

1 BENEFICIARY AGREEMENT BY AND BETWEEN CITY OF GRAND JUNCTION, COLORADO,
2 AND GRAND VALLEY CATHOLIC OUTREACH, FOR A \$13,847 AWARD (AWARD) FOR
3 RENTAL SUPPORT AND EVICTION/HOMELESS PREVENTION FOR THE COMPREHENSIVE
4 SOLUTIONS FOR INDIVIDUALS EXPERIENCING HOMELESSNESS

5 THIS AGREEMENT (AGREEMENT) is made between the City of Grand Junction, a
6 Colorado Home Rule Municipality (CITY), and GRAND VALLEY CATHOLIC OUTREACH
7 (GVCO or BENEFICIARY).

8 Collectively the CITY and the BENEFICIARY may be referred to as the PARTIES.

9 RECITALS:

10 In alignment with the City's 2023 Unhoused Needs Assessment and the 2024 Unhoused
11 Strategy and Implementation Plan, the City released RFP-5684-25-KF, titled
12 Comprehensive Community Solutions for Individuals Experiencing Homelessness, during
13 the week of May 12, 2025. The RFP sought PROPOSALS that would advance long-term
14 solutions focused on homelessness prevention, stabilization, and pathways into
15 permanent housing, with an emphasis on collaboration, demonstrated capacity, and
16 alignment with City housing and homelessness reduction goals.

17 The solicitation remained open through July 1, 2025, and indicated that up to \$500,000
18 per year could be awarded, subject to budget availability and City Council approval,
19 for a potential three-year funding period. PROPOSALS were invited that addressed
20 emergency sheltering, housing stabilization, homelessness prevention, and critical
21 public health, mobility, and basic needs, with encouragement to leverage multiple
22 funding sources, including Community Development Block Grant (CDBG) funds where
23 applicable.

24 The RFP Review Committee reviewed PROPOSALS based on responsiveness to the
25 solicitation, understanding of community needs and City goals, organizational capacity
26 and experience, implementation strategy, and budget efficiency.

27 The BENEFICIARY was selected for funding based on its demonstrated capacity, strong
28 performance history, and direct alignment to the use of funds to support rental
29 assistance and eviction prevention activities for households at imminent risk of housing
30 loss, including individuals and families experiencing financial crisis and survivors of
31 domestic violence seeking to secure or retain stable housing.

32 Consistent with the City's annual budget process, and approved through Ordinance
33 5235, and the use of one-time funding, the recommended award to BENEFICIARY to
34 support direct rental assistance and eviction/homelessness prevention activities under
35 the Comprehensive Solutions for Individuals Experiencing Homelessness initiative. Future
36 funding consideration, if any, will be subject to City Council approval, budget
37 availability, and demonstrated program performance.

38 The BENEFICIARY has committed to use the AWARD for the purposes stated in its
39 PROPOSAL and in this AGREEMENT to directly address affordable housing.

40 On January 7, 2026, the City Council of the CITY approved this AGREEMENT by and with
41 the adoption of Resolution 02-26 (RESOLUTION).

42 In consideration of the foregoing RECITALS and other good and valuable consideration
43 the sufficiency of which is acknowledged, both for the making and enforcement of this
44 AGREEMENT, the BENEFICIARY and the CITY do agree to the terms of this AGREEMENT
45 for the use of the AWARD for the purposes of the PROPOSAL and as otherwise required
46 and provided in this AGREEMENT.

47 1. EFFECTIVE DATE AND TERM

48 This AGREEMENT shall commence when executed by all PARTIES and remain in effect
49 until December 31, 2026, unless sooner terminated by the CITY in writing as contained
50 herein.

51 2. AWARD TO BE PAID TO BENEFICIARY

52 The CITY will pay the BENEFICIARY in accordance with this AGREEMENT the sum of
53 thirteen thousand eight hundred and forty-seven dollars (\$13,847) upon receipt of
54 invoice.

55 3. LIMITATIONS REGARDING THE USE OF THE AWARD

56 The BENEFICIARY shall ensure that the AWARD is expended in accordance with this
57 AGREEMENT and shall be only for the purposes described in the PROPOSAL and in this
58 AGREEMENT. The PROPOSAL is incorporated into this agreement and attached as
59 Appendix A.

60 4. REPORTING REQUIREMENTS

61 To ensure compliance with this AGREEMENT/the purposes of the PROPOSAL the
62 BENEFICIARY shall provide to the CITY an annual report on the utilization of the AWARD
63 for and in support of the PROPOSAL and this AGREEMENT. The BENEFICIARY shall also
64 provide, if requested, any backup documentation as may reasonably be required by
65 the CITY. The REPORT must include a written statement, signed by the BENEFICIARY,
66 indicating that the use of the AWARD comports with the PROPOSAL and this
67 AGREEMENT.

68 5. TERMINATION

69 This AGREEMENT will terminate after the BENEFICIARY's full and complete performance
70 of the provision of housing/housing services contemplated by the PROPOSAL and this
71 AGREEMENT.

72 Either party may terminate this agreement in writing to the other party. In the event of
73 termination prior to expenditure of the entire amount of AWARD by BENEFICIARY, any
74 unused funds shall be returned to the CITY.

75 If BENEFICIARY is in breach of this AGREEMENT or any provisions with the APPLICATION,
76 the CITY shall notify BENEFICIARY in writing within 30 days of discovery of the breach.

77 BENEFICIARY shall have 14 days to cure the breach. If BENEFICIARY does not cure the
78 breach, this AGREEMENT shall be terminated, and remaining funds shall be returned to
79 the CITY.

80 6. INDEPENDENT CONTRACTOR

81 Neither the CITY nor the BENEFICIARY shall be deemed by virtue of this AGREEMENT to
82 be engaged in an association, partnership, joint venture, or a relationship of principal
83 and agent, or employer and employee. The BENEFICIARY shall not be, or be deemed to
84 be, or act or purport to act, as a partner, employee, agent, or representative of the
85 CITY for any purpose.

86 7. HOLD HARMLESS AND INDEMNIFICATION

87 The BENEFICIARY agrees to defend, indemnify, and hold the CITY, its officers, officials,
88 employees, and agents harmless from and against any and all claims, injuries,
89 damages, losses or expenses, whether in contract or tort, including without limitation
90 personal injury, bodily injury, sickness, disease, or death, or damage to or destruction of
91 property, which are alleged or proven to be caused in whole or in part by an act or
92 omission of the BENEFICIARY, its officers, directors, employees, and/or agents relating to
93 the BENEFICIARY's performance, or failure to perform, under this AGREEMENT. The
94 BENEFICIARY's obligation to indemnify and hold the CITY its officers, officials, employees,
95 and agents harmless shall survive the expiration or termination of this AGREEMENT.
96 Nothing in this AGREEMENT shall serve as a waiver of the CITY's governmental immunity
97 under C.R.S. § 24-10-101, *et seq.*

98 8. COMPLIANCE WITH LAWS

99 The BENEFICIARY shall comply with all applicable federal, state, and local laws and all
100 requirements regarding the receipt and expenditure of the AWARD.

