

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, MAY 2, 2011, 11:30 A.M.
ADMINISTRATION CONFERENCE ROOM
2ND FLOOR, CITY HALL
250 N. 5TH STREET**

Community Development Block Grant (CDBG) Program

- **Community Applications**
- **5 year Consolidated Plan**
- **Analysis of Impediment to Fair Housing**

[Attach W-1](#)



Date: April 21, 2011
Author: Kristen Ashbeck
Title/ Phone Ext: Senior
Planner/244-1491
Proposed Schedule:
Workshop – May 2, 2011
Hearings – May 16, 2011 and
June 13, 2011

CITY COUNCIL AGENDA ITEM

Subject: 2011 Community Development Block Grant (CDBG) Program Year including Five Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice and Funding Requests

File #: NA

Presenters Name & Title: Kristen Ashbeck, Senior Planner

Executive Summary: CDBG funds are an entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The 2011 Program Year marks the City's 16th year of eligibility. In addition to consideration of funding projects for the 2011 program year, the City must adopt a new *Five Year Consolidated Plan* and an update to its *Analysis of Impediments to Fair Housing Choice* study. The City's 2011 Program Year will begin September 1, 2011. Applications for funding were solicited and received by the City on April 1st. The purpose of the workshop is to 1) review the draft executive summaries for the *Consolidated Plan* and *Analysis of Impediments* study and 2) establish a work plan for the 2010 CDBG Program Year by recommending which projects should be funded. The final funding decision will be made by the City Council at its meeting on May 16, 2011 and adoption of the *Consolidated Plan* and *Analysis of Impediments* will occur at the June 13, 2011 meeting.

How this item relates to the draft Comprehensive Plan Goals and Policies: Implementation of the CDBG program meets the following goals of the Comprehensive Plan.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. Projects to be funded through the CDBG program will provide facilities and services that enhance our community, particularly for the benefit of low and moderate income citizens and special needs populations.

Action Requested/Recommendation:

- 1) Review and offer any additional comment on the draft Five Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice study.
- 2) Determine recommended funding allocation for 2011 CDBG Program Year.

Board or Committee Recommendation: NA

Background, Analysis and Options:

2011-2016 Five Year Consolidated Plan. The U.S. Department of Housing and Urban Development (HUD) requires the City of Grand Junction to develop and submit a *Five Year Consolidated Plan* in order to apply for and receive its annual entitlement of CDBG funds. 2010 was the last program year under the 2006 Consolidated Plan. Meetings with and gathering information from local agencies and organizations that provide services to or assist persons with low to moderate income have been ongoing since October 2010. A draft *Five Year Consolidated Plan* will be completed by the end of April 2011 to distribute to those entities that have been involved in the process for initial review and comment prior to the document being made available to the general public for review in June 2011.

The national objectives of the CDBG program are to develop viable communities by providing a suitable living environment, decent affordable housing and expanding economic opportunities for persons with low to moderate income. The Grand Junction *Five Year Consolidated Plan* identifies housing and community development goals and strategic objectives that will further these national objectives. These are outlined in detail in the attached Executive Summary of the Plan. Generally, the overall goals and objectives are the same as presented in the previous Plan but some specific items that came up in discussions have been added to the objectives.

The Citizen Participation Plan for CDBG (also required by HUD) was last adopted in 1996. The Plan was reviewed and updated as part of the *Five-Year Consolidated Plan* process. Changes to the updated Citizen Participation Plan include: 1) public notice and information to be made available on the City's web site in addition to hard copies available at the City or at the Library; and 2) amendments to the plan are only required if it involves a change in the use or reallocation of more than 20% of the program year's annual allocation of CDBG funds. The later revision was suggested by HUD in order to avoid having to complete the 60-day amendment process for minor amendments that is required for more substantial changes. The updated Citizen Participation Plan has been incorporated into and will be adopted with the *Five-Year Consolidated Plan*.

Analysis of Impediments to Fair Housing Choice (AI) Study. Grand Junction, as a recipient of federal funding through the Department of Housing and Urban Development (HUD), is required to promote fair housing for all of its citizens as it implements the CDBG program. In order to determine if fair housing actions are present, it is necessary to conduct a study to determine what impediments to fair housing exist, what steps have been taken to eliminate the impediments, and what positive actions are being implemented to promote fair housing as well as the documentation showing the positive enforcement. The goal of the study is to identify barriers to affordable and impediments to fair housing choice in Grand Junction in both the public and private sector as well as to recommend ways to reduce such barriers and facilitate housing choices for all Grand Junction residents. The study is intended as a tool for the city's efforts to create a strategy for fair housing goals. It outlines specific barriers to housing choice, what needs to change and how to affect that change.

