

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, MAY 5, 2008 11:30 A.M.
ADMINISTRATION CONFERENCE ROOM
2ND FLOOR CITY HALL
250 N. 5TH STREET**

- 1. Review of 2008 CDBG Applications** in order to establish a work plan for the 2008 CDBG program year by recommending which projects should be funded by the City. [*Attach W-1*](#)
- 2. Update on Budget Process/ Financial System Conversion**
- 3. Legislative Update (Session ends May 7)**

**2008 CDBG Applications
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
Subject	2008 CDBG Funding Requests		
File #	2008 CDBG		
Meeting Day, Date	Monday, May 5, 2008 Workshop		
Placement on the Agenda	Consent		Individual
Date Prepared	May 1, 2008		
Author Name & Title	Kristen Ashbeck, Senior Planner		
Presenter Name & Title	Kristen Ashbeck, Senior Planner		

Summary:

CDBG funds are an entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City's 2008 Program Year will begin September 1, 2008. Applications for funding were solicited and received by the City in mid-April. The purpose of the workshop is to establish a work plan for the 2008 CDBG program year by recommending which projects should be funded by the City. The final funding decision will be made by the City Council at its meeting on May 21, 2008.

Budget:

2008 CDBG ALLOCATION	\$337,951
FUNDS FROM PREVIOUS YEARS	\$246,150
TOTAL FUNDS TO BE ALLOCATED	\$584,101

Action Requested/Recommendation: Determine recommended funding allocation for 2008 CDBG program year.

Attachments:

Summary of 2008 Funding Requests
CDBG Evaluation Criteria
History of CDBG Projects 1996-2007
Spreadsheet of 2008 Funding Requests

Background Information:

The City has received \$536,258 in grant requests and an additional request for funds to be allocated to Whitman Parks as funds allow. The City will receive \$337,951 for the 2008 program year. Attached is a summary of the applications for 2008 funding. Copies of the actual applications are available in a notebook in the City Council office at City Hall if you wish to review them in greater detail.

In addition to the 2008 program year funds, there are some remaining CDBG funds from previous years for projects that were under budget or that were unable to be carried out. The additional funding is listed below:

ADMINISTRATION/PLANNING FUNDS

Surplus funds for Analysis of Impediments Study	\$2,835
Surplus 2007 Administration Funds	\$9,575

CAPITAL FUNDS

Reimbursement for sale of Hope Haven	\$7,500
Unspent funds for Senior Center Addition	\$25,500
Unspent funds for Hale Avenue Sidewalk	\$99,130
Unspent funds for TreeHouse Property Acquisition (\$40,000 to be allocated to complete Homeless Shelter wall)	\$101,610
Total Additional Funds	\$246,150

TOTAL FUNDS TO BE ALLOCATED 2008 **\$584,101**

With this reallocation of funds from previous years we have allocated as much as possible towards projects and carried forward only a minimal amount for program administration (current balance is approximately \$25,000). As the 2008 Program Year proceeds,

SUMMARY OF 2008 FUNDING REQUESTS

ADMINISTRATION AND PLANNING PROJECTS (20% cap)

1 City of Grand Junction Senior Multi-Use Campus Feasibility Study and Concept Design

The Grand Junction Parks and Recreation Department is requesting funds for a feasibility study and conceptual design of senior complex in the vicinity of the current library/senior recreation center/Gray Gourmet area. The study would examine the possibility of collaboration between interested user groups as well as the demand for such services. The conceptual design of the complex, based on the findings of the feasibility study, would help determine possible site plans, cost estimates and specific programmatic elements.

Total Project Cost: \$80,000
Funds Requested: \$80,000

FUNDING CONCERNS: None



PUBLIC SERVICES PROJECTS (15% cap)

2 Giving Adolescents New Goals, Inc. (G.A.N.G.) Children/Youth Art and Music Camps

Funds will be used to support after-school and enrichment activities for area children and youth. Specifically, G.A.N.G. would purchase equipment and supplies for new art and music programs to be offered in the summer of 2009. The program expects to serve 70 to 80 children/youth in the coming year. They expect to receive a \$3,000 grant from the International Church of the Foursquare Gospel Grant Foundation for program operations.