101 9. MAINTENANCE AND AUDIT OF RECORDS

102 The BENEFICIARY shall maintain records, books, documents, and other materials
103 relevant to its performance, or non-performance, under this AGREEMENT. Records,
104 including but not limited to those informing the REPORT, shall be subject to inspection,
105 review, and audit by the CITY or its designee(s) for three (3) years following termination
106 of this AGREEMENT. If it is determined during the course of the audit that the
107 BENEFICIARY failed to expend any or all of the AWARD for any purpose other than
108 performing the work/services as provided in the PROPOSAL and this AGREEMENT, or if
109 the BENEFICIARY fails to substantially perform as provided in the PROPOSAL and this
110 AGREEMENT, the BENEFICIARY shall reimburse the CITY for each, every, and all improper
111 and/or unmade expenditure(s). The BENEFICIARY agrees to make such
112 reimbursement(s) to the CITY within 30 days of a written request(s) made to the
113 BENEFICIARY.

114 10. NOTICES

115 Any notices desired or required to be given hereunder shall be in writing, and shall be
116 deemed received three (3) days after deposit with the United States Postal Service
117 postage fully prepaid, return receipt requested, and addressed to the party to which it
118 is intended at its last known address, or to such person or address as either party shall
119 designate to the other from time to time in writing forwarded in like manner:

120 BENEFICIARY

121 GRAND VALLEY CATHOLIC OUTREACH

122 Attn: Jane Schissel

123 245 S. 1st ST

124 Grand Junction, CO 81501

125

126 CITY

127 Attn: Mike Bennett

128 250 N. 5th Street

129 Grand Junction, CO 81501

130 11. IMPROPER INFLUENCE

131 The BENEFICIARY warrants that it did not employ, retain, or contract with any person or
132 entity on a contingent compensation basis for the purpose of seeking or obtaining this
133 AGREEMENT.

134 12. CONFLICT OF INTEREST

135 The elected and appointed officials and employees of the CITY warrant that they
136 individually and collectively have no, and shall not have, any personal interest, direct or
137 indirect, which gives rise to a conflict of interest.

138 13. SURVIVAL

139 The provisions of this AGREEMENT that by their purpose should survive expiration or
140 termination of the AGREEMENT shall so survive. Those provisions include without
141 limitation Hold Harmless and Indemnification and Maintenance and Audit of Records.

142 Nothing in this agreement shall prevent the CITY from any relief or causes of action in
143 law or equity related to a breach of this agreement.

144 14. AMENDMENT

145 No amendment or modification to the AGREEMENT shall be effective without prior
146 written consent of the authorized representatives of the Parties.

147 15. GOVERNING LAW; VENUE

148 This AGREEMENT shall be governed in all respects by the laws of the State of Colorado,
149 both as to interpretation and performance, without regard to conflicts of law or choice
150 of law provisions. Any action arising out of or in conjunction with the AGREEMENT may

151 be instituted and maintained only in a court of competent jurisdiction in Mesa County,
152 Colorado.

153 16. NON-WAIVER

154 No failure on the part of the CITY to exercise, and no delay in exercising, any right
155 hereunder shall operate as a waiver thereof, nor shall any single or partial exercise by
156 the CITY of any right hereunder preclude any other or further exercise thereof or the
157 exercise of any other right. The remedies provided herein and at law or in equity are
158 cumulative and not exclusive.

159 17. BINDING EFFECT

160 This AGREEMENT shall be binding upon and inure to the benefit of the Parties.

161 18. ASSIGNMENT

162 The BENEFICIARY shall not assign or transfer any of its interests in or obligations under this
163 AGREEMENT without the prior written consent of the CITY.

164 19. ENTIRE AGREEMENT

165 This AGREEMENT together with the attachments constitutes the entire agreement
166 between the CITY and the BENEFICIARY for the use of the AWARD paid/received under
167 this AGREEMENT.

168 20. NO THIRD-PARTY BENEFICIARIES

169 Nothing herein shall or be deemed to create or confer any right, action, or benefit in,
170 to, or on the part of any person or entity that is not a party to this AGREEMENT. Any
171 benefit to any person(s) is incidental to the AGREEMENT and/or the BENEFICIARY's
172 fulfillment of the AGREEMENT.

173 21. CIVIL RIGHTS COMPLIANCE

174 The BENEFICIARY shall meet legal requirements relating to nondiscrimination. Those
175 requirements include ensuring that the BENEFICIARY does not deny benefits or services,
176 or otherwise discriminate on the basis of race, color, national origin (including limited
177 English proficiency), disability, age, or sex (including sexual orientation and gender
178 identity), in accordance with the following authorities: Title VI of the Civil Rights Act of
179 1964 (Title VI) Public Law 88-352, 42 U.S.C. 2000d-1 et seq., and the Department's
180 implementing regulations, 31 CFR part 22; Section 504 of the Rehabilitation Act of 1973
181 (Section 504), Public Law 93-112, as amended by Public Law 93-516, 29 U.S.C. 794; Title
182 IX of the Education Amendments of 1972 (Title IX), 20 U.S.C. 1681 et seq., and the
183 Department's implementing regulations, 31 CFR part 28; Age Discrimination Act of 1975,
184 Public Law 94-135, 42 U.S.C. 6101 et seq., and the Department implementing regulations
185 at 31 CFR part 23, or the Colorado Anti-Discrimination Act, C.R.S. § 24-34-300.5 et seq..

186 22. SEVERABILITY

187 If one or more provisions of this AGREEMENT shall be determined to be invalid by any
188 court of competent jurisdiction or agency having jurisdiction thereof, the remainder of
189 the AGREEMENT shall remain in full force and effect and the invalid provisions shall be
190 deemed severed.

191 23. AUTHORIZATION

192 By signing the BENEFICIARY and the CITY represent and warrant to the other that the
193 signer has the full power and authority to execute this AGREEMENT on behalf of the
194 entity for whom he/she signs and to bind that entity to the terms hereof.