Fair Housing prohibits discrimination in housing because of race or color, national origin, religion, sex, familial status or disability. The Fair Housing Act does not further define race or color, national origin, religion or sex. Familial status means

discrimination against a parent or custodian because she or he has someone under 18 living with him or her. Disability means having a physical or mental impairment including hearing, mobility, and vision, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex and mental retardation that substantially limits one or more major life activities.

The AI was last adopted in 2006. The updated study was created with the assistance of many nonprofit groups, City staff, persons in private enterprise, and the general public. In addition, questionnaires were sent to a variety of housing, lending and other entities and to clients and tenants utilizing housing services to gather initial information about the status of impediments identified in 2006 and ideas about new impediments that may exist in the community. Generally, the questionnaires revealed that many of the previous impediments still exist in Grand Junction although some of the actions previously identified to address some impediments have been accomplished and some of them needed to be updated or slightly revised. Newly identified impediments relate more to fair housing versus affordable housing and to very large issues that may only be minimally addressed at the local level. The impediments are listed in detail in the attached executive summary of the AI report.

The AI was completed in February 2011 and distributed to those involved in its completion as well as made available for public review until early April. Comments received will be incorporated into the final document that will be adopted with the *Five Year Consolidated Plan* in June 2011.

2011 CDBG Project Funding. The City has received \$605,308 in grant requests. The City will receive approximately \$299,640 (exact amount unknown) for the 2011 program year. A summary of the applications for 2011 funding is below. Copies of the actual applications are available in a notebook in the City Council office at City Hall if you wish to review them in greater detail.

Financial Impact/Budget: Estimated 2011 CDBG appropriation - \$299,640.

Legal issues: NA

Other issues: NA

Previously presented or discussed: NA

Attachments:

- A. Draft 2011-2016 Five Year Consolidated Plan Executive Summary
- B. Draft Analysis of Impediments to Fair Housing Choice Executive Summary
- C. 2011 CDBG Program Year Schedule
- D. CDBG Evaluation Criteria
- E. History of CDBG Projects 1996-2010
- F. Spreadsheet of 2011 Funding Requests

SUMMARY OF 2011 FUNDING REQUESTS

1. Program Administration

The City allocated CDBG funds for general administration of the program and a portion of staff salary in 2009 (\$30,000) and 2010 (\$60,000). These funds will be expended by September 2011. Staff is recommending similar funding for 2011.

Funds Requested: \$30,000

2. Grand Valley Catholic Outreach (GVCO) – St. Martin Place Appliances and Equipment

GVCO is developing 16 apartment units in downtown Grand Junction to house homeless veterans. The project is scheduled to start construction by May 2011. Construction of the housing itself is not an eligible CDBG activity, so GVCO is requesting funding to purchase the major appliances, swamp coolers, mailboxes and bicycle racks for the units which are CDBG-eligible expenditures. GVCO has received CDBG funding in the past: 1996-1999 - \$73,131 lease assistance for the Day Center; 2000 – \$130,000 Purchase of Day Center; 2001 – \$10,000 Transitional Housing Services; 2002 – \$50,000 Soup Kitchen Equipment; and 2010 – \$88,725 Soup Kitchen Roof Replacement. All funds have been expended and the projects closed out except for the roof project which is underway and expected to be completed in May 2011.

Total Project Cost: \$3,017,397

Funds Requested: \$60,835

FUNDING CONCERNS: None

3. Business Incubator Center (BIC) Downtown Economic Gardening

CDBG funds would be used towards development of a Downtown location for Economic Gardening and Co-working space. Economic Gardening is an entrepreneur-centered economic growth strategy that focuses on supporting second-stage companies. Co-working is a style of work which involves a shared working environment, often times an office or conference area, yet independent activity. BIC would rent a downtown building and finish it to be used for this program. CDBG funds would be used for rent of a downtown building and the office finish. If successful, BIC proposes an ongoing annual CDBG investment in the project of \$25,000-\$35,000 until the year 2020. The Business Incubator Center has never received CDBG funds.

