-payment for each visit.

The household demographics we gather include household status, preferred language, veteran status, race, ethnicity and marital status. The financial information we request includes any insurance/type, income. Patient information is entered, maintained and safeguarded electronically. Marillac utilizes an Electronic Health Record called Epic Ochin and an Electronic Dental Record called Dentrix to manage records across Marillac's service lines. When reporting to CDBG, patient data will be extracted from Epic and Dentrix.



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: Kay Ramachandran, CEO of Marillac Clinic, Inc.

Title: Chief Executive Officer

Signature: [eSigned via SeamlessDocs.com] Lata Ramachandran

Date: 03-17-2023

**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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: St. Mary's Hospital Foundation

2. Organization Address: PO Box 1628  
Grand Junction, CO 81502

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
069715746

4. Organization or Parent Organization EIN/TIN Number (required):  
23-7001007

5. Primary Contact Person: Amanda de Bock  
Phone: 970-298-9844 Email: amanda.debock@imail.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](http://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?.

Meals on Wheels Mesa County serves a hot and nutritious lunchtime meals for Mesa County seniors age 60 and older. The program fosters health, independence and wellbeing. Each weekday it produces 600 meals from its Grand Junction Kitchen. It relies on a dedicated corps of nearly 300 volunteers who deliver and serve meals. The suggested donation is \$3.50 per meal, a number that hasn't changed since 2012. The program has two components: 1) Community Dining Sites: 8 dining sites in Mesa County 2) Home Delivery Service: Door to door residential delivery for homebound, frail and recovering seniors. Volunteer drivers use their own vehicles for deliveries. 30 routes with service between Mack and Palisade, with two additional frozen only routes.

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                                 | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> 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.

2022 - \$15,000  
 2017 - \$16,000  
 2016 - \$9,950  
 2012 - \$16,625  
 2010 - \$20,500  
 2008 - \$20,500

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.

**FUNDING REQUEST SUMMARY**

1. Project Name: Meals on Wheels Mesa County
2. Project Address/Location: 698 Long Acre Drive, Grand Junction, CO 81505
3. Amount of CDBG funds requested for the project: \$ 17,000
4. Funding leveraged from other sources for this project: \$ 648000
5. Total Project Budget: \$ 665000
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?

Due to inflation and the amount of seniors needing services increasing every year, Meals on Wheels is projecting to spend about \$665,000 on quality raw ingredients to produce our meals Monday- Friday. About 72% of Meals on Wheels clients live within the city limits, \$478,800 is spent on food for city residents. We are asking for \$17,000 to help off-set the cost of this food. All of our meals must meet strict nutritional guidelines set by the State Unit on Aging and at least 20% of all our food products must be sourced from the United States.

In 2022 the program partnered with Food Bank of the Rockies to complete a new food distribution center located in Grand Junction. This new center includes a brand new kitchen for Meals on Wheels to meet the growing demand of seniors in Mesa County. From day one, the kitchen will be able to provide 1,000 meals per day. Meals on Wheels paid for their portion of the kitchen and building through through the State Unit on Aging Senate Bill 290.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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).

In calendar year 2022 Meals on Wheels supplied seniors with 206,665 meals, a 5% increase over the 197,572 meals we sent out in 2021, which was up from another 18% increase from 2020's number of 167,702. In average years Meals on Wheels predicts that the increases will be between 5-10%, but the pandemic has made the need for our services to seniors vastly increase, as has the recent reduction in SNAP benefits. Our 2022 numbers did not increase as significantly as predicted due to limited service abilities during our move.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Mesa County, Colorado, is projected to see an increase in its 60+ population by 8%-11.3% by 2023 and a staggering 60%-84% by 2050, with the 75-84 age group being the fastest-growing segment. Meanwhile, a Health Affairs study suggests that over 50% of middle-income adults aged 75 and older may not be able to afford their housing or medical costs by 2029. This finding underscores the potential need for more supportive services like Meals on Wheels. Currently, Region 11 has a 20-25% share of its 60+ population living at 185% of the poverty level. More than 60% of Meals on Wheels clients in the area live at or below 130% of the poverty line. Additionally, 92% of Meals on Wheels clients report that the service helps them maintain or improve their independence.

6. **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
US Produced Food	\$98,761.00	NSIP	July, 2023
Food	\$551,239.00	State of Colorado	July 2023
Personnel	\$572,970.07	State of Colorado	July 2023
Ongoing Operating	\$256,712.05	State of Colorado	July 2023
Ongoing Operating	\$128,356.03	Local Funders (United	
CDBG Request	\$15,000.00	City of Grand Junction	
<b>Total Budget</b>	\$1,623,038.15		

7. **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: 9/1/2023 Completion Date: 7/1/2024

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.

8. **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.

Volunteer hours for home delivered meals on all 30 routes = \$22,642.20 in kind value per month. Approximately 1,260 hours per month @ \$17.97/hr\*. (Average 2 hours/route x 30 routes a day x average 21 days per month).  
\*volunteer rate established by St. Mary's Hospital HR department for budgeting purposes.

## 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 2022 MOWserved 1,442 unduplicated clients, and expects to serve around 1,500 in 2023.

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.**

By tracking our address data as best we can, we estimate that 72% of our clients 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.

All Meals on Wheels customers complete an application to determine eligibility. The questions on the application are determined by the State Unit on Aging office and include questions on income and determine living arrangements, frailty and nutritional risk. The income ranges given us by the state for an individual's monthly income are as follows. Applicants have to choose one.

\$1,074 or above, or \$1,073 or less

A telephone intake assessment is conducted by staff prior to seniors receiving services. All persons aged 60+ are eligible for services, however priority for home delivered meals is given to those who are homebound. As a donation



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: Amanda de Bock

Title: Director - Meals on Wheels

Signature: Amanda de Bock

Date: 03-24-2023

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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Housing Resources of Western Colorado

2. Organization Address: 524 30 Rd, Ste. 3  
Grand Junction, CO 81504

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
JWJCTJNGDU56

4. Organization or Parent Organization EIN/TIN Number (required):  
84-0879892

5. Primary Contact Person: Jason Colunga  
Phone: 970-773-9744 Email: jasonc@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](http://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. Our mission is to advance equitable housing and healthy communities through education, empowerment, development, and preservation. We offer renters, homebuyers and homeowners a suite of programs designed to assist residents at various stages of their housing journey. Our primary lines of business include: property management, weatherization, self-help build housing, home improvement and rehabilitation, housing counseling and education, and community engagement. We have been a vital part of the Western Colorado housing landscape for over four decades and we take care to align our goals and action with our values and altruism, quality, integrity, trust and fiscal responsibility.

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 2022, we received \$10,000 for mortgage, utility, and rental/move-in assistance. We also received \$5717 for housing counseling and support as we provide ongoing counseling to community members after they have received financial assistance. Funds we received in the amount of \$10,000 and \$25,000 helped families with small emergency repairs and larger repairs to mobile homes.

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.

N/A

**FUNDING REQUEST SUMMARY**

- 1. Project Name: Emergency Housing Stability Assistance
- 2. Project Address/Location: 524 30 Road Ste. 3 Grand Junction, CO 81504
- 3. Amount of CDBG funds requested for the project: \$ 30,000
- 4. Funding leveraged from other sources for this project: \$ \_\_\_\_\_
- 5. Total Project Budget: \$ 30000
- 6. Minimum amount of CDBG funding to benefit your project: \$ 30,000



## 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?

HRWC is requesting \$30,000 to help low income City residents with emergency rental, utility and mortgage assistance. Housing Resources of Western Colorado (HRWC) is requesting funds to help households create or maintain stable housing in our community. Although many community members have returned to work following the COVID 19 pandemic the damage to the economy is ongoing. The cost of living has increased significantly. Those who are fighting their way back to a more stable life continue to need assistance. HRWC has used the funds received in the past to exceed the number of families we projected we would serve. With our initial grant of \$50,000.00 we projected we serve 10 families, instead we leveraged the funds to serve more than double stabilizing more homes and increasing the impact of the grant. We have been able to counsel our clients and leverage multiple funding sources along side those from the City of Grand Junction by creating a sustainable budget.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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).

With the assistance of the CDBG funds, we can extend the current mortgage, rental and utility assistance program. There is a very real need to for this assistance within our community as the population is severely underserved. HRWCO has been able to out perform our projections year after year.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Our client pipeline has grown over the last few months and we only have about \$800 left from the 2nd round of CDBG CV funds available. We have currently helped 10 families with the \$10,000.00 we received from the last grant and we still receive calls for assistance daily. The housing market is ever changing and even since the last Housing Needs Assessment, the housing market has gotten more difficult for renters and homeowners alike. Between the first quarter 2022 to second quarter 2022 multi-family rent rose by more than 22% and single family rents rose by more than 3%. For homeowners the cost of consumer goods has risen by approximately 7%. This has further cost burdened many families in Mesa County.

6. **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
Client Assistance	\$30,000.00	CDBG	Pending
Counseling & Support	\$15,000.00	CDBG	Pending
Critical Repair	\$10,000.00	CDBG	Pending
<b>Total Budget</b>	\$55,000.00		

7. **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 2023 Completion Date: September 2024

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.

8. **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?

The Housing Counseling and Education Department assisted 142 clients with mortgage counseling, rental counseling, and financial capability counseling last year. The number of families helped with the 2nd round of CDGB funding is 9 and we forecast at least 2 more.

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.**

100% of the requested CDBG funds will benefit persons living within the City limits of Grand Junction. HRWC serves a 15 county region but we will ensure that these CDBG funds are only utilized in the City of Grand Junction. Among our clients, we estimate that 40% are residents of the City.

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.

Verification of 80% AMI and below is completed for each client. Our clients are prepared for counseling through a strict intake process. Copies of income documentation are required for all counseling services.



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: Emilee Powell for Housing Resources of Western Colorado

Title: Executive Director

Signature: Emilee Powell

Date: 03-24-2023

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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Housing Resources of Western Colorado

2. Organization Address: 524 30 Rd, Ste. 3  
Grand Junction, CO 81504

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
JWJCTJNGDU56

4. Organization or Parent Organization EIN/TIN Number (required):  
84-0879892

5. Primary Contact Person: Jason Colunga  
Phone: 970-773-9744 Email: jasonc@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](http://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. Our mission is to advance equitable housing and healthy communities through education, empowerment, development, and preservation. We offer renters, homebuyers an homeowners a suite of programs designed to assist residents at various stages of their housing journey. Our primary lines of business include: property management, weatherization, self-help build housing, home improvement and rehabilitation, housing counseling and education, and community engagement. We have been a vital part of the Western Colorado housing landscape for over four decades and we take care to align our goals and action with our values and altruism, quality, integrity, trust and fiscal responsibility.