195 BENEFICIARY:

196 GRAND VALLEY CATHOLIC OUTREACH

197 By: Jane E Schissel Date: 1/20/26
198 Jane Schissel, Executive Director

199
200 City of Grand Junction Colorado

201 By: Mike Bennett Date: 1.21.26
202 Mike Bennett, City Manager

203

Appendix A: GVCO Proposal and Presentation



Grand Valley Catholic Outreach

245 S. First Street
Grand Junction, Colorado 81501
970-241-3658

June 24, 2025

Grand Valley Catholic Outreach appreciates the opportunity to apply for funding through the Comprehensive Community Solutions for Individuals Experiencing Homelessness (RFP-5684-25-KF).

The organization is applying for \$75,000 for each of the anticipated three years of funding, a total of \$225,000. GVCO provides a variety of homeless and homeless prevention services. These funds will be dedicated to the rental assistance program, which focuses primarily on keeping people housed by preventing evictions. The program can also assist those who are currently homeless or who are fleeing domestic violence to pay their first month's rent to secure a new rental.

Consistent with City Goals

The proposal to fund rental assistance for eviction prevention directly addresses housing instability, a community identified need listed in the City's NOFO. Difficulty in paying rent is a key factor in housing instability. Rental assistance promotes housing stability.

The proposal also targets a goal listed in the NOFO to reduce homelessness through early intervention. The housing retention rate associated with this program is discussed below.

Catholic Outreach has been successfully providing housing and rental assistance programs since 1988. GVCO has consistently delivered effective, compliant, and community-responsive services that support housing stability for vulnerable populations with a proven track record of programmatic and fiscal accountability. These funds will extend an existing program, which is ready to use them to provide services as soon as they are made available.

Program Summary

Households receiving rental assistance for eviction prevention from GVCO must be at imminent risk of homelessness – meaning they have received a Notice to Quit or a Demand for Compliance or Possession because of unpaid rent.

Households that qualify financially are at or below 185% of the Federal Poverty Guidelines. Incomes are verified. If appropriate, an in-house "Financial Literacy" packet that covers basic budgeting skills is used.

To deliver the rental assistance, GVCO draws up contracts between GVCO, the tenants, and the landlords. If an applicant's landlord accepts, the landlord agrees to accept a lump sum payment

from GVCO in exchange for not proceeding with any eviction action, based upon non-payment of rent, until 30 days from the day the contract is written - giving the tenant a month to prepare for the following month's rent.

Once a contract is returned to GVCO, the agency mails a check to the landlord. GVCO does not pay applicants directly.

Measurable Outcomes

Effects of the program can be monitored by the number of households served and the rate of housing retention. From January 1, 2022 – May 31, 2025, GVCO offered rental assistance to 1,948 households – an average of 47 per month. Six months after receiving rental assistance roughly 88% remained housed.

Overview of Grand Valley Catholic Outreach

Grand Valley Catholic Outreach is a 501(c)(3) nonprofit organization incorporated in 1988. The groundwork was laid well before then, when Franciscan nuns began handing out sandwiches to - hungry people. Since that time GVCO has grown to provide a variety of services for homeless and otherwise vulnerable people in Mesa County.

In addition to the rental assistance program, which is the subject this funding application, Catholic Outreach services include the following:

- Utility assistance - last year, we prevented 1034 households (2303 individuals) from losing utilities. Maintaining utilities is key to maintaining housing.
- Supportive Housing - having just opened Mother Teresa Place, GVCO now provides 103 apartment units for homeless individuals. Rent is 30% of residents' income.
- Day Center - provides laundry, shower, and mail service as well as on-site appointments with physical, mental, and behavioral health providers. The Day Center helps stabilize lives so that people can pursue and retain housing and employment.
- Soup Kitchen, Clothing Bank, Emergency Food Pantry

Catholic Outreach will continue to work with numerous funding sources to ensure the long-term sustainability of the Rental Assistance Program. In this time of funding uncertainty, GVCO is grateful for the opportunity to apply for funding for this successful program.

Submitted on behalf of Grand Valley Catholic Outreach. It is understood that this is a binding offer. The signatory below is legally authorized by the Board of Directors of Grand Valley Catholic Outreach, Inc. to bind the organization to agreements.


Karen A. Bland, OSB

Executive Director

kabland@catholicoutreach.org



Section 7.0. Solicitation Response Form

RFP-5684-25-KF “Comprehensive Community Solutions for Individuals Experiencing Homelessness”

The proposer must submit the completed, dated, and signed form.

The City reserves the right to accept any portion of the services to be performed at its discretion.

The undersigned has thoroughly examined the entire Solicitation and submitted the proposal and schedule of fees and services attached hereto.

This Proposal is firm and irrevocable for ninety (90) days after the time and date set for receipt of proposals.

The undersigned Proposer hereby acknowledges and agrees to the terms and conditions outlined in this solicitation. By submitting this Proposal, the Proposer certifies that it is fully prepared, willing, and able to perform and provide the services/work described herein, should the City accept and award the Contract.

The undersigned Proposer acknowledges the City's sole discretion to reject any Proposal, waive informalities or irregularities, and take any action deemed in the City's best interest.

By submitting this Proposal, the Proposer certifies— and, in the case of a joint Proposal, each participating party certifies independently— that the Proposal has been developed and submitted without collusion, consultation, communication, or agreement with any other Proposer or competitor regarding any aspect of the Proposal, including pricing, terms, or strategy.

By submitting this Proposal, the **Proposer** certifies that:

- The prices contained in the Proposal have not been knowingly disclosed to any other Proposer and will not be disclosed before the award.
- No attempt has been made, nor will be made, to induce any other person or entity to submit or refrain from submitting a Proposal in a manner that restricts competition.
- The individual signing the Proposal is a duly authorized agent of the Proposer and has the legal authority to bind the Proposer to all representations, supporting documentation, and fees/prices provided in the Proposal.

RECEIPT OF ADDENDA

The undersigned Proposer acknowledges receipt of all Addenda issued for this Solicitation, including modifications to the Specifications and Contract Documents.

- **Total number of Addenda received:** 4

The Proposer is solely responsible for ensuring that all Addenda have been received, reviewed, and acknowledged as part of the Proposal submission.

Additionally, the Proposer must submit:

- A letter signed by the entity's Owner or a Statement of Authority delegating authorization to act on behalf of the Proposer.
- A completed and current IRS Form W-9 before contract execution.

