

CITY OF GRAND JUNCTION

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



2001 Five-Year Consolidated Plan

4 CFR Part 91—consolidated submissions for community planning and development programs

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INTRODUCTION

The City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996 when the County's population reached 100,000. This designation entitles Grand Junction to an annual grant of funds under the Community Development Block Grant Program (CDBG). To be eligible for funding the City must submit a Consolidated Plan, which serves as a federally required planning document that guides community development efforts in Grand Junction.

The primary objective of Title I of the Housing and Community Development Act of 1974, as amended, 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. The content and structure of the Consolidated Plan follows regulations and guidelines promulgated by the U.S. Department of Housing and Urban Development (HUD).

This 2001 Five-Year Plan marks the continuation of an on-going community development planning process for Grand Junction. The intent of the process is to develop a set of local priority needs and objectives through a coordinated effort with special emphasis on citizen participation and interagency involvement. The City of Grand Junction Community Development Department is the lead organization in the development of the City Consolidated Plan.

EXECUTIVE SUMMARY

City of Grand Junction, Colorado 2001 Five-Year Consolidated Plan and 2001 Action Plan

Community Development Block Grant Program (CDBG)

Introduction

In 1996 the federal government established Grand Junction as a community entitled to receive Community Development Block Grant Funds. The City has prepared a new Consolidated Plan for the 2001 Program Year since the 1996 Five-Year Consolidated Plan is expiring at the end of August 2001. Applications for CDBG funds are made available in March with an April deadline for each Program Year.

Community Profile

Centrally located between Denver and Salt Lake City, Grand Junction is the largest city on the Western Slope of Colorado and serves as the County Seat for Mesa County. The City's population has grown nearly 45 percent in the last decade to approximately 44,000. The surrounding Grand Valley has about 95,000 residents, and Mesa County's population is approximately 118,000.

Since suffering through an economic slump in the mid-1980s, Grand Junction's population and economic indicators now exceed the highest levels of the boom period of the late 1970s and early 1980s. Grand Junction continues to expand its role as the regional trade, services, finance, education, transportation, and health care hub for Western Colorado and Eastern Utah.

While the area's economy has demonstrated strong growth, housing market appreciation far exceeds wage increases. Housing costs have increased an average of 8.5 percent per year for rentals, and 8.7 percent per year for sale units. Wages, meanwhile, have increased approximately 4.4 percent annually over the same period. These trends are expected to continue for the foreseeable future.

Consolidated Plan Process

The City adopted a Citizen Participation Plan in 1996 to describe citizen involvement in the Consolidated Plan. The Community Development Department of the City of Grand

Junction, as lead agency for the development of the Consolidated Plan (Plan), has invited extensive citizen involvement in Plan creation. The findings and needs identified by those who serve and work with the very low- to moderate-income populations are the basis of the Plan's development. Public and private entities, private citizens, the Consolidated Plan Advisory Committee, and citizen review all contributed to the successful preparation of this document.

Housing Needs

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. Waiting lists for the limited number of existing assisted housing units are a year or more. As a consequence of these and other conditions, the need for over 6,300 additional assisted housing units is critical.

In Grand Junction, housing costs have increased as much as 207 percent while wages have increased only 46.3 percent in the last ten years to an average of \$22,355 in 2000. Over half of all workers in Mesa County are employed in the Retail and Service sectors, historically among the lowest paying jobs in Mesa County.

One of the most disturbing indicators of need is the estimated poverty level in Grand Junction, which grew from 29.3 percent of the total population in 1993 to 45.4 percent in 1997 (the most recent figures available). Due to low area wages, it is estimated that 44 percent of all renters are unable to afford the Fair Market Rent of a modest two-bedroom apartment and 58 percent are unable to afford a three-bedroom unit. Over 23 percent of the local workforce is considered "low-income" or "in poverty" while working 40 hours per week.

Based upon Poverty Levels and Low Income Guidelines, 7,830 households in Grand Junction live cannot afford to pay market rate rent and need assisted housing. The current inventory of assisted housing units meets only 15 percent of the need.

Homeless Needs

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

Local data collection about the homeless has been primarily anecdotal and informal, as there has not until recently been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, a point-in-time survey conducted in March 2001 indicates that there are approximately 500 homeless persons in Grand Junction.

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

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

Special Needs Housing

Due to the fact that Grand Junction is the largest community on the Colorado Western Slope and Eastern Utah, medical and other special needs services are provided here that are not available in smaller communities. As a consequence, the percentage of the special needs population in Grand Junction is higher than surrounding communities at approximately 12 percent of the total population. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV / AIDS to compete in the housing market for appropriate housing at an affordable price is limited in many cases by their lack of income and also by their need for special housing accommodations. Based upon local estimates, a total of 1,073 additional assisted housing units are needed to meet the existing housing need for this sub-population.

