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**CITY COUNCIL AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

MONDAY, JUNE 14, 2010, 7:00 P.M.

Call to Order

Pledge of Allegiance

Invocation – Executive Pastor Tim Roseberry, Fellowship Church

[The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand or leave the room.]

Proclamations/Recognitions

Proclaiming June 23, 2010 as “Bike to Work Day” in the City of Grand Junction

Appointments

To the Parks and Recreation Advisory Board

Certificates of Appointments

To the Downtown Development Authority/Downtown Grand Junction Business Improvement District

Council Comments

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

REVISED

Citizen Comments

***** CONSENT CALENDAR *****

1. **Minutes of Previous Meeting** [Attach 1](#)

Action: Approve the Minutes of the June 2, 2010 Regular Meeting

2. **Purchase of Road Oil for Chip Seal Program 2010** [Attach 2](#)

Request the purchase of approximately 205,000 gallons of road oil for the Streets Division Annual Chip Seal Program for 2010.

Action: Authorize the City Purchasing Division to Purchase Approximately 205,000 Gallons of Road Oil from Cobitco, Inc., Denver, Colorado in the Amount of Approximately \$500,200

Staff presentation: Jay Valentine, Assistant Financial Operations Manager
Darren Starr, Solid Waste and Streets Manager
Terry Franklin, Deputy Director, Utilities, Streets, and Facilities

3. **Purchase of Motor Control Centers for Replacement at Persigo Wastewater Treatment Plant** [Attach 3](#)

Request the purchase for all equipment, supplies, and labor to replace aged and failing Motor Control Centers for the Headworks Building, Raw Sewage Pump Station Building, and Primary Sludge Pump Station Building located at the Persigo Wastewater Treatment Plant.

Action: Authorize the City Purchasing Division to Enter into a Contract for the Purchase and Installation of Motor Control Centers for Persigo Wastewater Treatment Plant with Specialized Automation Services, LLC, Grand Junction, Colorado in the Amount of \$115,663.43

Staff presentation: Jay Valentine, Assistant Financial Operations Manager
Dan Tonello, Wastewater Services Manager
Terry Franklin, Deputy Director, Utilities, Streets, and Facilities

***** END OF CONSENT CALENDAR *****

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

4. **Main Street Marriott Hotel—City Council Economic and Community Development Committee Report and Transportation Capacity Fee Recommendation**

[Attach 4](#)

This is a request for the City to pay the cost associated with the Transportation Capacity Payment (TCP) fees as part of an infill and economic development project. The project is the development of a 100 room Marriott Hotel at the northwest corner of 3rd and Main Streets. The request has been considered by the City Council Economic and Community Development Committee. The Committee agreed to forward a recommendation of approval of the request. The Committee recommendation is subject to consideration and approval by the full City Council.

Action: Authorize the City Manager to Use Reserve Funds in the Amount of \$240,700.00 to Fund the TCP for the Project

Staff presentation: Rich Englehart, Deputy City Manager
Councilmembers Bonnie Beckstein, Gregg Palmer, Bill Pitts,
and Bruce Hill, Economic and Community Development
Committee

5. **Public Hearing—Amendments to the 2010 Zoning and Development Code, Codified as Title 21 of the Grand Junction Municipal Code** [File #TAC-2010-039]

[Attach 5](#)

Proposed amendments to revise the minimum lot size and width in the R4 zone district, allow an interim use with a Special Permit, and allow an offset for the cost of construction of required trail(s) against a project's Open Space Fee.

Ordinance No. 4428—An Ordinance Amending Section 21.03.040(e), Residential Districts, R4; Section 21.03.040, Residential District Summary Table; Section 21.03.060(c)(5), Cluster Developments, Bulk Standards; Section 21.02.120(b)(2), Special Permits; Section 21.06.020(c), Private and Public Parks and Open Spaces, Trails; and Section 21.10.020, Terms Defined

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4428

Staff presentation: Lisa Cox, Planning Manager

6. **Public Hearing—CDBG 2010 Program Year Action Plan, a Part of the 2006 Five-Year Consolidated Plan and Action Plan Amendments to Program Years 2007 and 2009** [File #2010 CDBG] [Attach 6](#)

The request is to consider final adoption of the 2010 Program Year Action Plan. This annual plan is required by the Department of Housing and Urban Development (HUD) for the use of Community Development Block Grant (CDBG) funds. The Action Plan includes the CDBG projects for the 2010 Program Year City Council approved for funding on May 17, 2010. Adoption of the 2010 Program Year Action Plan will constitute amendments to the Action Plans for Program Years 2007 and 2009 to reallocate unspent funds from previous years.

Resolution No. 30-10—A Resolution Adopting the 2010 Program Year Action Plan as a Part of the City of Grand Junction 2006 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

®Action: Approve the Amendments and Adopt Resolution No. 30-10 Approving the 2010 Program Year Action Plan

Staff presentation: Kathy Portner, Neighborhood Services Manager

7. **Non-Scheduled Citizens & Visitors**

8. **Other Business**

9. **Adjournment**

**Attach 1
Minutes of Previous Meeting**

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

June 2, 2010

The City Council of the City of Grand Junction convened into regular session on the 2nd day of June 2010 at 7:01 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Bruce Hill, Tom Kenyon, Gregg Palmer, Bill Pitts, Sam Susuras, and Council President Teresa Coons. Also present were Deputy City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Coons called the meeting to order. Councilmember Hill led the Pledge of Allegiance followed by a moment of silence.

Appointments

To the Downtown Development Authority/Downtown Grand Junction Business Improvement District

Councilmember Beckstein moved to reappoint Bill Keith and Steve Thoms for four year terms expiring June 2014, and appoint Scott Aker for a two year term to expire June 2012, all to the Downtown Development Authority/Downtown Grand Junction Business Improvement District. Councilmember Hill seconded the motion. Motion carried.

Council Comments

Councilmember Kenyon said he met with Mr. Ben Burkey and he wants to talk about a plan for Burkey Park. The plan has been passed on to the City Manager's office and the Parks and Recreation Director. Mr. Burkey still wants to see something done with the park.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Susuras read the Consent Calendar and moved that the Consent Calendar Items #1 through #2 be adopted. Councilmember Kenyon seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the May 17, 2010 Regular Meeting

2. **Contract with Mesa County for Building Inspection and Contractor Licensing Services**

Requesting approval of a contract for building inspection and contractor licensing services with Mesa County. The agreement has served both the City and County well in the past and the recommended action will provide for the continuation of those services. The contract term is for two years.

Resolution No. 29-10—A Resolution Authorizing a Contract with Mesa County for Building Inspection and Contractor Licensing Services

Action: Adopt Resolution No. 29-10

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing—R and A Subdivision Vacation, Located Adjacent to 545 Grand Mesa Avenue [File #VR-2009-231]

Request to vacate an unused portion of the Grand Mesa Avenue Right-of-Way to make the front setback of the existing residence more conforming.

The public hearing was opened at 7:06 p.m.

Lori V. Bowers, Senior Planner, presented this item. She described the site, the location, and the request. She asked that the Staff Report and attachments be entered into the record. The request complies with the review criteria in Section 21.02.100 of the Zoning and Development Code. The Planning Commission forwarded a recommendation of approval from their May 11, 2010 meeting. Ms. Bowers said approval is recommended of the excess right-of-way. The applicant was not present.

Councilmember Palmer noted the summary says it will make the front setback “more” conforming. Ms. Bowers said the Staff Report should have been amended to state that it will make it conforming as opposed to the original request which was for vacation of a lesser amount.

There were no public comments.

The public hearing was closed at 7:08 p.m.

Ordinance No. 4427—An Ordinance Vacating a Portion of the Grand Mesa Avenue Right-of-Way Located Adjacent to 545 Grand Mesa Avenue for R and A Subdivision Councilmember Palmer moved to adopt Ordinance No. 4427 and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Amendment to Action Plan for 2009 Community Development Block Grant (CDBG) Program Year and Amended Subrecipient Contract for Project within the 2009 CDBG Program Year [File #CDBG 2009-05 and 2009-07]

Amend the City's Action Plan for CDBG Program Year 2009 to reallocate a portion of funds not expended from the Riverside Task Force Property Acquisition project to be used towards the Garden Village Learning Center project and amend the existing Subrecipient Contract between the City and Housing Resources of Western Colorado to reflect the additional funds.

Kristen Ashbeck, Senior Planner for Neighborhood Services, Public Works and Planning, reviewed this item. She explained the reason for the reallocation. Two projects will be affected by the reallocation. The first is the expansion of the Community Center in Riverside. The project is nearing completion and will have funds remaining. The second project is the Garden Village Apartment's Community Center. Funding toward that project included some funding from the 2010 ARRA (stimulus) funding and also from 2009 allocation. The bids for the project were nearly double what were anticipated. The contract has been renegotiated and the request is for an additional \$20,000 from the 2009 allocation leftover from the previous aforementioned project.

Council President Coons asked why the Riverside project came in so much under the budget. Ms. Ashbeck replied they had to scale back their project to two lots as the original three lots were not affordable.

Councilmember Hill moved to 1) approve the amendment to the City's CDBG Consolidated Plan 2009 Action Plan to reflect the reallocation of funds from Project 2009-05 (Riverside Task Force) to Project CDBG 2009-07 to construct the Garden Village Learning Center; and 2) authorize the City Manager to sign the amended Subrecipient Contract with Housing Resources of Western Colorado for the City's 2009 CDBG Program Year. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Water Treatment Facility Solar Project Proposal

Staff will present a proposal from Sunsense, Inc. to install a 100.815 kilowatt photovoltaic solar system at the Water Treatment Facility.

Terry Franklin, Deputy Director, Utilities, Streets and Facilities, introduced this item. He deferred to Jay Valentine to explain the procurement process.

Jay Valentine, Assistant Financial Operations Manager, said it was a unique request for qualifications with Xcel Energy being a partner with the City in providing energy credits. If the contractor is not selected as recommended, Sunsense, who did the design, the City would have to reapply for the energy credits through Xcel Energy. The City has used Sunsense at Two Rivers and at the Visitor Center. It is a good project fiscally and from a conservation standpoint.