Proposer Information and Authorization

Entity Name: Grand Valley Catholic Outreach

Authorized Agent Name & Title: Sister Karen Bland, Executive Director

Authorized Agent Signature: 

Telephone Number: 970-241-3658

Email Address of Agent: kabland@catholicoutreach.org

Business Address: 245 S 1st Street

City, State, ZIP Code: Grand Junction, CO 81501

Date: June 24, 2025

Submission Requirement 5.5 Cost Proposal

As noted, Catholic Outreach is requesting \$75,000 for each of the three funding periods identified in this RFA. This would total \$225,000 if fully funded. GVCO understands that funding for the last two years is tentative and dependent upon the City’s budget situation. The budget table below is accurate for each of those three years. The funds requested will be used **only** for rental assistance payments. The funding is for maintaining an existing program

Budget Category	Amount
Salary	\$0.00
Benefits	\$0.00
Supplies & Operating Costs	\$0.00
Travel & Training Expenses	\$0.00
Equipment	\$0.00
Direct Services	\$75,000.00
Total =	\$75,000.00

Table 1

Source: GVCO

GVCO incurs no capital costs for these projects, only operational costs covered by other funding sources.

As of July 1, 2025, GVCO’s only other rental assistance program will be a CoC - HUD Rapid Re-Housing grant with a fiscal year end date of August 31, 2025. Those monies, at the time of this application, are 95% spent. The grant amount is \$113,754.

A new one-year CoC – HUD Rapid Rehousing grant should take effect on September 1, 2025. That grant amount is \$129,287.

GVCO has been awarded an EFSP (FEMA) grant. Release of the funds is not certain. That amount is \$16,435.

Given this funding uncertainty, Catholic Outreach is not fully guaranteed any funding in the immediate future for our regular rental assistance.

Submission Requirement 5.6 Capacity, Credentials, Experience, and Qualifications

Grand Valley Catholic Outreach brings 38 years of experience in successfully administering housing and rental assistance programs. Throughout this time, we have consistently delivered effective, compliant, and community-responsive services that support housing stability for vulnerable populations with a proven track record of programmatic and fiscal accountability.

The Financial Aid Director has 14 years of experience managing housing or rental assistance programs, over 10 of those years for Grand Valley Catholic Outreach. He has managed grants for community-based organizations from federal, state, county, and municipal funding sources as well as private non-profit sources. He oversees a team of ten trained volunteers who assist with the program.

Grand Valley Catholic Outreach provides the most comprehensive program for rental assistance in Mesa County. This table shows outcomes for recent years.

Rental Assistance 2022-2025					
Eviction Prevention or Secure New Rental					
Year	Total HH Served (# of rents)	Total Individuals Served	Monthly Average of HH served	Housed after 1 Month	Housed after 6 Months
2025	157 (Through May)	417 (Through May)	31.4	91%	88%
2024	350	911	29.2	88%	86%
2023	723	1821	60.3	93%	89%
2022	718	1831	59.8	93%	90%

Table 2

Source: GVCO Internal Statistics

Note: The drop in number of rents in 2024 compared to 2023 reflects the dwindling of COVID-19 assistance funds. Also note: A HH housed after 6 months is recorded as a statistic in that 6th month. For example, someone who received rental assistance in October 2024 will be recorded in April 2025 as having been housed after 6 months. Thus, people are listed in 2025 as being housed after 6 months while we are not yet 6 full months into the year.

Listed below are representative grants Catholic Outreach has received to provide rental assistance. The list covers the same time frame as the chart. This list is not comprehensive. It demonstrates grants successfully completed, grants nearing completion, and grants newly awarded because of the organization’s history of success.

Project: **CDBG COVID-19 Infectious Disease (CDBG-CV) Response Program**
Date: February 2021 – August 2023 (Completed)
Source: City of Grand Junction, CO
Amount: Original grant \$142,558 increased to \$323,688 over the life of the grant.
Description: Eviction Prevention - Rental Assistance for Grand Junction residents adversely affected by COVID-19. Funds disbursed to GVCO by monthly drawdown after expenditures were documented.
Contact: Niki Galehouse
City of Grand Junction, Community Development
970-244-1430
comdev@gjcity.org

Project: **TANF Rental Assistance**
Date: 10/1/2023 – 9/30/24 (Completed)
7/1/24 – 6/30/2025 (Nearing completion)
Source: Mesa County
Amount: \$38,475
\$210,000
Description: Eviction Prevention - Rental assistance for households with children. Funds are disbursed monthly with invoice. Monthly, quarterly, and end of grant reports are required.
Contact: Matt Furphy
Contracts Manager/Support Supervisor
Mesa County Department of Human Services
970-248-2831
matt.furphy@mesacounty.us

Project: **Continuum of Care (CoC) Rapid Rehousing (RRH)**
Date: 9/1/2023 – 8/31/2024 (Completed)
9/1/2024 – 8/31/2025 (In process)
9/1/2025 – 8/31/2026 (New grant)
Source: CoC – HUD

Amount: \$110,658
\$113,754
\$129,287

Description: RRH provides short-term and medium-term tenant-based rental assistance to households experiencing homelessness. RRH funds can also be used for eviction prevention. Extensive screening, HMIS data entry, and other record keeping are required. Detailed reports are submitted.

Contact: Danilo I. Arthur-Scott
Community Planning/Development Representative
U.S. Department of Housing & Urban Development
303-672-5418
danilo.i.arthurscott@hud.gov

Project: **EFSP (FEMA)**

Date: 1/1/2023 – 10/31/2024 Phase 41 (Completed)
Approved; not released Phase 42 (New grant)

Source: Administered by United Way

Amount: \$17,807
\$16,435

Description: The Emergency Food and Shelter Program (EFSP) provides funds to support local social service organizations dedicated to feeding, sheltering and providing critical resources to people experiencing, or at risk of experiencing, homelessness or hunger. In the case of Catholic Outreach, the funds are used for eviction prevention by way of rental assistance. There is an extensive reporting process to document appropriate use of funds.

Contact: Cassidy Lujan
Donor and Grants Manager
United Way of Mesa County
970-243-5364
info@uwmesacounty.org

The scope of services, strategy, and implementation plan for GVCO's request are found in Section 5.7. To avoid repetitiveness, this section is limited to information confirming that GVCO has a track record of delivering on these services.

Submission Requirement 5.7 Strategy and Implementation Plan

The proposal to fund rental assistance for eviction prevention directly addresses housing instability, a community identified need listed in the City's NOFO. Difficulty in paying rent is a key factor in housing instability. Rental assistance promotes housing stability.

The proposal also targets the goal to reduce homelessness through early intervention, also listed in the NOFO. The housing retention rate associated with this program is discussed below.