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 2022, we received \$10,000 for mortgage, utility, and rental/move-in assistance. We also received \$5717 for housing counseling and support as we provide ongoing counseling to community members after they have received financial assistance. Funds we received in the amount of \$10,000 and \$25,000 helped families with small emergency repairs and larger repairs to mobile homes.

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.

N/A

**FUNDING REQUEST SUMMARY**

1. Project Name: Housing Counseling and Education Staff Support
2. Project Address/Location: 524 30 Road Ste. 3 Grand Junction, CO 81504
3. Amount of CDBG funds requested for the project: \$ 15,000
4. Funding leveraged from other sources for this project: \$ \_\_\_\_\_
5. Total Project Budget: \$ 15000
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?

Housing Resources of Western Colorado (HRWC) is requesting support for the Housing Counseling and Education department (HC&E) The HC&E provides HUD-certified counseling to clients seeking financial capability coaching, owning a home, maintaining, or renting. The program also addresses homelessness by providing counseling to households at risk of losing their homes through foreclosure. We are requesting \$15,000 to be used for counseling and support. Much of the funding we receive is designed for very specific usage. A large portion goes towards helping support clients with the costs necessary to be safely housed. These funds cover a specific activity surrounding the client's request and do not fully cover the counseling and support. Our counseling staff doesn't just provide assistance, they continue to counsel families well after they have received assistance, in order to insure continued stability and financial improvement.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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).

Due to the impact the COVID pandemic and ongoing economic turmoil there is continued need and demand in the community for housing counseling services. Even though many households are back to work, they require help with creating a more sustainable budget. The increase in the cost of consumer goods has made it difficult for many households to know how to manage their finances properly as effectively as they have in the past. Our HUD-certified housing counselors can help. This funding will help us meet the high demand and maintain the ongoing counseling required to be successful.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Our client pipeline has grown over the last few months and we only have about \$800 left from the 2nd round of CDBG CV funds available. We have currently helped 10 families with the \$10,000.00 we received from the last grant and we still receive calls for assistance daily. We will fully draw down both grants by May 2023. The housing market is ever changing and even since the last Housing Needs Assessment, the housing market has gotten more difficult for renters and homeowners alike. Between the first quarter 2022 to second quarter 2022 multi-family rent rose by more than 22% and single family rents rose by more than 3%. For homeowners the cost of consumer goods has risen by approximately 7%. This has further cost burdened many families in Mesa County.

6. **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
Client Assistance	\$30,000.00	CDBG	Pending
Counseling & Support	\$15,000.00	CDBG	Pending
Critical Repair	\$10,000.00	CDBG	Pending
<b>Total Budget</b>	\$55,000.00		

7. **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 2023 Completion Date: September 2024

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.

8. **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?

The Housing Counseling and Education Department assisted 142 clients with mortgage counseling, rental counseling, and financial capability counseling last year. The number of families helped with the 2nd round of CDGB funding is 9 and we forecast at least 2 more.

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.**

100% of the requested CDBG funds will benefit persons living within the City limits of Grand Junction. HRWC serves a 15 county region but we will ensure that these CDBG funds are only utilized in the City of Grand Junction. Among our clients, we estimate that 40% are residents of the City.

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.

Verification of 80% AMI and below is completed for each client. Our clients are prepared for counseling through a strict intake process. Copies of income documentation are required for all counseling services.



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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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: \_\_\_\_\_
Emilee Powell

Date: 03-24-2023 \_\_\_\_\_

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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Centro de la Familia de Utah

2. Organization Address: 525 s 300 w Salt  
Salt Lake City, Utah 84101

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
QMU2WFCQP2A7

4. Organization or Parent Organization EIN/TIN Number (required):  
87-0310109

5. Primary Contact Person: Daniel Reynolds  
Phone: 970-250-4145 Email: d.reynolds@cldf.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](http://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?.

Centro de la Familia de Utah (Centro) is a non-profit organization that offers various programs and services to support children and families in need, especially in underserved communities. These programs aim to empower children and families to achieve their goals, improve their well-being, and strengthen their communities. Some of the programs offered by Centro include: Head Start, Prevention Programs for Youth and Adult Education and Outreach. Overall, Centro's programs aim to promote the well-being and success of children and families in their community.

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.

Centro has not received CDBG funding in the past.

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.

N/A

**FUNDING REQUEST SUMMARY**

- 1. Project Name: Riverside Community Center Building Improvements
- 2. Project Address/Location: 134 West Ave. Grand Junction CO 81501
- 3. Amount of CDBG funds requested for the project: \$ 21821
- 4. Funding leveraged from other sources for this project: \$ 0
- 5. Total Project Budget: \$ 21821
- 6. Minimum amount of CDBG funding to benefit your project: \$ 21821



## 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 funds to improve to improve the facility at ADDRESS which is used as a Head start facility and community building. The main components of the project include:  
\$8,995.00 Thermal and moisture protection: Remove and reinstall gutters and downspouts. The existing siding of the building has become worn and damaged, making it necessary to replace it with hard coat stucco system with synthetic finish.  
\$7,785 Landscaping enhancement: Remove existing turf and rock, adjust irrigation system, update landscape bed. The areas surrounding the front grass and parking lot needs to be completed to match the city park landscaping and improve appearance.  
\$500 Electrical: Install new exterior lights on building.  
\$4,541 Other Costs: Overhead and architectural plans  
In the past, Centro has used their own funds to fix pressing issues in the buildings to ensure their functionality and safety.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

In 2021, Grand Junction was reported as having higher-than-average poverty rate at 13.1% ("U.S. Census Bureau QuickFacts"). Being awarded funds for this project would positively influence impoverished families as well as organizations in the community that would benefit immensely from having a free, safe, and functional community center. We have established a relationship with the community and observed there is a current need in the Grand Junction area for our programs due to the limited community centers available, this is demonstrated as we have already been contacted by an organization that wants to use the building for dance lessons. We have full confidence that more organizations will reach out and partner with us for the use of the building, as we continue to expand our relationship and programs with the community. Centro is leasing the building from Mesa County to sustain the ag

6. **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
Thermal Moisture	\$8,995.00	CDBG	9/1/23
Landscaping	\$7,785.00	CDBG	9/1/23
Electrical	\$500.00	CDBG	9/1/23
Other costs:	\$4,541.00	CDBG	9/1/23
<b>Total Budget</b>	\$21,821.00		

7. **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: 9/1/23 Completion Date: 4/30/24

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.

8. **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.

Centro Colorado receives in-kind contributions from the parents in the program. Parents volunteer their time in the centers and at home as their child's first and most important teachers. We will ask parents for volunteer hours as needed to complete 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?

Over the past year Centro has served 1100 children and their families, which is approximately 3500 individuals. Centro expects to serve the same number in the coming 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.**

12% of the total number served, or 420 individuals, live within the 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.

Income verification is a two-step process. First, Family Service Specialists (FSS) gather the required documents. If a person submits a letter of employment as proof of income, the FSS obtains a signed Third Party Release of Information and calls the employer for verification. Second, the FSS sends the application with all supporting documents to a manager. A manager reviews every application, ensures it is complete, and verifies that income eligibility calculations were done correctly. Once eligibility is confirmed, children are placed on the waiting list and are enrolled in order of greatest need. The Selection Criteria determines level of need by assigning points for a variety of indicators such as income level, special needs, single parent household, etc. Children experiencing the following conditions qualify automatically - foster care, homelessness, adoption, TANF, or SSI.



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: Teri Peters

Title: PDM and Community Programs Manager

Signature: Teri Peters

Date: 03-24-2023

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)**  
**2023 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 Friday, March 24, 2023.**

**APPLICANT BACKGROUND**

1. Organization Name: Grand Valley Catholic Outreach

2. Organization Address: 245 S. 1st Street  
Grand Junction, CO 81501

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
FJ3BXJRKC6K5

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*

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 1,400 households from losing their homes or having their utilities shut off. 100 individuals were housed in emergency, transitional or permanent supportive housing last year. 17,134 visits were made to the Outreach Day Center in order to wash clothes, have a shower, or to see the doctor or therapist. At the Soup Kitchen 38,521 hot , nutritious meals were served to those who were hungry. Last year the lives of 48,737 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
- Housing Authority
- Governmental Agency
- Quasi-Governmental Agency
- Faith based
- Public Service / Human Services Provider
- Public Organization
- 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.

Since 1997, we have received approximately \$791,890 CDBG funds directly with \$200,000 from partners in a collaborative application that they could not spend. \$30,000 remains and that will be spent in 60 days.

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 - Security
- 2. Project Address/Location: 301 S. 4th Street, Grand Junction, CO 81501
- 3. Amount of CDBG funds requested for the project: \$ 61,033
- 4. Funding leveraged from other sources for this project: \$ 161,264
- 5. Total Project Budget: \$ 222297
- 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?

Catholic Outreach is in the process of final design of Mother Teresa Place, a forty unit permanent supportive housing complex developed with the most vulnerable adults living on the street. The single entrance to the complex will be manned 24 hours a day/7 days a week, The reason for this is to protect the Mother Teresa residents from their predators. Visits must be held in the common areas for there are no guests allowed in the residents' apartments for their own safety. The individuals that will be housed in Mother Teresa Place are vulnerable to the elements, to drugs and alcohol freely available, to physical abuse by the population and to themselves.

In order to assure the residents' safety, a complex security system will be installed around the outside perimeter, of both land and building. It will also be installed throughout the interior of the building on all three resident floors and public areas. .

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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).

Mother Teresa Place is a new project.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Point in Time surveys consistently count approximately 500 individuals as homeless with expert testimony acknowledging that there are at least twice that number. In our Day Center we see 1100 chronically homeless individuals each year, 25% of those are older, diseased either physically or mentally and very vulnerable to the elements, their peers, disease, physical attacks and themselves daily. Mother Teresa Place is designed to provide housing, intermediate medical and mental healthcare, and a safe place to be for individuals such as these.

6. **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	\$55,333.00	MTP Capital	ongoing
Light Beam System	\$3,200.00	MTP Capital	ongoing
Video Display	\$2,500.00	MTP Capital	ongoing
<b>Total Budget</b>	\$61,033.00		

7. **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: 7/15/2023 Completion Date: 3/31/2024

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.

8. **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 home for forty homeless individuals once on the street and themselves considered unsightly nuisances at best, All the upkeep on the property's landscaping will be done by volunteers. Following construction prior to opening the facility's furniture will be put in place 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?

Last year the lives of 48,737 individuals were touched by the services of Catholic Outreach, We anticipate serving 50,199 individuals either directly or as part of a household unit in the coming 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.**

75% of those served by this organization live within the Grand Junction city limits. 100% of those who benefit from the services of Mother Teresa Place 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 to this program.

A person will be deemed to be eligible for this project if he/she is homeless and disabled physically, mentally or both. The main purpose of Mother Teresa Place is to house those who are the most vulnerable on the street and the most preyed upon. They are often referred to as "frequent fliers" because of the number of times they are seen in hospital emergency rooms. Since most of these individuals' time is spent on the street, city police officers know them as well. For many alcohol and drugs are addictions.



