

GRAND JUNCTION CITY COUNCIL  
MONDAY, MAY 4, 2015

WORKSHOP, 4:30 P.M.  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET

*To become the most livable community west of the Rockies by 2025*

1. **Foreign Trade Zone Boundaries Discussion** [Supplemental Documents](#)
  
2. **Potential Text Amendments to the Zoning and Development Code:** Staff is seeking direction from Council for 2 potential amendments. These potential amendments include 1) amending the Code and Bylaws to modify membership of the Zoning Board of Appeals, and 2) amending minimum setback requirements, building size limitations and Conditional Use Permit requirements in the Mixed Use and Industrial Districts. [Attachment](#)
  
3. **CDBG 2015 Program Year Funding Requests:** City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2015 Program Year. The City will receive \$374,788 for the 2015 Program Year which begins September 1, 2015. In addition, funds from prior years in the amount of \$51,462 will be allocated with the 2015 funds. [Attachment](#)  
[Supplemental Document](#)
  
4. **Other Business**
  
5. **Board Reports**



Date: April 20, 2015

Author: David Thornton

Title/ Phone Ext: Principal  
Planner/244-1450

Proposed Meeting Date: May 4,  
2015

## **CITY COUNCIL STAFF REPORT WORKSHOP SESSION**

**Topic:** Potential Text Amendments to the Zoning and Development Code

**Staff:** Tim Moore, Deputy City Manager  
David Thornton, Principal Planner

### **Summary:**

As per Council discussion at a previous City Council workshop, Staff will bring forward potential amendments to the Zoning and Development Code. Staff is seeking direction from Council for 2 potential amendments. These potential amendments include 1) amending the Code and Bylaws to modify membership of the Zoning Board of Appeals, and 2) amending minimum setback requirements, building size limitations and Conditional Use Permit requirements in the Mixed Use and Industrial Districts.

### **Background, Analysis and Options:**

1. Code and Bylaws to modify membership of the Board of Appeals. Currently the five members of the Zoning Board of Appeals (ZBOA) is made up of the Planning Commission Chair, the two alternate Planning Commissioners and two other members of the public all appointed by City Council. Historically the City has not had many requests for Code items that are required to be heard by the ZBOA and therefore often many months, sometimes more than a year passes between meetings. A potential change to reduce the number from 5 members to 3 members and eliminate the two ZBOA members that only serve on the ZBOA is being discussed.
2. Changing minimum setbacks, building size limitations and CUP requirements in Mixed Use and Industrial Districts. Currently, each of non-residential zone districts (C-1, C-2, CSR, MU, BP, I-O, I-1 and I-2) have a maximum building size and all, except I-1, allows for an increase in building size with a Conditional Use Permit (CUP). The Code also has minimum setbacks in the Mixed Use and Industrial zone districts. Staff proposes to use existing standards in place to eliminate the need for the maximum building size and requirement for a CUP and develop setbacks that provide more uniformity among these zone districts.

### **Board or Committee Recommendation:**

The potential changes to the bylaws of the Board of Appeals has not been discussed.

There has been some discussion with Planning Commission in a workshop for the potential changes to the setbacks, CUP and building size requirements for Industrial

and Mixed Use districts. The Planning Commission was in support of these potential changes.

**Financial Impact/Budget:**

Any financial or budget impacts will be considered with any future text amendment.

**Legal issues:**

Legal issues or impacts will be considered with any future text amendment.

**Other issues:**

Other issues will be explored with each proposed text amendment.

**Previously presented or discussed:**

These potential text amendments have not been previously presented or discussed.

**Attachments:**

None.



Date: April 22, 2015  
 Author: Kristen Ashbeck  
 Title/ Phone Ext: Senior Planner  
x1491  
 Proposed Meeting Date: May 4,  
2015  
 Hearing : May 20, 2015  
 2nd Meeting with Action Plan:  
June 17, 2015  
 File # (if applicable): 2013 CDBG

**CITY COUNCIL STAFF REPORT  
 WORKSHOP**

<b>Subject:</b> CDBG 2015 Program Year Funding Requests
<b>Presenter(s) Name &amp; Title:</b> Tim Moore, Deputy City Manager Kristen Ashbeck, CDBG Administrator

**Summary:** City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2015 Program Year. The City will receive \$374,788 for the 2015 Program Year which begins September 1, 2015. In addition, funds from prior years in the amount of \$51,462 will be allocated with the 2015 funds.

**Background, Analysis and Options:** CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The purpose of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for persons of low and moderate income. For the last 19 years, CDBG grants have funded valuable community services and helped improve living conditions in Grand Junction.

The City's 2015 Program Year will begin September 1, 2015. Applications for funding were solicited and received by the City in March. The City has received grant requests of \$510,568 from outside agencies and has identified three City capital improvements projects totaling \$526,415 that would be eligible for CDBG funding for a total of \$1,036,983 in grant requests. The City will receive \$374,788 for the 2015 Program Year. In addition, there are funds remaining from prior years in the amount of \$51,462 that will be allocated with the 2015 funds. The purpose of the May 4, 2015 workshop is to establish a work plan for the 2015 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 20, 2015 and final adoption of the 2015 Program Year Action Plan will occur at the June 17, 2015 meeting. **A notebook with all of the full applications has been placed in the City Council office in Administration and may be reviewed at any time.** Attached is a summary of the applications for 2015 funding.

**Board or Committee Recommendation:** There are no board or committee recommendations.

**Financial Impact/Budget:** 2015 CDBG appropriation is \$374,788, unexpended funds from prior years is \$51,462 for a total allocation amount of \$426,250.

**Legal issues:**

No legal issues have been identified.