Council President Coons asked for explanation of REC (Renewable Energy Credits). Mr. Valentine deferred the question to Mr. Franklin.

Mr. Franklin explained that the City was awarded ten cents for every energy credit plus the City will use the energy rather than having to pay for the energy.

Councilmember Palmer asked if the value of REC credits are diminishing. Mr. Franklin said they are down to 5.5 cents so the City would lose \$180,000 right off the top by rebidding the project and having to reapply for the credits.

Councilmember Kenyon asked Mr. Valentine to explain why the City is spending this money and where the money is coming from.

Mr. Valentine explained that the water fund is an enterprise fund which is supported by user rates not paid for by the general fund. The water fund has accumulated enough resources to take advantage of this project and benefit from the energy savings.

Mr. Franklin explained that no projects were sacrificed for this project, as all the other projects were moved up with the borrowing of the Build America Bonds, with the exception of the waterlines in Main Street for next year. There will be no maintenance for the next twenty years on the solar system. Xcel Energy will give the City a \$200,000 rebate once the system is set up. The bottom line is the project will make \$160,000 for the water customers over the next twenty years.

Councilmember Palmer lauded the project as being a smart project.

Council President Coons says she is frequently asked when the City is going to do something toward sustainability. This is just one example.

Councilmember Susuras applauded the work of Staff noting that a half a million dollar project is only costing the City \$7,000.

Councilmember Palmer moved to authorize the City Purchasing Division to enter into a contract with Sunsense, Inc. in the amount of \$503,034 for the completion of the Water

Treatment Facility Solar Project. Councilmember Kenyon seconded the motion. Motion carried by roll call vote.

Contract Amendment #5 for Engineering Services for the 29 Road and I-70B Interchange Project

This amendment will add scope of work to the original engineering services contract for the 29 Road and I-70B Interchange Project to include part-time construction inspection services during the upcoming Interchange Phase.

Tim Moore, Public Works and Planning Director, presented this item. This item will allow the City to hire the Jacob Carter Burgess team to conduct the technical inspections on the current 29 Road Project. The contract is for part-time work. Jacob Engineering is the current name of the company.

Councilmember Palmer asked why the City spent money on the final design and now another amendment is needed. Mr. Moore said this amendment will be to ensure the construction is done according to the final design. Mr. Moore said the final design was the conceptual design and now this is to make sure it is constructed in accordance with the design, especially the structures that cross the railroad and other large structures.

Councilmember Beckstein inquired why this wasn't part of the last amendment. Mr. Moore said the same process was used in the construction of the Riverside Parkway. At the time of final design, there was a thought that there may be enough in-house expertise to cover this part of the project. At this time, however, they believe that they should have the additional expertise of Jacobs Engineering on a part-time basis.

Councilmember Susuras asked if the County will be paying for half of the contract. Mr. Moore said they will. He further added that they have been bidding all the steps of the project piece by piece in like manner.

Councilmember Pitts asked if there will be other additional charges. Mr. Moore advised that on the staff level this was anticipated, in fact a full-time inspector was anticipated. He didn't think there will be any more changes. He gave previous examples where redesign occurred due to a request from the railroad thus requiring contract amendments.

Councilmember Susuras moved to authorize the City Purchasing Division to amend the engineering services contract for the 29 Road and I-70B Interchange Project with Jacobs Engineering (formerly Carter and Burgess) for a total fee of \$3,107,378 thereby increasing the contract by \$131,400. Councilmember Hill seconded the motion. Councilmember Kenyon said he would vote in favor of the motion due to Staff's attempt to save money with in-house expertise and this is a small change.

Motion carried by roll call vote with Councilmember Palmer voting NO.

Contract for Construction Materials Testing Services for the 29 Road and I-70B Interchange Project

This technical services contract with Ground Engineering Consultants, Inc. will provide Quality Assurance Materials Testing Services for the 29 Road and I-70B Interchange Phase Project. The total cost of this contract is \$103,864, which will be split by the City and County. The City's share of the cost is \$51,932.

Tim Moore, Public Works and Planning Director, presented this item. This request is for quality assurance testing. There are some Staff members who perform quality assurance but they are busy on other projects. Part of the contract for the construction is that the materials, including the asphalt, will be tested and all those test results will be logged. The purpose of the hiring Ground Engineering Consultants, Inc. is to have a third party on call for quality control.

Councilmember Kenyon asked if that includes soil and strength of the asphalt and will that become a record to protect the City's interest. Mr. Moore said that is correct.

Council President Coons asked Mr. Valentine to present the bid information.

Jay Valentine, Assistant Financial Operations Manager, explained how the bids were solicited as an RFQ (request for qualifications) and the range of bids. The bids ranged from \$38 per hour to \$58 per hour. The County was more comfortable with Ground Engineering's qualifications.

Council President Coons asked if this is a not to exceed contract. Mr. Valentine said yes.

Councilmember Kenyon moved to authorize the City Purchasing Division to sign a technical services contract in the amount of \$103,864, with Ground Engineering Consultants, Inc. for QA Materials Testing Services for the 29 Road and I-70B Interchange Phase Project. Councilmember Susuras seconded the motion.

Councilmember Beckstein asked what the City's actual obligation is since the action lists the full amount instead of half (split with the County) as in the previous agenda item. Mr. Valentine advised that the City will sign the contract and the County will reimburse the City in accordance to the Memorandum that was approved previously.

Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:45 p.m.

Stephanie Tuin, MMC
City Clerk



Date: June 1, 2010

Author: Duane Hoff Jr.

Title/ Phone Ext: Buyer/x-1545

Proposed Schedule: June 14, 2010

2nd Reading

(if applicable): _____

CITY COUNCIL AGENDA ITEM

Attach 2

Purchase of Road Oil for Chip Seal Program 2010

Subject: Purchase of Road Oil for Chip Seal Program 2010
File # (if applicable):
Presenters Name & Title: Jay Valentine, Assistant Financial Operations Manager Darren Starr, Solid Waste and Streets Manager Terry Franklin, Deputy Director, Utilities, Streets, and Facilities

Executive Summary:

Request the purchase of approximately 205,000 gallons of road oil for the Streets Division Annual Chip Seal Program for 2010.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

Providing chip seal repair to distressed street areas will help to ensure smooth and safer traffic flow, while extending the life of the roadways while realizing significant cost savings.

Action Requested/Recommendation:

Authorize the City Purchasing Division to Purchase Approximately 205,000 Gallons of Road Oil from Cobitco, Inc., Denver, Colorado in the Amount of Approximately \$500,200.

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

Since 2005, the Streets Division has performed quality tests of road oil for the City's Chip Seal program. They found that between the two types of Cationic Rapid Setting Emulsified Asphalt Polymer Modified oils available, which are the CRS-2P and the

CRS-2R, that the CRS-2R was deemed superior due to quicker setting, better chip retention, night fogging capability and product durability. Cobitco is the only manufacturer of the CRS-2R in the State. A local vendor, Suncor Energy, manufactures the CRS-2P product which was found to be an inferior and less expensive polymer. The result of the less expensive polymer includes decreased elastic recovery, toughness and tenacity that cause a stripping of the chips which leads to a decrease in the life of the overlay. While the Cobitco product is a higher initial cost, it has superior tenacity, retention and durability. A Sole Source justification was submitted and approved by City Council in 2008. This Sole Source is effective through 2010.

Company	City, State	Total
Cobitco, Inc.	Denver, CO	\$2.44/gallon

Financial Impact/Budget:

The adopted General Fund budget for road oil was \$775,400, which consisted of 310,160 gallons at a cost of \$2.50 per gallon. After budget reductions, the total maintenance area was reduced, thereby decreasing the total gallons of oil needed by approximately 105,000 gallons. This reduction left a revised road oil budget of \$512,000. With the final price of oil coming in at \$2.44 per gallon there is adequate funding to cover this expense.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: June 3, 2010
 Author: Duane Hoff Jr.
 Title/ Phone Ext: Buyer/1545
 Proposed Schedule: June 14,
2010
 2nd Reading
 (if applicable): _____

CITY COUNCIL AGENDA ITEM

**Attach 3
 Purchase of Motor Control Centers for
 Replacement at Persigo Wastewater Treatment
 Plant**

Subject: Purchase of Motor Control Centers for Replacement at Persigo Wastewater Treatment Plant
File # (if applicable):
Presenters Name & Title: Jay Valentine, Assistant Financial Operations Manager Dan Tonello, Wastewater Services Manager Terry Franklin, Deputy Director of Utilities, Streets, and Facilities

Executive Summary:

Request the purchase for all equipment, supplies, and labor to replace aged and failing Motor Control Centers for the Headworks Building, Raw Sewage Pump Station Building, and Primary Sludge Pump Station Building located at the Persigo Wastewater Treatment Plant.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

Replacement and upgrading of these Motor Control Units will help to ensure that the Wastewater Treatment Plant continues to meet the growing needs of our community as well as continuing to provide reliable sewer services regionally.

Action Requested/Recommendation:

Authorize the City Purchasing Division to Enter into a Contract for the Purchase and Installation of Motor Control Centers for Persigo Wastewater Treatment Plant with Specialized Automation Services, LLC, Grand Junction, Colorado in the Amount of \$115,663.43.

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

The Persigo WWTP has (12) buildings that utilized Motor Control Centers to carry out each buildings primary functions. These Control Centers are aged, outdated, and failing. Persigo plans to replace as many of these units each year, as funding permits, in order to avoid having any functions interrupted due to old equipment. This year, the budget permits unit replacements for the Headworks Building, Raw Sewage Pump Station Building, and Primary Sludge Pump Station Building.

A formal Invitation for Bid was issued via BidNet (an on-line site for government agencies to post solicitations), advertised in The Daily Sentinel, and sent to a source list of local contractors including the Western Colorado Contractors Association (WCCA). Two bids were found to be responsive and responsible, in the following amounts:

Company	City, State	Total
Specialized Automation Services, LLC	Grand Junction, CO	\$115,663.43
EC Electric, Inc.	Grand Junction, CO	\$182,252.00

The following is a breakdown of the low bid for the (3) buildings proposed for this year:

Item #	Building	Bid Amount	Total Bid Award
1.	Headworks	\$30,884.45	\$115,663.43
2.	Raw Sewage Pump Station	\$58,106.18	
3.	Primary Sludge Pump Station	\$26,672.80	

Specialized Automation Services, LLC is a Grand Junction based company having been at their present location for the last 3 years and currently employing 22 persons. Their company specializes in commercial and industrial electrical, and automation control.