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: Beverly Lampley

Date: 03/24/2023



GRANT APPLICATION
Community Development Block Grant (CDBG)
2023 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 Friday, March 24, 2023.

APPLICANT BACKGROUND

1. Organization Name: HomewardBound of the Grand Valley, Inc.

2. Organization Address: 562 29 Road Grand
Grand Junction CO 81504

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):
141095500

4. Organization or Parent Organization EIN/TIN Number (required):
26-0052916

5. Primary Contact Person: Rick Smith, Executive Director
Phone: 970-985- 7432 Email: rsmith@hbgv.org

6. Do you or your parent organization file OMB A-133 (Single Audit)?
[ ] Yes [X] 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? [X] 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?.

For nearly 25 years, HomewardBound has provided emergency shelter for up to 270 individuals a night, with each guest having access to:

- o a clean bed
- o meals (hot dinner, breakfast, sack lunches as needed)
- o showers/toiletries
- o clothing
- o a safe place to stay during the day.

Those individuals and families benefitting from emergency shelter amenities have further access to onsite medical services and a substance abuse recovery program, as well as opportunity for training and job readiness through Purposeful Wrk. Finally, some of HomewardBound guests will access case management/transitional services. with 10% of all

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                                 | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> 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 received and spent CDBG funds in 2012 (\$109,971), 2014 (\$1,500), 2015 (\$28,293), 2017 (\$15,000), 2018 (\$39,391), 2019 (\$48,300), 2000 (\$45,000) and 2021 (\$40,000, plus CARES \$17,448). \$49,846 was awarded in 2022, and will be spent by August 31, 2023.

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 organization or proposed project.

### FUNDING REQUEST SUMMARY

1. Project Name: Plumbing Improvements - Pathways Family Shelter
2. Project Address/Location: 562 29 Road, Grand Junction 81504
3. Amount of CDBG funds requested for the project: \$ 42,500
4. Funding leveraged from other sources for this project: \$ 0
5. Total Project Budget: \$ 42500
6. Minimum amount of CDBG funding to benefit your project: \$ 39,000

## 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?

Condensers for the refrigerator & freezer were installed on concrete pads on the south side of Pathways Family Shelter, rather than on the roof. The condensers receive a great deal of direct sunlight, as well as reflected light off the nearby canal. Thus the condensers overheat and the cooler & freezer shut down. Proposed is to build a wooden cover structure with electric fan that will fully shade the condensers and keep air moving. Funds will purchase supplies and fan and extension of electric power to the site.

The shelter has 18 bathrooms. Due to poor installation techniques, there are leakage problems with shower pans, floor drains and grout. Each room requires attention to keep the showers functional and maintain the integrity of the building. The proposed project includes making the front-end plumbing assessment and repairs, and reinstalling and sealing all 18 shower pans, drains, tile and grout. Both solutions are anticipated to serve shelter guests for 10 years.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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 improvements will provide necessary infrastructural support at a facility that shelters up to 150 adults and children every night. While the shelter does not currently operate at capacity, anticipated growth in demand will fill the facility in just a few years. A February 2023 report from Common Sense Institute states that the homeless population in Grand Junction grew by 43% in the three-year period 2019-2021. Perhaps more sobering is that the community's homeless population is 14% higher than Denver's, 75% higher than Boulder's and 165% higher than Colorado Springs'.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Since the August 2020 opening of the Pathways Shelter (typically housing families comprised of one/two parents with children aged 10 years or younger), the number of families being served through HomewardBound has increased fourfold, and includes a significant number of women and children homeless due to domestic violence (while studies report broad statistical discrepancy, something between 22% and 57% of homeless women report domestic violence as the immediate cause of their homelessness).

HomewardBound is an oasis for these individuals, providing a physical environment that is safer than living on the streets, where they instantly are part of a community, and where staff work to reduce stress and promote consistency and stability. It is imperative that the facilities where these families are housed is safe, secure and well-functioning.

6. **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
Condenser cover -	\$3,500.00	Requested CDBG	
Plumbing repairs:	\$2,000.00	Requested CDBG	
Water pressure	\$4,000.00	Requested CDBG	
Repair/replacement of	\$27,000.00	Requested CDBG	
Sealing of bathrooms'	\$6,000.00	Requested CDBG	
<b>Total Budget</b>	\$42,500.00		

7. **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: 05/01/2023 Completion Date: 10/31/2023

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.

8. **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 condenser covers will be designed, built and installed by in-kind labor (Purposeful Wrk participants and HomewardBound volunteers). At an estimated total 55 person hours for job completion, and with volunteer time valued at \$30/hour, this is a total \$1,650 in-kind contribution to the 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?

In the most recent year HomewardBound benefitted 1,045 unique individuals, providing 40,000+ nights of shelter (avg 39 nights/guest) and serving 99,000+ meals (avg 95 meals/guest). HomewardBound anticipates serving 1,200 individuals in the current year and 1,320 individuals in 2023-24.

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, regardless of the place they consider 'home;' the majority of shelter guests come to HomewardBound from various locations in western Colorado and eastern Utah. Guests receive all services 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.

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:

- 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: Rick Smith

Title: Executive Director

Signature: Rick Smith

Date: 03-24-2023

**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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Mesa Developmental Services dba STRiVE

2. Organization Address: 790 Wellington Avenue  
Grand Junction CO 81501

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
020273959

4. Organization or Parent Organization EIN/TIN Number (required):  
84-6044855

5. Primary Contact Person: Tanya Workman  
Phone: 970-244-5519 Email: tworkman@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](http://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 (modified 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 and case management, Serving the community since 1966, STRiVE's mission is to serve those "striving to reach their full potential."

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:

- Transportation repairs (2021: \$7,942)
- COVID recovery (2020: \$10,000)
- Facility repairs, improvements, and remodels (2022: \$76,222; 2020: \$20,559; 2015: \$27,210; 2013: \$20,000; 2012: \$25,000; 2011: \$9,924; 2009: \$40,000; 2001: \$40,000)

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 employee, board member or client has any past or present ownership/financial investment in the nonprofit organization.

**FUNDING REQUEST SUMMARY**

- 1. Project Name: Concrete Drainage and Trip Hazard Prevention and Wheelchair Accessible
- 2. Project Address/Location: 516 N 15th St / 1505 Chipeta Ave, Grand Junction CO 81501
- 3. Amount of CDBG funds requested for the project: \$ 38981.00
- 4. Funding leveraged from other sources for this project: \$ 0
- 5. Total Project Budget: \$ 38981
- 6. Minimum amount of CDBG funding to benefit your project: \$ 19490.50

## 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 repairs to two (2) STRiVE owned properties, located at 516 N 15th St and the adjacent building -1505 Chipeta Avenue.

Scope of work for 516 N.15th St to include: labor and equipment to remove 1900 SF of existing 4" unreinforced concrete that has improper sloping and multiple trip hazards in the back and front of the existing building. Provide and install proper grading and sloping for the 1900 SF of concrete that has been removed and add another 1600 SF on new 4" concrete in the front of the building making full concrete transitioning from building (516 N. 15th St) to building (1505 Chipeta).

Scope of work for 1505 Chipeta to include: labor, materials and equipment to replace the existing portable wheelchair ramp for a sturdier and more permanent handicapped accessible wheelchair ramp with hand rails.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

The current concrete situation creates a significant trip hazard for those individuals already impacted by various physical limitations. Many need assistance with walking and some are wheelchair bound. Instances of tripping have already been reported due to the uneven slopping of the concrete and the various spots that have a significant drop-off where concrete is in separated sections between the two buildings. In addition, the current wheelchair ramp is unsteady, not wide enough for many wheelchairs and improperly fitting. This creates a challenge for our individuals who are wheelchair bound and the employees who must somehow get them into the building.

6. **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
	\$38,981.00	CDBG	Pending
<b>Total Budget</b>	\$38,981.00		

7. **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: 10/01/2023 Completion Date: 11/30/2023

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.

8. **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, as a whole, serves approximately 825 individuals annually. We anticipate that number to decrease in 2024 due to organizational changes mandated by the State of Colorado.

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.**

85% of individuals served by STRiVE live within Grand Junction city limits. 34 Grand Junction residents will directly benefit from this project completion.

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: Tanya Workman

Title: Resource Development Manager

Signature: Tanya J. Workman

Date: 03-16-2023

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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Hilltop Community Resources, Inc.

2. Organization Address: 1331 Hermosa Avenue, Grand Junction, CO 81506

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
139504641

4. Organization or Parent Organization EIN/TIN Number (required):  
74-2321009

5. Primary Contact Person: Aimee Quadri-Chavez  
Phone: 970-244-0507 Email: aimeec@htop.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](http://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?.

Hilltop Community Resources, Inc. has been serving individuals and families in Western Colorado since 1950. Hilltop offers an array of programs and services spanning prenatal health care access to assisted living and dementia care for the elderly. Each of Hilltop's programs are dedicated to underserved populations while providing services and activities that are comprehensive, family-focused, and supported by community collaboration.

Hilltop's mission, People First- Making a difference one individual at a time, is reflected everyday through an array of programs and services that cover the lifespan. Through unparalleled collaborations, Hilltop touches the community on several levels by serving individuals and families, partnering with agencies, and finding innovative solutions. Hilltop's goal is to fulfill its mission every day through its diverse programs.

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                                 | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> 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.

2022-\$59,574 for Bacon Campus roof repair and Family Resource Center fencing. All funds will be spent.  
 2020 - \$13,000 for Hilltop's Latimer House transportation  
 2018 - \$20,000 for Family Resource Center remodel  
 2014 - \$10,320 Latimer House program support  
 2013 - \$86,840 Hilltop HVAC

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 Hilltop employee or client has or had ownership or financial investment in the agency, organization, or proposed project.

**FUNDING REQUEST SUMMARY**

1. Project Name: Hilltop Family Resource Center Security System Project
2. Project Address/Location: 1129 Colorado Avenue, Grand Junction, CO 81501
3. Amount of CDBG funds requested for the project: \$ 32,000
4. Funding leveraged from other sources for this project: \$ 10,000
5. Total Project Budget: \$ 42000
6. Minimum amount of CDBG funding to benefit your project: \$ 21,000

## 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?

Hilltop's Family Resource Center Campus is a key downtown location for programs serving at-risk, low-income, and vulnerable individuals and families. Individuals and families can visit a single location to receive a wide array of services and Hilltop has an increased ability to respond to the holistic needs of each individual. This enhanced integrated approach to care provides increased value to each participant.

Hilltop's Family Resource Center Campus Security System Project would provide an improved security system for the Family Resource Center building and the Family Tree Building (Therapeutic Services) and modular building (Day School Treatment) located next door to the Family Resource Center.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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).