Anti-Poverty Strategy

The Anti-Poverty Strategy is an effort to reduce the number of people earning low- to moderate-income wages and at risk of homelessness. This Strategy, described in Chapter 5 of this Consolidated Plan, describes community activities to:

- Increase local pay rates;
- Increase the employability of recipients of public benefits;
- Attract higher paying employers to Grand Junction;
- Increase access to employment through expansion of the service area and hours of operation of the public transportation system and through the availability of responsible affordable childcare;
- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs;
- Support efforts to reduce the possibility of catastrophic expense through the provision of essential healthcare to the uninsured and the availability of effective public transportation to reduce the dependence of low-income persons on private automobiles and their associated costs.

Strategic Plan

The Strategic Plan summarizes the community's work plan for addressing the needs discussed above. The Plan integrates economic, physical, environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and all citizens can work together to improve the quality of life of its residents. For each Priority and Category of need, specific Objectives and Strategies have been identified which define how the community will respond over the next five years.

The four Consolidated Plan Priorities for Allocation of CDBG funds are as follows:

Need for Non-Housing Community Development Infrastructure

Historically, the City of Grand Junction has determined its role to be the provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement, and local economic development. The City has defined numerous non-housing community development needs, including streets and public facilities remodel and repair, improvements in City infrastructure, and maintenance and development of city parks. Recognizing that the cost of meeting these objectives exceeds the amount of CDBG funds allocated to Grand Junction by HUD, several of these needs are budgeted in the City's Capital Improvement Plan.

Need for Affordable Housing

Priority Need Category: Increase the Inventory of Affordable Housing Units

- Objective 1 Increase the number of affordable rental housing units
- Objective 2 Increase the number and type of home ownership opportunities available to low- to moderate-income homebuyers
- Objective 3 Remove or reduce substandard housing units
- Objective 4 Preserve existing stock of affordable housing units

Needs of the Homeless

Priority Need Category: Prevent and Reduce Homelessness

- Objective 1 Provide shelter for homeless adults
- Objective 2 Provide shelter for homeless families
- Objective 3 Increase the number of transitional housing units with support services for homeless individuals and families
- Objective 4 Improve homeless prevention activities

Needs of Special-Needs Populations and Other Human Service Needs

Priority Need Category: Other Special Needs

- Objective 1 Increase the capacity of existing medical and dental facilities
- Objective 2 Increase the number of group homes that can accommodate individuals with physical and cognitive disabilities

Priority Need Category: Youth

- Objective 1 Increase the quality of affordable childcare for children of the working poor and people entering the workforce
- Objective 2 Increase the availability of drug and alcohol counseling
- Objective 3 Promote healthy recreational activities

Though the competition for CDBG funds has continually increased since program inception, the City has made an effort to balance disbursement of these funds between the various needs of the community. It is the City's goal to continue the balanced use of CDBG funds between the four priority community concerns through the term of this Consolidated Plan.

One Year Action Plan for 2001 Program Year

The purpose of the One-Year Action Plan is to identify One-Year Strategies for each of the Objectives set in the 2001 Five-Year Consolidated Plan. The One-Year Strategies are accomplished by utilizing a variety of resources, including the annual allocation of CDBG funds. On May 16, 2001 the Grand Junction City Council approved 2001 CDBG funding requests totaling \$504,000 for the following six projects. See Chapter 6 for a full discussion of the One-Year Action Plan.

1. Energy Office Affordable Housing Acquisition and Preservation Project (Project 91) – (\$200,000) This project is to acquire 91 affordable units and preserve them as permanent affordable rental housing. The original Section 8 contract expired in 1999 and these units have been at risk of becoming market rate units ever since. The Energy Office will use City CDBG funds for a portion of the acquisition costs and to leverage \$800,000 in State grant funds.
2. Grand Valley Catholic Outreach Transitional Housing Services (\$10,000) - This Housing and Training Program will serve 15 individuals and 2 families who are homeless for a period of 12 to 24 months. Through a caseworker, participants will be linked to all resources in the community to aid them in making a successful transition to permanent housing.
3. Habitat For Humanity Infrastructure for Camelot Garden Subdivision (\$39,000) – CDBG funds will be used for fencing and landscaping the 1.6 acre 11 lot Camelot Gardens Subdivision owned by Habitat For Humanity.