Financial Impact/Budget:

\$150,000 has been budgeted for this project in the Joint Sewer Fund. The \$34,336.57 difference between the bid amount and the budgeted amount will go to the Joint Sewer Fund balance.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: June 7, 2010
 Author: Rich Englehart, on
behalf of the Council ED
Committee
 Title/ Phone Ext: Deputy City
Manager, 1502
 Proposed Schedule: June 14,
2010

CITY COUNCIL AGENDA ITEM

**Attach 4
 Main Street Marriott Hotel—City Council
 Economic and Community Development
 Committee Report and Transportation Capacity
 Fee Recommendation**

Subject: Main Street Marriott Hotel—City Council Economic and Community Development Committee Report and Transportation Capacity Fee Recommendation
File #: N/A
Presenters Name & Title: Rich Englehart, Deputy City Manager Councilmembers Bonnie Beckstein, Gregg Palmer, Bill Pitts, and Bruce Hill, Economic and Community Development Committee

Executive Summary:

This is a request for the City to pay the cost associated with the Transportation Capacity Payment (TCP) fees as part of an infill and economic development project. The project is the development of a 100 room Marriott Hotel at the northwest corner of 3rd and Main Streets. The request has been considered by the City Council Economic and Community Development Committee. The Committee agreed to forward a recommendation of approval of the request. The Committee recommendation is subject to consideration and approval by the full City Council.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 4 – Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

A new hotel on Main Street is consistent with this goal by adding an additional 100 hotel rooms adjacent to the convention center and the west end of the Main Street shopping park.

Goal 12 – Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

The additional hotel rooms with some commercial space at the street level, add a desirable mix of retail and commercial uses to the Downtown area.

Action Requested/Recommendation:

Authorize the City Manager to Use Reserve Funds in the Amount of \$240,700.00 to Fund the TCP for the Project. (As is customary for the City Council requests such as this that could be characterized as a “waiver” of fees are, if approved by a majority of the Council, instead paid by the City. The effect of that is that the fund is kept whole but the fee is “waived” with respect to the project.)

Board or Committee Recommendation:

The Committee met and recommended conditional approval of the request. Based on the Committee discussion, staff is recommending full funding as requested. Both the Committee and staff find the funding to be supportive of and consistent with infill and economic development for the community.

Background, Analysis and Options:

The Committee met in an open meeting on May 27, 2010 to consider a request from Western Hospitality, the owners of a proposed 100 room Marriott hotel to be located at 3rd and Main Street. The owners requested relief from the TCP because: 1) this is the third project for which TCP fees will be required; 2) the project is “infill” and there will be no impacts as a result of the project that the existing streets cannot accommodate and 3) the TCP fee will not guaranteed to be used for the benefit of the owners project but will be spent away from the project location. The Committee considered the owners request and concluded that the request had merit and that substantial community benefit would be derived from the project.

The property has previously been identified by both the City and the Downtown Development Authority (DDA) as a prime parcel for infill re-development. Since Western Hospitality purchased the property its owners have been working to secure a franchise and financing for a third Downtown hotel. The current project not only puts the land to a better and higher use, it directly benefits Two Rivers Convention Center (TRCC) with additional occupancy and the opportunity for additional convention business.

Subsequent to the May 27 meeting, Staff has reviewed the Travel Demand Schedule hotel/motel category and confirmed that this project is correctly categorized in the Code.

Financial Impact/Budget:

The recommendation calls for using some of the City’s reserves to pay the projects TCP Fee. While the 2010 economic development budget does not include a specific appropriation for this project, the City Council may appropriate funds for that purpose through a supplemental appropriation ordinance. The Committee agreed that the project will provide significant economic stimulus and that the expenditure is consistent with and furthers the City’s overall comprehensive goals.

Legal issues:

If the expenditure is approved a supplemental appropriation ordinance will be required. That ordinance will be presented in accordance with the Charter and other legal requirements.

Attachments:

N/A



Date: May 25, 2010

Author: Lisa Cox

Title/ Phone Ext: Planning Manager, Ext. 1448

Proposed Schedule:

1st Reading: May 17, 2010

2nd Reading: June 14, 2010

CITY COUNCIL AGENDA ITEM

Attach 5

Public Hearing—Amendments to the 2010 Zoning and Development Code, Codified as Title 21 of the Grand Junction Municipal Code

Subject: Amendments to the 2010 Zoning and Development Code, Codified as Title 21 of the Grand Junction Municipal Code.
File # : TAC-2010-039
Presenters Name & Title: Lisa Cox, Planning Manager

Executive Summary:

Proposed amendments to revise the minimum lot size and width in the R4 zone district, allow an interim use with a Special Permit, and allow an offset for the cost of construction of required trail(s) against a project’s Open Space Fee.

How this item relates to the Comprehensive Plan Goals and Policies:

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy 5B: Increasing the capacity of housing developers to meet housing demand.

Policy 6A: In making land use and development decisions, the City and County will balance the needs of the community.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policy 8 B: Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities.

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.

Policy 11 A: The City and County will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

Action Requested/Recommendation:

Hold a Public Hearing and Consider Final Passage and Final Publication of the Ordinance

Board or Committee Recommendation:

The Planning Commission recommended adoption of the proposed amendments at their May 11, 2010 meeting.

Background, Analysis and Options:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code.

As a part of the final review of the proposed Code, three additional changes were proposed that were not reviewed by the Planning Commission. City Council asked that each of the proposed amendments be reviewed by the Planning Commission for their recommendation. Each of the following proposals supports the vision and goals of the Comprehensive Plan:

1. To ensure that minimum density can be achieved in the R4 zone district, staff proposes that the minimum lot size be reduced from 8,000 square feet to 7,000 square feet and that the minimum lot width be reduced from 75 feet to 70 feet. The proposed change would amend Section 21.03.040(e).
2. Because the market may not be ready for the density/intensity that the Comprehensive Plan anticipates (particularly in new Village and Neighborhood centers) staff proposes that an interim land use be allowed with a Special Permit. The scope and duration of the interim use would be incorporated into the conditions of the Special Permit that would be approved by City Council. Allowing an interim use would permit a property owner to gain use and value from their property until the market is ready for the growth anticipated by the Comprehensive Plan. The proposed change would amend Section 21.02.120(b)(2).
3. If a trail(s) has been constructed in addition to the construction of required sidewalks, the owner may request an offset or credit for the cost of construction of the trail(s) against the Open Space fee in an amount not to exceed the total Open Space fee. The proposed change would amend Section 21.06.020(c).

FINDINGS OF FACT/CONCLUSIONS:

After reviewing TAC-2010-039, Title 21 Amendments, the Planning Commission made the following findings of fact and conclusions:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

Financial Impact/Budget:

N/A

Legal and other issues:

Planning and Legal staff will be available to discuss the proposed ordinance.

Previously presented or discussed:

First reading was held on May 17, 2010.

Attachments:

Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 21.03.040(e), RESIDENTIAL DISTRICTS, R4; SECTION 21.03.040, RESIDENTIAL DISTRICT SUMMARY TABLE; SECTION 21.03.060(c)(5), CLUSTER DEVELOPMENTS, BULK STANDARDS; SECTION 21.02.120(b)(2), SPECIAL PERMITS; SECTION 21.06.020(c), PRIVATE AND PUBLIC PARKS AND OPEN SPACES, TRAILS; AND SECTION 21.10.020, TERMS DEFINED

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code.

As a part of the final review of the proposed Code, three additional changes were proposed that were not reviewed by the Planning Commission. City Council asked that each of the proposed amendments be reviewed by the Planning Commission for their recommendation. Each of the proposed amendments supports the vision and goals of the Comprehensive Plan.

After public notice and public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendments for the following reasons:

The request is consistent with the goals and policies of the Comprehensive Plan. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendments will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following are proposed amendments to the 2010 Zoning and Development Code, Codified as Title 21 of the Grand Junction Municipal Code. The proposed amendments are to revise the minimum lot size and width in the R4 zone district, allow an interim use with a Special Permit, and allow an offset for the cost of construction of required trail(s) against a project's Open Space Fee.

Section 21.03.040(e) is amended to revise the following table:

Primary Uses		
Detached Single-Family, Two Family Dwelling, Civic See 21.04.010 Use Table		
Lot		
Area (min sq ft)	87,000	
Width (min ft)	770	
Frontage (min ft)	20	
Setback	Principal	Accessory
Front (min ft)	20	25
Side (min ft)	7	3
Rear (min ft)	25	5
Bulk		
Lot Coverage (max)	50%	
Height (max ft)	40	
Height (max stories)	3	
Density (min)	2 units/acre	
Density (max)	4 units/acre	
Cluster Allowed	Yes	

All other provisions of Section 21.03.040(e) shall remain in full force and effect.

Section 21.03.040, Residential District Summary Table is amended as follows:

RESIDENTIAL DISTRICT SUMMARY TABLE

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Lot										
Area (min ft unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min ft)	150	100	100	100	770	40	40	30	30	30
Frontage (min ft)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min ft)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
Setback										

Principal structure										
Front (min ft)	20	20	20	20	20	20	20	20	20	20
Side (min ft)	50	15	15	15	7	5	5	5	5	5
Rear (min ft)	50	30	30	30	25	25	10	10	10	10
Accessory structure										
Front (min ft)	25	25	25	25	25	25	25	25	25	25
Side (min ft)	50	5	3	3	3	3	3	3	3	3
Rear (min ft)	50	10	10	5	5	5	5	5	5	5

Bulk										
Lot Coverage (max)	5%	15%	20%	30%	50%	60%	70%	75%	75%	80%
Height (max ft)	35	35	35	35	40	40	40	60	60	72
Height (max stories)	2.5	2.5	2.5	2.5	3	3	3	5	5	6
Density (min units per acre)	n/a	n/a	n/a	n/a	n/a	3	4	8	12	16
Density (max units per acre)	1 unit / 5 acres	1	1	2	2	5	8	12	16	n/a
Cluster Allowed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No

Notes

R-5: Min Lot Area varies by building type, Detached Single Family- 4000 sf, Two Family Attached – 3000 sf, Multifamily – 20,000 sf, Civic – 20,000 sf; Min lot width varies by building type, Two family – 60 ft, all other types – 40 ft

R-8: Min Lot Area varies by building type, Detached Single Family and Two Family Attached – 3000 sf, Multifamily – 20,000 sf, Civic – 20,000 sf, Min lot width varies by building type, Two family – 60 ft, all other types – 40 ft

R-12: Min lot width varies by building type, Two family – 45 ft, all other types – 30 ft

All other provisions of Section 21.03.040 shall remain in full force and effect.