Hilltop's Family Resource Center programs are on-going. Hilltop programs housed at the Family Resource Center verify participant income as part of the intake procedure. Most individuals/families are either eligible for Medicare or free/reduced lunch programs. The programs housed at the Family Resource Center are designed for specific populations including: domestic violence survivors, at-risk adolescents, young moms and dads, low income pregnant women, supervised parenting, and individuals/families searching for health care access.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

The current system at the Family Resource Center is outdated, has limited coverage and is not recording effectively. The Family Tree and modular building have no current security cameras. Further, there are no cameras in the shared parking lot and new playground areas. There have been parking lot incidents with cars being hit, family altercations, youth conflicts and law-enforcement situations which cameras would have allowed for quicker intervention and follow up to these types of incidents. Cameras on the playground area would also increase participant safety. Hilltop's Family Resource Center buildings have many staff and participants coming and going and safety and security for all that utilize the buildings is a top priority for Hilltop.

6. **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
Family Resource	\$32,000.00	City of GJ CDBG	
Family Resource	\$10,000.00	Hilltop	
<b>Total Budget</b>	\$42,000.00		

7. **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: November 2023 Completion Date: December 2023

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.

8. **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.

Hilltop will work with the security system contractor to discuss in-kind donations.

## 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 2022 Hilltop served 20,000 individuals through its programs in Mesa Montrose, Delta, and Ouray counties. 3,000 individuals were served through its Grand Junction Family Resource Center programs.

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 78% of the Family Resource Center clients are Grand Junction residents, and 93% are low to moderate income.

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.

Hilltop's programs at the Family Resource Center verify participant income as part of the intake procedure. Most individuals/families are either eligible for Medicaid or free/reduced lunch programs. The programs housed at the Family Resource Center are designed for specific populations including: at-risk adolescents, young moms and dads, domestic violence and sexual assault survivors, low income pregnant women, and individuals/families searching for health care access.



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: Hilltop Community Resources, Inc.- J. Michael Stahl

Title: Chief Executive Officer

Signature: [Handwritten signature: J. Michael Stahl]

Date: 03-13-2023

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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Housing Resources of Western Colorado

2. Organization Address: 524 30 Road, Suite 3  
Grand Junction, CO 81504

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
JWJCTJNGDU56

4. Organization or Parent Organization EIN/TIN Number (required):  
84-0879892

5. Primary Contact Person: Wendy Genkov  
Phone: 970-773-9739 Email: WendyG@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](http://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. Our mission is to advance equitable housing and healthy communities through education, empowerment, development, and preservation. We offer renters, homebuyers and homeowners a suite of programs designed to assist residents at various stages of their housing journey. Our primary lines of business include: property management, weatherization, self-help build housing, home improvement and rehabilitation, housing counseling and education, and community engagement. We have been a vital part of the Western Colorado housing landscape for over four

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 2022 we received \$10,000 for mortgage, utility, and rental assistance along with \$10,000.00 for Housing Counseling Support. Only \$800 of the mortgage, utility and rental assistance remains. Funds were also received for Critical Repair (\$10,000) and Emergency Mobilehome Repair (\$25,000) to help families with a distressed home repair. Only about \$1,000 remains from these funds.

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.

N/A

**FUNDING REQUEST SUMMARY**

1. Project Name: Critical Repair Program
2. Project Address/Location: Various locations within City of Grand Junction boundary
3. Amount of CDBG funds requested for the project: \$ 10,000.00
4. Funding leveraged from other sources for this project: \$ \_\_\_\_\_
5. Total Project Budget: \$ 10000
6. Minimum amount of CDBG funding to benefit your project: \$ 10,000.00

## 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?

Housing Resources of Western Colorado (HRWC) provides low-moderate income residents with rapid response 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 or replacement. Spending is budgeted at approximately \$300 to \$900 per household. These funds assist low-income homeowners who have an immediate and critical home repair need that puts their health, safety, or property at risk. For larger and less urgent needs, we help people through our low cost home improvement loan program. But the Critical Repair Program allows us to provide help immediately for the most urgent needs and to help homeowners with the lowest incomes.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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).

Our goal with this additional funding will be to serve 20 families. With previous funding sources, including those from the City of Grand Junction this program has served 114 households, helping to keep community members housed, improve the health of their home, increasing energy efficiency and preserving the housing stock. If we are successful in this application, this round of CDBG funding will be utilized to support the extension of this program for another year.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

HRWC receives 350 plus calls per year for assistance. There are more than 52 households served through all funding sources for the Critical Repair Program. Top 3 repairs in 2021 were plumbing, electrical and house infestations. Through this and other programs we have assisted over 430 households with critical repairs and improvements since 1991. Via our other lines of business we serve thousands of Western Slope community members a year. HRWC believes the need for critical repairs will remain and that this sort of assistance stabilizes households, preserves housing stock and improves the quality of life for residents. According to Census data, about 20% of homeowners in Grand Junction are cost burdened, representing more than 3,500 households in the City limits. These homeowners are most likely to need assistance when faced with a critical repair.

6. **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
Critical Repair	\$10,000.00	City of GJ CDBG	Pending
Emergency Rental	\$30,000.00	CDBG	Pending
Housing Counseling	\$15,000.00	CDBG	Pending
<b>Total Budget</b>	\$55,000.00		

7. **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 2023 Completion Date: December 2024

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.

8. **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 administrative labor for contacting clients and contractors. HRWC also seeks partnerships with other organizations to offset cost, eg. ADRC, RS VP, foundation support and donations from the community. The requested CDBG funds will be used for the direct costs of repairs and HRWC will provide the administrative funding through our own sources.

## 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 18 families within Mesa County through last year's grant. HRWC believes the need continues and predicts that we can serve 20 families with emergency repairs.

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.**

100% of the requested CDBG funds will benefit persons living within the City limits of Grand Junction. HRWC serves a 15 county region but we will ensure that these CDBG funds are only utilized in the City 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.

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 HUD threshold of low/moderate income established 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: Emilee Powell

Title: Executive Director

Signature: Emilee Powell

Date: 03-22-2023

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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Karis, Inc.

2. Organization Address: P.O. Box 2837  
Grand Junction, CO 81502

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
EQSYZCR1GYT8

4. Organization or Parent Organization EIN/TIN Number (required):  
26-4600743

5. Primary Contact Person: Cydnie LaCour  
Phone: 801-759-5220 Email: clacour@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](http://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 provides housing and research-based services to homeless youth ages 13-24. We operate the House, which is the only youth emergency shelter in a 250-mile radius; two transitional housing programs, including Zoe House which serves youth made homeless by domestic violence; the only federally funded street outreach program between Denver and Las Vegas; Bonnie's House, which provides permanent housing; and Laurel House, which provides 34 permanent supportive housing units. We also provide a suite of evidence-based services designed to help youth exit homelessness and transition to self-sufficiency. The impact of our services is demonstrated through youth outcomes: youth consistently experience improved mental health, social support, and employment rates, as well as housing placement rates.

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	
2015 Asset House 10,400	
2016 Zoe House 50,000	
2017 Services Mental Health	
2018 Services Mental Health	
2018 Fourth House \$14,000	

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.

N/A

### FUNDING REQUEST SUMMARY

1. Project Name: Zoe House landscaping
2. Project Address/Location: Confidential; address can be provided upon request
3. Amount of CDBG funds requested for the project: \$ 13,200
4. Funding leveraged from other sources for this project: \$ 0
5. Total Project Budget: \$ 13200
6. Minimum amount of CDBG funding to benefit your project: \$ 5,000

## 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?

Zoe House, Karis's program that provides transitional housing to youth made homeless by intimate partner violence (IPV), is one of only a few programs of its kind in the country. It offers safe, confidential housing for up to two years for youth survivors of IPV and their children. Youth in this program are offered an abundance of optional services, including case management, youth advocacy, on-site mental health services, and access to Karis's 24/7 on-call support and weekly PODs, which are groups for youth to form positive relationships. This program has been providing services since 2015. With CDBG funds, we plan to 1) re-landscape the yard to xeriscape; 2) replace the chain link fence in the front with privacy fencing; and 3) create a parking area behind the house so that survivors can park their cars out of sight from the road. These measures will increase security of the property, and will increase efficiency by significantly reducing the need for outdoor watering.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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).

CDBG funds may support an increase in the number of youth served at Zoe House due to improved safety measures. If survivors know that Zoe House is fully enclosed by privacy fencing and that they can walk through the yard without being seen or park their cars in a hidden location behind the house and out of sight of the road, where their abusers may notice, survivors who may not have stayed at Zoe House otherwise may feel comfortable staying there. Zoe House is intended to be a safe and confidential home, but if there are ways to easily identify residents, survivors may feel threatened.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Intimate partner violence (IPV) is alarmingly prevalent among homeless youth; up to 73% of these youth have experienced IPV (Slesnick, et. al. 2010). This means that up to 172 of the 235 youth that Karis served last year may have experienced IPV. In addition, from 2018-2020, 19.5% of sexual assault cases and 22.5% of DV cases handled by the Grand Junction Police Department occurred among 18-24 year olds. However, despite the prevalence of IPV among this age group and the number of homeless youth in our community, there are only 10 beds of transitional housing dedicated to this population (Zoe House has 6 beds and Karis's Crime Victims Services program has 4 apartments). The National Network to End Domestic Violence (NNEDV) identifies housing as a crucial step in a survivor's pathway to long-term security, making Zoe House an invaluable resource in our community.

6. **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
Gravel parking area	\$1,000.00	CDBG	Pending
Privacy fencing	\$10,000.00	CDBG	Pending
Landscaping	\$2,200.00	CDBG	Pending
<b>Total Budget</b>	\$13,200.00		

7. **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 2023 Completion Date: August 2024

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.

8. **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.

One of Karis's community partners is a generous individual who has helped with many of our construction and landscaping projects. He provides us a discounted rate on labor compared to similar companies. The estimated in-kind value of his labor discount on this project would be \$800. In addition, another community partner provides in-kind consultation, and the estimated value of his consultation for this project is \$200.

## 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 235 youth across all programs and we expect to serve at least the same number in the coming 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.**

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.

The types of households (homeless and victims of intimate partner violence) are of special need (presumed benefit).



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: Karis, Inc.

Title: Grant Writer

Signature: Sarah Fuller

Date: 03-23-2023

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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Habitat for Humanity of Mesa County

2. Organization Address: 2936 North Avenue, Unit C  
Grand Junction, CO 81504

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
964858885

4. Organization or Parent Organization EIN/TIN Number (required):  
84-1136660

5. Primary Contact Person: Laurel Cole  
Phone: 970-234-0423 Email: Lcole@hfhmesa.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](http://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?.