**Other issues:**

No other issues have been identified.

**Attachments:**

- A. Summary of 2015 Funding Requests
- B. CDBG Evaluation Criteria
- C. 2015 CDBG Program Year Schedule
- D. History of CDBG Projects 1996-2014
- E. Spreadsheet of 2015 Funding Requests

## ATTACHMENT A: SUMMARY OF 2015 FUNDING REQUESTS

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### **1 Program Administration – Grand Valley Housing Needs Assessment**

The Department of Housing and Urban Development (HUD) requires all entitlement communities that receive federal funds to prepare a Five-Year Consolidated Plan and an Analysis of Impediments to Fair Housing Choice (AI) study. These two reports were last submitted to HUD for the City's Community Development Block Grant (CDBG) program in 2011. In late 2015, staff will begin developing the new reports due to HUD in mid-2016. The premise of much of the housing information presented in the 2011 Five-Year Plan and AI Study was the Grand Valley Housing Strategy report which had been completed in April 2009 using 2000 census data and other data that was available from 2006-2009 – prior to the overall economic downturn. The other most recent housing studies include: the Grand Valley Housing Needs Assessment, June 2002; Housing Market Analysis of the Grand Junction Metro Area, January 2007; and Downtown Grand Junction Housing Study, May 2014. All of these documents are dated and/or do not address overall housing in the Grand Valley. A new Grand Valley Housing Needs Assessment is needed for several purposes:

- 1) To utilize as a basis for development of the City's 2016 Consolidated Plan and Analysis of Impediments to Fair Housing Choice required by HUD for the CDBG program that must be completed and submitted to HUD by mid-2016;
- 2) To provide current material for housing providers in the Grand Valley to reference in various grant applications and Low Income Housing Tax Credit (LIHTC) proposals;
- 3) To best inform developers and real estate interest regarding current housing needs and forecasted trends; and
- 4) To update and validate the housing component of the City's Comprehensive Plan

**2014 Funds Requested: \$30,000\***

\* Actual amount requested may be reduced, depending on contributions from partners and bids received from consultants.

### **2 Program Administration – Cannot Exceed 20% of Allocation (\$74,957)**

The City allocated \$43,000 2014 CDBG funds for general administration of the program and a portion of staff salary (\$40,000 towards staff salary and \$3,000 for other program administration costs). There is a remaining balance of \$51,462 (includes funds from 2014 cancelled project and the Safe Routes to School projects were completed under budget). \$18,000 of the \$51,462 2014 funds will be retained to cover staff salary and training through the remainder of the 2014 Program Year (through August 31, 2015) and \$30,000 is being requested to cover the cost of the housing study discussed above. Council can consider what level of CDBG funding they would like to use for 2015 Program Administration.

**Funds Requested: \$43,000**

## **SERVICES PROJECTS – Cannot Exceed 15% of 2015 Allocation (\$56,218)**

### **3 STRiVE – Diagnostic Clinic**

STRiVE offers the only diagnostic clinic on the western slope for children facing challenges of autism, neurological conditions or developmental disabilities who can benefit from individualized intervention and support services. The diagnostic process involves a team of specialists and is costly. CDBG funds would be used to provide this service to 3 clients. STRiVE has received CDBG funding in the past for a variety of programs and facilities: 2003 (\$5,000), 2004 (\$7,000), 2007 (\$10,000), 2010 (\$12,000), 2011 (\$10,000), 2012 (\$10,000) and 2013 (\$10,000). All funds have been expended and projects closed out except for the 2013 grant which has a 64% balance remaining.

**Total Project Cost: \$27,000**

**Funds Requested: \$4,500**

**Recommended Funding: \$ TBD**

**FUNDING CONCERNS:** None

### **4 Karis, Inc. – Asset House Improvements**

Karis, Inc. owns and operates the Asset House, a nine-bed transitional facility for homeless individuals, teens and families. They are in the process of remodeling the home to expand living and common areas, upgrade the kitchen and bathrooms and add two new bedrooms for clients. CDBG funds would be used to purchase a table and 8 chairs for the common dining area. This part of Karis' request is considered public services. The other part of the request is a facility improvement – refer to project 13. Karis received \$85,000 CDBG funds in 2012 to purchase The House, a safe place for western slope teens. Funds have been expended and the project closed out.

**Total Project Cost: \$242,397**

**Funds Requested: \$4,000**

**Recommended Funding: \$ TBD**

**FUNDING CONCERNS:** None

### **5 Hilltop Community Resources, Inc. – Family First Program**

Hilltop's Family First program promotes healthy families and prevent child abuse and neglect. It is a parenting education and support program serving at-risk families with young children. CDBG funds would be used for program supplies, client supplies and transportation costs to be able to serve 8 more families. Hilltop received CDBG funding in 2004 (\$50,000), 2007 (\$24,547) and 2013 (\$86,840) for other facilities and 2014 (\$10,320) for Latimer House programs. All funds have been expended and the projects closed out except for the 2014 grant which is expected to be completed by July 2015.

**Total Project Cost: \$406,675**

**Funds Requested: \$20,000**

**Recommended Funding: TBD**

**FUNDING CONCERNS:** HUD prefers previous year funds be expended before 2015 funds are allocated.

**6 Counseling and Education Center (CEC) - Low Income Counseling Services**

This program provides counseling services for low income citizens. Funds are requested to help pay for 103 more counseling sessions for an estimated 26 clients. The number of persons served is directly related to the amount of funding received. CEC received CDBG funding for this purpose in 2007 (\$7,181), 2010 (\$6,682), 2012 (\$7,000), 2013 (\$7,000) and 2014 (\$3,000). All funds have been expended and the projects closed out.