As mandated in the NOFO, the proposal to fund the eviction prevention rental assistance program aligns with City priorities as identified in

- Unhoused Strategy and Implementation Plan
 - Strategy 2 – Action 2.1. *Direct financial resources toward preventing homelessness and encourage efforts among providers*
 - Strategy 3 – Action 3.4 Reduce the number of people who return to homelessness. Action 3.7 Expand outreach through ... other Service Providers to include prevention and diversion services.
- GJ Housing Strategy Update
 - Strategy 5. Continue/Expand Funding for Affordable Housing and Homelessness Services
 - ...identify critical needs that are underfunded and work to fill service gaps.
 - Continue to fund services in support of the Unhoused Strategy recommendations.
- One Grand Junction
 - Plan Principle 5 – Resolving Homelessness

The Strategy and Plan

The rental assistance program is primarily designed to keep households from becoming homeless – eviction prevention. Households receiving rental assistance for eviction prevention from GVCO must be at imminent risk of homelessness – meaning they have received a Notice to Quit or a Demand for Compliance or Possession as a result of unpaid rent. Rental assistance can also help with the first month's rent for households who are homeless but can acquire housing or for those fleeing domestic violence.

Households receiving assistance must provide a valid lease for the rental. Households that qualify financially are at or below 185% of the Federal Poverty Guidelines. Incomes are verified. When applicants meet with a GVCO interviewer for assistance, their budgets are reviewed – showing them their net incomes with suggestions about cutting expenses or supplementing their incomes if needed. If appropriate, an in-house “Financial Literacy” packet that covers basic budgeting skills is used.

To deliver the rental assistance, GVCO draws up contracts between GVCO, the tenants, and the landlords. If an applicant's landlord accepts, the landlord is agreeing to accept a lump sum payment from GVCO in exchange for not proceeding with any eviction action, based upon non-payment of rent, until 30 days from the day the contract is written - giving the tenant one month during which to prepare for the following month's rent.

Once those contracts are returned to GVCO, the agency mails checks to the landlords. GVCO does not pay applicants directly.

GVCO has a dedicated staff member, the Financial Aid Director, for screening applicants for rental assistance and conducting all administrative duties associated with the program. Additionally, the Financial Aid Director has ten trained volunteers helping screen people for assistance.

GVCO uses the Housing First model for eviction prevention and re-housing programs. It is less of a financial burden on communities to keep people housed than it is to provide services and house people after they become homeless. If people are unhoused, the priority is housing them and then providing supportive services.

Since funds from this RFA will be used to extend an existing program, they can be used for rental assistance immediately upon availability from the City. They would be used until exhausted.

In addition to providing rental assistance for those at imminent risk of homelessness, GVCO can also support applicants through these in-house services: Utility Assistance, Emergency Food Pantry, Clothing Bank, Soup Kitchen, and Day Center.

Catholic Outreach's rental assistance program routinely coordinates with private landlords, property management companies, and Grand Junction Housing Authority's property and case managers, along with local service providers, e.g., Center for Independence, HomewardBound, La Plaza, and Joseph Center. These are all entities that refer tenants to GVCO for rental assistance.

In addition, the service is listed on the GVCO website and in the Grand Valley Resource Guide. Outreach also participates in local resource fairs including those aimed at Spanish speakers.

GVCO not only collaborates in identifying applicants but also refers to agencies that specialize in such areas as Social Security and disability applications, health insurance enrollment, literacy, immigration, and employment.

Catholic Outreach is a founding member of the Grand Valley Coalition for the Homeless (GVCH) and of the Mesa County Collaboration for the Unhoused (MCCUH). GVCO also participates in the Unhoused Strategy and Implementation Plan and other collaborative efforts.

Since Catholic Outreach funding comes from a variety of sources that have various accountability criteria, GVCO is accustomed to monitoring funding compliance and reporting measurable outcomes. The program will be prepared to provide documentation of all rental assistance expenditures.

In terms of measurable outcomes, GVCO routinely reports two. The first is the number of households served through rental assistance. The second is housing retention – the percentage of households served that remain housed after one month and after six months. Table 2 in section 5.6 (repeated in 5.8) reports these results by individual years beginning with 2022.

To quickly summarize that table, from January 1, 2022 – May 31, 2025, GVCO offered rental assistance to 1,948 households – an average of 47 per month. Six months after receiving rental assistance roughly 88% remained housed.

Catholic Outreach has been offering rental assistance since 1988. It is a signature program for the organization. To meet the need, GVCO has always sought funding from a variety of sources. These include CoC-HUD, DOH/DOLA, CHFA, Mesa County Human Services (TANF), United Way, City of Grand Junction/CDBG, Rocky Mountain Health Foundation (RMHF), Western Colorado Community Foundation, and various smaller foundations. Those efforts have been successful, and Catholic Outreach will continue to pursue available funding to maintain this important service.

GVCO is confident of the long-term sustainability of this program but concern about the availability of funds in the near future is real, given the uncertainty around federal programs. The rental Assistance Program could find itself short of funding in the immediate future. Catholic Outreach will continue to pursue funds from a variety of sources and looks forward to support from this RFA. The need for eviction prevention is going to remain during this uncertain time. We need to make certain that the resources are there as well.

Submission Requirement 5.8 Experience and References

Note: Some information in this section was already presented in the sections for Submission Requirements 5.6 and 5.7. It is included again here to eliminate the need to jump back to previous sections.

Grand Valley Catholic Outreach brings 38 years of experience in successfully administering housing and rental assistance programs. Throughout this time, we have consistently delivered effective, compliant, and community-responsive services that support housing stability for vulnerable populations with a proven track record of programmatic and fiscal accountability.

Grand Valley Catholic Outreach provides the most comprehensive program for rental assistance in Mesa County. This table shows outcomes for recent years.

Rental Assistance 2022-2025 Eviction Prevention or Secure New Rental					
Year	Total HH Served (# of rents)	Total Individuals Served	Monthly Average of HH served	Housed after 1 Month	Housed after 6 Months
2025	157 (Through May)	417 (Through May)	31.4	91%	88%
2024	350	911	29.2	88%	86%
2023	723	1821	60.3	93%	89%
2022	718	1831	59.8	93%	90%

Table 2

Source: GVCO Internal Statistics

Note: The drop in number of rents in 2024 compared to 2023 reflects the dwindling of COVID-19 assistance funds. Also note: A HH housed after 6 months is recorded as a statistic in that 6th month. For example, someone who received rental assistance in October 2024 will be recorded in April 2025 as having been housed after 6 months. Thus, people are listed in 2025 as being housed after 6 months while we are not yet 6 full months into the year.