Section 21.03.060(c)(5) is amended to revise the following table:

	Min Req. Lot Size	20 Percent Open Space	30 Percent Open Space	50 Percent Open Space	66 Percent Open Space
R-R	5 acres	3.5 acres	2.75 acres	1.25 acres	3,000 sq ft
R-E	1 acre	1 acre	1 acre	21,780 sq ft	3,000 sq ft
R-1	1 acre	30,000 sq ft	23,958 sq ft	10,890 sq ft	3,000 sq ft
R-2	15,000 sq ft	11,900 sq ft	9,350 sq ft	4,250 sq ft	3,000 sq ft
R-4	87,000 sq ft	5,600 sq ft	4,400 sq ft	3,000 sq ft	3,000 sq ft
R-5	4,000 sq ft	3,500 sq ft	3,000 sq ft	3,000 sq ft	3,000 sq ft

All other provisions of Section 21.03.060(c) shall remain in full force and effect.

Section 21.02.120(b)(2) is amended as follows:

(2) A special permit is allowed in all zone districts for the following uses and shall be required prior to:

- (i) Allowing a fence over six feet in height in any district;
- (ii) An interim use located in any zone district where:
 - (A) The development is proposed as an interim use that is allowed in the district, or as an interim use established with a minimal investment that can be easily redeveloped at the density or intensity envisioned by the Comprehensive Plan; and
 - (B) The applicant demonstrates that the development design and any proposed infrastructure improvements further the future development of the property at the density or intensity envisioned by the Comprehensive Plan;
- (iii) Any other special permit found elsewhere in this Code.

Section 21.06.020(c) is amended as follows:

The owner of each project or change of use, which will increase pedestrian and/or bicycle use or trips, shall dedicate trail easements consistent with the City's adopted plans, subject to any claims as provided in the prior Section 21.06.010(b)(1). Trails shall be constructed in accordance with applicable City standards [~~see also Section 21.06.010(b)(1).~~] If a trail(s) is constructed in addition to the construction of required sidewalks, then the owner may request an offset for the cost of construction of the trail(s) against the project's Open Space Fee in an amount not to exceed the total Open Space fee. The amount of the credit or offset will be determined by the City using established and uniform cost for labor and materials for the specific type and width of the trail(s) constructed.

Section 21.10.020 is amended to include the following definition:

USE, INTERIM. The type of buildings and activities existing in an area, or on a specific site or parcel, for an interim period of time. Such interim use shall not hinder the ability to redevelop the site or parcel at the density or intensity envisioned by the Comprehensive Plan. The scope and duration of an interim use shall be determined by Special Permit and approved by the City Council.

INTRODUCED on first reading the 17th day of May, 2010 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the _____ day of _____, 2010 and ordered published in pamphlet form.

ATTEST:

President of the City Council

City Clerk



Date: June 2, 2010
 Author: Kristen Ashbeck
 Title/ Phone Ext: Senior Planner
x1491
 Proposed Schedule: June 14,
2010; Sept 1 Program Year Start
Begin

CITY COUNCIL AGENDA ITEM

Attach 6

Public Hearing – CDBG 2010 Program Year Action Plan, a Part of the 2006 Five-Year Consolidated Plan and Action Plan Amendments to Program Years 2007 and 2009

Subject: Public Hearing – CDBG 2010 Program Year Action Plan, a Part of the 2006 Five-Year Consolidated Plan and Action Plan Amendments to Program Years 2007 and 2009
File # : 2010 CDBG
Presenters Name & Title: Kathy Portner, Neighborhood Services Manager

Executive Summary: The request is to consider final adoption of the 2010 Program Year Action Plan. This annual plan is required by the Department of Housing and Urban Development (HUD) for the use of Community Development Block Grant (CDBG) funds. The Action Plan includes the CDBG projects for the 2010 Program Year City Council approved for funding on May 17, 2010.

Adoption of the 2010 Program Year Action Plan will constitute amendments to the Action Plans for Program Years 2007 and 2009 to reallocate unspent funds from previous years.

How this item relates to the Comprehensive Plan Goals and Policies: The projects proposed for CDBG funding meet the following goals of the Comprehensive Plan.

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

The DIA slope stabilization and landscaping enhances the Riverside Parkway improvements adjacent to the DIA school.

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

The Hawthorne Park restroom replacement will enhance an existing neighborhood park. The Western Colorado Conservation Corps van purchase will provide that organization more opportunities to improve the community’s open space and parks areas.

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.

The remaining projects provide for upgrades to facilities and services for our citizens.

Action Requested/Recommendation: 1) Approve the Amendments to the City's CDBG 2007 and 2009 Program Year Action Plans to Reflect the Reallocation of Unspent Funds; and 2) Adopt by Resolution the 2010 Program Year Action Plan as Part of the 2006 Five-Year Consolidated Plan.

Board or Committee Recommendation:

NA

Previously Presented or Discussed: City Council Workshop on April 19, 2010 and City Council hearing on May 17, 2010.

Background, Analysis and Options: For each CDBG program year, a new One-Year Action Plan is completed and adopted as part of the five-year Consolidated Plan. This is a public hearing to receive input regarding the 2010 Program Year Action Plan. On May 17, 2010 the Grand Junction City Council approved 2010 CDBG funding requests totaling \$422,478 for the ten projects listed below. The 2010 Program Year Action Plan is included as an attachment. In addition, adoption of the 2010 Program Year Action Plan will constitute amendments to the Action Plans for Program Years 2007 and 2009 to reallocate unspent funds from these previous years and indicated in the budget below. Primarily the amendments are to reallocate 2009 funds for the DIA Slope Stabilization project so the work can get underway as soon as possible rather than waiting for the release of 2010 funds from HUD on September 1, 2010. A summary of the amendments is also included as an attachment.

1) City of Grand Junction Program Administration	\$ 60,000
2) St Mary's Foundation Gray Gourmet Program	\$ 20,500
3) St Mary's Foundation Foster Grandparent Program	\$ 12,000
4) Western CO Conservation Corps Van Purchase	\$ 17,000
5) Counseling and Educ Center Counseling Services	\$ 6,682
6) DIA Slope Stabilization and Landscaping	\$ 34,471
7) Hawthorne Park Restroom Replacement	\$158,000
8) HomewardBound Homeless Shelter Remodel/Repair	\$ 6,000
9) Center for Independence Program Office Remodel	\$ 34,100
10)GV Catholic Outreach Soup Kitchen Remodel/Repair	\$ 73,725

Financial Impact/Budget:

2010 CDBG Allocation	\$ 374,550
Remaining 2007 Administration Funds	\$ 12,000
Remaining 2009 funds from HomewardBound Van Purchase	\$ 4,928
Remaining 2009 funds from Riverside Task Force Property Acquisition, Demolition and Site Finish	<u>\$ 31,000</u>
TOTAL FUNDS TO BE ALLOCATED	<u>\$ 422,478</u>

With this reallocation of funds from previous years the City will allocate as much as possible towards projects and carry forward only a minimal amount for ongoing program administration. There is still a balance of \$14,872 in program administration to cover the remainder of the 2009 Program Year (1/3 staff salary and miscellaneous expenses through August 31, 2010).

Legal issues: None

Other issues: None

Previously Presented or Discussed: City Council Workshop on April 19, 2010 and City Council hearing on May 17, 2010.

Attachments:

1. Summary of Action Plan Amendments for Program Years 2007 and 2009
2. 2010 Program Year Action Plan
3. Resolution

ATTACHMENT 1



CDBG Entitlement Program

**SUBSTANTIAL AMENDMENTS TO THE ACTION PLAN
PROGRAM YEARS 2007 and 2009**

SECTION 91.220 : AMENDMENTS [91.105(a)(2)]

Submit written comment by June 17, 2010 to:

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

**City of Grand Junction Community Development Block Grant (CDBG)
Entitlement Program**

**SUBSTANTIAL AMENDMENTS TO THE ACTION PLANS PROGRAM YEARS 2007 and
2009 SECTION 91.220: AMENDMENTS (91.105(a)(2))**

2007 ACTIVITY AFFECTED

The 2007 Action Plan allocated \$35,000 towards administration of the CDBG Program. Not all funds have been expended. It is proposed that \$12,000 of the 2007 funds be reallocated to the 2010 projects listed below.

2009 ACTIVITIES AFFECTED

The 2009 Action Plan allocated funding towards projects for the Riverside Task Force Acquisition (\$173,201) and HomewardBound of the Grand Valley purchase of a van (\$26,000). Not all funds for these projects have been expended. It is proposed that \$4,928.52 from the HomewardBound project and \$31,000 from the Riverside Task Force project be reallocated to the 2010 projects listed below. The majority of the 2009 funds will be reallocated to the DIA Slope Stabilization project.