**Total Project Cost: \$247,159**  
**Funds Requested: \$7,000**  
**Recommended Funding: \$ TBD**

**FUNDING CONCERNS:** None

**7 Mind Springs Health – Outpatient Services Expansion**

Mind Springs Health provides mental wellness, behavioral change and substance abuse treatment and services and operates a mental health hospital (we funded hospital room furnishings with 2014 CDBG). Their services have increased 23% in the last 12 months and they have had to hire 17 individuals to handle the increased coordination, scheduling and supervision of clients. CDBG funds are requested to purchase furnishings for office spaces for the new hires. Mind Springs Health received 2014 CDBG funds (\$31,164) – no funds have been expended.

**Total Project Cost: \$611,188**  
**Funds Requested: \$23,910**  
**Recommended Funding: \$ TBD**

**FUNDING CONCERNS:** Since 33% of the clients served by Mind Springs Health live in the City limits, CDBG funds can only pay for 33% of the project costs. Mind Springs will need to document that the other 67% of the project has been paid for with other funds. Original request was \$76,188, minimum request \$35,000. HUD prefers previous year funds be expended before 2015 funds are allocated.

**8 Western Colorado Suicide Prevention Foundation – Bridges Program**

The Bridges program provides emergency counseling for children, teens and young adults at risk for suicide who do not financial resources to obtain assistance. School counselors refer potential students to the program. Western Colorado Suicide Prevention Foundation has not received CDBG funds in the past.

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits.

**Total Program Cost: \$15,360**  
**Funds Requested: \$8,860**  
**Recommended Funding: \$ TBD**



**9 Grand Junction Housing Authority – Highlands Senior Housing**

The Highlands Senior Housing Development will provide affordable senior housing for Grand Valley residents 62 and over. CDBG funds are requested to provide gap funding for the purchase of exercise equipment in the common recreation space within the building. This part of the Housing Authority's request is considered public services. The other part of the request is a facility improvement – refer to project 21. GJHA received CDBG funds in 1996 (\$330,000), 1999 (\$205,000), 2002 (\$41,720), 2003 (\$335,450), 2005 (\$127,500), 2006 (\$178,630), 2009 (\$100,000), 2011 (\$101,205) and 2014 (\$50,000) for numerous housing developments. All projects have been completed and closed out.

**FUNDING CONCERNS:** None

**Total Project Cost: \$15,834,194**  
**Funds Requested: \$9,845**  
**Recommended Funding: \$ TBD**

**10 St. Mary's Foundation – Gray Gourmet Program**

The Gray Gourmet program prepares, serves and delivers a hot and nutritious lunchtime meal for Mesa County seniors ages 60 and older. The program fosters health, independence and wellbeing. Volunteers deliver meals to homebound, frail and recovering elderly that do not have the means to travel to one of the serving locations. CDBG funds would fund 3 more volunteers delivering approximately 500 more meals on selected routes within the City limits. Gray Gourmet received CDBG funds in 2004 (\$10,000), 2007 (\$20,500), 2008 (\$20,500), 2010 (\$20,500) and 2012 (\$16,625) for this purpose as well as for the purchase of food and commercial grade kitchen appliances. All projects have been completed and closed out.

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits.

**Total Program Cost: \$15,360**  
**Funds Requested: \$8,860**  
**Recommended Funding: \$ TBD**

**11 St. Mary's Foundation – 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. CDBG funds would be used to reimburse 2 new volunteers that live within the City limits for mileage expenses that support 6 more clients within the City limits. The Senior Companion Program has received CDBG funding for this same purpose in 2003 (\$5,000), 2004 (\$8,000), 2007 (\$10,000), 2009 (\$12,000), 2011 (\$8,000), 2012 (\$8,000), 2013 (\$8,000) and 2014 (\$10,000). All funds have been expended and projects closed out except for the 2014 grant which has a balance of 50% remaining.

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits.

**Total Program Cost: \$230,041**  
**Funds Requested: \$10,000**  
**Recommended Funding: \$ TBD**

**12 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 allow for the addition of 6 volunteers to serve 66 more students. Foster Grandparent Program has received CDBG funding for this same purpose in 2003 (\$5,000), 2004 (\$7,000), 2007 (\$10,000), 2010 (\$12,000), 2011 (\$10,000), 2012 (\$10,000) and 2013 (\$10,000). All funds have been expended and projects closed out.

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits.

**Total Program Cost: \$340,195**  
**Funds Requested: \$10,000**  
**Recommended Funding: \$ TBD**

**CAPITAL IMPROVEMENTS PROJECTS**

**13 Karis, Inc. – Asset House Improvements**

Karis, Inc. owns and operates the Asset House, a nine-bed transitional facility for homeless individuals, teens and families. They are in the process of remodeling the home to expand living and common areas, upgrade the kitchen and bathrooms and add two new bedrooms for clients. CDBG funds would be used to purchase major appliances for the home. This part of Karis' request is considered facility improvements. The other part of the request is a facility improvement – refer to project 4. Karis received \$85,000 CDBG funds in 2012 to purchase The House, a safe place for western slope teens. Funds have been expended and the project closed out.

**Total Project Cost: \$242,397**  
**Capital Funds Requested: \$10,200**  
**Recommended Funding: \$ TBD**

**FUNDING CONCERNS:** None

**14 Housing Resources of Western Colorado – Emergency Repair Program**

Housing Resources provides low income residents with 24-hour emergency repair including roof repair, furnace repair, carbon monoxide issues, frozen pipes, water heaters, electrical problems and evaporative coolers. CDBG funding is requested to help pay for materials and labor for the program. Housing Resources expects to serve 75 city residents through the program. CDBG funds have been granted to Housing Resources in 2000 (\$55,000), 2001 (\$130,000), 2004 (\$50,000), 2005

(\$35,000) and 2009 (\$120,000) for the acquisition and rehabilitation of various housing developments. All funds have been expended and the projects closed out.