Habitat for Humanity of Mesa County creates homeownership opportunities for people within the 30-80% Area Median Income (AMI). Accepted applicants complete sweat equity hours building their own home, as well as the homes of their neighbors, in lieu of a traditional down payment. The mortgage is set at 30% of the homeowner's income and the loan is offered at zero percent interest through our organization. We are currently planning to double the number of homes we build in the coming fiscal year to help increase the number of people we impact.

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.

No

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: Hoffman Phase 3 Project
- 2. Project Address/Location: 3035 Arna Drive, Grand Junction, CO 81504
- 3. Amount of CDBG funds requested for the project: \$ 68,000
- 4. Funding leveraged from other sources for this project: \$ 1,532,000
- 5. Total Project Budget: \$ 1600000
- 6. Minimum amount of CDBG funding to benefit your project: \$ 34,000

## 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?

Our project is to double the number of homes we are building in the coming fiscal year. We have been awarded \$400,000 from the Transformational housing grant through DOLA and are requesting the water tap fees to be covered through CDBG funds. Since our water tap fees are paid through Ute Water, we are unable to get a fee waiver through other means. This request would be for the water tap fees for 8 homes that we are building in the 2023-2024 fiscal year. Each water tap fee is \$8,500. \$68,000 is over 30% of the current construction cost on a Habitat home, and therefore makes a huge impact on our ability to build more affordable homes in the City of Grand Junction. Habitat for Humanity agreed to try to increase the number of homes we build per year to help meet the need of our city. We have secured most of the funding, but there is still a gap in financing the project. This would be a securing piece of funding that would ensure we are able to double the number of homes built in th

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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).

As previously mentioned, the cost of water tap fees for 8 homes is \$68,000. This is currently 34% of the cost to build a Habitat home. By receiving this funding, Habitat will be able to move those funds into an additional affordable homeownership development. This funding will help us to meet the goal of doubling the number of homes we build in the coming fiscal year.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

According to the Grand Junction City's Grand Valley Housing Needs Assessment completed in 2021, homeownership rates are trending downward as the cost of homes have skyrocketed in recent years. Rising rent and home purchase prices have made it more difficult for our city's workforce to secure permanent and affordable housing. Habitat for Humanity of Mesa County helps meet the housing needs of our county's workforce and provide the opportunity for homeownership to become a reality for those that would otherwise be unable to purchase a home or afford a mortgage payment on a traditional loan.

6. **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
Construction	\$400,000.00	DOLA	3/28/2023
Construction	\$320,000.00	CDOH Grants	Rolling
Construction	\$400,000.00	ReStore Revenues	Rolling
Construction	\$150,000.00	Waldeck Foundation	Annual/Ongoing
Construction	\$262,000.00	Donations/Fundraising	Ongoing
Water Tap Fees	\$68,000.00	CDBG Funds	
<b>Total Budget</b>	\$1,600,000.00		

7. **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: 7/1/2023 Completion Date: 6/30/2024

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.

8. **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.

Habitat for Humanity of Mesa County utilizes volunteers to build the majority of each Habitat home. Additionally, we receive in-kind for some of the subcontractors as well as for some of the materials and labor. This varies from home to home, but we always receive \$2500 in appliances from Whirlpool. Other items and services are based on availability and not consistently counted into the budgeting process, though volunteers help us keep the cost of building less than traditional building costs.

## 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 the past year, we provided housing for 11 people and provided educational services for over 50 additional people. This coming year, we plan to at least double our impact.

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.**

100% of the homes we close on are within the city limits at this time. We currently have 21 lots left in Phase 3 of the development. Each family varies in size, so it is hard to estimate the total number of people that will be housed, though it could be anywhere between 30-100 in Phase 3

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.

We verify the income of every family that is accepted into the program, as well as re-verify throughout their time in the program and again before closing on their home. We ensure that each homeowner is between 30-80% of the Area Median Income (AMI) as well as verify their ability to pay. For types of households served, we serve all income eligible families and make ADA accommodations for each household as needed. The homes are built to the specific needs of the families. We do have applicants that are elderly, disabled, homeless or victims of domestic violence. We follow fair housing standards throughout the application process.



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: Laurel Cole

Title: Executive Director

Signature: [eSigned via SeamlessDocs.com Laurel Cole]

Date: 03-23-2023

**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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Riverside Educational Center

2. Organization Address: 1177 Winters Avenue, Grand Junction, CO 81501

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
H9TJX5NPULL3

4. Organization or Parent Organization EIN/TIN Number (required):  
20-5451495

5. Primary Contact Person: Joy Hudak  
Phone: 970-589-5039 Email: joy@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](http://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?.

Riverside Educational Center provides structured tutoring and educational enrichment activities in the after-school hours and beyond for Mesa County students in grades K-12, in order to improve academic achievement and foster positive social and emotional development in a safe and supportive environment.  
  
Programming includes small-group tutoring, STEAM (science, technology, engineering, arts, and math) enrichment classes, outdoor education activities, social and emotional learning, a meal-sized snack, and community building. REC is the only after-school program in the Grand Valley providing tutoring services in both English and Spanish at no cost to participating families.

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.

2022: \$7,800  
2021: \$27,000  
2020: \$14,935  
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: A Home for REC - Our capital campaign to purchase our office and
2. Project Address/Location: 1177 Winters Ave, Grand Junction, CO 81501
3. Amount of CDBG funds requested for the project: \$ 100,000
4. Funding leveraged from other sources for this project: \$ 1,380,000
5. Total Project Budget: \$ 1480000
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?

In 2020 the world changed for many; REC was no exception. Due to COVID-19 restrictions, REC was unable to use its long-time office space at the Riverside School. Fortunately, a REC supporter recognized the need and offered a vacant office/warehouse combination property for use. The owner is now selling his properties and has offered REC 1177 Winters Avenue at the appraised value of \$1.48M. An ardent REC supporter, he also plans to donate an adjacent unit valued at \$845,000. Securing a permanent home will increase REC's capacity for continued growth to serve students and provide usable community space in the city of Grand Junction. This project benefits the community by promoting economic development in a transitioning industrial neighborhood, while allowing REC to focus on expanding its upstream services in support of those students and families who need it most. Having secured commitments totaling \$703,500 (48% of the price), REC is requesting \$100,000 toward the purchase.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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 building has become an indispensable part of REC, facilitating the organization's sustainable growth. In 2019, prior to the move, REC was at 9 schools, serving 400 students. Currently, REC has over 200 staff in 16 schools and has enrolled more than 1,100 students this school year. Securing the space will enable that growth to continue, as well as provide community space for local partners to utilize. The location, just north of the Riverside Parkway, provides a centralized location for REC to operate and also brings economic development and diversification to an industrial neighborhood.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Grand Junction has a median household income of \$58,892 versus a statewide median of \$80,184 (2021 dollars). Numerous economic indicators place students in the MCVSD at high-risk according to 2022 data from Kids Count Colorado. The rate of school-age children in MCVSD living in poverty is 14.1% as compared to 11.8% for the state. 79% of REC students qualify for free or reduced lunch and REC services are instrumental in helping students overcome systemic economic and social barriers REC's acquisition of its office and warehouse space will stabilize REC's future and allow REC to reach more students. Additionally, the space will allow for increased on-site student and family engagement opportunities provided by REC and community partners.

6. **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
Secured	\$703,500.00	Varied - Full List	Before 12/31/23
City of GJ - CDBG	\$100,000.00	City of GJ - CDBG	September 2023
Amount to be Raised	\$676,500.00	Varied - Includes BHA,	Before 12/31/23
<b>Total Budget</b>	\$1,480,000.00		

7. **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: 01/02/2023 Completion Date: 12/31/23

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.

8. **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.

To complete real estate contracts REC has been working with Tim Foster who has provided pro-bono legal assistance valued at \$10,000 to date. The property owner's donation of the adjacent unit valued at \$845,000 allows REC to gain a total property value of over \$2.3m, for an investment of only \$1.48m. In addition, our fundraising team consists of several volunteer fundraisers and strategists who have worked the equivalent of around \$15,000 to date, and include Pat Tucker, Angela Hegstrom, Liz Meyer, and several other board members and supporters.

## 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?

As of March 2023, REC has 1102 students registered at 16 schools. REC anticipates continuing to serve around this number of students and families, though growth is possible if expansion to more schools takes place within the 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.**

REC serves 16 schools with 54% of students living in Grand Junction city limits. In addition to serving students and families, the space provides an added benefit for the city by offering usable community space. This January REC hosted a conference for the Colorado Dept. of Education.

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.

Because REC aims to serve those students who need it most and can benefit most, REC programming is offered at schools where economic, family, and social needs are highest. Objective data such as school eligibility for Title I and free and reduced lunch within a school provide reliable, comparable measures. All students at schools where REC has sites can participate in REC programming. Participation is first-come, first-served and REC maintains waiting lists when enrollment limits are met.



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: Joy Hudak

Title: Executive Director

Signature: Joy Hudak

Date: 03-23-2023

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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: Western Colorado Business Development Corp. dba Business

2. Organization Address: 2591 Legacy Way, Grand Junction, Colorado 81503

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
627252604

4. Organization or Parent Organization EIN/TIN Number (required):  
84-1054192

5. Primary Contact Person: Helen Roe or Dalida Bollig  
Phone: 970-243-5242 Email: hroe@gjincubator.org dbollig@gjincubator.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](http://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?.

Entity started in 1986 with a loan fund; since then new programs include SBDC (Small Business Development Center), Enterprise Zone, Makerspace, Coworking spacer, Incubator Intensive, and Commercial Kitchen. Received International Incubator of the Year two time (1996 and 2013). Several clients were nominated and have won InBIA (International Business Incubation Association) client of the year, including 2020. We are a best practices Incubator, and provide education and training to many other Incubators who want to replicate our processes and programs.

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.

BIC received \$50,000 in CDBG funding for its revolving loan fund for the use and benefit of for-profit small business enterprises within the Grand Junction City limits from its 2011 Program Year CDBG Entitlement Funds. The general purpose of the loan program was to assist small businesses that operate within the Grand Junction City limits that meet CDBG and HUD criteria with start-up capital.

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: Grand Junction Incubator Intensive
- 2. Project Address/Location: 2591 Legacy Way
- 3. Amount of CDBG funds requested for the project: \$ 50,000
- 4. Funding leveraged from other sources for this project: \$ \_\_\_\_\_
- 5. Total Project Budget: \$ 50000
- 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?

This is a grant request for expansion of our Incubator Intensive program, a business Accelerator program. The expansion will support brick and mortar businesses located within Grand Junction city limits.

Program success will be measured by collecting impact data tracking the progress of participating businesses to evaluate its overall effectiveness.

Requested funds will be used for: Mapping industries that need support to accelerate growth and enhance the area. Hiring subject matter experts to provide tailored services to participating businesses in areas of financial management/strategic planning. Developing and delivering training materials that improve critical business operations. Marketing and other related costs.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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).