Total Project Cost: \$2,875

Funds Requested: \$2,375

FUNDING CONCERNS: The program operates in Applewood Estates mobile home park and in Riverside Park. Since Applewood Estates is not within the City limits, the City could fund only half of the cost. In addition, administration would be difficult to be able to document that at least half of the services are provided to City residents and that they meet the HUD income guidelines.

3 Center for Enriched Communication Counseling and Education Center (CEC)

This program provides counseling services for low income citizens. Funds are requested to help pay for 160 additional counseling sessions for 20 clients. The number of persons served is directly related to the amount of funding received. In 2008, CEC anticipates providing counseling to 550 clients. Other secured and/or anticipated funding includes grants from United Way, VALE, St. Joseph's Foundation, HeArt for the Community, and other private fundraisers throughout the year.

CEC received CDBG funding in 2007, approximately half of the \$7,181 grant has been expended.

Total Program Budget: \$138,529

Funds Requested: \$8,000

FUNDING CONCERNS: None

4a Center for Independence (CFI) New Horizon Vocational Center

CFI expanded its program services in September 2007 to include vocational training for persons with disabilities. To date, the program has evolved to a 4 day per week class that has culinary training, janitorial training, computer skills training and is a self-directed consumer group that establishes goals for their own program. 22 persons are presently

enrolled in the program and 10 more are expected to be added in the coming year.

CDBG funds are requested to assist with capital funds to upgrade dated electrical systems in the kitchen used by the program at the 740 Gunnison Avenue facility.

4b Center for Independence (CFI) New Horizon Vocational Center

CFI has also requested funds for public services. These funds would pay for additional hours for program administration, an AmeriCorps intern, ads and brochures to market the program, and specific training for computer and transit vocations. Additional funds are anticipated from United Way, Junior Services League and the Alpine Bank Donation Fund.

CFI received CDBG funds in 2003 in the amount of \$20,000 for the purchase of a 16-passenger handicapped-accessible bus.

Total Project Cost: \$80,783
Funds Requested: \$53,783 (total)
\$9,500 (capital)
\$44,283 (services)

FUNDING CONCERNS: The \$9,500 capital funds are justified due to safety concerns with antiquated electrical systems in the existing facility. The work will have to be bid and is subject to Federal wage rates. Funding for the Americorps intern is an eligible expense but the remainder of the funds requested under services are ineligible since they are salary for existing positions and other operational expenses. HUD generally does not allow funds to be used for ongoing operating and maintenance expenses. CFI will need to document the quantifiable increase in services that the addition of the Americorps personnel will provide the program.

5 Audio Information Network of Colorado (AIN)

Funds would support audio information services that provide access to ink print materials not otherwise available to Grand Junction's blind, visually impaired, and print-handicapped citizens. The number of people served is directly related to the amount of funding received. AIN has 28 listeners in Grand Junction is proposing to add 12 more. Funds will be used to underwrite 36 hours of the 1,612 annual hours of Grand Junction news programming, embossing/distribution of Braille program schedules, radios or speaker/headset telephones, onsite installation and instruction and community outreach. The conversion to digital services in early 2009 will double the cost of the receivers. Old receivers will not work once the digital conversion is complete. The State of Colorado provides annual funding to AIN as do numerous trusts and foundations.

AIN received funding in 2004 (\$4,500) and in 2007 (\$4,500).

Total Program Cost: \$89,100
Funds Requested: \$5,700

FUNDING CONCERNS: All of the 2004 funds and only a portion of the 2007 funds have been expended. The 2007 application stated that 12 new listeners would be provided services but the numbers stated in the 2008 application show only 4 new persons have been provided services. Current funds should be expended and performance demonstrated prior to additional funding for 12 more persons.