**Total Project Cost: \$30,000**  
**Capital Funds Requested: \$22,500**  
**Recommended Funding: TBD**

**FUNDING CONCERNS:** An Environmental Review will need to be completed for each property proposed for repair/rehabilitation. Applicant will need to document household income and determine if client lives with the City limits.

**15 HomewardBound of the Grand Valley, Inc. – Shelter HVAC Energy Improvements**

HomewardBound of the Grand Valley (HBGV) provides year-round overnight emergency shelter for up to 160 individuals nightly. An energy audit was completed for the community homeless shelter which reported that rooftop HVAC and evaporative coolers are not functioning properly and need to be replaced. CDBG funds are requested to replace 3 rooftop units and one evaporative cooler. HomewardBound has received funding in the past: 2002 (\$10,000), 2007 (\$40,000), 2009 (\$21,071), 2010 (\$6,000), 2012 (\$109,971) and 2014 (\$1,500). All funds have been expended and the projects closed out.

**Total Project Cost: \$37,398**  
**Funds Requested: \$28,293**  
**Recommended Funding: TBD**

**FUNDING CONCERNS:** None

**16 Grand Valley Catholic Outreach (GVCO) – Emergency Transitional Housing**

Grand Valley Catholic Outreach owns and operates a home at 247 White Avenue as an emergency shelter for families. CDBG funds are requested for roof repair. GVCO has received CDBG funding in the past: 1996-1999, (\$73,131), 2000 (\$130,000), 2001 (\$10,000), 2002 (\$50,000), 2010 (\$88,725), 2011 (\$50,000) and 2012 (\$12,638). All projects have been completed and closed out.

**Total Project Cost: \$5,400**  
**Capital Funds Requested: \$4,000**  
**Recommended Funding: TBD**

**FUNDING CONCERNS:** None

**17 STRiVE – Group Home HVAC Replacement**

STRiVE operates group homes for disabled person throughout the Grand Valle. CDBG funds would be used to replace the HVAC system at the home at 1260 Glenwood Avenue. STRiVE has received CDBG funding in the past for a variety of programs and facilities: 2003 (\$5,000), 2004 (\$7,000), 2007 (\$10,000), 2010 (\$12,000), 2011 (\$10,000), 2012 (\$10,000) and 2013 (\$10,000). All funds have

been expended and projects closed out except for the 2013 grant which has a 64% balance remaining.

**Total Project Cost: \$27,000**  
**Funds Requested: \$4,500**  
**Recommended Funding: \$ TBD**

**FUNDING CONCERNS:** None

**18 Grand Valley Catholic Outreach (GVCO) – Pave Alley Behind St. Martin Housing Development**

GVCO constructed the St. Martin housing development at 415 Pitkin Avenue with 24 units for homeless veterans. The alley behind the units between 2<sup>nd</sup> and 3<sup>rd</sup> Street is not paved and in poor condition. CDBG funds are requested to pave the alley. CDBG funds are requested for roof repair. GVCO has received CDBG funding in the past: 1996-1999, (\$73,131), 2000 (\$130,000), 2001 (\$10,000), 2002 (\$50,000), 2010 (\$88,725), 2011 (\$50,000) and 2012 (\$12,638). All projects have been completed and closed out.

**Total Project Cost: \$80,000**  
**Funds Requested: \$80,000**  
**Recommended Funding: \$ TBD**

**FUNDING CONCERNS:** None

**19 Riverside Task Force, Inc. – Acquisition for Expansion of Dual Immersion Academy (DIA)/Riverside Community Center Campus**

The Riverside Task Force, Inc. (RTF) is seeking to expand the Riverside School Campus through the acquisition of the last remaining residential parcel east of the school. The current campus consists of the DIA elementary school, the Community Center in the old Riverside School which also houses some uses for the school and is utilized by REC, a playground and parking areas. The restored school has achieved optimal usage, with the majority of the 4,000 square feet of functional space being utilized by the elementary school, the after-school programs and other community uses on evenings and weekends. The house would be used to expand community services.

The City awarded 2008 and 2009 (total \$326,474) CDBG funds to the Riverside Task Force to acquire and demolish the structures on two properties east of the campus and School District 51 has acquired with other funds and demolished the structures on one property east of the campus.

**Total Project Cost: \$110,000**  
**Funds Requested: \$110,000**  
**Recommended Funding: TBD**

**FUNDING CONCERNS:** Acquisition will trigger Federal environmental and relocation requirements.

**20 Mesa Youth Services (Partners)**

The main program office for Partners at 1169 Colorado Avenue is in need of safety improvements. Partners provides programs for substance abuse

prevention, victim empathy, and life skills educational classes in the second floor meeting room. Currently there is only one exit from upstairs to the first level. In an emergency and that egress is unusable, up to 25 young people could be trapped. CDBG funds would be used to add a second stairwell at the west end of the building for a secondary escape. Partners received CDBG funds in 2001 (\$15,000), 2005 (\$15,000), 2008 (\$100,000) and 2013 (\$15,000). All funds have been expended and projects closed out.