4. Marillac Clinic (\$200,000) – Dental Clinic Expansion / Relocation at 2333 North 6th Street. The funding will assist in the relocation and expansion of Marillac’s Dental Clinic, locate all of Marillac’s medical services at one site, and allow more than twice as many people to be served.
5. Mesa Youth Services, Inc., Partners (\$15,000) – Funds will be used for parking lot and landscaping construction for Partners Activity Center at their new proposed location at 12th Street and Colorado Avenue.
6. Mesa Developmental Services (\$40,000) – New Construction of Accessible Group Home at 1444 North 23rd Street. CDBG funding will be used to construct a Barrier Free Lift System (a ceiling mounted motorized track system for mobility of patients) and an Arjo Tub (a hydrosonic bathtub used for therapeutic values) for the severely developmentally disabled.

2001 PROGRAM TOTAL \$504,000

Chapter 1

GENERAL

Purpose of the Consolidated Plan

The purpose of this Consolidated Plan (Plan) is to collaboratively identify community needs, establish a vision for community development, and incorporate citizen participation in strategic planning for the entire community. The surveys conducted and the community needs identified by planning participants focus upon three primary community components:

- Decent Housing¹,
- A Suitable Living Environment², and
- Expanded Economic Opportunities³.

In addition, the Consolidated Plan:

- serves as a five year planning document for meeting the needs of Grand Junction's very low- to moderate-income residents;
- serves as a program assessment tool; and
- allows the City to continue to be eligible for CDBG Funding.

The Consolidated Plan was created through the effort of people concerned about the day-to-day challenges faced by all citizens, especially people earning low- to moderate-incomes. Low wages and increasing housing costs are among the many challenges discussed throughout this document. The Objectives and Strategies reflected in Chapter 5 will be implemented with the intent to improve our collective living environment.

¹ Decent housing includes assisting homeless persons to obtain appropriate housing and assisting

² A suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources.

³ Expanded economic opportunities includes job creation and retention; establishment, stabilization and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; availability of mortgage financing for low-income persons at reasonable rates using non discriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment of self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing.

Listed at the end of Chapter 1 is a Glossary of the Department of Housing and Urban Development (HUD) terms that are used throughout this Plan. The specific amount of income equivalent to “low-income” and “poverty” households in Grand Junction is listed by family size in the table titled “Poverty and Low-Income Guidelines” presented as Exhibit 1-4 in this Chapter.

Use of Existing Data and Public Plans

The Consolidated Plan is one of several major public plans that determine the physical, social, and economic structure of Grand Junction. The plans and studies that have provided guidance and background material for the preparation of the Consolidated Plan are listed below.

All plans are public documents developed in consultation with persons and organizations within and outside local government.

1. City of Grand Junction and Mesa County 1996 Growth Plan
2. Mesa County 1996 Land Use Plan
3. City of Grand Junction 2000 Zoning and Development Code
4. City of Grand Junction 15-year 2001 Capital Improvement Plan
5. Grand Junction / Mesa County Metropolitan Planning Organization 1998-2002 Transit Development Plan
6. City of Grand Junction 2001 Parks Master Plan
7. Grand Junction Homeless Coalition 2001 Draft Continuum of Care Plan
8. Grand Junction Housing Authority 1997 Agency Plan and Statement of Need
9. 1990 U.S. Census
10. 2000 U.S. Census (preliminary)
11. City of Grand Junction 1999 Analysis of Impediments to Fair Housing Choice
12. 1996 Five-Year City of Grand Junction Consolidated Plan and 1997 through 2000 annual updates
13. City of Grand Junction and Mesa County 1999 Data Book
14. National Low Income Housing Coalition Out of Reach September 2000
15. State of Colorado 2000 – 2005 Consolidated Plan

Community Profile

Grand Junction is located on the Western Slope of Colorado in Mesa County, situated along Interstate 70 thirty miles east of the Utah border. As a result, Grand Junction provides services for much of Western Colorado and Eastern Utah. Grand Junction and Mesa County are in a valley in which the Colorado and Gunnison Rivers intersect.

According to the 2000 Census, Mesa County's population is 116,255 while Grand Junction's population is 41,986 (now estimated at 44,000). Urban areas have developed adjacent to the City limits in unincorporated Mesa County. The estimated population for the urban area including the City of Grand Junction is 95,000 people. Consequently, the urban service area of Grand Junction is considerably larger than the official population figures imply.