6 Riverside Educational Center (REC)

REC provides qualifying K-12th grade students facing academic and financial challenges a no-cost, after-school tutoring and enrichment program, operated in the old Riverside School. REC has had significant growth since its inception in 2006 with just 22 students to the current enrollment of 75 students. Services are primarily provided to the students by over 50 volunteers. Tutoring is provided 3 nights a week and enrichment activities are provided 1 night a week.



CDBG funds would fund 2 Americorps employees to be obtained through Mesa State College. These individuals would work directly with the Program Coordinator, outline the curriculum for sessions and recruit academic and enrichment volunteers. These employees will provide 288 hours of additional contact hours with students. The additional personnel will also allow for more students to participate in the enrichment programs offered by the Center, particularly for middle and high school aged students. CDBG funds are the only targeted funds for this purpose but the overall program has a budget of approximately \$125,000 and receives

funds from a variety of private organizations and foundations as well as doing fundraising activities.

Total Program Costs: \$125,000
Funds Requested: \$5,000

FUNDING CONCERNS: REC will need to document the quantifiable increase in services that the addition of the Americorps personnel will provide the program.

7 St Mary's Hospital Foundation Gray Gourmet Program

This program delivers meals to homebound elderly residents. Funding is requested for food, personnel, travel, and other operating expenses to serve an additional 50 seniors. The program served 54,655 meals in 2007 and expects an increase to 57,388 in 2008. Funding is received through several in-kind and financial sources including the Area Agency on Aging and the State of Colorado. CDBG funds were provided for the same purpose in 2003 (\$5,050), 2004 (\$10,000) and 2007 (\$20,500).

Total Program Costs: \$620,500
Funds Requested: \$20,500

FUNDING CONCERNS: None

CAPITAL AND OTHER PROJECTS

8 Homeward Bound of the Grand Valley

CDBG funds would be used to construct an 8-foot masonry screen wall along the shelter's south boundary to mitigate impacts on the adjacent residential neighborhood.

The homeless shelter has received CDBG funds in the past including purchase of the building in 1999 (\$205,000 CDBG) and the purchase of bunkbeds in 2002 (\$10,000 CDBG).

Total Project Cost: \$40,000
Funds Requested: \$40,000



FUNDING CONCERNS: In order to allow this project to proceed as quickly as possible, staff recommends funds be allocated from the unspent 2007 dollars instead of having to wait for the 2008 Program Year to begin in September.

9 Riverside Task Force, Inc. Campus Expansion

The Riverside Task Force is seeking to expand the Riverside School Campus through the acquisition of one to four of the residential parcels east of the school. The current 2-acre campus consists of the Dual Immersion Elementary School, the Community Center in the old Riverside School which also houses some uses for the elementary school, playground and parking areas. The restored school has achieved optimal usage, with the majority of the 4,000 square feet of functional space being utilized by the elementary school, the after-school programs and other community uses on evenings and weekends.

In this final phase of campus development, the Riverside Task Force would like to utilize CDBG funds to purchase the two closest residential properties – 542 and 538 West Main Street. The acquisition would add functional acreage to the existing campus. During the course of acquisition, the Task Force would work with the community, the School District and other campus users to determine the best use of this area – whether for open space, parking, playing fields, gymnasium, etc.

The City funded the initial stages of the rehabilitation of the Riverside School with CDBG funds. In 2003 and 2004, a total of \$66,650 CDBG funds were allocated to do a Historic Structure Assessment and repair the roof of the building.

Potential Future Project Cost: \$1,420,000
Funds Requested: \$220,900

FUNDING CONCERNS: Acquisition with Federal funds will trigger all Federal requirements for future use of the property(ies) including relocation of residents, environmental concerns with demolition, historic preservation and payment of Davis-Bacon wages on future construction. Staff has already started working with HUD and other agencies to ensure requirements are met if the acquisition project is funded.