The recommended 2010 projects are as follows:

- 1) City of Grand Junction Program Administration \$60,000
- 2) St. Mary's Hospital Foundation Gray Gourmet Program \$20,500
- 3) St. Mary's Hospital Foundation Foster Grandparent Program \$12,000
- 4) Partners Western Colorado Conservation Corps Van Purchase \$17,000
- 5) Counseling and Education Center \$6,682
- 6) DIA ROW Slope Stabilization and Landscaping \$34,471
- 7) Hawthorne Park Restroom \$158,000
- 8) Homeless Shelter Repairs and Improvements \$6,000
- 9) Center for Independence Energy Improvements to Main Program Office
\$34,100
- 10) Grand Valley Catholic Outreach Soup Kitchen Remodel \$73,725

ADMINISTRATION AND PLANNING PROJECTS

1 Program Administration

The City's *CDBG Consolidated Plan* is done every 5 years, along with the *Analysis of Impediments to Fair Housing* study. Both of these reports were last adopted in 2006. Thus, new reports are required to be adopted in June 2011 so the work must be completed during the 2010 Program Year. In the past, the City has hired an intern to assist with the Consolidated Plan and a consultant to complete the Fair Housing study. However, with recent work program changes, staff is proposing to complete both studies in-house and allocate \$60,000 in order to cover two-thirds staff salary and community participation costs for the studies as well as administration of the overall CDBG program.

Funds Requested: \$60,000

PUBLIC SERVICES PROJECTS (15% cap)

2 St. Mary's 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 32 seniors. The program served 63,614 meals in 2009 and expects an increase to 66,795 in 2010. Funding is received through several in-kind and financial sources including the Area Agency on Aging and the State of Colorado.

Recommended Funding: \$20,500

3 St. Mary's Foundation Foster Grandparent Program

This program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding would reimburse 55 volunteers for gas and mileage to be able to serve 1,650 children. \$290,000 in funding has been secured from other sources including United Way and the Anschutz Foundation.

Recommended Funding: \$12,000

4 Mesa Youth Services, Inc. dba Partners

The Western Colorado Conservation Corps (WCCC) operated under Partners 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. WCCC continues to grow at a rate of 15-20% per year both in budget and the amount of youth and young adults served in the program. Currently, the program serves 178 local youth and young adults. CDBG funds would be used to purchase a new 12-passenger van to transport youth from the WCCC program office to and from service projects that will generate revenue for the Corps program.

Recommended Funding: \$17,000

5 Counseling and Education Center (CEC)

This program provides counseling services for low income citizens. Funds are requested to help pay for counseling sessions. The number of persons served is directly related to the amount of funding received. In 2009, CEC served over 600 clients for a total of over 3,900 service hours. Of these, 407 clients were at or below the Federal Poverty Guidelines.

Recommended Funding: \$6,682

CAPITAL PROJECTS

6 Dual Immersion Academy (DIA) Slope Stabilization and Landscaping (City

project)

The DIA in the Riverside neighborhood is directly adjacent to the eastbound on ramp from Broadway/Grand Avenue to the Riverside Parkway. The steep side slope of the Parkway was not stabilized or finished with the Parkway project. Therefore, the slope is open to erosion and, during heavy rains and runoff the playground behind the school has been flooded. This project would stabilize the slope and provide some landscaping at the corner of West and Broadway/Grand Avenue to improve the drainage situation as well as beautify the site. The majority of the 2009 funds being reallocated will be used for this project so that the project can get started as soon as possible rather than waiting for the 2010 CDBG funds to be released on September 1, 2010.

Recommended 2009 Funding: \$34,471

7 Hawthorne Park Restroom (City project)

This project would replace the restroom at the downtown Hawthorne Park with a new combined restroom/shelter facility. The Hawthorne Park neighborhood is CDBG-eligible. The existing restroom was constructed in 1955 and is dated, dilapidated and requires significant ongoing maintenance. Cost savings can be realized on the project through City Parks employees doing some of the initial site preparation and reusing the architectural plans from the shelter/restroom facility constructed in Rocket (Melrose) Park in 2009.

Recommended Funding: \$158,000

8 HomewardBound Homeless Shelter Repairs and Improvement

Homeward Bound operates the Community Homeless Shelter at 2853 North Avenue. Since plans to expand the shelter have been withdrawn, there are urgent and critical capital repairs/improvements needed for the existing building in order to continue operating a safe and healthy shelter. CDBG funds would be used towards replacement of the fire sprinkler system gauges and completing roof repairs.

Recommended Funding: \$6,000

9 Center for Independence (CFI) Energy Improvements to Main Program Office

CFI operates programs for disabled persons in our community at its main program office located at 740 Gunnison Avenue. The building was originally constructed as a church in 1940 and is in need of updating. CDBG funds will be used to increase energy savings by replacing a failing heating system and install an outdoor reset on the boiler pipes with insulation.

Recommended Funding: \$34,100

10 Grand Valley Catholic Outreach (GVCO) Soup Kitchen Remodel

GVCO operates the Soup Kitchen located at 245 South 1st Street. The facility served 81,337 persons in 2009-2010 and expects the number to increase to 85,404 in 2010-2011. The flat roof on the building has been repaired numerous times and has exceeded its serviceable life. Even after repairs, water finds another entry point and during storms it pours into the Soup Kitchen, several offices and the Clothing

Bank, often ruining items stored in the building. In addition, GVCO recently conducted an energy audit of the facility which demonstrated that a more energy-efficient cooling system and additional insulation would benefit the facility. CDBG funds would be used towards: 1) replacing the roof; 2) adding insulation; and 3) installing a new swamp cooler.

Recommended Funding: \$73,725

THE CITY OF GRAND JUNCTION CITIZEN PARTICIPATION PLAN

The City followed its Citizens Participation Plan and advertised and will hold a public hearing. The public hearing to amend the City's CDBG Consolidated Plan and Action Plans for Program Years 2007 and 2009 will be conducted June 14, 2010. Information will be presented regarding the change in use of these funds. A summary of this proposed amendment was published May 18, 2010 followed by a 30-day public comment period. A copy of the proposed amendments are available for review at the City Clerk's Office at City Hall, 250 North 5th Street, Grand Junction and at the main branch of the Mesa County Public Library at 530 Grand Avenue, Grand Junction. Any public comment should be submitted in writing to the City of Grand Junction, Neighborhood Services, 250 North 5th Street, Grand Junction, CO 81501 by June 17, 2010.

ATTACHMENT 2



Fifth Program Year Action Plan

GENERAL

Executive Summary

In 1996 the US Department of Housing and Urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant Funds. Every five years the City prepares and adopts a new five-year consolidated plan. The current Five-Year Consolidated Plan was adopted by the Grand Junction City Council in June 2006. In addition, each year the City prepares and adopts a program year action plan, which becomes a part of the five-year consolidated plan. Applications for CDBG funds are made available to all interested parties in February with a late March deadline for each Program Year. Applications that are funded become a part of the respective program year action plans.

Community Profile

Grand Junction, Colorado is located in Western Colorado 250 miles from Denver. It is the largest city in Western Colorado, the County seat for Mesa County and home of Mesa State College. It is the economic and service center for communities in Western Colorado and Eastern Utah. The most recent estimate of the Grand Junction population as of 2008 was 53,662.

Until the recent nation-wide recession, the area's economy demonstrated strong growth but housing market appreciation continues to exceed wage increases. These trends are expected to continue in the foreseeable future, making the need for affordable housing one of many issues facing local government in Grand Junction.

Citizen Participation

The City adopted a Citizen Participation Plan in 1996 to describe citizen involvement in the Five-Year Consolidated Plan (Plan) and annual Program Year Action Plans process. The Neighborhood Services Division of the City of Grand Junction, as lead agency for the development of the Consolidated Plan and Program Year Action Plan, has invited human service agencies and citizen involvement in Plan creation. The findings and needs identified by those who serve and work with the very low- to moderate-income populations are the basis of the Plan's development. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings. The City solicited applications for 2010 funding available for the CDBG Program and received eighteen requests that totaled \$1,174,694.

Institutional Structure

Grand Junction will carry out its Consolidated Plan through a mixture of public, private, and non-profit organizations that specialize in serving the identified needs of this plan and other needs of the low and moderate income residents of Grand Junction. Highly effective non-profit organizations deliver a wide array of services to Grand Junction citizens. The City depends upon these private agencies to meet the needs of the low and moderate income population.

Housing Needs

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. The median sales price in Mesa County of an existing single family home is \$200,000 (CO Association of Realtors, September, 2009) which is approximately

\$12,000 less than the previous year due to the nation-wide recession. According to the State of Colorado Department of Local Affairs, the average rental rate for the Grand Junction market area is \$674.31 with a vacancy rate of 7.5%.

As of May 2010, the waiting list statistics for assisted housing units are as listed below. The total number of families on the waiting list has doubled in the past year due to the current economic conditions including high unemployment and foreclosure rates in the community. The average wait time for the limited number of existing assisted housing units is 550 days.

Total Families on Waiting Lists	2,289
Male Head of Households	513
Female Head of Households	1,776
Elderly	204
Disabled	554
Families with Children	1,410
Total Number of Children	2,592
30% of AMI	1,578
50% of AMI	673
80% of AMI	45

Homeless Needs

Homelessness presents a growing challenge to Grand Junction. The combination of low local wages, high unemployment rate and rising housing costs is making a growing percentage of the general population vulnerable to loss of housing, and making it much more difficult for the homeless to work their way off of the streets. In addition, the high percentage of individuals and families without health insurance benefits makes many households vulnerable to housing loss in the event of an expensive major illness.

Prior to 2000, local data collection about the homeless had been primarily anecdotal and informal, as there had not been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, the Grand Junction community has regularly attempted to provide a count since 2000. The most recent point in time survey was conducted in January 2009. Results of the survey indicate that there are approximately 444 homeless adults and approximately 500 homeless children that attend schools in the community. Including the families of the homeless school-aged children, the total number of homeless persons is approximately 1,650 persons. Twenty-seven percent of the chronically homeless adults are veterans and fifty percent of those are disabled.

A series of planning sessions were conducted to identify needs and develop action plans and a Continuum of Care to address this challenge. The highest priority homeless needs identified through this process are for an emergency shelter, transitional housing, case management, and housing placement for individuals and families.

The Continuum of Care Plan, completed in the summer of 2001 by a coalition of community homeless service providers, is still being used and implemented. It is intended to provide a continuous network of housing and service support for persons working to permanently leave the streets.

Special Needs Housing

Due to the fact that Grand Junction is the largest community on Colorado's Western Slope and Eastern Utah, medical and other special needs services are provided here that are not available in smaller communities. As a consequence, the percentage of the special needs population in Grand Junction is higher than surrounding communities at approximately 12 percent of the total population. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV/AIDS to compete in the housing market for appropriate housing at an

affordable price is limited in many cases by their lack of income and also by their need for special housing accommodations.