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Small businesses are the backbone of our economy, yet many struggle to keep pace with the constantly evolving business landscape. We believe that by providing targeted support we can help businesses thrive. This program will bridge the gap by providing critical resources to help these businesses adapt, continue to grow, and succeed. Our accelerator program is specifically designed for brick and mortar businesses that may not have access to the same resources and support as those within the Business Incubator Center.

6. **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
Research	\$12,000.00	CDBG Funding	
Consulting Services	\$20,000.00	CDBG Funding	
Business Training	\$10,000.00	CDBG Funding	
Program	\$8,000.00	CDBG Funding	
<b>Total Budget</b>	\$50,000.00		

7. **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, 2023 Completion Date: September 30, 2024

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.

8. **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 Business Incubator Center has professional business volunteers, a Board of Directors that help to guide the organization, and numerous Community members that aid the organization's mission that supports the launch, growth, stabilization and long-term success of business enterprises in Mesa County and the surrounding region. In the last quarter of 2022 (3 months), volunteers contributed 252 hours to the organization totaling \$12,600 in dollar value to the organization based on information provided by the State of Colorado. All volunteer hours are reported, verified, and attested to by signature.

## 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 2022 the organization assisted in 26 business start-ups, met with 353 clients for 880 sessions totaling 1,165 in contact hours. Those served reported 94 jobs created or retained. It would be the goal to match or exceed these numbers during the duration of the grant period.

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 2022 the organization served clients in zip codes: 81502 - 2%, 81503 - 10%, 81504 - 19%, 81505 - 15%. 81506 - 11%, 81507 - 9%, 81520 - 3%. 81521 - 8% and 81526 - 3%

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.



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: Helen Roe

Title: Management Team, Loan Fund Associate

Signature: [eSigned via SeamlessDocs.com Helen Roe]

Date: 03-23-2023

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) 2023 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 Friday, March 24, 2023.**

### APPLICANT BACKGROUND

1. Organization Name: WeeCare, Inc.

2. Organization Address: 12130 Millennium Dr, Office 03-127 Los Angeles, CA 90094

3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
HRBLHQGMG4T5

4. Organization or Parent Organization EIN/TIN Number (required):  
82-2418770

5. Primary Contact Person: Jessa Santangelo  
Phone: (310) 710-2833 Email: jessa.c@weecare.co

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](http://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?.

WeeCare is the largest childcare network in the United States, helping providers operate sustainable businesses through our state-of-the-art technology platform, while simultaneously improving access to affordable, quality care for all families through our centralized marketplace. At our core, WeeCare is a software solution that provides business & technical support to childcare providers & helps families conveniently save time by reducing the cognitive load associated with finding the right provider. WeeCare is a for-profit organization, established in 2017 by CEO and Co-Founder, Jessica Chang, with a mission to make affordable, quality child care accessible to ALL families! Today, WeeCare operates in all 50 states as a full-service marketplace that connects caregivers with families across the country and supports a provider network that is 98% female-run and 82% minority-owned.

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 For-Profit Organization

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.

No.

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: Business Operations and Optimization Support Tools (BOOST)
- 2. Project Address/Location: Various
- 3. Amount of CDBG funds requested for the project: \$ 144,000
- 4. Funding leveraged from other sources for this project: \$ 144,000
- 5. Total Project Budget: \$ 288000
- 6. Minimum amount of CDBG funding to benefit your project: \$ 102,000

## 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?

The BOOST program provides business & technical support to Family Child Care (FCC) providers who run in-home daycares. These childcare providers typically serve children ages 0-5 and up to age 13. The program's goal is to expand economic opportunities for these daycare providers in Grand Junction by training them to use essential tools that make them operationally more efficient. This will enable them to reach full revenue potential and job stability. Through BOOST, daycare providers get personal guidance, relevant technology tools and learn best practices to grow and sustain their business, all while supporting the LMI families they serve. Therefore, WeeCare requests \$144,000 in CDBG funding to pay for the program personnel, technology tools, and marketing expenses to run BOOST for one year. This will benefit 24 LMI daycare owners, potentially create 9 new LMI jobs, increase business acumen and skillset, and can benefit up to 336 LMI families who use these child care services.

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. If this is a Human Service Project, is the service:  New or  On-going?
4. 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).

NA

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Child care is a much-needed service, but paradoxically an under-resourced industry. The cost of caring for young children exceeds what many families can afford to pay. Child care workers are left to bear the brunt of the disparity & frequently cover the cost with their salary. The average earning of a child care worker in Grand Junction is \$14.94 an hour, or about \$31,077 a year, qualifying them as LMI eligible. BOOST addresses this disconnect by balancing a daycare's revenue & expenses. Through BOOST a daycare provider will have increased their child enrollment, increased their revenue, created an online presence, reduced their administrative hours, & will be better connected to the child care resources in Mesa County. By the end, providers will be positioned to hire additional staff and manage operations successfully without the need for continued public assistance.

6. **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
Personnel	\$95,730.00	CDBG Funds	Pending
Non-Personnel	\$48,270.00	CDBG Funds	Pending
Personnel	\$95,730.00	WeeCare	Approved
Non-Personnel	\$48,270.00	WeeCare	Approved
<b>Total Budget</b>	\$288,000.00		

7. **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: July 1, 2023 Completion Date: June 30, 2024

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.

8. **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.

We are matching the City's grant allocation \$1 for \$1, doubling the investment in the community. There are no additional in-kind contributions.

## 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?

This will be WeeCare's first year requesting grant funds. In the coming year, WeeCare expects to service 24 LMI daycare owners, potentially create 9 new LMI jobs, increase business acumen and skillset, and can benefit up to 336 LMI families.

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 of the 24 daycare providers will be located in the City. Any new LMJ opportunities will be full-time equivalent positions in the City. More than 75% of the LMI families/participants will be City residents.

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.

The household size, ethnicity, and annual income of each program participant is documented in the application they are required to fill out. Upon intake, income is verified by self-certified. BOOST evaluates each in-home daycare provider's microenterprise before and after the program. The preliminary evaluation will be used as a baseline to compare their progress throughout the program. BOOST will also obtain qualitative data via quarterly anonymous feedback surveys so participants, both in-home daycare providers and families, can freely respond to questions about their experience. Family participants will have a similar pre and posttest collection of data that records income, employment, and frequency of child care use. The indicators BOOST will use to determine the program's effectiveness will be measured continuously throughout the year through the use of the technology tools that power WeeCare's software and mobile app.



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: Jessa Santangelo

Title: Vice President of Business Development

Signature: [eSigned via SeamlessDocs.com Jessa Santangelo]

Date: 03-03-2023

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	



Water Tap Fees & Sewer Plant Investment Fees

DATE: 4/26/2023

SERVICE ADDRESS: 301 N 4TH ST Parcel Id: 295-143-34--024

SEWER DISTRICT: CITY WATER DISTRICT: CITY

EXISTING ACCOUNT NUMBER: 683

NAME OF PROPOSED BUSINESS: MOTHER TERESA PROJECT

NAME, TITLE, & TELEPHONE OF PERSON REQUESTING QUOTE: Jessica Johnsen  
jessicaj@gjcity.org

NEW CONNECTION  UPGRADE  CHANGE OF USE

DESCRIPTION OF PROJECT/OPERATIONS OF BUSINESS:


40 UNIT HOUSING PROJECT

40 UNITS X 0.72 = 18 EQU

3 IN WATER METER

PRICE CALCULATIONS:

	PIF	EQU		CREDIT	TOTAL	
Sewer PIF	5,544.00	18.00	99,792.00	23,562.00	\$76,230.00	TOTAL: \$96,747.60
3" Wtr Meter	34,360.80		34,360.80	13,843.20	\$20,517.60	

STAFF SIGNATURE:   
Debi Overholt - Customer Service City of Grand Junction, CO 970.244.1520

**NOTE: QUOTES CAN BE SUBJECT TO CHANGE IF PLANS FOR PROJECT AND/OR PARAMETERS FOR CALCULATION OF PLANT INVESTMENT FEES AND TAPS CHANGE. ALSO SUBJECT TO INCREASE IN SEWER AND WATER PLANT INVESTMENT AND TAP FEES.**



**Grand Junction City Council**

**Workshop Session**

**Item #1.c.**

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**Meeting Date:** May 15, 2023  
**Presented By:** Nicole Galehouse, Interim Planning Supervisor  
**Department:** Community Development  
**Submitted By:** Nicole Galehouse, Principal Planner

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**Information**

**SUBJECT:**

Discussion on Cannabis Cultivation

**EXECUTIVE SUMMARY:**

Referred measures 2A and 2B were passed on April 6, 2021 in the municipal election, providing Council an opportunity to consider establishing tax rates and regulations for cannabis businesses. Since that time, City Council has completed adoption of regulations for retail cannabis stores, conducted a randomized selection for licensees, and adopted regulations for manufacturing and processing of raw material. Though there are other types of cannabis related businesses (eg. hospitality), Council previously expressed an interest on discuss the three predominant business types, of which Cultivation of cannabis is the final type.

**BACKGROUND OR DETAILED INFORMATION:**

**Background Information**

The City has engaged in the topic of regulating retail cannabis businesses since September 2020; this effort included an in-depth issue identification exercise with a working group of approximately 20 community and industry members in November and December of 2020. At the City Council's public hearing of January 20, 2021, Council referred measures 2A and 2B to the ballot. Subsequently, the Planning Commission discussed zoning and other land use concerns at a series of five workshops from January 21, 2021 to February 18, 2021.

A staff update to City Council on March 1, 2021 included an overview of research and the outreach processes, as well as a summary of policy tools and a draft timeline for regulatory processes, pending the result of the April 6, 2021 election. Subsequently, the results of the election enable the council to develop regulations of cannabis businesses and established the City's authority to tax those businesses. Council approved regulations for retail cannabis businesses, including zoning, licensing, and

taxation in April and May 2022. A selection process for retail cannabis licenses was completed on March 30, 2023. Council approved regulations for cannabis manufacturing businesses, including licensing, operations, and zoning on May 3, 2023 that will become effective on approximately June 4, 2023.

*Cannabis Cultivation* – Cultivation licenses are granted to entities that cultivate, prepare, and package cannabis and transfer cannabis to sales businesses, products manufacturers, research facilities, and some other license types, but not to consumers. Cannabis cultivated by a retail cultivation license can only be transferred to other retail licensees, and medical cultivation can only be transferred to medical licensees. These operations often occupy industrial facilities exceeding 20,000 square feet but may also be smaller. They typically require substantial HVAC, irrigation, and electrical facilities, and tend to employ a relatively large number of employees for the tending of plants and the trimming and packaging of their raw product. The product is subject to a local and state excise tax. These facilities are distinct from similar activities protected by the Colorado Constitution, such as the personal cultivation of up to six plants at a private residence and the medical caregiver model.