10 Mesa Youth Services, Inc. (Partners) Western Colorado Conservation Corps

Partners is proposing to utilize CDBG funds towards the acquisition of property at 2818-1/2 North Avenue for purposes of relocating the facilities for the operation of its Western Colorado Conservation Corps (WCCC) program. WCCC is an employment and educational experience for a diverse population of youth ranging in age from 14 to 25. Members have the opportunity to learn life skills, provide service to their community and conservation groups, as well as take on civic and environmental responsibilities. The number of youth and young adults served by the program has increased by 45% in the last two years and anticipates growth of approximately 25% in 2008. Currently, the program serves 120 local youth and young adults.

improvements and an exercise course that may be used by the public as well as for police officers and fire personnel training.

Total Project Cost: TBD
Funds Requested: \$100,000
or remaining allocation

FUNDING CONCERNS: All federal regulations will apply, including the requirement for bid process and adherence to Federal wage rates for the construction workers.



CDBG EVALUATION CRITERIA

Applications for CDBG funding will be judged by the following criteria:

- Proposed project meets national Objectives, is an eligible project and meets Consolidated Plan goals
- Ability of the applicant to complete the project
- Agency capacity – history of performance, staff level and experience, financial stability, etc.
- Amount requested
- Request by applicant is consistent with agency needs

CDBG NATIONAL OBJECTIVES

The mission of the CDBG program is the “development of viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.” Therefore, projects funded must address one or more of the following national objectives:

- Benefits low and moderate income persons
- Eliminates or prevents slum or blight
- Address an urgent community need (usually a natural disaster)

GRAND JUNCTION PRIORITIES 2006 FIVE-YEAR CONSOLIDATED PLAN

The grand Junction City Council maintains a commitment to use CDBG funds for facilities, services, and infrastructure that directly benefits low-income households in Grand Junction. The 5-Year Consolidated Plan outlines the following five priorities for the expenditure of CDBG funds.

- Need for non-housing community development infrastructure
- Need for affordable housing
- Needs of the homeless
- Needs of special needs populations and other human services
- Neighborhood programs

City of Grand Junction

CDBG PROJECTS BY PROGRAM YEAR 1996-2007

1996 PROGRAM YEAR - \$484,000 – All Projects Completed

- Habitat for Humanity Property Acquisition - \$80,000
- Catholic Outreach Homeless Day Center - \$30,000
- Program Administration - \$44,000
- GJHA Lincoln Apartments Property Acquisition - \$330,000

1997 PROGRAM YEAR - \$477,000 – All Projects Completed

- Catholic Outreach Homeless Day Center - \$10,000
- Marillac Clinic Elevator and Program Costs - \$90,000
- South Avenue Reconstruction - \$330,000
- Program Administration - \$47,000

1998 PROGRAM YEAR – \$469,000 – All Projects Completed

- Catholic Outreach Homeless Day Center - \$17,131
- Colorado West Mental Health Transitional Living Center - \$25,000
- Salvation Army Hope House Shelter - \$25,000
- Mesa Developmental Services Group Home Rehabilitation - \$200,000
- Elm Avenue Sidewalk - \$157,869
- Program Administration - \$44,000

1999 PROGRAM YEAR - \$472,000 - All Projects Completed

- GJHA Homeless Shelter Acquisition - \$205,000
- Catholic Outreach Homeless Day Center - \$16,000
- Salvation Army Hope House Shelter - \$25,000
- Riverside Drainage Improvements - \$200,000
- Program Administration - \$26,000

2000 PROGRAM YEAR – \$489,000 – All Projects Completed

- Catholic Outreach Day Center Acquisition - \$130,000
- Energy Office Linden Building Rehabilitation - \$55,000
- Riverside Drainage Improvements - \$200,000
- Head Start Classroom/Family Center - \$104,000