Anti-Poverty Strategy

The Anti-Poverty Strategy is an effort to reduce the number of people earning low- to moderate-income wages and at risk of homelessness. This Strategy, described in the 2006 Five-Year Consolidated Plan, outlines community activities to:

- Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends;
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from entering poverty situations;
- Encourage efforts to raise earned income levels;
- Maintain a strong diversified economic base;
- Increase the employability of recipients of public benefits;
- Attract higher paying employers to Grand Junction;
- Increase access to employment through expansion of the service area and hours of operation of the public transportation system and through the availability of responsible affordable childcare;
- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs;
- Support efforts to reduce the possibility of catastrophic expense through the provision of essential healthcare to the uninsured and the availability of effective public transportation to reduce the dependence of low-income persons on private automobiles and their associated costs.
- Focus affordable housing development near employment centers.

Consolidated Plan

The 2006 Five-Year Consolidated Plan integrates economic, physical, environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and all citizens can work together to improve the quality of life of its residents. Consolidated Plan Objectives and specific needs have been identified along with actions that define how the community will respond over the life of the five year consolidated plan.

The Consolidated Plan has three Objectives:

1. Create a Suitable Living Environment
 - a. Need for Non-Housing Community Development Infrastructure
 - b. Need for Neighborhood Program
 - c. Special Needs Populations and Other Human Service Needs
 - d. Youth
2. Provide Decent Affordable Housing
 - a. Increase inventory of affordable housing units
 - b. Lead-based paint hazards
 - c. Prevent and Reduce Homelessness
3. Create Economic Opportunities
 - a. Childcare
 - b. Economic Development

Summary of CDBG Activities for Program Years 2006-2009

2006 Program Year - \$348,286 – All Projects Completed

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

2007 Program Year - \$412,043 (includes funds transferred from 2001 and 2002 – All Projects Completed Except Administration)

- Program Administration - \$24,575
- 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
- Riverside Head Start Classroom Addition - \$110,610 (cancel–reallocate 2009)
- Hilltop Community Resources Daycare/Family Center Remodel - \$24,547

2008 Program Year - \$337,972 – All Projects Completed

- Senior Multiuse Campus Feasibility Study - \$80,000
- Riverside Educational Center Americorps Personnel - \$5,000
- St. Mary's Gray Gourmet Program - \$20,500
- Riverside Task Force Acquisition for Campus Expansion - \$220,900
- Partners Acquisition for W CO Conservation Corps - \$100,000
- Center for Independence Vocational Center Remodel - \$9,500
- Melrose Park Restroom and Shelter Relocation - \$108,201

2009 Program Year - \$546,222 (includes funds transferred from 2007 and CDBG-R funds)

- Program Administration - \$30,000 (partially expended)
- HomewardBound of the Grand Valley Van Purchase - \$26,000 (completed)
- St. Mary's Senior Companion Program - \$12,000 (underway)
- GJHA Walnut Park Apartments - \$100,000 (underway)
- Riverside Task Force Property Acquisition - \$173,201 (partially expended)
- MDS Group Home Remodel - \$40,000 (preparing bid documents)
- HRWC Garden Village Learning Center - \$100,000 (CDBG-R and CDBG – negotiating bid)
- WSCC Program Office Building Remodel - \$65,000 (underway)

All Consolidated Plan Objectives will be monitored and reported to the US Department of Housing and Urban Development (HUD) by their outcomes. This outcome and performance based measurement includes 1) Availability/Accessibility; 2) Affordability; and 3) Sustainability, promoting livable and viable communities.

Though the competition for CDBG funds has continually increased since program inception and the amount of annual CDBG funds continues to decrease, the City will continue to make an effort to balance disbursement of these funds between the various needs of the community over the course of the five-year Consolidated Plan.

2010 Program Year Action Plan

The purpose of the Program Year Action Plan is to identify One-Year Strategies for each of the Objectives set in the 2006 Five-Year Consolidated Plan. The Consolidated Plan Strategies are accomplished by utilizing a variety of resources including the annual allocation of CDBG funds. For each program year, a new one-year action plan is completed and adopted as part of the five year Consolidated Plan. On May 17, 2010 the Grand Junction City Council approved 2010 CDBG funding requests totaling \$422,478 for the following ten projects, which will be made a part of the 2010 Action Plan. The total amount to be allocated includes the \$374,550 2010 entitlement allocation plus \$47,928 in funds from previous years. The majority of the funds remaining from 2009 will be reallocated to the DIA Slope Stabilization project so that project can be started as soon as possible rather than waiting for the 2010 CDBG funds to be released on September 1, 2010.

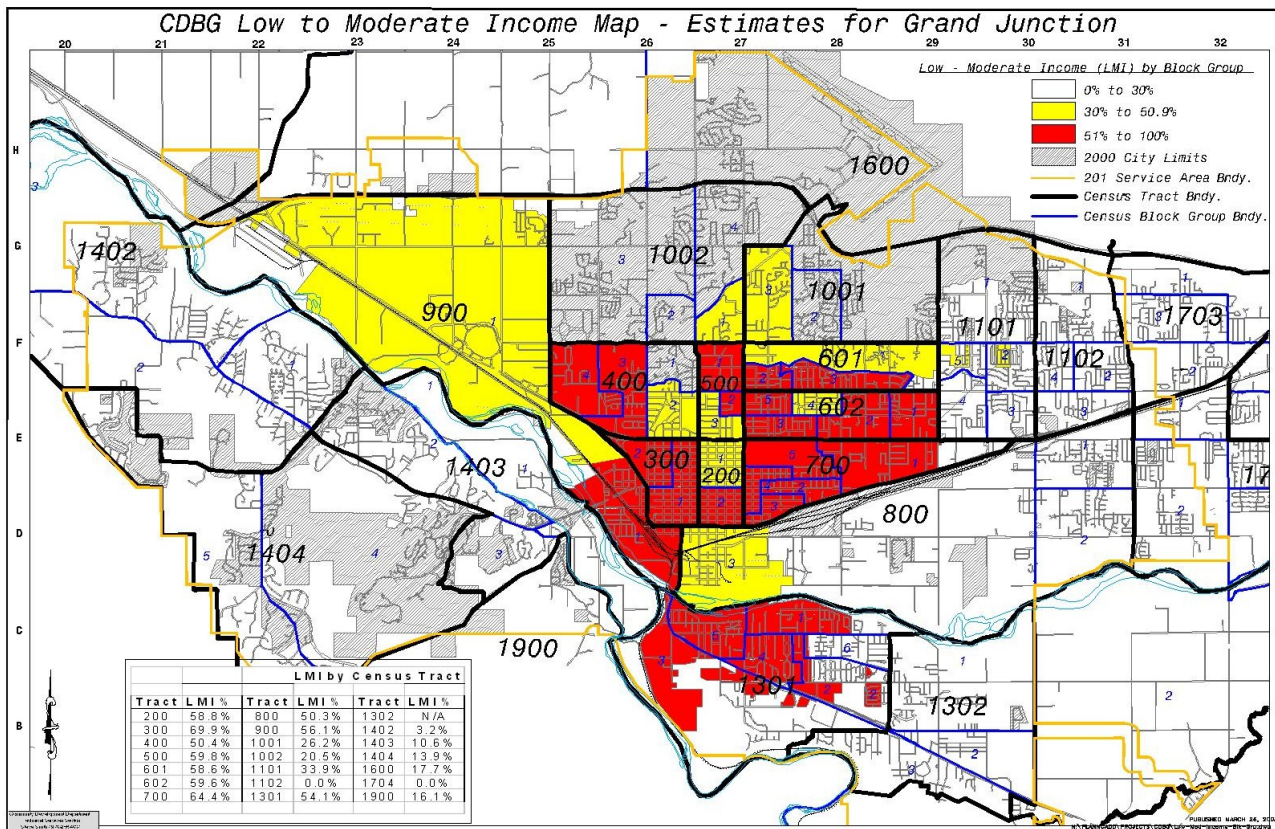
- City of Grand Junction Program Administration (Adm) \$60,000
- St. Mary's Hospital Foundation Gray Gourmet Program (Pub Svc) \$20,500
- St. Mary's Hospital Foundation Foster Grandparent Program (Pub Svc) \$12,000
- Partners Western Colorado Conservation Corps Van Purchase (Pub Svc) \$17,000
- Counseling and Education Center (Pub Svc) \$6,682
- DIA ROW Slope Stabilization and Landscaping (Pub Fac) \$34,471
- Hawthorne Park Restroom (Pub Fac) \$158,000
- Homeless Shelter Repairs and Improvements (Pub Fac) \$6,000
- Center for Independence Energy Improvements to Main Program Office (Pub Fac) \$34,100
- Grand Valley Catholic Outreach Soup Kitchen Remodel (Pub Fac) \$73,725

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

RESPONSE: Grand Junction Colorado is located in Western Colorado 250 miles from Denver. It is the largest city in Western Colorado, the County seat for Mesa County and home of Mesa State College. It is the economic and service center for communities in Western Colorado and Eastern Utah. According to Census figures released in 2008, the Grand Junction Metropolitan Statistical Area (MSA) was the 9th fastest growing metropolitan area in the United States from 2006 - 2007. The most recent estimate of the Grand Junction population as of 2008 was 53,662. In one year, Grand Junction's population increased 3.7%, ranking it 9th among all MSAs in percentage change in one year, and 1st among Colorado cities.

Assistance through expenditure of CDBG funds will be directed to areas of low and moderate income concentrations, such as the Orchard Mesa, Riverside, El Poso, Downtown, and Central Grand Junction neighborhoods. These correspond to the red areas shown on the CDBG Low to Moderate Income Map below.



2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

RESPONSE: Investments will be allocated geographically according to HUD regulations. CDBG funding must meet national objective requirements of serving low and moderate income persons.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

RESPONSE: Obstacles to meeting underserved needs are addressed in the following sections, however, limited funding and the increasing demand for services by a growing population are the community's major obstacles. Additionally, the need to continue to publicize available programs to those in need continues to be an obstacle. The City will encourage local non-profits who serve low to moderate

income persons to apply for various funding sources through their respective programs by writing letters of support and identifying appropriate projects consistent with the 2006 Consolidated Plan.