Total Annual Program Cost: \$111,665

Funds Requested: \$50,000

FUNDING CONCERNS: None

4. Grand Junction Housing Authority (GJHA) Courtyard Apartments

GJHA recently purchased the 27-unit Courtyard Apartments complex at 2910 Bunting Avenue and is in the process of rehabilitating the units and upgrading the site. CDBG funding is requested to upgrade the stairways and railings to meet current Building Code. GJHA has received CDBG funding in the past: 1998 - \$330,000 purchase Lincoln Apartments; 1999 – \$205,000 purchase homeless

shelter; 2002 – \$41,720 Linden Pointe Apartments pre-development costs; 2003 - \$335,450 Linden Pointe infrastructure; 2005 - \$127,500 Bookcliff property acquisition; 2006 - \$178,630 Village Park property acquisition; and 2009 - \$100,000 Walnut Park Apartments infrastructure, landscaping and parking. All funds have been expended and the projects closed out except for Walnut Park which is expected to be completed in May 2011.

Total Project Cost: \$1,637,429
Funds Requested: \$118,698

FUNDING CONCERNS: None

5. Mesa Developmental Services (MDS) Group Home and Program Building Infrastructure Upgrades

MDS operates 15 group homes in Mesa County for adults with developmental disabilities, ten of which are within the City limits. Most of the homes are older and periodically in need of upgrades and/or remodeling to accommodate the physical needs of the residents. In addition, MDS operates five buildings that provide day program services to people with developmental disabilities that range from job training, supervised contract work crews, life skills and therapy programs for those with significant physical disabilities and medical issues. Many of these services are conducted at the main program office located at 950 Grand Avenue. MDS is requesting funds to upgrade furnaces at 3 group homes, a boiler at one group home, replacement of windows with energy efficient windows at one group home and upgrade HVAC for a portion of the main program office. MDS has received CDBG funding in the past: 1998 - \$200,000 for group home rehabilitation; 2001 – \$40,000 accessibility features for a new group home; and 2009 - \$40,000 energy efficiencies and upgrades for group homes. All funds have been expended and projects closed out.

Total Project Cost: \$137,300
Funds Requested: \$45,000

FUNDING CONCERNS: None

6. HomewardBound of the Grand Valley Homeless Shelter Bathroom Remodel

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 are requested to remodel the men's and women's bathrooms to include new toilets, sinks, showers (including 1 accessible) and flooring. HomewardBound has received CDGB funding in the past: 2002 - \$10,000 purchase bunk beds; 2007 - \$40,000 screen wall; 2009 - \$21,071 purchase van; and 2010 - \$6,000 shelter repairs and improvements. All funds have been expended and projects closed out with the exception of the repairs that are underway and expected to be completed within the next few months.

Total Project Cost: \$42,000
Funds Requested: \$35,000

FUNDING CONCERNS: None

7. Hilltop Community Resources, Inc. Latimer House Rehabilitation

Hilltop's Latimer House located at 1003 Main Street is the only program in Mesa County to offer a continuum of services for victims of domestic violence and sexual assault and manages the only domestic violence safehouse. CDBG funds are requested to replace flooring in many areas of the facility, replace furnishings in bedrooms and living areas and replace cabinets, shelving and storage containers in the children's playrooms. Hilltop has received CDBG funding in the past: 2004 - \$50,000 main program office energy improvements and 2007 - \$24,547 daycare/family center remodel.

**Total
Program Cost: \$13,057
Funds Requested: \$9,381**

FUNDING CONCERNS: None

8. Center for Independence (CFI) vocational Center Kitchen Remodel

CFI operates programs for disabled persons in our community at its main program office located at 740 Gunnison Avenue. One of the programs provided by CFI is culinary job training to teach cooking, food preparation, meal planning, nutrition, supervision and teamwork life skills. CDBG funds would be used to upgrade the kitchen to address Health Department standards, make it wheelchair-friendly and provide a new food pantry. CFI has received CDBG funding in the past: 2003 - \$20,000 purchase a van; 2008 - \$9,500 to upgrade electrical service in the kitchen; and 2010 - \$34,100 energy improvements. All funds have been expended and projects closed out with the exception of the energy improvements project that has a small balance left to spend.

**Total Project Cost: \$32,500
Funds Requested: \$30,000**

FUNDING CONCERNS: None

9. Strong Families, Safe Kids (SFSK) Parenting Place Improvements

SFSK provides a multitude of programs that serve low-income and other families with special needs, while providing a safe non-threatening environment addressing prenatal education, parenting classes and information, and child abuse prevention. SFSK recently purchased the property at 1505 Chipeta Avenue for its program office and is in the process of rehabilitating and remodeling the buildings to meet their needs. CDBG funds are requested for energy efficiencies on one of the buildings. This organization has never received CDBG funding.