Like many Colorado cities, Grand Junction is experiencing a relatively rapid population growth. The area's recovery from the economic slump of the mid-1980s has now passed and both population levels and economic indicators currently exceed the highest levels experienced during the boom period of the late 1970s and early 1980s. The economy has diversified, and is no longer highly dependent upon the energy and extractive industries. Grand Junction continues to expand in its role as the regional trade, services, finance, education, transportation and health care hub for Western Colorado and Eastern Utah. Unemployment in 2000 was at a ten-year low at 3.7 percent. Economic growth is expected to continue in the near future, although at more moderate rates than experienced in recent years. Population is expected to grow at approximately 1.5 to 2 percent annually.

Grand Junction Population and Demographics

As a result of in-migration, family size increase and annexation, Grand Junction's population has increased significantly since 1990. The 1990 Census indicated Grand Junction had a population of 29,034 and the 2000 Census shows 41,986 people within the City limits. With the addition of 12,952 people to the City, Grand Junction has grown 44.6 percent over the last decade.

**Grand Junction's
population has grown
44.6 % in the last decade**

The 1990 Census revealed that Grand Junction averaged 2.15 persons per household while Mesa County as a whole had 2.50 persons per household. While 65 percent of Mesa County households were homeowners in 1990; only 50 percent of Grand Junction households were homeowners.

An aging trend is evident in the City. The median age in 1997 was 36 years of age. Population projections by age group show that people age 40 to 50 are expected to have the largest percentage increase while the number of school-aged children will increase minimally.

The population growth that has occurred in the past decade has absorbed the excess supply of housing that followed the "bust" of the mid 1980s, and affordable housing options have grown scarce for low- to moderate-income families. The City of Grand Junction's Growth Plan predicts that the Grand Junction planning area population (urban area) will

**At the current occupancy rate of 2.15
persons per household, 7,000
additional dwelling units are needed
in the next 10 years to house the
expected population growth**

grow to 114,610 by the year 2010. At Grand Junction's current occupancy rate of 2.15 persons per dwelling unit, the planning area will need to add 7,000 dwelling units by 2010 to house the expected population growth. A proportionate number of those new dwelling units should be made affordable to low- to moderate-income households.

Race and Ethnicity

According to the 2000 Census the population of Grand Junction is predominately Caucasian with over 89.1 percent of the population classifying themselves as non-Hispanic whites. Hispanics of all races comprise nearly 11 percent of the population. The remaining minority categories, Black, American Indian, Asian or Pacific Islander and Other, each comprise less than 1 percent of the total population.

Exhibit 1-1

Average Annual Wages by Industrial Sector											
Mesa County											
1990-1999											
Year	Agriculture Forestry Fishing	Mining	Construction	Manufacturing	Transportation Communication Utilities	Wholesale	Retail	Finance Insurance Real Estate	Services	Government	
1990	\$11,305	\$28,300	\$25,147	\$20,032	\$23,754	\$21,130	\$12,485	\$19,764	\$17,823	\$24,151	
1991	\$12,785	\$29,626	\$25,745	\$21,674	\$23,471	\$22,091	\$13,005	\$20,541	\$18,678	\$24,952	
1992	\$12,747	\$30,381	\$26,486	\$23,662	\$25,446	\$22,461	\$13,331	\$23,484	\$19,710	\$25,995	
1993	\$13,981	\$30,056	\$26,014	\$24,178	\$27,473	\$23,731	\$13,655	\$23,972	\$20,733	\$26,852	
1994	\$14,345	\$32,411	\$25,450	\$24,651	\$27,674	\$24,731	\$14,219	\$23,300	\$21,109	\$27,483	
1995	\$15,241	\$36,092	\$27,259	\$24,523	\$26,908	\$25,562	\$14,642	\$23,951	\$21,789	\$28,188	
1996	\$15,076	\$37,355	\$27,555	\$25,389	\$27,418	\$26,538	\$14,762	\$25,904	\$22,211	\$28,722	
1997	\$16,342	\$39,662	\$28,018	\$28,683	\$29,352	\$27,500	\$15,340	\$26,976	\$22,047	\$29,657	
1998	\$16,048	\$42,500	\$29,169	\$27,762	\$31,184	\$28,502	\$15,946	\$29,686	\$23,164	\$30,881	
1999	\$16,710	\$42,387	\$30,359	\$29,095	\$32,227	\$29,500	\$17,013	\$31,163	\$23,424	\$31,897	
Percent Change 1990-1999	47.81%	49.78%	20.73%	45.24%	35.67%	39.61%	36.27%	57.68%	31.43%	32.07%	

Employment

The Colorado Department of Labor reports that over half of all Mesa County workers are employed in the Service and Retail economic sectors. Retail and Service jobs, along with jobs in the Agriculture, Forestry and Fishing sectors, are on average among the lowest paying jobs in Mesa County.