Program Administration

The City's *CDBG Consolidated Plan* is done every 5 years, along with the *Analysis of Impediments to Fair Housing* study. Both of these reports were last adopted in 2006. Thus, new reports are required to be adopted in June 2011 so the work must be completed during the 2010 Program Year. In the past, the City has hired an intern to assist with the Consolidated Plan and a consultant to complete the Fair Housing study. However, with recent work program changes, staff is proposing to complete both studies in-house and allocate \$60,000 in order to cover two-thirds staff salary and community participation costs for the studies as well as administration of the overall CDBG program.

Need for Non-Housing Community Development Infrastructure

Dual Immersion Academy (DIA) ROW Slope Stabilization and Landscaping

The DIA school in the Riverside neighborhood is directly adjacent to the eastbound on ramp from Broadway/Grand Avenue to the Riverside Parkway. The steep side slope of the Parkway was not stabilized or finished with the Parkway project. Therefore, the slope is open to erosion and, during heavy rains and runoff the playground behind the school has been flooded. This project would stabilize the slope and provide some landscaping at the corner of West and Broadway/Grand Avenue to improve the drainage situation as well as beautify the site.



Hawthorne Park Restroom

This project would replace the restroom at the downtown Hawthorne Park with a new combined restroom/shelter facility. The Hawthorne Park neighborhood is CDBG-eligible. The existing restroom was constructed in 1955 and is dated, dilapidated and requires significant ongoing maintenance. Cost savings can be realized on the project through City Parks employees doing some of the initial site preparation and reusing the architectural plans from the shelter/restroom facility constructed in Rocket (Melrose) Park in 2009.



Special Needs Populations and Other Human Service Needs

St Mary's Hospital 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 32 seniors. The program served 63,614 meals in 2009 and expects an increase to 66,795 in 2010. Funding is received through several in-kind and financial sources including the Area Agency on Aging and the State of Colorado.



St. Mary's Hospital Foster Grandparent Program

This program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding would reimburse 55 volunteers for gas and mileage to be able to serve 1,650 children. \$290,000 in funding has been secured from other sources including United Way and the Anschutz Foundation.



Partners Western Colorado Conservation Corps Van Purchase

The Western Colorado Conservation Corps (WCCC) operated under Partners 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. WCCC continues to grow at a rate of 15-20 percent per year both in budget and the amount of youth and young adults served in the program. Currently, the program serves 178 local youth and young adults.

CDBG funds would be used to purchase a new 12-passenger van to transport youth from the WCCC program office to and from service projects that will generate revenue for the Corps program.

Counseling and Education Center Low Income Counseling Services

This program provides counseling services for low income citizens. Funds are requested to help pay for 230 counseling sessions for an estimated 34 more persons. The number of persons served is directly related to the amount of funding received.

In 2009, CEC served over 600 clients for a total of over 3,900 service hours. Of these, 407 clients were at or below the Federal Poverty Guidelines.



Public Facilities

HomewardBound of the Grand Valley Homeless Shelter Repairs and Improvements

Homeward Bound operates the Community Homeless Shelter at 2853 North Avenue. Since plans to expand the shelter have been withdrawn, there are urgent and critical capital repairs/improvements needed for the existing building in order to continue operating a safe and healthy shelter. CDBG funds would be used towards: 1) replace sprinkler system gauges; 2) roof repair; and 3) professionally clean the HVAC system.



Center for Independence Energy Improvements to Main Program Office

CFI operates programs for disabled persons in our community at its main program office located at 740 Gunnison Avenue. The building was originally constructed as a church in 1940 and is in need of updating. CDBG funds will be used to increase energy savings by replacing a failing heating system and installing an outdoor reset on the boiler pipes with insulation.

Grand Valley Catholic Outreach Soup Kitchen Remodel

GVCO operates the Soup Kitchen located at 245 South 1st Street. The facility served 81,337 persons in 2009-2010 and expects the number to increase to 85,404 in 2010-2011. The flat roof on the building has been repaired numerous times and has exceeded its serviceable life. Even after repairs, water finds another entry point and during storms it pours into the Soup Kitchen, several offices and the Clothing Bank, often ruining items stored in the building. In addition, GVCO recently conducted an energy audit of the facility which demonstrated that a more energy-efficient cooling system and additional insulation would benefit the facility. CDBG funds would be used towards: 1) replacing the roof; 2) adding insulation; and 3) installing a new swamp cooler.



4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

RESPONSE: The City will receive \$374,550 from HUD for the 2010 Program Year and will carry over \$47,928 of unspent funds from previous years. The City will not receive any other federal funding that will help address the needs identified in the Plan.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

RESPONSE: The Neighborhood Services Division of the Public Works and Planning Department administers the Grand Junction CDBG program.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

RESPONSE: The City held eight formal consultations with representatives of various organizations, including many of those listed below, who met in committee and special focus groups to formulate the 2006 Five-Year Consolidated Plan. The Plan committee played a major role in identifying the needs of the low and moderate income persons in the Grand Junction area. Drafts of the planning document and portions of the plan were sent out electronically and in paper to committee members and others for review and feedback. Many organizations participated in the development of this Consolidated Plan including:

- Grand Junction Housing Authority
- Housing Resources of Western Colorado
- Grand Valley Catholic Outreach
- Mesa County Partners
- The Treehouse Center for Youth
- Center for Independence
- Mesa County Health Department
- Mesa County Human Services Department
- School District 51
- WestCap
- St. Mary's Hospital
- Grand Junction Economic Partnership
- Business Incubator
- Latin Anglo Alliance
- Riverside Task Force
- Colorado West Mental Health
- Hilltop Community Resources

The City of Grand Junction will need to adopt a new 5-year Consolidated Plan in 2011 thus, City staff and these agencies will again be convening to develop the 2011 Plan during the 2010 Program Year. The majority of the Program Administration funds set aside in the 2010 Action Plan will be used for this purpose.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

RESPONSE: The City holds a public open house each year inviting local human service agencies to meet and discuss the needs within the community and to participate in the CDBG process. This annual meeting occurs in February of each year. The outreach includes to various minority entities in the community including the Latin Anglo Alliance and the Riverside Task Force.

In addition to the annual open house, the City will be developing its 2011 5-Year Consolidated Plan during the 2010 Program Year which will include enhanced coordination between the public and private entities as listed and discussed above.

Citizen Participation

1. Provide a summary of the citizen participation process.

RESPONSE: A meeting was held in February 2010 to educate and receive input from the public. Invitations were mailed to over 85 citizens and human service providers throughout the Grand Valley. Additionally, an advertisement was placed in the Grand Junction *Daily Sentinel* inviting citizens to attend and participate. On May 17, 2010 a public hearing before City Council was conducted to discuss funding for 2010 and determine which projects would be funded out of 18 applications received and reviewed by the City.

On June 14, 2010 City Council conducted a public hearing to seek public comment and consider adoption of the 2010 One Year Action Plan. A 30-day public review period occurred from June 7 to July 8, 2010. These opportunities for public input comply with the City's CDBG Citizen Participation Plan.

2. Provide a summary of citizen comments or views on the plan.

RESPONSE: Any comments received by June 17, 2010 will be inserted.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

RESPONSE: As previously stated, over 85 open house invitations were mailed to various organizations. The Hispanic/Latino Alliance, the Center for Independence, Mesa Developmental Services, Hilltop Community Resources, Audio Information Network and Senior Companions were among the many organizations that assist minorities and the disabled that were invited to the open house and to participate in the annual CDBG Program year process.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

RESPONSE: There were no comments that were not accepted.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

RESPONSE: The Neighborhood Services Division of the Public Works and Planning Department will continue to administer the CDBG program by following the City's Public Participation Plan and by following the federal regulations that govern the program. In this role, the City will disburse CDBG funds, oversee their effective use and compliance with federal regulations, submit required reports to HUD including the Consolidated Annual Performance Evaluation Report (CAPER) and maintain performance data in the Integrated Disbursement and Information System (IDIS).

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

RESPONSE: The City of Grand Junction will use adequate and timely techniques to ensure the community development projects are compliant with CDBG requirements. This includes continued monitoring of sub-recipients for program objectives and outcomes and compliance with federal regulations such as environmental assessments. Labor standards will be adhered to when applicable. The City uses telephone, e-mail, mail and site visits to ensure program compliance and a contact log is maintained in each activity file. Performance measures will be determined and entered into HUD IDIS. Longer term compliance is required through language in the standard CDBG Subrecipient Agreement executed between the City and each subrecipient prior to use of CDBG funds.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

RESPONSE: The number of cases of children with elevated levels of lead in their blood has dropped significantly over the last decade. In a 4-year period between 1996 and 1999 there were 165 children tested in Mesa County and eleven were at levels greater than 10ug/dL. During 2008-2009, only 3 children tested at levels above 10ug/dL per 2008 guidelines. Two of those tested were due to contact with contaminated soil. The State of Colorado no longer supports a significant lead-based paint testing program state-wide. Thus, Mesa County Health Department does not proactively tests persons unless there is reason to believe that a person has been exposed to lead.

The City of Grand Junction will not be working with any CDBG-funded housing projects during the 2010 Program Year that will need to evaluate or reduce the number of housing units containing lead-based paint but the following activities will continue.

Actions to be Taken

- 1) Housing Resources of Western Colorado and the Grand Junction Housing Authority will continue to meet the requirements of the Federal Rule.
- 2) The City of Grand Junction will investigate, identify, coordinate and/or support additional efforts to address this potential health hazard. This includes complying with the Federal Rule as it applies to the expenditure of CDBG funds.
- 3) The Grand Junction Housing Authority will continue to provide information to residents concerning potential hazards of lead-based paint.