**Total Project Cost: \$20,884
Funds Requested: \$15,884**

FUNDING CONCERNS: Project will need approval by the Colorado Historical Society to replace the windows in the building since it could be considered historic. Since only 59% of families served live in the City limits, only 59% of the project costs can be funded with CDBG.

10. Mesa Youth Services, Inc. (Partners) WCCC Day Use Area

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 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. In 2010, the program employed 160 local youth and young adults. CDBG funds would be used to remodel a portion of their facility at 2818-1/2 North Avenue to include an upgraded kitchen, bath and laundry facilities. Partners has received CDBG funding in the past: 2001 - \$15,000 landscaping and parking for Partners office; 2005 - \$15,000 purchase van for Partners; 2008 - \$100,000 purchase WCCC program building; and 2010 - \$17,000 purchase van for WCCC. All funds have been expended and projects closed out.

Total Project Cost: \$36,062
Funds Requested: \$26,586

FUNDING CONCERNS: None

11. St. Mary's Hospital Senior Companion Program

The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that these persons can continue to live at home rather than in an assisted living facility. In 2010, services were provided to 152 clients, using 51 senior volunteers. CDBG funds would be used to reimburse volunteers for mileage expenses incurred for traveling to and from their client's home and for travel to provide other services to the client. The Senior Companion Program has received CDBG funding for this same purpose in 2003, 2004, 2007 and 2009. All funds have been expended and projects closed out.

Total Project Cost: \$248,077
Funds Requested: \$12,000

FUNDING CONCERNS: None

12. 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 serving 1,650 children. The Foster Grandparent Program has received CDBG funding for this same purpose in 2003, 2004, 2007 and 2010. All funds have been expended and projects closed out except for the 2010 grant which has a 25% balance remaining.

Total Project Cost: \$256,333
Funds Requested: \$12,000

FUNDING CONCERNS: None

13. Audio Information Network of Colorado (AIN)

Funds would support audio information services that provide access to ink print materials not otherwise available to Grand Junction's blind, visually impaired, and print-handicapped citizens. The number of people served is directly related to the amount of funding received. AIN has 30 listeners in Grand Junction and is proposing to add 10 more listeners in the coming year. AIN has received CDBG funding in 2004 (\$4,500) and in 2007 (\$4,500). All funds have been expended and the projects closed out.

Total Program Cost: \$64,669

Funds Requested: \$12,300

FUNDING CONCERNS: Past applications stated that 12 new listeners would be provided services but the numbers suggest that only 2 new listeners are added each year.

14. Riverside Educational Center (REC) After School Programming Expansion

The general purpose of the REC program is to provide qualifying K-12th grade students facing academic and financial challenges an after-school tutoring and enrichment program. REC currently operates in the old Riverside School located at 552 West Main Street in Grand Junction but is proposing to expand services and utilize portions of the adjacent Dual Immersion Academy. CDBG funds would be used for additional hires/staff time to expand the tutoring program. REC received CDBG funding in 2008 to pay for 2 Americorps volunteers to assist with the program.

Total Project Cost: \$25,116

Funds Requested: \$12,558

FUNDING CONCERNS: Salaries are not an eligible CDBG expense.

15. City of Grand Junction North 17th Street Sidewalk Construction


The developer of the proposed University Village Apartments asked about the use of City CDBG funds for the public sidewalk required along North 17th Street adjacent to the proposed development. The neighborhood is CDBG-eligible and there is no sidewalk along the east side of the street from the proposed development south to Walnut Avenue. Therefore, this proposed project would provide 800 linear feet of curb, gutter and sidewalk from the north end of the proposed development, along the Walnut Park Apartments to Walnut Avenue.

Total Project Cost: \$70,066

FUNDING CONCERNS: None

ATTACHMENT A

**Draft 2011-2016 Five Year Consolidated Plan
Executive Summary**



2011-2016

DRAFT Consolidated Plan

City Of Grand Junction

Neighborhood Services Division
250 North 5th Street
Grand Junction CO 81501

Executive Summary

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

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

The *2011–2016 Five Year Consolidated Plan (Consolidated Plan)* process was conducted in accordance with the Citizen Participation Plan, which was also updated with this process. Citizens, agencies, and public officials participated by providing information throughout the process regarding community needs and services. The plan document was written by City of Grand Junction staff. The plan includes updated information gathered through recent reports and data, and interviews, meetings and questionnaires from local agencies and organizations. As a result of the planning process, the following Five Year Goals and Objectives have been established.