2001 PROGRAM YEAR - \$465,000 – All Projects Completed

- The Energy Office – Housing Acquisition - \$200,000
- Catholic Outreach Transitional Housing services - \$10,000
- Marillac Clinic Dental Expansion - \$200,000
- Mesa County Partners Activity Center Parking/Landscaping - \$15,000
- Mesa Developmental Services Group Home Improvements - \$40,000

2002 Program Year - \$468,834 – All Projects Completed

- Catholic Outreach Soup Kitchen Remodel - \$50,000
- Western Region Alternative to Placement Program Costs - \$10,000
- Homeward Bound Bunk Beds for Homeless Shelter - \$10,000
- Western Slope Center For Children Remodel - \$101,280
- GJHA Affordable Housing Pre-development/ costs - \$41,720
- Bass Street Drainage Improvements \$205,833
- Program Administration - \$50,000

2003 Program Year - \$417,000 – All Projects Completed

- Riverside School Historic Structure Assessment - \$4,000

- Riverside School Roof Repair - \$15,000
- Center For Independence Purchase 4-passenger Accessible Van - \$20,000
- Western Region Alternative to Placement Program Costs - \$7,500
- The Tree House Teen Bistro Rehabilitation and Americorp Volunteer - \$20,000
- Gray Gourmet Program - \$5,050
- Foster Grand Parents Program - \$5,000
- Senior Companion Program - \$5,000
- GJHA Linden Pointe Infrastructure - \$335,450

2004 Program Year - \$407,000

- Program Administration - \$20,000 (completed)
- **Five-Year Analysis of Impediments to Fair Housing Study - \$15,000 (completed - balance of \$2,834 to transfer to 2008)**
- Gray Gourmet Program - \$10,000 (completed)
- Foster Grand Parents Program - \$7,000 (completed)
- Senior Companion Program - \$8,000 (completed)
- Radio Reading Services of the Rockies - \$4,500 (completed)
- Mesa County Health Dept Purchase Equipment - \$5,000 (completed)
- Riverside School Roof Repair/Rehabilitation - \$47,650 (completed)
- Senior Center Masterplan Study – \$20,000 (completed)
- **Senior Center Addition Construction - \$25,500 (not completed – transfer funds to 2008)**
- Hilltop Community Resources Energy Improvements - \$50,000 (completed)
- Housing Resources Permanent Supportive Housing - \$50,000 (completed)
- Hope Haven Roof Replacement - \$7,500 (completed)
- Riverside Sidewalk Improvements - \$50,000 (completed)
- Grand Avenue Sidewalk Improvements - \$60,000 (completed)

2005 Program Year - \$387,644 – All Projects Completed

- Program Administration \$25,000
- Salvation Army Adult Rehab Program - \$25,000
- Mesa County Partners Purchase 12-passenger Van - \$15,000
- **GJHA Bookcliff Property Acquisition - \$127,500 (completed – balance of \$7,500 due to funds returned from 2004 Hope Haven Project – transfer funds to 2008)**
- Housing Resources Install Handicap Lift at 8-plex for Homeless Veterans - \$30,000
- Ouray Avenue Storm Drain Enlargement - \$172,644

2006 Program Year - \$348,286

- Program Administration - \$69,656
- GJHA Village Park Property Acquisition - \$178,630 (completed)
- Orchard Mesa Drainage Improvements - \$100,000

2007 Program Year - \$412, 043 (includes funds transferred from 2001 and 2002 –

All Projects Underway

- **Program Administration - \$24,575 (transfer part to 2008)**
- Audio Information Network of Colorado - \$4,500
- Center for Enriched Communication - \$7,181
- Gray Gourmet Program - \$20,500
- Foster Grandparent Program - \$10,000
- Senior Companion Program - \$10,000