HOUSING

Specific Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

RESPONSE: The *Grand Valley Housing Strategy* was released in April 2009. The *Strategy* is the product of a public-private initiative to create long-term, sustainable solutions for housing challenges in the Grand Valley. Grand Valley jurisdictions, in partnership with private and non-profit entities, are seeking to address barriers to housing investment, while also capitalizing on market opportunities and attending to product voids through development of a comprehensive housing strategy. The recommendations of the *Strategy* are to:

- Improve the process for developing housing projects
- Provide community outreach
- Maximize public and non-profit resources to leverage private investment
- Focus, monitor and adjust the strategy over time as conditions change

Early implementation steps of the *Grand Valley Housing Strategy* will occur during the 2010 Program Year. The City did not receive any applications for any housing projects for the 2010 Program Year. However, the City has been supporting infrastructure costs for a housing project currently under construction by the Grand Junction Housing Authority at the Garden Village Apartments. The project is expected to be completed by December 2010 and will provide 12 new affordable living units for elderly, disabled seniors. Successful completion of this project will exceed the community goals set forth in 2010 Consolidated Plan for senior housing.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

RESPONSE: The City of Grand Junction has no public housing. The Grand Junction Housing Authority has 30 units of public housing which is addressed in the 5-Year Consolidated Plan. The City will not be spending any CDBG funds on public housing in the 2010 Program Year but will continue to support the housing entities in the community in their pursuit of other funding sources.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

RESPONSE: In April of 2006 the City completed *An Analysis of Impediments to Fair Housing Choice* study to address this issue. The City minimized the amount of 2006 funding allocated to CDBG program administration and dedicated all remaining funding to affordable housing projects. In 2009, the City provided \$100,000 CDBG funds for the elderly housing project at the Walnut Park Apartments as discussed above. Since those projects are underway and leveraging other housing funding is problematic during the current economic situation, there were no applications received for housing projects in 2010. The City will continue to support construction of new housing and housing strategy implementation to address impediments to or lack of affordable housing units whenever possible as prescribed in the 2006 Study.

In addition, the City recently adopted a new Comprehensive Plan and an updated Zoning and Development Code. Both have made some progress in removing barriers/impediments to fair/affordable housing. The areas improved in the Plan and Code are summarized below.

IMPROVED DEVELOPMENT FLEXIBILITY

1. Created new zone districts, including Form Based Districts, to implement the Comprehensive Plan. These new districts provide for a mixed use opportunity creating additional housing choice.
2. Increased allowed height in many zone districts which will allow taller buildings that can accommodate different housing options.
3. No maximum residential density now for Residential - Office (R-O) Zone district

STREAMLINE THE DEVELOPMENT REVIEW PROCESS

Expanded Director's Authority for administrative decisions. Director has the authority now to:

1. Approve subdivisions administratively (preliminary subdivision, final plat)
2. Approve Condominiums and Lease Holding

COMPREHENSIVE PLAN

The newly adopted Comprehensive Plan identifies "Housing" as one of the six Guiding Principles of the Plan. The Plan states, "Housing Variety—allow/encourage more variety in housing types (besides just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.

For this Guiding Principle the Plan identifies Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages. Policies under Goal 5: A. In making land use and development decisions, the City and County will balance the needs of the community. B. Encourage mixed-use development and identification of locations for increased density. C. Increasing the capacity of housing developers to meet housing demand.

The City of Grand Junction will need to adopt a new *Analysis of Impediments to Fair Housing Choice* study in 2011. Thus, during the 2010 Program Year City staff and community agencies will be looking at these concerns and identifying the areas in which the community has made progress and those where more work is needed to address fair and affordable housing issues.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.

- b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
- c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

RESPONSE: Not applicable to the City of Grand Junction

HOMELESS

Specific Homeless Prevention Elements

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

RESPONSE: The City will only receive CDBG funds that could be used to address homeless needs and to prevent homelessness. For the 2010 Program Year Action Plan, funds will be allocated to the following projects that will assist with or help prevent homelessness:

- Homeward Bound of the Grand Valley – Purchase 12-15 passenger van to transport overflow guests from the Community Homeless Shelter to local churches that will provide temporary accommodations.
- Housing Resources of Western Colorado – Garden Village Apartments Learning Center will provide for classes on financial management and home ownership that will help prevent persons and families from becoming homeless.

In addition, the City of Grand Junction is supportive of the community's homeless providers. The Colorado Coalition for the Homeless is responsible for the Balance of State Continuum of Care (CoC) for the Grand Junction community. Grand Valley Catholic Outreach opened a 23-unit apartment complex in 2008 that is used for permanent housing for the homeless and are in the early stages of developing a similar project in the community. As such projects are completed, they are reported through the MHIS system by the Colorado Coalition for the Homeless as part of the 10-year plan to end chronic homelessness. Since CDBG funds are not being used for these projects, there will be no reporting through Grand Junction's Consolidated Plan. Obstacles include lack of sufficient CDBG funding to help fund these and other needed projects that help

the homeless population of Grand Junction.

The City will also continue to support the various homeless providers with letters of support and letters of consistency with the Consolidated Plan as they compete for and request outside funding including other federal and state grants for homeless activities including prevention.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

RESPONSE: Local agencies in the community have their own discharge coordination policies. For example, Homeward Bound has policies in place to accommodate most people who are released from publicly funded institutions. The Grand Junction Community Homeless Shelter is available so that no one needs to be discharged to the streets. This would include persons discharged from correctional facilities, foster care, mental health facilities and health care facilities. For the vast majority of the persons in this situation, the Grand Junction Community Homeless Shelter is a viable alternative to sleeping on the streets. For those discharged from health care facilities with need for follow-up care or a recuperation period, there is a policy allowing limited daytime shelter at the Grand Junction Community Homeless Shelter during periods of recovery. Other alternatives to homelessness for this population in Mesa County include the Freedom House, for formerly incarcerated persons, and the Rescue Mission.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

RESPONSE: Not applicable to the City of Grand Junction

COMMUNITY DEVELOPMENT

Community Development

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

RESPONSE: The only specific non-housing community development need addressed in the Community Development Needs table is the need for child care services. Most recently, the City funded the Riverside Task Force and the Riverside Educational Center for projects related to child education and day care needs in 2008 and 2009. In 2010, CDBG funds are allocated to the Foster Grandparent Program which serves early and elementary-aged children with special programs at various child care and education locations. This project is described in detail on page 9 of this report.

In addition, the City of Grand Junction also supports a variety of community services and programs, many of which are eligible for CDBG funding. Such projects funded for the 2010 Program Year are:

- Partners Western Colorado Conservation Corps Purchase Van
- Counseling and Education Center Counseling Services

These projects are described in detail on page 9 of this report.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

RESPONSE: Through the use of long-term CDBG funding, the City anticipates funding many different non-housing community development activities as it has done in the past (refer to project listing on pages 4 and 5 of this report). All such activities will meet the CDBG program's three objectives: 1) provide decent housing; 2) create a suitable living environment; and 3) create economic opportunities for low and moderate income persons. These overall objectives will be reviewed as the City develops its Consolidated Plan during the 2010 Program Year to be adopted in mid-2011.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

RESPONSE: The median household income in Mesa County has increased from \$55,212 in 2007 to \$57,200 in 2009. Poverty levels are consistent with averages for the State of Colorado. According to the U.S. Census Bureau's American Community Survey, 11.8 percent of Mesa County residents lived below the poverty level in 2008 and 7.4 percent of Mesa County families were below the poverty level. The Colorado average for people below the poverty level was 11.9 percent in 2008, and 8.3 percent of Colorado families lived below the poverty level.

Actions to be taken during the 2010 Program Year to reduce the number of poverty level families include the following:

- a) Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends including the following:
 - Point in Time Homeless Survey
 - Mesa County Human Services data
 - School District 51 data including Free and Reduced Lunch statistics
 - Grand Junction Housing Authority depth of poverty data
- b) Continue Work on an Anti-Poverty Coalition
 - Economic Development Partners and other stakeholders continue to work on issues and forming an Anti-Poverty Coalition. The Coalition would ultimately be responsible for implementing the Community's Anti-Poverty Strategy. Currently, a number of agencies and groups provide programs and services that improve poverty status including the Grand Valley Catholic Outreach, the Red Cross and the Grand Valley Interfaith Network.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

RESPONSE: The City of Grand Junction will be funding the following projects in the 2010 CDBG Program Year that will provide for non-homeless special needs including the elderly and disabled citizens of the community.

- St Mary's Gray Gourmet Program
- Center for Independence Program Office Remodel

These projects are described in greater detail on pages 8 and 9 of this report.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

RESPONSE: The City will not expend any other funds on these projects but is supportive of human service agencies that supply services to this population and will support them by providing letters of support and consistency with the Consolidated Plan when they apply for outside funding, including other HUD grants.

Housing Opportunities for People with AIDS

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

RESPONSE: No CDBG funds are being allocated for HOPWA in the 2009 Program Year. WestCAP will continue to be the local agency receiving HOPWA funding through DenverCAP and will continue to serve this population with existing programs. All HOPWA goals and programs are reported through DenverCAP.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

RESPONSE: Not applicable to the City of Grand Junction

**CITY OF GRAND JUNCTION, COLORADO
RESOLUTION ____-10**

**A RESOLUTION ADOPTING THE 2010 PROGRAM YEAR ACTION PLAN AS A PART OF THE
CITY OF GRAND JUNCTION 2006 FIVE-YEAR CONSOLIDATED PLAN FOR THE GRAND
JUNCTION COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996 when Mesa County's population reached 100,000;

WHEREAS, this designation entitles Grand Junction to an annual grant of funds under the CDBG Program;

WHEREAS, to be eligible for funding, the City of Grand Junction must submit an annual Program Year Action Plan to be adopted as part of the City's Five-Year Consolidated Plan which serves as a federally-required planning document that guides community development efforts in Grand Junction;

WHEREAS, the primary objective of the City's Consolidated Plan and 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;

WHEREAS, the planning process in developing the 2010 Program year Action Plan included an emphasis on Citizen Participation and interagency involvement;

WHEREAS, the 2006 Five-Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and

WHEREAS, the 2006 Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken between 2006 and 2010.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO that the CDBG 2010 Program Year Action Plan, as a part of the 2006 Five-Year Consolidated Plan is hereby adopted.

Adopted this ____ day of _____, 2010.

President of City Council

City Clerk