GOAL 1: SUITABLE LIVING ENVIRONMENT

Priority Need Category: Non-Housing Community Development Infrastructure

Provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement and historic preservation.

- Objective 1: Maintain, improve and develop City infrastructure and public facilities.
- Objective 2: Maintain, improve and develop City parks and facilities.
- Objective 3: Conduct planning studies such as Comprehensive Plans, Neighborhood Plans and small area plans.
- Objective 4: Provide code enforcement
- Objective 5: Assist with the preservation of the community's historic sites and structures.

Priority Need Category: Special Needs Populations and Other Human Services

- Objective 1: Support efforts to reduce the possibility of catastrophic expense.
- Objective 2: Increase the number of group homes and facilities that can accommodate individuals with physical and cognitive disabilities.
- Objective 3: Support programs helping the elderly, persons with HIV/Aids, the homeless and other special needs populations.
- Objective 4: Increase access to drug and/or alcohol treatment programs and resources for victims of domestic violence.

Executive Summary

Priority Need Category: Youth

- Objective 1: Promote and support healthy recreational activities and other youth programs.
- Objective 2: Establish and support programs aimed at providing preventive measures for at risk youth.
- Objective 3: Establish, promote and support facilities and programs for homeless youth.

GOAL 2: DECENT AFFORDABLE HOUSING

Priority Need Category: Increase the Inventory of Affordable Housing Units

- Objective 1: Increase the number of affordable rental housing units including SROs.
- Objective 2: Increase the number and type of home ownership opportunities available to low- and moderate-income households.
- Objective 3: Identify, remove and reduce substandard housing units.
- Objective 4: Preserve the existing stock of affordable housing units.
- Objective 5: Reduce the impact of barriers to affordable housing and impediments to fair housing.
- Objective 6: Establish and support programs that include the provision of security deposits, legal services and other advocate programs helping renters and owners obtain and retain housing.

Priority Need Category: Homeless

- Objective 1: Provide shelter for homeless adults.
- Objective 2: Provide shelter for homeless families.
- Objective 3: Provide shelter for unaccompanied homeless youth
- Objective 4: Increase the number of transitional housing units with support services for homeless individuals and families.
- Objective 5: Improve homeless prevention activities.
- Objective 6: Provide permanent supportive housing opportunities.

Priority Need Category: Lead-Based Paint Hazards

- Objective 1: Evaluate and reduce lead-based paint hazards.

GOAL 3: CREATING ECONOMIC OPPORTUNITIES

Priority Need Category: Economic Development

- Objective 1: Increase access to employment
- Objective 2: Support activities that foster increased household stability and/or increased household income.
- Objective 3: Support efforts intended to expand and/or diversify the local business base and increase pay scales.
- Objective 4: Support efforts of job creation for low and moderate income households, possibly linking housing rehabilitation with job training.

Priority Needs Category: Childcare

- Objective 1: Increase the availability of affordable childcare for children of the working poor and people entering the workforce.

Executive Summary

All CDBG funds received from HUD during the 2011-2016 timeframe will be used to address at least one of the priority needs categories listed above.

The *Consolidated Plan* also outlines strategies for Affordable Housing, Homelessness and Anti-Poverty activities. These strategies are summarized below.

AFFORDABLE HOUSING STRATEGY

In conjunction with the various housing agencies and providers, the City of Grand Junction intends to invest CDBG funds and other resources over the next five years to address the above described affordable housing needs. Agency and City funding priority will be given to projects that serve households with incomes below 50% of the AMI. Priority will be given to investment in housing rehabilitation, new housing production, senior housing, housing for persons with disabilities, and housing for small (SROs) and large households.

HOMELESS STRATEGY

In order to develop a strategy to prevent homelessness, a method must be established to determine exactly what the magnitude of the problem is. Therefore, a point in time survey will be conducted twice a year to accurately depict the concern. Other strategies include:

- Provide/expand emergency shelter as well as other bare-basics housing options such as additional SROs
- Provide transitional housing programs that include case management
- Continued coordination between Grand Valley Coalition for the Homeless and the Colorado Coalition for the Homeless

- Continue collaborative effort by Beyond Charity to develop a 10-year plan to end homelessness

ANTI-POVERTY STRATEGY

The goal of the Anti-Poverty Strategy is to provide opportunities for all citizens to realize increased stability and increased household income. The *Consolidated Plan* identifies the following strategies towards this end.