References

Listed below are representative grants Catholic Outreach has received to provide rental assistance. The list covers the same time frame as the chart. This list is not comprehensive. It demonstrates grants successfully completed, grants nearing completion, and grants newly awarded because of the organization’s history of success.

For each grant the Financial Aid Director is the key staff person. The Financial Aid Director has 14 years of experience managing housing or rental assistance programs, over 10 of those years for Grand Valley Catholic Outreach. He has managed grants for community-based organizations from federal, state, county, and municipal funding sources as well as private non-profit sources. He oversees a team of ten trained volunteers who assist with the program.

The contact person listed for each grant can be contacted as a reference.

Project: CDBG COVID-19 Infectious Disease (CDBG-CV) Response Program
Date: February 2021 – August 2023 (Completed)
Source: City of Grand Junction, CO
Amount: Original grant \$142,558 increased to \$323,688 over the life of the grant.
Description: Eviction Prevention - Rental Assistance for Grand Junction residents adversely affected by COVID-19. Funds disbursed to GVCO by monthly drawdown after expenditures were documented.
Contact: Niki Galehouse
City of Grand Junction, Community Development
970-244-1430
comdev@gjcity.org

Project: TANF Rental Assistance
Date: 10/1/2023 – 9/30/24 (Completed)
7/1/24 – 6/30/2025 (Nearing completion)
Source: Mesa County
Amount: \$38,475
\$210,000
Description: Eviction Prevention - Rental assistance for households with children. Funds are disbursed monthly with invoice. Monthly, quarterly, and end of grant reports are required.
Contact: Matt Furphy
Contracts Manager/Support Supervisor
Mesa County Department of Human Services
970-248-2831
matt.furphy@mesacounty.us

Project: Continuum of Care (CoC) Rapid Rehousing (RRH)
Date: 9/1/2023 – 8/31/2024 (Completed)
9/1/2024 – 8/31/2025 (In process)
9/1/2025 – 8/31/2026 (New grant)
Source: CoC – HUD
Amount: \$110,658
\$113,754
\$129,287
Description: RRH provides short-term and medium-term tenant-based rental assistance to households experiencing homelessness. RRH funds can also be used for eviction prevention. Extensive screening, HMIS data entry, and other record keeping are required. Detailed reports are submitted.
Contact: Danilo I. Arthur-Scott
Community Planning/Development Representative
U.S. Department of Housing & Urban Development
303-672-5418
danilo.i.arthurscott@hud.gov

Project: EFSP (FEMA)
Date: 1/1/2023 – 10/31/2024 Phase 41 (Completed)
Approved; not released Phase 42 (New grant)
Source: Administered by United Way
Amount: \$17,807
\$30,000
Description: The Emergency Food and Shelter Program (EFSP) provides funds to support local social service organizations dedicated to feeding, sheltering and providing critical resources to people experiencing, or at risk of experiencing, homelessness or hunger. In the case of Catholic Outreach, the funds are used for eviction prevention by way of rental assistance. There is an extensive reporting process to document proper use of funds.
Contact: Cassidy Lujan
Donor and Grants Manager
United Way of Mesa County
970-243-5364
info@uwmesacounty.org

Catholic Outreach's rental assistance program routinely coordinates with private landlords, property management companies, Grand Junction Housing Authority property and case managers, along with local service providers, e.g., Center for Independence, HomewardBound, La Plaza, and Joseph Center. These are all entities that refer tenants to GVCO for rental assistance.

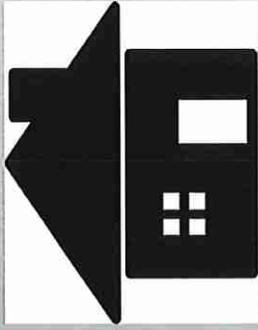
In addition, the service is listed on the GVCO website and in the Grand Valley Resource Guide. Outreach also participates in local resource fairs including those aimed at Spanish speakers. GVCO not only collaborates in identifying applicants but also refers to agencies that specialize in such areas as Social Security and disability applications, health insurance enrollment, literacy, immigration, and employment.

Catholic Outreach is a founding member of the Grand Valley Coalition for the Homeless (GVCH) and of the Mesa County Collaboration for the Unhoused (MCCUH). GVCO also participates in the Unhoused Strategy and Implementation Plan and other collaborative efforts.

Since Catholic Outreach funding comes from a variety of sources that have various accountability criteria, GVCO is accustomed to monitoring funding compliance and reporting measurable outcomes. The program will be prepared to provide documentation of all rental assistance expenditures.

Further, GVCO monitors the outcome of rental assistance by contacting recipients at one month and at six months after assistance to determine housing status. Over the last five years, the outcome has been that housing was maintained by 91% of recipients one month after assistance and by 88% of recipients six months after assistance. (Note: Table 2 in Section 5.6 shows recent outcomes for individual years.) A measure of success for this funding request will be to maintain a similarly high outcome.

GVCO is hopeful for a positive response to this proposal. Thank you for your consideration.



Comprehensive Community Solutions for Individuals Experiencing Homelessness (2025-2026)