Exhibit 1-2

Major Mesa County Employers

2000

Employer	Employees	Industry Type
Mesa County Valley School District #51	2,402	Government
St. Mary's Hospital	1,948	Health Services
City Markets, Inc.	1,229	Retail
Mesa State College	1,163	Government
Mesa County	657	Government
City of Grand Junction	635	Government
Grand Junction Regional Center	530	Health Services
Choice Hotels International	415	Services
Community Hospital	400	Health Services
Ametek/Dixson, Inc.	375	Manufacturing
Family Health West	330	Health Services
Rocky Mountain HMO	326	Insurance
Coors Ceramics	318	Manufacturing
Veterans Administration Medical Center	315	Health Services
Wal-Mart	285	Retail
Hilltop Community Resources	245	Health Services
US West	237	Communications
Mesa Developmental Services	235	Health Services

Source: Grand Junction Chamber of Commerce Website

Job growth in these two categories from 1990 to 1999 is responsible for a majority of all job growth in Mesa County during this time period. During the 1990s the Western Colorado Bureau of Economic and Business Research indicated that "Much of the job growth has been, and we forecast it will continue to be, in lower-paying segments such as Retail and Services. These segments also tend to be volatile."

Unemployment in Mesa County and in Grand Junction continues to be low, 3.7 percent at the end of 2000.

Exhibit 1-3

Unemployment Rates 1990-1999		
Year	Grand Junction, MSA	Colorado
1990	5.9%	5.0%
1991	6.6%	5.1%
1992	7.9%	6.0%
1993	7.0%	5.3%

1994	5.6%	4.2%
1995	5.5%	4.2%
1996	5.4%	4.2%
1997	4.4%	3.3%
1998	5.0%	3.8%
1999	3.8%	2.9%
2000	3.7%	2.7%

Exhibit 1-4

Poverty and Low-Income Guidelines						
2000 Poverty Guidelines – Department of Health & Human Services						
2000 Low-Income, Very Low-Income Guidelines – Department of Housing and Urban Development						
			30%	50%	80%	100%
			Percent of Area Median Family Income			
Family Size	HHS Poverty Income	150% HHS Poverty Income	HUD Extremely Low-Income	HUD Very Low-Income	HUD Low-Income	HUD Area Median Family Income
1	8,350	12,525	8,900	14,800	23,700	29,600
2	11,250	16,875	10,150	16,900	27,050	33,800
3	14,150	21,225	11,400	19,050	30,450	38,100
4	17,050	25,575	12,700	21,150	33,850	42,300
5	19,950	29,925	13,700	22,850	36,550	45,700
6	22,850	34,275	14,700	24,550	39,250	49,100
7	25,750	38,625	15,750	26,250	41,950	52,500
8	28,650	42,975	16,750	27,900	44,650	55,800

Employment by Industry

Mesa County

1990-1999

Year	Agriculture Forestry Fishing	Mining	Construction	Manufacturing	Transportation Communication Utilities	Wholesale	Retail	Finance Insurance Real Estate	Services	Government	TOTAL JOBS
1990	503	584	1,647	3,326	1,799	1,610	7,940	1,409	9,423	5,976	34,217
1991	436	562	1,807	3,320	1,966	1,673	8,003	1,400	9,636	6,191	34,994
1992	518	512	1,834	3,241	2,080	1,665	8,187	1,451	10,095	6,535	36,118
1993	538	524	1,925	3,284	2,078	1,661	8,676	1,516	10,535	6,609	37,346
1994	578	489	2,130	3,460	2,020	1,722	9,345	1,630	10,949	6,624	38,947
1995	710	346	2,430	3,485	2,084	1,803	10,086	1,703	11,483	6,849	40,979
1996	670	380	2,850	3,616	2,117	1,867	10,506	1,781	12,216	7,165	43,168
1997	681	408	3,058	3,992	2,550	1,966	10,671	1,882	12,706	7,298	45,212
1998	705	433	3,357	4,133	2,536	2,146	10,994	2,062	13,138	7,374	46,878
1999	712	334	3,516	4,201	2,521	2,114	11,363	2,123	14,325	7,512	48,721