### **Regulatory Options**

As the City begins the processing of evaluating allowing cultivation within City limits, there are a few factors to consider. First, in June 2022 Mesa County adopted regulations permitting cultivation, manufacturing, and processing within unincorporated Mesa County. The County allows both indoor and outdoor cultivation operations within the AFT (Agricultural, Forestry, and Transitional) zone district. This provides a local option in the Grand Valley for cultivation operations to occur.

In previous discussions with City Council and Planning Commission, it was recommended that if the City permits cultivation businesses that they be limited to indoor operations in Light and General Industrial (I-1 and I-2) zone districts. Per a recent GIS analysis of property in the City, approximately 10% of land is zoned as I-1 and I-2. Of those 1,900 acres, approximately 34%, or 380 acres, is vacant land. According to information obtained from Coldwell Banker for 2022, the City has approximately 4.3 million square feet of warehouse/manufacturing space, of which only about 4.3%, or 186,710 square feet are vacant. The limited vacancy of existing building space for industrial use may be a factor to be considered, especially as the cultivation operations can take up large amounts of square footage.

If cultivation businesses are permitted within the City, a local excise tax would be collected. In April 2022, this tax was approved by City Council and set at 5%. This tax applies to the first sale or transfer of unprocessed retail marijuana by a retail cultivation facility. These funds can be used for implementation and enforcement of regulated marijuana within the City, building, operation, and maintenance of the Parks and Recreation Open Space plan, capital improvements to the City's parks, trails, and open space, and for comprehensive substance abuse programs.

There are many ways in which cannabis cultivation could be allowed, should that be the



desire of Council. However, after internal discussion and review of this information, the staff team identified based on previous feedback from the community and elected/appointed officials that the following options for regulation of cultivation businesses may be most reflective of those discussions:

1. Prohibit cannabis cultivation within City limits. This would provide for cultivations in the Grand Junction area to be located only within unincorporated Mesa County.
2. Permit cultivation businesses to operate indoors within limited areas of the City, possibly utilizing the overlay established for Cannabis Manufacturing Businesses.

The remainder of this report provides considerations for regulation of cultivation businesses consider allowing these operations within the city.

### **Regulation Examples**

In evaluating reasonable guidelines for operation of cultivation businesses, the first step was to review approaches taken by other jurisdictions.

#### *De Beque*

- Separates into two categories:
  - Limited: Does not exceed 6,000 sf & is a Tier 1 producer per MED
  - No limitation on size & is a Tier 2-5 producer per MED
- Full use not allowed in Residential, Old Town Center, Service Commercial, or Public zone districts; all other zones require Special Use Permit
- Limited not allowed in Residential or Public zone districts; all other zones require Special Use Permit

#### *Mesa County*

- Only allowed in AFT/AFT35; within 1,000 ft from school requires Conditional Use Permit

#### *Glenwood Springs*

- Distance requirements (1,000 ft for schools, parks, or mental health/drug treatment facility; 1,000 ft separation from other marijuana businesses).
- Zone Districts – I-2 (River Industrial), by Special Use Permit

#### *Parachute*

- Separates cultivation facilities into small (2,500 sf or less) and large (>2,500 sf)
- Distance requirements (500 ft from any public or private school; 150 ft from

- Special Use Permit only – Limited & General Industrial zone districts; Small facilities also allowed in Service Commercial by Special Use Permit

### Denver

- Distance requirement (1,000 feet from any school or residential district).
- Only allowed where plant husbandry is a permitted primary use -
- Not permitted in areas of “undue concentration” (specifically identified neighborhoods that each have a separate, unique cap)
- Must be within a completely enclosed structure

### Boulder

- Distance requirement (1,000 feet from any school, daycare, or addiction recovery facility)
- Separation requirement (500 ft from any other cannabis business)
- Permitted as a “greenhouse and plant nursery”; allowed in Industrial, Public, and Agricultural
- No retail sales or manufacturing allowed on-site
- One owner may not have more than five cultivation facilities
- No pesticides permitted
- Required to offset 100% of energy consumption through renewable energy.
- No more than half of the plants within a business may be mature, flowering plants
- Must be organized in orderly rows with aisles at least 3 feet wide; no more than 8 feet between an aisle and the next aisle or a wall
- Not allowed to sell immature plants, with limited exceptions

### **Land Use**

Cultivation licenses, when indoors, are primarily industrial in function, rather than agricultural. To date, no discussion has been made of a cap on the number of these businesses; a cap is uncommon throughout the state. Planning Commission had previously recommended that these businesses be restricted to indoor operations as this is critical to the management of odor impacts. Indoor operations can also be important to limit possible genetic contamination of hemp crops, which are vulnerable to contamination with THC-producing varieties of the Cannabis sativa plant, in which event a contaminated hemp harvest would be required to be destroyed per State law. Given the relatively high potential for odor impacts, even when using best management practices (BMPs), these are recommended to be allowed only in areas/zone districts that are not proximate to residential uses or commercial retail/office type of uses.

Other matters related to cultivation that may benefit from consideration include:

- Separation into different categories to allow smaller operations in more areas

- Use by-right or conditional use permit
- Odor and light management
- High demand on utilities
  - Requirements for renewable energy
  - Water consumption considerations

**FISCAL IMPACT:**

This item is for discussion purposes only. If cultivation is permitted in the City, an excise tax of 5% will be collected on the first sale or transfer of unprocessed marijuana.

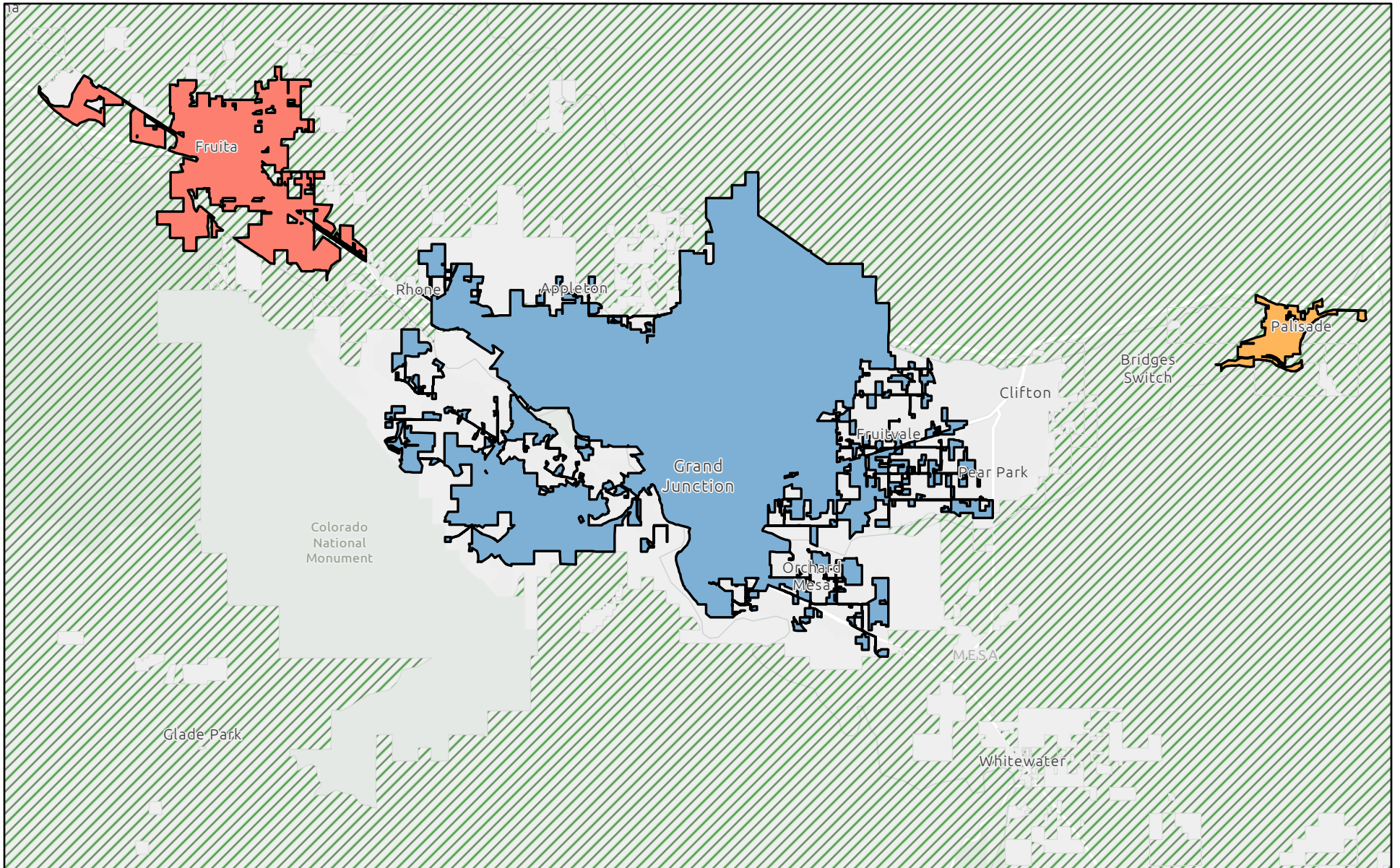
**SUGGESTED ACTION:**

Staff is seeking direction on next steps with regards to the potential regulation of Cannabis Cultivation.