Grand Valley Catholic Outreach

Eviction Prevention, Promoting Housing Stability



Grand Valley
Catholic Outreach



Grand Valley Catholic Outreach

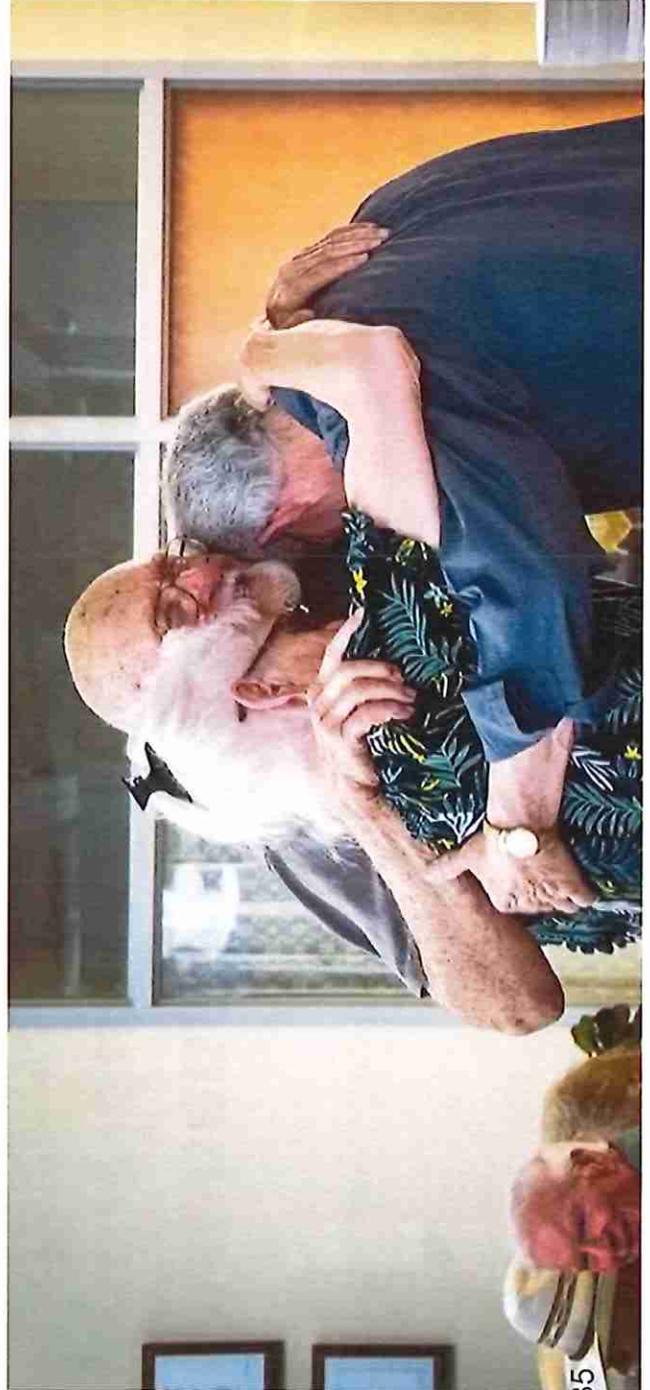
open hearts • open hands • open doors

Grand Valley Catholic Outreach is a compassionate center where people in need can access emergency services.

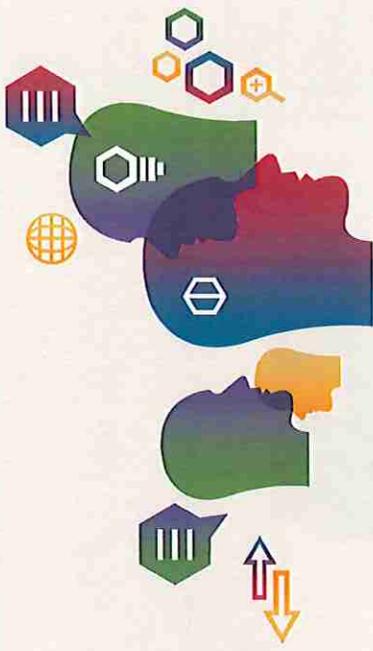
Home	Who We Are	Contact	Events	How You Can Help
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Our mission is to proclaim
the dignity and worth of each person
and respond to human needs
while striving to show the compassion of Christ.

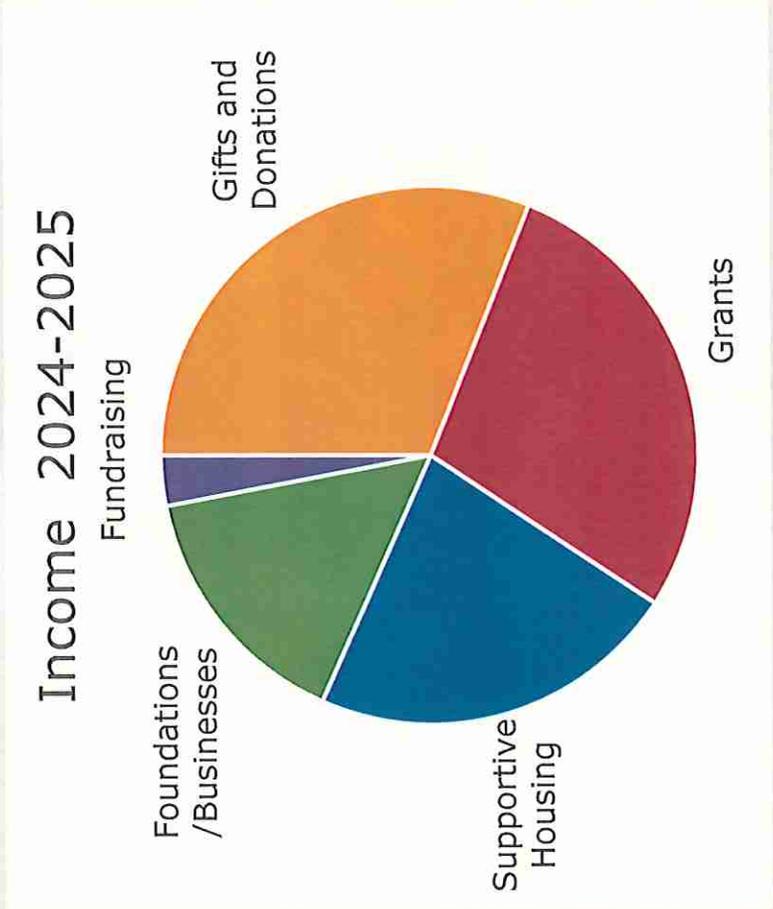
[Learn More](#)



Widespread Support



Phyllis Norris
Vice-President,
Board of Directors
Grand Valley Catholic Outreach
Member, Finance Committee



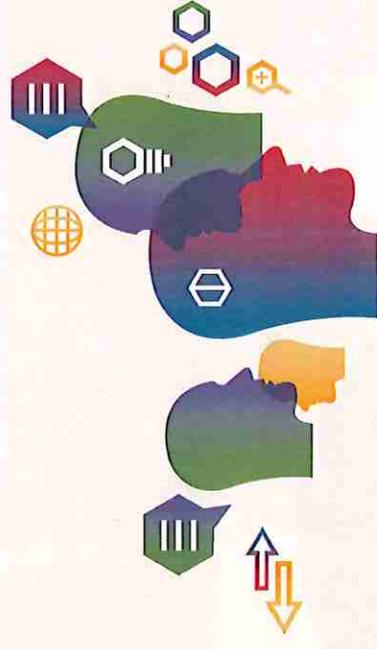
Background Info.