Employment by Industry as a Percent of Total

Mesa County

1990-1999

Year	Agriculture Forestry Fishing	Mining	Construction	Manufacturing	Transportation Communication Utilities	Wholesale	Retail	Finance Insurance Real Estate	Services	Government	TOTAL JOBS
1990	1.47%	1.71%	4.81%	9.72%	5.26%	4.71%	23.20%	4.12%	27.54%	17.47%	100.00%
1991	1.25%	1.61%	5.16%	9.49%	5.62%	4.78%	22.87%	4.00%	27.54%	17.69%	100.00%
1992	1.43%	1.42%	5.08%	8.97%	5.76%	4.61%	22.67%	4.02%	27.95%	18.09%	100.00%
1993	1.44%	1.40%	5.15%	8.79%	5.56%	4.45%	23.23%	4.06%	28.21%	17.70%	100.00%
1994	1.48%	1.26%	5.47%	8.88%	5.19%	4.42%	23.99%	4.19%	28.11%	17.01%	100.00%
1995	1.73%	0.84%	5.93%	8.50%	5.09%	4.40%	24.61%	4.16%	28.02%	16.71%	100.00%
1996	1.55%	0.88%	6.60%	8.38%	4.90%	4.32%	24.34%	4.13%	28.30%	16.60%	100.00%
1997	1.51%	0.90%	6.76%	8.83%	5.64%	4.35%	23.60%	4.16%	28.10%	16.14%	100.00%
1998	1.50%	0.92%	7.16%	8.82%	5.41%	4.58%	23.45%	4.40%	28.03%	15.73%	100.00%
1999	1.46%	0.69%	7.22%	8.62%	5.17%	4.34%	23.32%	4.36%	29.40%	15.42%	100.00%

Glossary of Terms Defined by HUD

The terms *Elderly person* and *HUD* are defined in 24 CFR part 5, *Urban county* in 24 570.3.

Certification. A written assertion, based on supporting evidence, that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

Consolidated plan (or "the plan"). The document that is submitted to HUD that serves as the planning document (comprehensive housing affordability strategy and community development plan) of the jurisdiction and an application for funding under any of the Community Planning and Development formula grant programs (CDBG, ESG, HOME, or HOPWA), which is prepared in accordance with the process prescribed in this part.

Consortium. An organization of geographically contiguous units of general local government that are acting as a single unit of general local government for purposes of the HOME program (see 24 CFR part 92).

Cost burden. The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data available from the U.S. Census Bureau.

Emergency shelter. Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Extremely low-income family. Family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Homeless family with children. A family composed of the following types of homeless persons: at least one parent or guardian and one child under the age of 18; a pregnant woman; or a person in the process of securing legal custody of a person under the age of 18.

Homeless person. A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or a State law), including the following:

- (1) An individual who lacks a fixed, regular, and adequate nighttime residence; and
- (2) An individual who has a primary nighttime residence that is:
 - (i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - (ii) An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - (iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Homeless subpopulations. Include but are not limited to the following categories of homeless persons: severely mentally ill only, alcohol / drug addicted only, severely mentally ill and alcohol / drug addicted, fleeing domestic violence, youth, and persons with HIV / AIDS.

Jurisdiction. A State or unit of general local government.

Large family. Family of five or more persons.

Lead-based paint hazards means lead-based paint hazards as defined in part 35, subpart B of this title.

Low-income families. Low-income families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Middle-income family. Family whose income is between 80 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This corresponds to the term "moderate income family" under the CHAS statute, 42 U.S.C. 12705.)

Moderate-income family. Family whose income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Overcrowding. For purposes of describing relative housing needs, a housing unit containing more than one person per room, as defined by the U.S. Census Bureau, for which data are made available by the Census Bureau. (See 24 CFR 791.402(b).)

Person with a disability. A person who is determined to:

- (1) Have a physical, mental or emotional impairment that:
 - (i) Is expected to be of long-continued and indefinite duration;
 - (ii) Substantially impedes his or her ability to live independently; and
 - (iii) Is of such a nature that the ability could be improved by more suitable housing conditions;or
- (2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007); or
- (3) Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

Poverty level family. Family with an income below the poverty line, as defined by the Office of Management and Budget and revised annually.

Severe cost burden. The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data available from the U.S. Census Bureau.

State. Any State of the United States and the Commonwealth of Puerto Rico.

Transitional housing. A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD. For purposes of the HOME program, there is no HUD- approved time period for moving to independent living.

Unit of general local government. A city, town, township, county, parish, village, or other general purpose political subdivision of a State; an urban county; and a consortium of such political subdivisions recognized by HUD in accordance with the HOME program (24 CFR part 92) or the CDBG program (24 CFR part 570).