**Total Project Cost: \$51,000**  
**Funds Requested: \$27,500**  
**Recommended Funding: TBD**

**FUNDING CONCERNS:** None

**21 Grand Junction Housing Authority (GJHA) – Highlands Senior Housing**

The Highlands Senior Housing Development will provide affordable senior housing for Grand Valley residents 62 and over. CDBG funds are requested to provide gap funding for the purchase of major appliances for the 64 units in the first phase of construction. This part of the Housing Authority's request is considered housing construction/facility improvement. The other part of the request is a human services project – refer to project 9. GJHA received CDBG funds in 1996 (\$330,000), 1999 (\$205,000), 2002 (\$41,720), 2003 (\$335,450), 2005 (\$127,500), 2006 (\$178,630), 2009 (\$100,000), 2011 (\$101,205) and 2014 (\$50,000) for numerous housing developments. All projects have been completed and closed out.

**Total Project Cost: \$15,834,194**  
**Funds Requested: \$124,800**  
**Recommended Funding: \$ TBD**

**FUNDING CONCERNS:** None

**22 City of Grand Junction – Orchard Ave Elementary Safe Routes to School**

A walking and biking to school audit was completed at Orchard Avenue Elementary in 2014 and several deficiencies were identified. In addition to some on-site circulation improvements that can be made, construction of segments of missing curb, gutter and sidewalk along walking routes would improve pedestrian and bicycle accessibility and safety: 285 linear feet of new curb, gutter and sidewalk along 19<sup>th</sup> Street and 161 linear feet of new curb, gutter and sidewalk along Elm Avenue. The Orchard Avenue Elementary School neighborhood is CDBG-eligible.

**Cost of 19<sup>th</sup> Street Improvements: \$55,551**  
**Cost of Elm Avenue Improvements: \$70,540**  
**Total Funds Requested: \$126,091**  
**Recommended Funding: \$ TBD**

**FUNDING CONCERNS:** None

**23 City of Grand Junction – Westlake Park Neighborhood Pedestrian Improvements**

This project would provide pedestrian and bicycling improvements in the Westlake Park area to provide safe access to Pomona Elementary and West Middle School as well as improve pedestrian connectivity in the neighborhood. The Westlake Park neighborhood is CDBG-eligible.

**Total Project Cost: \$205,324**  
**Funds Requested: \$205,324**  
**Recommended Funding: TBD**

**FUNDING CONCERNS:** None

**24 City of Grand Junction – Whitman Park New Shelter/Restrooms**

This project would replace the restroom at the downtown Whitman Park with a new combined restroom/shelter facility. The Whitman Park neighborhood is CDBG-eligible. The existing restroom was constructed in 1950 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.

**Total Project Cost: \$203,000**  
**Funds Requested: \$195,000**  
**Recommended Funding: TBD**

**FUNDING CONCERNS:** This project might be premature until a redevelopment strategy is established for the Park.

## **ATTACHMENT B CDBG EVALUATION CRITERIA**

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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 2011 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 Five 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

**ATTACHMENT C  
CITY OF GRAND JUNCTION  
2015 CDBG PROGRAM YEAR SCHEDULE**

Thursday February 12	APPLICATION WORKSHOP 2015 CDBG Program Year Grant Applications Available
Wednesday March 18	DEADLINE for Grant Applications
March 21 – April 17	STAFF REVIEW of Applications
By April 24	STAFF REPORT for Council Workshop
Monday May 4	CITY COUNCIL WORKSHOP Make recommendations on which projects to fund for 2015
Wednesday May 20	CITY COUNCIL PUBLIC HEARING City Council reviews workshop recommendations and makes decision on which projects to fund for 2015 Program Year
June 3 – July 6	30-Day PUBLIC REVIEW of 2015 Annual Action Plan
Wednesday June 17	CITY COUNCIL PUBLIC HEARING Adoption of 2015 Annual Action Plan
By July 10	SUBMIT 2015 Annual Action Plan to HUD 45-day review period required
August 31	RECEIVE HUD APPROVAL
September 1	BEGIN 2015 Program Year BEGIN CONTRACTS WITH SUBRECIPIENTS



## **ATTACHMENT D: CDBG PROJECTS BY PROGRAM YEAR 1996-2014**

### **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 – All Projects Completed**

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

### **2010 Program Year – All Projects Completed**

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

### **2011 Program Year – All Projects Completed**

- CDBG Program Administration - \$30,000
- Grand Valley Catholic Outreach St. Martin Place - \$50,000
- BIC Downtown Economic Gardening - \$47,600
- GJHA Courtyard Apartments Remodel - \$101,205
- MDS Group Home Remodel - \$9,924
- Homeless Shelter Bathroom Remodel - \$30,000
- Center for Independence Kitchen Remodel - \$30,475
- Strong Families, Safe Kids Parenting Place Remodel - \$9,371
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Foster Grandparent Program - \$10,000

### **2012 Program Year – All Projects Completed**

- CDBG Program Administration - \$5,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Gray Gourmet Program - \$11,125
- CEC Low Income Counseling Services - \$7,000
- Karis The House Acquisition - \$85,000
- Homeless Shelter Acquisition - \$109,971
- GVCO T-House Rehabilitation - \$12,638
- MDS Program Office Remodel - \$25,000
- Strong Families, Safe Kids Parenting Place Rehabilitation - \$14,080
- Gray Gourmet Kitchen Remodel - \$5,500
- 6<sup>th</sup> Street Sewer Realignment - \$27,500
- 6<sup>th</sup> Street Pedestrian Safety/Parking Improvements - \$60,536
- North Avenue Accessibility Improvements - \$25,000