- 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.
- Encourage increased/improved access to employment.
- Foster increased household stability.
- Support efforts to reduce the possibility of catastrophic expense.
- Focus affordable housing development near centers of high employment.





ATTACHMENT B

Draft Analysis of Impediments to Fair Housing Choice Executive Summary

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE IN GRAND JUNCTION, COLORADO



Prepared By:

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



DRAFT February 2011

EXECUTIVE SUMMARY

This report is an update to the Analysis of Impediments to Fair Housing Choice report which was conducted for the City of Grand Junction in 2006 by DJ Consulting. This report was prepared by City Neighborhood Services staff following the guidance of HUD's *Fair Housing Planning Guide*.

Staff conducted data collection and analysis for this report through a review of published reports and studies and information available on websites, as well as meetings and interviews with staff and/or representatives of participating agencies, organizations and businesses listed on page 6. Public involvement was provided by personal interviews, a presentation at a public meeting, distribution of the report to key agencies and individuals, an advertised public comment period, and an adoption hearing before City Council.

The intent of this update is to evaluate and update data used in the report prepared 5 years ago; review the impediments that were identified in that report to determine if the impediments still exist; review what actions have since been taken and evaluate the effectiveness of the actions taken; and identify any new impediments that may exist, as well as recommend actions to address any new identified or continuing impediments. It is important to note that some of the information collected for this study and used to identify impediments was based on individual perceptions and anecdotes, which are not measurable. Also, some of the impediments identified through this study are very broad topics, such as language/cultural barriers and foreclosure rates, which may be difficult to change or impact at the local level.

Impediments to fair housing choice are any actions, omissions, or decisions:

- taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; or
- which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

2006 IMPEDIMENTS

The following were identified as impediments to fair housing choice in the City of Grand Junction 2006 Analysis of Impediments to Fair Housing Choice report:

1. Land development costs are an impediment to fair housing choice.
2. The "not in my back yard" (NIMBY) syndrome is an impediment to fair housing choice.
3. A lack of affordable housing units, one-bedroom or larger, particularly for very low and low income households, large families with children, seniors and persons with disabilities is an impediment to fair housing choice.
4. The lack of transitional housing units, particularly for homeless families and the mentally ill is an impediment to fair housing choice.
5. Low income or wage levels are an impediment to fair housing choice.

2011 BARRIERS TO AFFORDABLE HOUSING AND IMPEDIMENTS TO FAIR HOUSING

Questionnaires to a variety of housing, lending and other entities revealed that many of the above 5 impediments still exist in Grand Junction although some of the actions previously identified for some of the impediments have been accomplished and some of them needed to be updated or slightly revised. Newly identified impediments relate more to fair housing versus affordable housing and to very large

issues that may only be minimally addressed at the local level. However, they are important to identify so that funding, policies, and programs may be directed to help alleviate or reduce these impediments.

It is also important to highlight the accomplishments that have been made over the past five years to further fair housing choice. These accomplishments were made by the City of Grand Junction and area non-profit agencies and other organizations working together, and include creating an increased awareness about the need for affordable housing in the community and region; providing assistance to families and individuals that otherwise would have been homeless; providing programs that address such things as early childhood education programs, self-sufficiency programs, and programs for seniors and persons with disabilities; and amending pertinent portions of the City's *Zoning and Development Code*.

BARRIERS TO AFFORDABLE HOUSING

1. Land development costs
2. The "not in my back yard" (NIMBY) syndrome
3. A limited number of affordable housing units, single residency occupancy (SROs), one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities
4. Physical and mental disabilities of some persons, primarily veterans, homeless, single elderly and disabled
5. Low wage rates, increasing transportation costs or a lack of transportation and a lack of affordable, convenient child care

IMPEDIMENTS TO FAIR HOUSING CHOICE

1. High number of foreclosures in Grand Junction
2. Housing discrimination for persons that have disabilities and sometimes for race or national origin reasons
3. Language – e.g. there are currently no bilingual counselors for housing clients and homebuyer education classes are not provided in Spanish