Chapter 2

CONSOLIDATED PLAN PROCESS

Citizen Participation Plan

The development of the draft Consolidated Plan was accomplished through a participatory process involving public and private nonprofits and citizens. The process has taken advantage of existing citizen participation activities, is on-going, and will continually involve key stakeholders. The City of Grand Junction's Citizen Participation Plan, developed and adopted in 1996 and included as Attachment 2A to this Plan, lists in detail the series of activities the City designed and followed to encourage the involvement of all citizens in the development of the Plan.

Citizen Involvement in Consolidated Plan Creation

From the onset citizens have been involved in the creation of this Consolidated Plan. The majority of the information used to define and prioritize needs was gained from people involved in direct service to low- to moderate-income residents as described in detail in other sections.

Concerned citizens from many segments of the community met and developed an action plan to build a Continuum of Care to serve the homeless in Grand Junction. Their assessment, priorities, and plans are incorporated into this document.

The Consolidated Plan Advisory Committee, as discussed below, provided input and direction in the development and editing of the Plan. The Committee met every two weeks from January through April, 2001.

Citizen Review of Draft Consolidated Plan

Announcements about the development of a Consolidated Plan as a guide for short and long term community development efforts in Grand Junction were published in the Daily Sentinel during the week of May 13th, 2001. The news article included information about the availability of a draft proposal on June 7th and invited citizen input. During the week of June 7th, 2001 copies of the proposed Plan were made available for public review at City Hall and at the main branch of the Mesa County Public Library. Background documents, major reports and master plans referenced within the Plan were also made available to residents upon request.

The draft Consolidated Plan was also sent to community representatives and nonprofit organizations, the Consolidated Plan Advisory Committee, and local government departments for review.

Public comments were received through July 9, 2001. A summary of the written comments received during this comment period are included in Appendix D.

Lead Agency

As the lead agency in the development and submission of the Consolidated Plan (the Plan) to the U.S. Department of Housing and Urban Development (HUD), the City of Grand Junction Community Development Department (City) encouraged involvement in the Plan's development by local public and private institutions. The Plan has also been guided by citizen input, by the Consolidated Plan Advisory Committee, and by the collective thinking of the human service community in Grand Junction.

In the planning process, the City incorporated pertinent data from existing public plans and documents wherever appropriate. It conducted one-on-one interviews with agency directors and staff to secure program-specific data and recommendations regarding priority needs and service gaps. The City also assumed responsibility for making the draft Plan available to the community, especially low- to moderate-income residents, to assure that their input was incorporated.

The Grand Junction Housing Authority (GJHA) helped in identifying key participants of the Consolidated Plan Advisory Committee and provided much of the data and information pertaining to subsidized housing. The GJHA also supported this process through its coordination of the development of the Homeless Continuum of Care.

As the lead agency, the City will assume responsibility for oversight, administration, distribution and monitoring of CDBG funds as it has since 1996.

Consultation with Other Public and Private Agencies

To effectively execute its role as lead agency, the City developed task-specific collaborative partnerships with other governmental agencies and with private nonprofit organizations. Close working relationships with these entities have enabled the City to develop a Consolidated Plan that represents a shared vision of community needs, priorities, objectives and strategies.

The City invited extensive community involvement to create the Plan. Interviews and discussions with local government, individual meetings with over 40 nonprofit organizations that serve the very low- to moderate-income population, and discussion with citizens and private sector entities were included in the process.

A Consolidated Plan Advisory Committee was formed of leaders of housing, health service, and social service agencies directly serving low- to moderate-income households (listed to the right). These leaders engaged in bimonthly work

Consolidated Plan Advisory Committee Members

1. Grand Valley Catholic Outreach
2. Hilltop Community Resources
3. The Energy Office
4. Grand Junction Housing Authority
5. Mesa Developmental Services
6. Colorado West Mental Health
7. Marillac Clinic
8. Latin Anglo Alliance
9. Mesa County Department of Human Services
10. Partners of Mesa County
11. Western Colorado Aids Project

sessions from January 25th through April 19th, 2001 to review and analyze survey data, strategically plan to meet service spectrum gaps, and provide input into the Strategic Plan in this document. Refer to Chapter 5 for a brief description of each of the agencies represented on the Consolidated Plan Advisory Committee.

Staff developed a questionnaire and conducted individual one-on-one and telephone surveys of over 40 different service organizations to gain an understanding of each agency's: mission, target population needs, service objectives and outcomes, and service delivery plans for the future. See Attachment 2B for a complete listing of participating agencies. In addition, public meetings were held to disseminate and gather information on community development needs.