### **2013 Program Year – All Projects Completed Except as Noted**

- CDBG Program Administration - \$43,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- Marillac Clinic Homeless Services - \$10,000
- CEC Low Income Counseling Services - \$7,000
- GANG Afterschool Tutoring/Enrichment - \$3,300 (96% completed)
- Hospice Teen Grief Program - \$7,242 (51% completed)
- Marillac Clinic Dental Equipment - \$23,190
- STRIVE Parenting Place Rehabilitation - \$20,000
- Head Start Facilities Security Upgrade - \$28,050 (14% completed)
- Hilltop Opportunity Center Rehabilitation - \$86,840
- Partners Van Purchase - \$15,000
- Nisley Neighborhood Sidewalks - \$112,647

### **2014 Program Year**

- CDBG Program Administration - \$43,000
- Senior Companion Program - \$10,000 (50% completed)
- Counseling and Education Center - \$3,000 (Completed)
- Hilltop Latimer House - \$10,320 (No expenditure to date)
- Marillac Clinic Rehabilitation - \$60,000 (No expenditure to date)
- Mind Springs Health Hospital Improvements - \$31,164 (No expenditure to date)
- Salvation Army Kitchen Rehabilitation - \$25,000 (No expenditure to date)
- GJHA Walnut Park Apartments Rehabilitation - \$50,000 (Completed)
- Homeless Shelter Improvements - \$1,500 (Completed)
- B-1/2 Road Sidewalk - \$137,179 (Completed)

**ATTACHMENT E: 2015 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

		<b>2015 FUNDING</b>	<b>\$374,788</b>				<b>Maximum Administration Allocation (20%) - \$74,957</b>	
		<b>Funds Not Expended Prior Years</b>	<b>\$51,462</b>				<b>Maximum Services Allocation (15%) - \$56,218</b>	
		<b>TOTAL FUNDS FOR ALLOCATION</b>	<b>\$426,250</b>					
	<b>AGENCY</b>	<b>PROJECT TITLE</b>	<b>GRANT REQUEST</b>	<b>MIN REQUEST</b>	<b>2014 FUNDING</b>	<b>FUNDING LEVERAGE</b>	<b>PROJECT INFORMATION / STAFF COMMENTS</b>	<b>COUNCIL RECOMMENDATION</b>
<b>1 Admin</b>	City of Grand Junction Administration	Housing Needs Assessment	\$30,000* Amount may be reduced based on contributions from partners			\$8,500 so far from housing and community partners	Authorize utilization of some funds remaining from 2014 Administration allocation and a cancelled 2014 project to hire a consultant to conduct a Housing Needs Assessment which will be used as the basis of the Analysis of Impediments to Fair Housing study and the 5-Year Consolidated Plan, both due to HUD in July 2016. \$18,000 2014 Administration retained to cover staff salary and training for remainder of 2014 Program Year as originally budgeted.	
<b>2 Admin</b>	City of Grand Junction Administration	Program Administration	\$43,000	\$5,000	\$43,000		General program administration, fair housing activities, development of 5-Year Consolidated Plan and Analysis of Impediments to Fair Housing study, and a portion of staff salary. Outstanding 2014 balance retained to cover Housing Needs Assessment (see above).	
		<b>2015 Funds Remaining for Allocation</b>	<b>\$335,250</b>					
<b>3 Services</b>	STRiVE	Diagnostic Clinic	\$4,500	\$1,500	\$0	\$22,500	Funds to provide specialized diagnostic assessment for 3 children facing the challenges of autism, neurological conditions or developmental disabilities.	
<b>4 Services</b>	Karis, Inc.	Asset House Improvements	\$4,000	\$4,000	\$0	\$231,197	Funds to purchase table and chairs for common dining area as part of overall remodel of transitional housing for homeless individuals, teens and families.	
<b>5 Services</b>	Hilltop Community Resources, Inc.	Family First Program	\$20,000	\$6,000	\$10,320	.	Funds for program supplies, client supplies and transportation costs to serve 8 more families. No 2014 CDBG funds have been expended. Application expects expenditure by July 2015	
<b>6 Services</b>	Counseling and Education Center	Low Income Counseling Services	\$7,000	\$7,000	\$3,000	\$247,159	Funds will be used to provide approximately 103 additional counseling sessions for approximately 26 low income persons residing within the Grand Junction City limits. All previous CDBG funds have been expended and projects closed out.	
<b>7 Services</b>	Mind Springs Health	Outpatient Services Expansion	\$23,910 * 33% of request	\$23,910	\$31,164	\$525,000	Funds requested to purchase furnishings for office spaces for 17 new individuals that have been hired to handle 23% increase in services over the past 12 months. No 2014 funds have been expended. CDBG can only pay for 33% of project since only 33% of clients live within the City limits.	