**ATTACHMENT C
CITY OF GRAND JUNCTION
2011 CDBG PROGRAM YEAR SCHEDULE**

March 1-April 8	PUBLIC REVIEW of Analysis of Impediments to Fair Housing Study
Tuesday, March 1	PUBLIC MEETING 2011 CDBG Program Year Grant Applications Available
Friday April 1	DEADLINE for Grant Applications
April 5-8	STAFF REVIEW of Applications
By April 22	STAFF REPORT for Council Workshop
Monday, May 2	CITY COUNCIL WORKSHOP Review Consolidated Plan, Analysis of Impediments and applications and staff analysis. Make recommendations on which projects to fund for 2011
Monday, May 16	CITY COUNCIL PUBLIC HEARING City Council reviews workshop recommendations and makes decision on which projects to fund for 2011 Program Year
June 6 – July 7	30-Day PUBLIC REVIEW of Consolidated Plan and 2011 Annual Action Plan
Monday, June 13	PUBLIC HEARING BEFORE CITY COUNCIL Adoption of the Five Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice and 2011 Action Plan
July 11	SUBMIT Five Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice and 2011 Annual Action Plan to HUD 45-day review period required
August 31	RECEIVE HUD APPROVAL
September 1	BEGIN 2011 Program Year BEGIN CONTRACTS WITH SUBRECIPIENTS

ATTACHMENT D

CDBG EVALUATION CRITERIA

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

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

CDBG NATIONAL OBJECTIVES

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

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

GRAND JUNCTION PRIORITIES 2006 FIVE YEAR CONSOLIDATED PLAN

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

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

ATTACHMENT E

CDBG PROJECTS BY PROGRAM YEAR 1996-2010

1996 PROGRAM YEAR – All Projects Completed

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

1997 PROGRAM YEAR – All Projects Completed

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

1998 PROGRAM YEAR – All Projects Completed

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

1999 PROGRAM YEAR – All Projects Completed

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

2000 PROGRAM YEAR – All Projects Completed

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

2001 PROGRAM YEAR – All Projects Completed

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

2002 Program Year – All Projects Completed

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

2003 Program Year – All Projects Completed

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

2004 Program Year – All Projects Completed

- Program Administration - \$20,000
- Five-Year Analysis of Impediments to Fair Housing Study - \$15,000
- Gray Gourmet Program - \$10,000
- Foster Grand Parents Program - \$7,000
- Senior Companion Program - \$8,000
- Radio Reading Services of the Rockies - \$4,500
- Mesa County Health Dept Purchase Equipment - \$5,000
- Riverside School Roof Repair/Rehabilitation - \$47,650
- Senior Center Masterplan Study – \$20,000
- Hilltop Community Resources Energy Improvements - \$50,000
- Housing Resources Permanent Supportive Housing - \$50,000
- Hope Haven Roof Replacement - \$7,500
- Riverside Sidewalk Improvements - \$50,000
- Grand Avenue Sidewalk Improvements - \$60,000

2005 Program Year – All Projects Completed

- Program Administration \$25,000
- Salvation Army Adult Rehab Program - \$25,000
- Mesa County Partners Purchase 12-passenger Van - \$15,000
- GJHA Bookcliff Property Acquisition - \$127,500
- Housing Resources Install Handicap Lift at 8-plex for Homeless Veterans - \$30,000
- Ouray Avenue Storm Drain Enlargement - \$172,644

2006 Program Year – All Projects Completed

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

2007 Program Year – All Projects Completed

- Program Administration - \$4,808
- 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
- Hilltop Daycare/Family Center Remodel - \$24,547
- Homeless Shelter Screen Wall - \$40,000

2008 Program Year – All Projects Completed

- Senior Multiuse Campus Study - \$80,000
- Riverside Educational Center – Americorps Personnel - \$5,000
- Gray Gourmet Program - \$20,500
- Riverside Task Force Acquisition - \$220,900
- Partners W CO Conservation Corps Acquisition - \$100,000
- Center for Independence Vocational Center Remodel - \$9,500
- Melrose Park Restroom Replacement - \$108,201

2009 Program Year

- CDBG Program Administration - \$30,000 (completed)
- HomewardBound Van Purchase - \$21,071 (completed)
- Senior Companion Program - \$12,000 (completed)
- GJHA Walnut Park Apartments - \$100,000 (80% completed)
- Riverside Task Force Acquisition/Clearance - \$105,574 (completed)
- MDS Group Home Remodel - \$40,000 (completed)
- HRWC Garden Village Learning Center - \$120,000 (completed)
- W Slope Center for Children Main Program Building Remodel - \$65,000 (completed)
- Dual Immersion Academy Slope Stabilization/Landscaping - \$56,714 (85% completed)