**Attachments**





1. Maps for Consideration

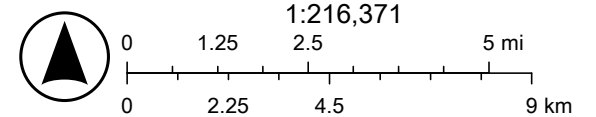
# Mesa County AFT Zoning



5/12/2023

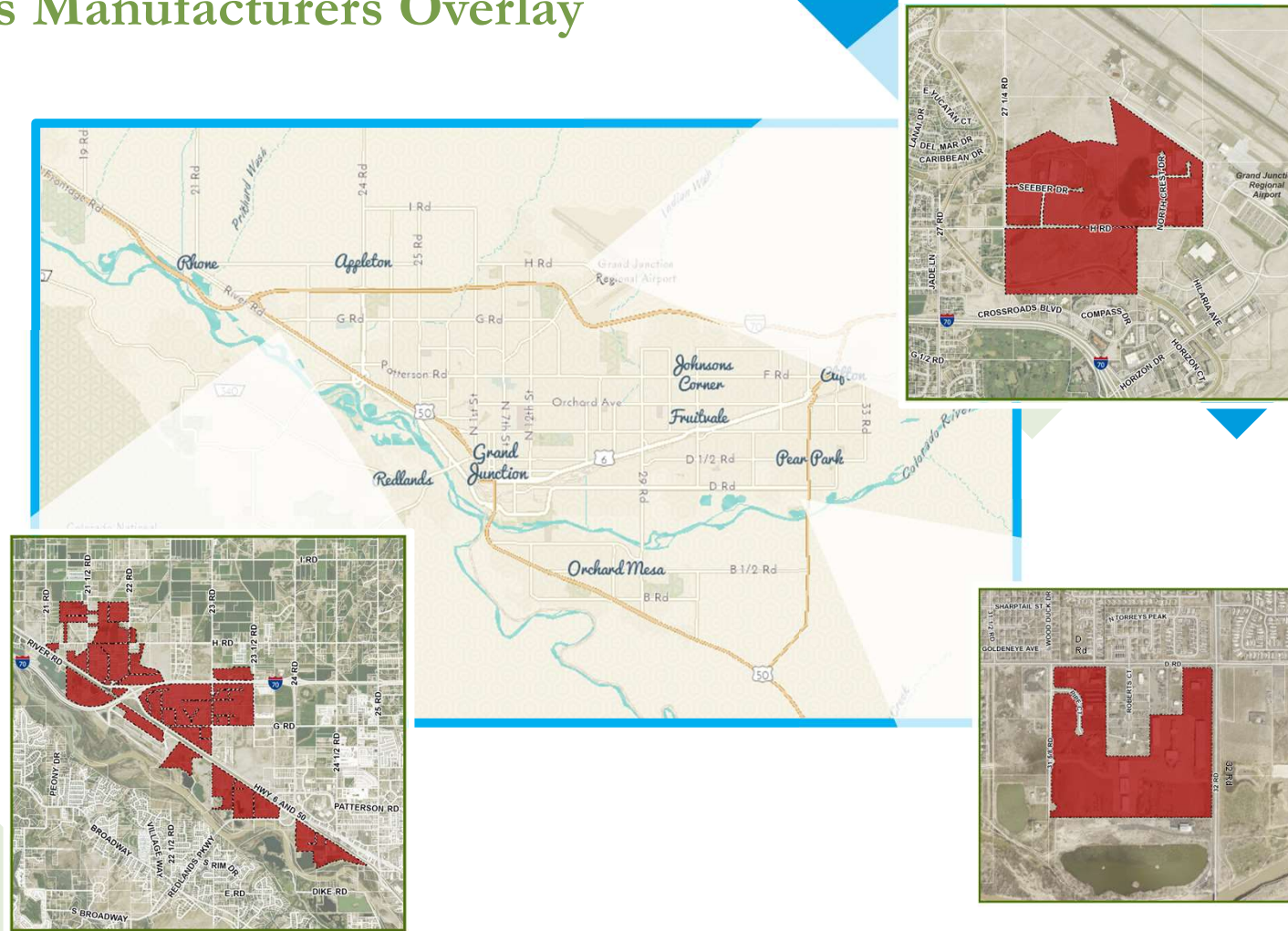
Incorporated Areas

	City of Fruita		City of Grand Junction
	Town of Palisade		AFT

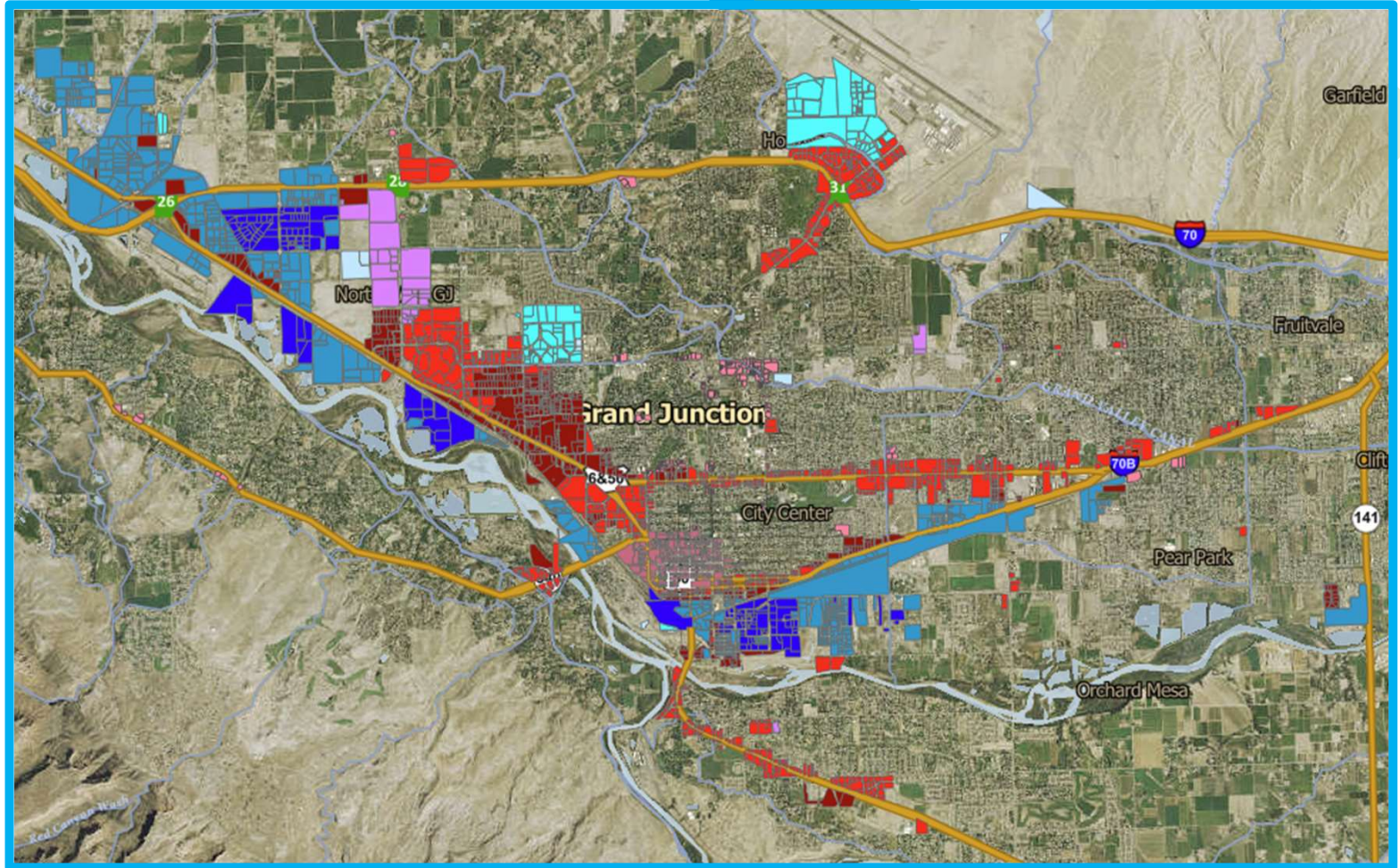


City of Grand Junction, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

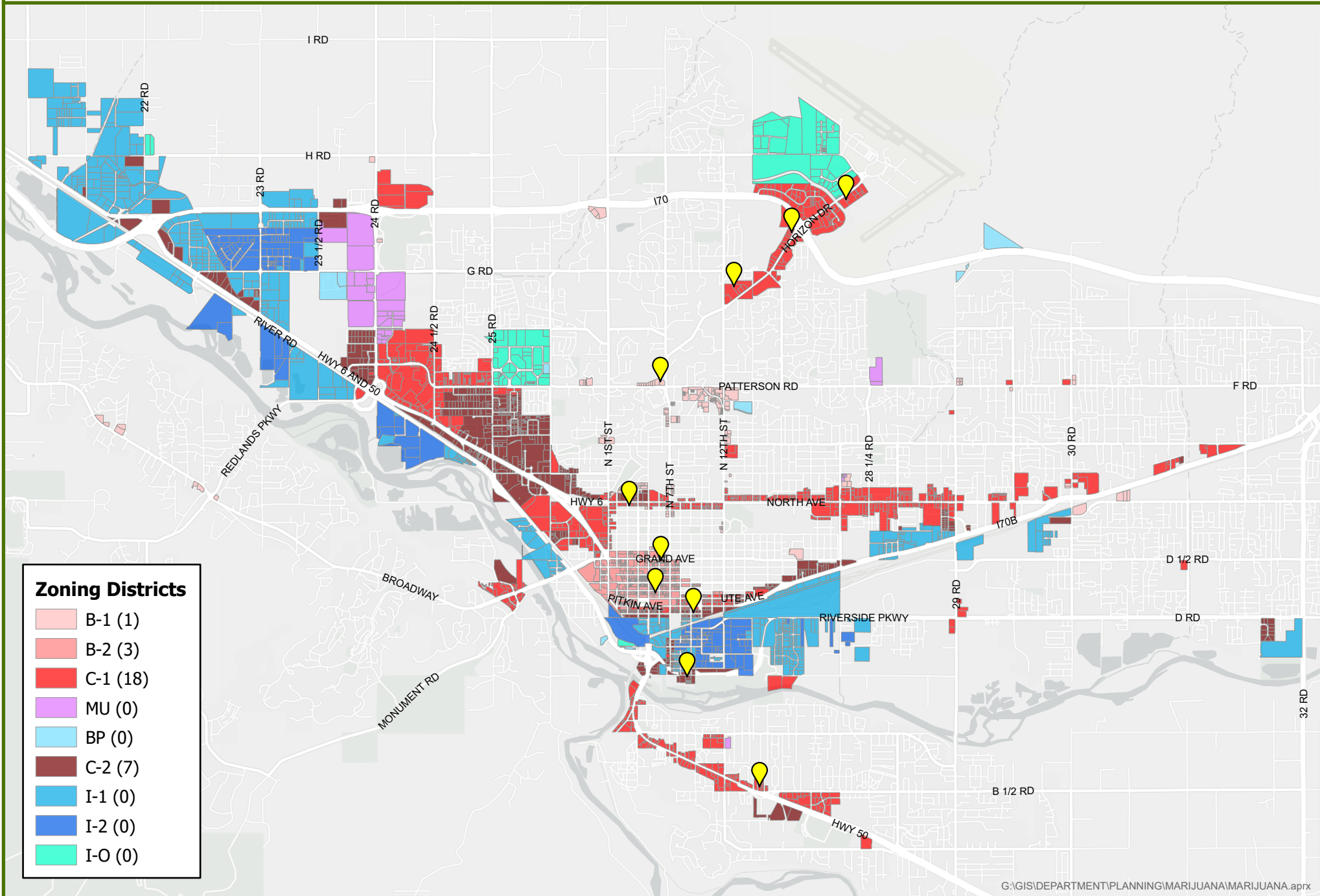
# Cannabis Manufacturers Overlay



# Post-Extraction Cannabis Processor Zone Districts



# Selected Applicant Locations - Zoning Districts



## Zoning Districts

- B-1 (1)
- B-2 (3)
- C-1 (18)
- MU (0)
- BP (0)
- C-2 (7)
- I-1 (0)
- I-2 (0)
- I-O (0)



0 0.5 1 2 Miles



Selected Applicant Locations

G:\GIS\DEPARTMENT\PLANNING\MARIJUANA\MARIJUANA.aprx

Date Created: 4/4/2023