<b>8 Services</b>	Western Colorado Suicide Prevention Foundation	Bridges Program	\$8,860	\$5,000	\$0	\$6,500	Bridges provides emergency counseling for children, teens and young adults at risk for suicide who do not have financial resources to obtain assistance. School counselors refer potential students to the program. Applicant will need to document household income and determine if client lives within the City limits.	
	<b>AGENCY</b>	<b>PROJECT TITLE</b>	<b>GRANT REQUEST</b>	<b>MIN REQUEST</b>	<b>2014 FUNDING</b>	<b>FUNDING LEVERAGE</b>	<b>PROJECT INFORMATION</b>	<b>COUNCIL RECOMMENDATION</b>
<b>9 Services</b>	Grand Junction Housing Authority	The Highlands Senior Housing Development	\$9,845	\$9,845	\$50,000	\$15.5 Mil	The Highlands Senior Housing Development will provide affordable senior housing for Grand Valley residents 62 and over. CDBG will provide gap funding for the purchase of exercise equipment in the common recreation space within the building.	
<b>10 Services</b>	St. Mary's Foundation	Gray Gourmet	\$9,950	\$9,950	\$0	\$19,880	Gray Gourmet prepares and serves a hot and nutritious lunchtime meal for seniors age 60 and older. Volunteers deliver the meals for homebound, frail and recovering seniors. CDBG would fund 3 more volunteers delivering approximately 500 more meals on selected routes within City limits.	
<b>11 Services</b>	St. Mary's Foundation	Senior Companion Program	\$10,000	\$8,000	\$10,000	\$220,041	Funds to reimburse senior volunteers for travel expenses to/from work locations. Funding will provide for 6 more volunteers to serve 6 more clients. Outstanding balance of \$5,057 on 2014 grant to be expended by December 2015.	
<b>12 Services</b>	St. Mary's Foundation	Foster Grandparent Program	\$10,000	\$8,000	\$0	\$330,195	Funds to reimburse senior volunteers for travel expenses to/from work locations. Funds will add 6 more volunteers to serve 66 more students.	
		<b>Total Services Requests</b>	<b>\$108,065</b>				<b>Services Project Cap (15%) Based on 2015 Funds - \$56,218</b>	
<b>13 Housing</b>	Karis Inc.	Asset House Improvements	\$10,200	\$500	\$0	\$231,197	Funds to purchase appliances for common kitchen and laundry areas as part of overall remodel of transitional housing for homeless individuals, teens and families.	
<b>14 Housing Rehab</b>	Housing Resources of Western Colorado	Emergency Repair Program	\$22,500	\$11,250	\$0	\$7,500	The Emergency Repair Program provides low income residents with 24 hour emergency home repair services. HRWC expects to serve 75 city residents through the program. Applicant will need to document household income and determine if client lives within City limits.	
<b>15 Facility</b>	HomewardBound of the Grand Valley, Inc.	Shelter HVAC Energy Improvements	\$28,293	\$992	\$1,500	\$9,100	An energy efficiency audit was completed for the community homeless shelter which reported that rooftop HVAC and evaporative coolers are not functioning properly and need to be replaced. CDBG funds will be used to replace 3 rooftop units and one evaporative cooler. All 2014 CDBG funds have been expended and the project closed out.	
<b>16 Facility</b>	Grand Valley Catholic Outreach	Housing Rehabilitation - Emergency Transitional House	\$4,000	\$3,500	\$0	\$1,400	GVCO operates a home at 247 White Avenue as an emergency shelter for families. The home is in need of roof repair.	

<b>17 Facility</b>	STRiVE	Housing Rehabilitation - Group Home HVAC Replacement	\$27,210	\$5,000	\$0	\$0	STRiVE operates group homes for disabled persons throughout the Grand Valley. CDBG funds would be used to replace the HVAC system at the home at 1260 Glenwood Avenue. Applicant's cover letter indicates this project is higher priority than services project (see project 3).	
	<b>AGENCY</b>	<b>PROJECT TITLE</b>	<b>GRANT REQUEST</b>	<b>MIN REQUEST</b>	<b>2014 FUNDING</b>	<b>FUNDING LEVERAGE</b>	<b>PROJECT INFORMATION / STAFF COMMENTS</b>	<b>COUNCIL RECOMMENDATION</b>
<b>18 Facility</b>	Grand Valley Catholic Outreach	Pave Alley	\$80,000	\$72,000	\$0	\$0	GVCO constructed the St. Martin housing development at 415 Pitkin Avenue with 24 units for homeless veterans. The alley behind the units between 2nd and 3rd Streets is not paved and in poor condition. CDBG funds would be used to pave the alley.	
<b>19 Facility</b>	Riverside Task Force, Inc.	Acquisition for DIA/Riverside Community Center Campus Expansion	\$110,000	\$85,000	\$0	\$0	Acquisition of property at 520 West Main Street to expand space for community services on the Dual Immersion Academy/Riverside Community Center campus. Acquisition will trigger Federal environmental and relocation requirements.	
<b>20 Facility</b>	Mesa Youth Services (Partners)	Main Program Office Safety Improvements/New Stairwell	\$27,500* 55% of project costs	\$20,000	\$0	\$20,000	CDBG funds would be used for construction of a secondary exit from the second floor of the main program office for Partners at 1169 Colorado Avenue. 55% of Partners clients live in City limits. Thus maximum City funding for \$50,000 project is \$27,500.	
<b>21 Facility</b>	Grand Junction Housing Authority	The Highlands Senior Housing Development	\$92,800* Eligible items only	\$124,800	\$50,000	\$15.5 Mil	The Highlands Senior Housing Development will provide affordable senior housing for Grand Junction residents. CDBG will provide gap funding for the purchase of appliances for the 64 units in the first phase.	
		<b>SUBTOTAL NON-CITY CAPITAL REQUESTS</b>	<b>\$402,503</b>					
<b>22 Public</b>	City of Grand Junction Public Works	Orchard Avenue Elementary Safe Routes to School	\$126,091	\$126,091	\$0	\$0	This project would construct segments of missing curb, gutter and sidewalk along walking routes for Orchard Avenue Elementary. Approximately 285 linear feet along 19th Street and 161 linear feet along Elm Avenue.	
<b>23 Public</b>	City of Grand Junction	Westlake Park Neighborhood Pedestrian Improvements	\$205,324	\$205,324	\$0	\$0	This project would provide pedestrian improvements in the Westlake Park area to provide access to Pomona Elementary and West Middle School as well as improve pedestrian connectivity in the neighborhood.	
<b>24 Public</b>	City of Grand Junction	Whitman Park Improvements	\$195,000	\$195,000	\$0	\$8,000	This project would provide for construction of a new restroom/shelter to replace the existing restroom in Whitman Park.	
		<b>Subtotal City Capital Requests</b>	<b>\$526,415</b>					<b>\$0</b>