2010 Program Year

- CDBG Program Administration - \$60,000 (50% completed)
- Gray Gourmet Program - \$20,500
- Foster Grand Parent Program - \$12,000
- Partners Western CO Conservation Corps Ban Purchase - \$17,000 (completed)
- Counseling and Education Center - \$6,682 (partially expended)
- Hawthorne Park Restroom Replacement - \$140,000 (completed)
- HomewardBound Shelter Repairs and Improvements - \$6,000
- Center for Independence Energy Improvements - \$34,100
- Grand Valley Catholic Outreach Soup Kitchen Remodel - \$88,725



ATTACHMENT F

2011 Community Development Block Grant Applications

	2010 Funding			\$374,550		
	Anticipated 25% Cut			(\$74910)		
	Estimated 2011 Funding			\$299,640		
	AGENCY	PROJECT TITLE	Grant Request	Min. Grant Request	2010 Funding	Staff Recommendation, Review Comments and Project Information
1	City of Grand Junction	Program Administration	\$30,000	(\$30,000)	\$60,000	To cover 1/3 staff salary, proposed fair housing activities, general program administration
	Balance for Projects			\$269,640		
2	Grand Valley Catholic Outreach	St. Martin Place Appliances and Equipment	\$60,835	\$50,000	\$88,725	\$60,835 minimum request will still be able to fund the major request for appliances and coolers
	Balance for Other Projects			\$208,805		
3	Business Incubator Center	Business Loan Fund	\$50,000	\$50,000	\$0	Funds for building rent and office finish to start a Downtown Economic Gardening and Co-working space for second-stage business start-ups. Will need to work with HUD on tracking program income.
4 Housing	GJ Housing Authority	Courtyard Apartments	\$118,698	\$75,344	\$0	\$118,698 Rehabilitation of 27-unit complex recently purchased by GJHA to include upgrading stairways and railings to Code.
5 Housing	Mesa Developmental Services	Group Home and Program Building Infrastructure Upgrades	\$45,000	\$10,000	\$0	\$10,000 would still be able to replace most critical need in one group home
6 Shelter	HomewardBound of the Grand Valley	Homeless Shelter Bathroom Remodel	\$35,000	\$30,000	\$6,000	\$30,000. Can probably still make remodel of both men's and women's bathrooms to include new toilets, sinks, showers (including 1 accessible) and flooring with minimum funding request
7 Shelter	Hilltop Community Resources, Inc.	Latimer House Rehabilitation	\$9,381	\$5,000	\$0	May be able to find other sources for donated flooring and furnishings
8 Facility	Center for Independence	Vocational Center Kitchen Remodel	\$30,000	\$28,000	\$34,100	Not as high of a priority under the program criteria. Project to upgrade kitchen to address Health Department standards, make it wheelchair-friendly and provide new food pantry.
9 Facility	Strong Families, Safe Kids	Parenting Place Improvements	\$15,884	\$10,884	\$0	Not as high of a priority under program criteria. Project to improve energy efficiency for building at 516 N 15th Street including windows, roof, furnace and insulation. Historic building could be a concern. May be able to have energy-related work done for no cost through other resources. Since only 59% of families served live in Grand Junction, CDBG can only fund 59% of the project.
10 Facility	Mesa Youth Services (Partners)	WCCC Day Use Area	\$26,586	\$18,500	\$17,000	Not as high a priority since project funded in 2008 and 2010. Remodel of main program building for Western Colorado Conservation Corps to include upgraded kitchen, bath and laundry facilities.



	AGENCY	PROJECT TITLE	Grant Request	Min. Grant Request	2010 Funding	Staff Recommendation, Review Comments and Project Information
11 Services	St Marys Hospital	Senior Companion Program	\$12,000	\$8,000	\$0	Funds to reimburse senior volunteers for travel expenses to/from work locations
12 Services	St Marys Hospital	Foster Grandparent Program	\$12,000	\$10,000	\$12,000	Funds to reimburse senior volunteers for travel expenses to/from work locations
13 Services	Audio Information Network of Colorado	GJ Audio Information Services	\$12,300	\$10,300	\$0	Not as high of a priority, serving 30 persons in Grand Junction, proposing to add 10 new persons
14 Services	Riverside Educational Center	After School Programming Expansion	\$12,558	\$5,000	\$0	No funding recommended. Request is for funds to pay salaries which is not an eligible CDBG expense.
15 Public	City of Grand Junction	North 17th Street Sidewalk Construction	\$70,066		\$143,000	Staff requests applications for eligible City projects for Council consideration. Last year with lack of community project applications, the City funded a new shelter/restroom in Hawthorne Park. This project would provide a new sidewalk along east side of North 17th Street between Walnut Ave and new low-mod income housing development to the north.