- Rental prices have increased by 68% since 2015†
- Median household income has increased by only 5.1%‡
- Median income = \$1833 (present data)
- Average rent = \$1687*

†Grand Valley Housing Needs Assessment, 2021

‡U.S. Census, Mesa County

*Zillow.com



Household Budget

Household Expenses

Monthly Rent	\$650.00	Medical	\$4.00
Mortgage	\$0.00	Personal Care	\$80.00
Electric/Gas	\$110.00	Child Care	\$0.00
Water	\$0.00	Clothing	\$167.00
Telephone	\$90.00	Credit Cards	\$0.00
Food	\$160.00	Pet Care	\$0.00
Car Insurance	\$120.00	Renter's Insur.	\$23.00
Car Payment	\$500.00	Life Insurance	\$0.00
CableTV	\$0.00	Non-Essential	\$0.00
Internet	\$65.00	Entertainment	\$40.00
Loans	\$0.00	Gifts	\$0.00
Gasoline	\$50.00	Other	\$0.00

TOTAL EXPENSES: \$2,059.00

Household Income

Food Stamps	\$160.00	OAP	\$0.00
Job Income 1	\$850.00	Soc. Security	\$0.00
Job Income 2	\$0.00	SSI	\$0.00
AND	\$0.00	SSDI	\$0.00
Pension	\$0.00	Worker's Comp	\$0.00
Veterans'	\$0.00	Child Support	\$0.00
AFDC	\$0.00	Unemployment	\$0.00
TANF	\$0.00	Other	\$0.00



TOTAL INCOME: \$1,010.00

NET INCOME: (\$1,049.00)

Outputs

From July 1, 2024, to
June 30, 2025:

EVICTIION PREVENTION

326 households (1050 people) in our community were able to remain stably housed.

NEW RENTALS

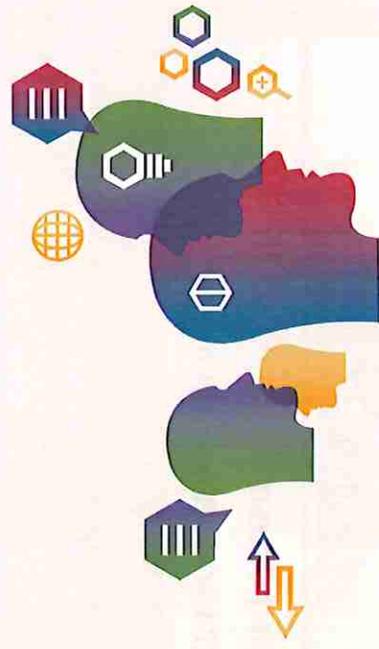
67 homeless families (80 people) in our community were able to move into rental units.

BUDGETTING

1547 households (3813 people) were able to discuss their monthly budgets with interviewers.

UTILITY ASSISTANCE

1154 households (2683 people) in our community were not evicted because we paid their utility bills, preventing lease violations.

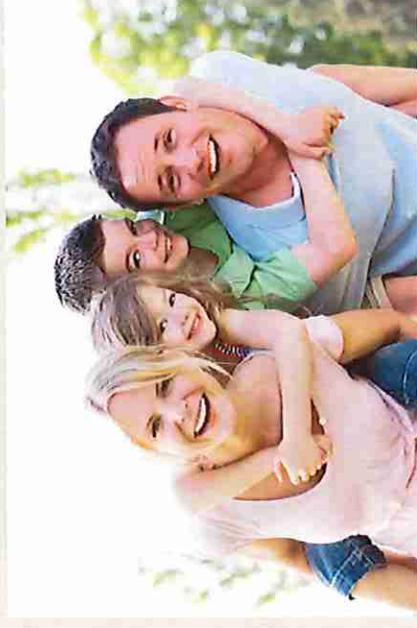


Eligibility Criteria



Guests met these criteria:

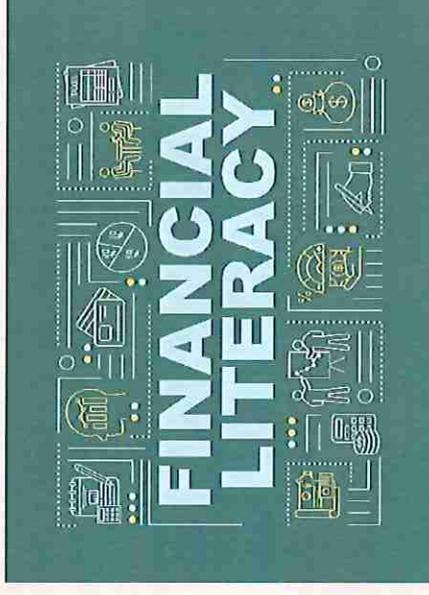
- Being at 185% of Federal Poverty Level (FPL) or below
- Being at imminent risk of homelessness
- Having some source of income



Repeat Assistance and Frequency Limits



- Help up to 3 times
- Not more than once per fiscal year
- Financial Literacy packet
- Quiz at the end
- Help a 4th time



Follow-Up Procedures



- Check in by phone or email
- 91% still housed after one month
- 88% still housed after six months

Systems Used to Track Outcomes

- Internal MS Excel spreadsheet



Success Story No 1



- Mental health professional at West Springs, laid off
- Another 3 to 5 weeks before unemployment
- 11-year-old daughter
- Have since found employment

Eviction prevention is homelessness prevention.



Success Story No 2



- Job at local health facility
- Award of recognition
- \$75 left each month to pay other bills
- Gall bladder surgery
- Have since received a raise at work

Eviction prevention is homelessness prevention.

Success Story No 3



- Owner of a roofing company
- Unable to work for 6 weeks
- Up to 80 days to receive payment
- Clients held payments until completion
- Spouse continued to work
- 6-year-old daughter



Eviction prevention is homelessness prevention.

Thank you

: For listening to us

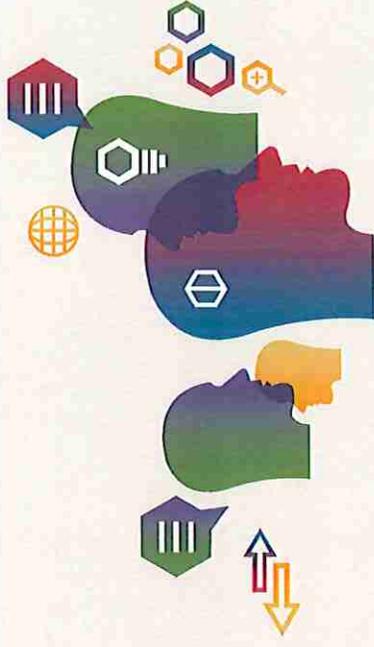
: For all you do to serve our community

Feel free to contact us:

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Financial Aid Director
scott@catholicoutreach.org

Jim Curtsinger
Interim Director of Development
jimc@catholicoutreach.org



We started here more than 30 years ago.