**TOTAL REQUESTS (excluding Admin) \$1,036,983**

**\$0**

***DRAFT***

# Foreign-Trade Zone Analysis

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## Executive Summary

## Brief Description of Foreign-Trade Zones

## History of Outreach and Research Efforts

## Potential Geographic Area

- Magnet Site
- Subzone
- Alternative Site Framework

## Customs Agent

- Application/Request Process, Duration and Cost
- Required Infrastructure and Operational Costs

## Roles and Responsibilities of Grantee

- Legal and Financial
- Marketing and Business Assistance

## Application Process and Requirements

## Case Studies: Examination of similar sized communities/economies with FTZ

- Structure of Grantee (local government, edo, chamber, etc) and staffing levels
- Fees
- Marketing and Promotion Efforts

## Attorney Findings

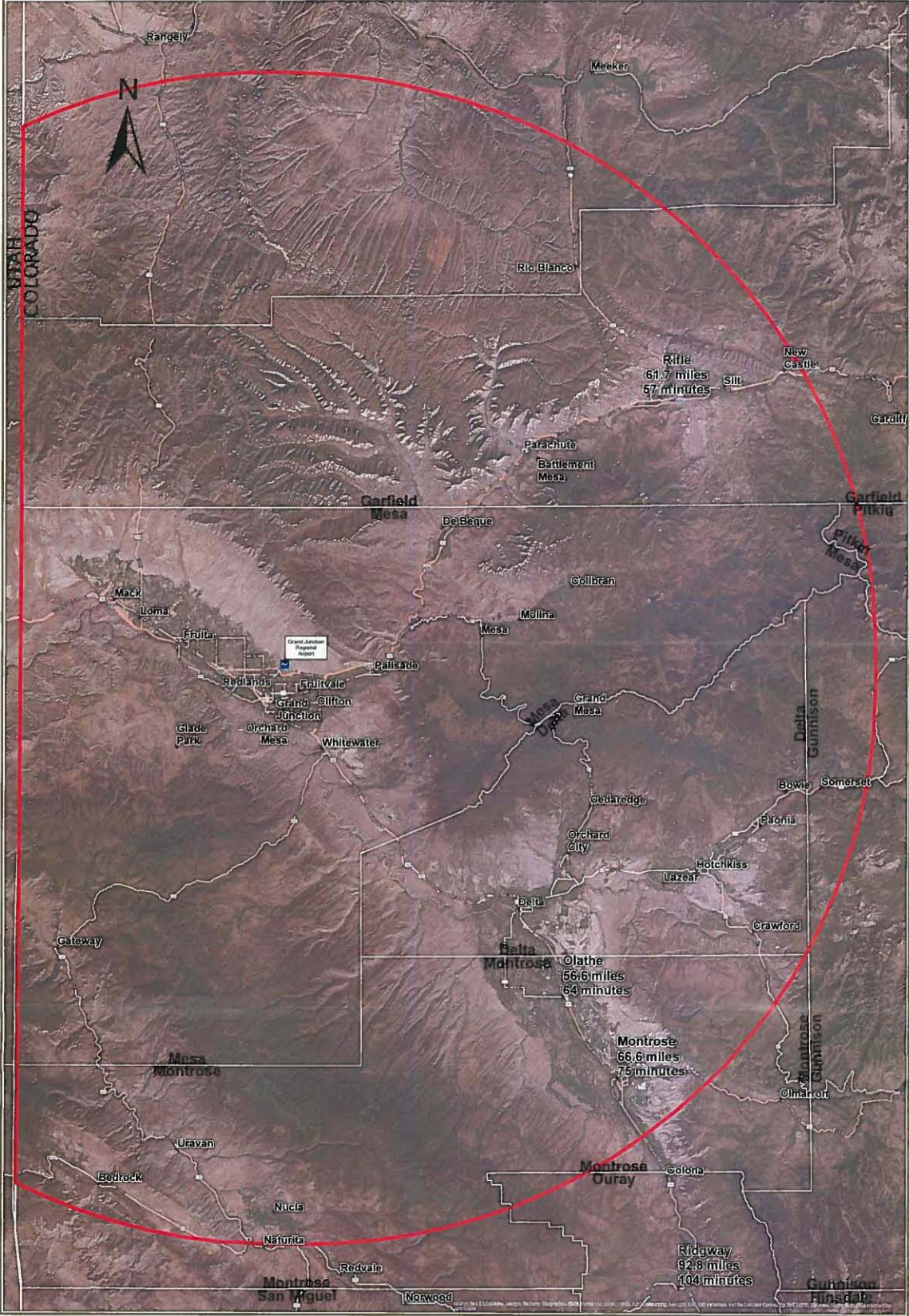
- Analysis of Potential Benefits to Existing Companies
  - General description of companies interviewed
- Analysis of Costs of Application
- Cost Estimates of Boundary Adjustments (if we apply for ASF for only Mesa County and want to expand later)
- Time and Cost Estimates for Subzone Sites
- Feasibility of Application Approval

## Analysis of Potential Future Benefit

- Target Company Identification (develop a list of 10 import companies that could be potential targets)
- Recently Announced Expansions or Relocations in Foreign-Trade Zones
- Statements/Letters of Support from Economic Development and Community Groups, Airport Board, Businesses, Citizens



# Grand Junction Regional Airport with 60 Mile Radius





Supp2 **Safe Routes to School / Pomona –West Middle School Area**



**Alternative 1**

North Alignment – 1400 feet  
1200 feet of sidewalk/bike path  
3500 SF road widening required  
1060 SF ROW required