- The Treehouse Property Acquisition – \$101,610 (project cancelled – transfer to 2008)
- Riverside Head Start Classroom Addition - \$110,610
- Hilltop Community Resources Daycare/Family Center Remodel - \$24,547
- Hale Avenue Sidewalk Improvements - \$99,130 (project cancelled – transfer to 2008)

2008 Program Year - \$337,972 – to be allocated mid-2008

2008 CITY OF GRAND JUNCTION CDBG APPLICATIONS

Project Number	Agency	Project Title	Grant Request	Min. Grant Request	Funding Limitations and Additional Information	Recommend Funding (Staff)	Consolidated Plan Priority	CC Action	National Obj/Eligibility
1	City of Grand Junction	Senior Multi-Use Campus Feasibility Study and Concept Plan	\$80,000	\$80,000	Under 20% Administration/Planning Cap	\$80,000	Non-Housing Infrastructure		LMI Area
Projects listed above are under the 20% Planning Cap	Maximum of 2008 funds is \$67,590 - remainder can be taken from balances of previous projects and/or previous year administrative funds		Total Request: \$80,000			Total Funding: \$80,000			
2	Giving Adolescents New Goals, Inc. (GANG)	Children/ Youth Art and Music Camps	\$2,375	\$2,000	Part of services not within City limits. Cannot fund entire amount. Administrative difficulties to determine if those meet income and residency requirements served	0	Human Services		LMI/570.201(e) Public Services
3	Center for Enriched Communications	Counseling Services	\$8,000	Any		\$8,000	Human Services		LMI/570.201(e) Public Services
4a	Center for Independence	New Horizon Vocational Center	\$44,283	\$30,622	Funds requested for salaries not eligible per HUD guidelines . Able to fund Americorps position	\$5,000 for services	Special Needs Populations		LMI/570.201(e) Public Services
5	Audio Information Network of Colorado	Grand Junction Audio Information Services	\$5,700	\$4,500	Concerns with past performance. 2007 funds not yet expended.	0	Special Needs Population		LMI/570.201 (e) Public Services
6	Riverside Educational Center	After School Tutoring Program	\$5,000	\$2,500	REC will need to document quantifiable increase in services	\$5,000	Human Services		LMI/570.201(e) Public Services
7	St Mary's Hospital Foundation	Gray Gourmet Program	\$20,500	\$10,000		\$20,500			LMI/570.201(e) Public Services

Project Number	Agency	Project Title	Grant Request	Min. Grant Request	Funding Limitations and Additional Information	Recommend Funding (Staff)	Consolidated Plan Priority	CC Action	National Obj/Eligibility
Projects listed above are under the 15% Public Services Cap	Maximum that can be spent in this area of 2008 funds is \$50,692		Total Request: \$85,858			Total Funding: \$38,500			
8	Homeward Bound of the Grand Valley	Homeless Shelter Screen Wall	\$40,000	\$40,000	Funds could be allocated from the unspent TreeHouse grant without having to wait for approval of the 2008 Action Plan	\$40,000	Neigh Impr		LMI Area 570.208(a)(2)
9	Riverside Task Force	Property Acquisition for Community Center campus expansion	\$220,900	\$124,000		\$220,900	Non-Housing Infrastructure		LMI Area/570.201(a)
10	Mesa Youth Services, Inc. (Partners)	Property Acquisition for Western Colorado Conservation Corps Program	\$100,000	\$50,000	Timeliness to raise matching funds. Will trigger future Federal requirements.	\$100,000	Non-Housing Infrastructure		LMI Limited Clientele 570.201(a)
4b	Center for Independence	New Horizon Vocational Center	\$9,500	\$30,622		\$9,500	Non-Housing Infrastructure		LMI/570.201(e) Public Services
11	City of Grand Junction	Whitman Park Improvements	\$100,000	Remaining Balance		\$95,201	Neigh Impr		LMI Area
Capital Projects - No % funding limitations	Minimum of \$219,669 must be spent in this category		Total Request: \$470,400			Total Funding: \$465,601			