Because Grand Junction is a relatively small community and the private nonprofit sector has worked and grown together over many years, there are close working relationships and open lines of communication between public and private agencies. The Grand Junction Housing Authority and the Grand Junction Homeless Coalition sponsored the development of the Homeless Continuum of Care. Homeless needs, essential homeless services, and action plans were clarified in several community meetings. Service gaps to the homeless, quantified by the data generated by a March 15, 2001 Point-In-Time Survey and subsequent analysis, initiated the homeless objectives and strategies reflected in this Plan.

The findings and the needs identified by those who serve and work with the very low- to moderate-income population are the basis of the development of this Consolidated Plan. All process participants and pertinent data are compiled into a Matrix of Service Providers and a list of Agencies Serving Low-Income persons and Persons with Special Needs. See Attachments 2B and 2C, and HUD Tables 1A, 1B, 1C, and 2C.

Institutional Structure

The City of Grand Junction Community Development Department is one of seven departments that comprise the administration of the City of Grand Junction. The CDBG Manager reports to the City Manager through the Assistant City Manager. The City Council sets policy on community development activities and adopts the final Consolidated Plan.

The Grand Junction Housing Authority (GJHA) was created in 1974 by the City in response to a growing need for affordable housing, particularly for elderly and disabled persons. GJHA now develops and manages housing resources for extremely-low and low- to moderate-income residents, and is governed by a seven member Board appointed to five year staggered terms by the City Council. One member of the Board is a City Council member and one member is a client of the GJHA.

The Grand Junction City Council has provided guidance in the development of the Consolidated Plan, particularly the One-Year Action Plan in Chapter 6. A subcommittee

made up of six City Council members met on May 7, 2001 to discuss funding the 2001 applications for CDBG funding. From this City Council subcommittee, a recommendation was formed for 2001 projects and forwarded to the full City Council at the Consolidated Plan Public Hearing held June 6, 2001.

Highly effective nonprofit organizations deliver a wide array of services to Grand Junction's citizens. The City, as lead agency responsible for the development and implementation of the Plan, depends upon these private agencies to meet the needs of the low- to moderate-income population. Despite the City's dependence on the effectiveness of these private agencies to implement the Consolidated Plan, the capacity of the City to fund their operations is limited. It is clear that all of the human service needs cannot be met with the annual allotment of Community Development Block Grant funds from HUD, and that service providers must continue to seek other resources to fund their operations. The Consolidated Plan will be fully implemented only with the cumulative effort of every public and private agency serving the low- to moderate-income and special needs residents.

In its role as CDBG funds administrator, the City of Grand Junction will disburse grant funds, oversee their effective use, and with community involvement prepare and submit annual Consolidated Action Plan Evaluation Reports (CAPER) to HUD.

Chapter 3

NEEDS ASSESSMENT

Housing Needs

Population growth in the Grand Junction community has far exceeded the growth in the number of affordable housing units in the local market. Increases in local wages lag far behind increases in apartment rental rates and home purchase prices. Waiting lists for the limited number of assisted housing units are long, frequently a year or more due to overload and lack of adequate funding to meet the growing needs. Home utility costs have risen nearly 100 percent over the last year. As a consequence of these and other conditions, the need for additional affordable housing units in Grand Junction is critical.

Housing Market Appreciation Exceeds Wage Growth

In 1990, Mesa County's population was 93,145; the 2000 Census data shows 116,255. The City of Grand Junction experienced a 44.6 percent increase in population over the last decade, and is consistently included in the U.S. Housing Market ranking of the top 50 "hot" real estate markets in the nation. This population growth and the resultant increased demand has helped push the average sales price of a single-family home from \$67,060 in 1990 to \$139,254 by the end of 2000, an increase of 207 percent in the last 10 years.

Rent for a modest two-bedroom apartment at the 40th percentile⁴ in the Grand Junction area is at least \$552 per month, requiring an annual income of \$22,080 or more to make the unit affordable. Rent for a three-bedroom apartment in the same modest range is \$741 per month, requiring an annual income of at least \$29,640 to make the unit affordable. Despite low vacancy rates of 3.5 percent, rental rates have held steady for the last year and are averaging just under \$500 per month. Increasing demand is expected to push rental rates as high as the local market can sustain, thereby placing low-income households in an increasingly difficult financial situation.

Housing costs have risen 207% while wages have increased 46.3% in the last decade

Because of low local wages, over 23% of the local workforce is "low-income" or "in poverty" while working 40 hrs/week

While housing costs have increased 207 percent, per capita personal income only increased 46.3 percent from \$15,280 in 1990 to \$22,355 in 2000. 23.2 percent of the jobs in Mesa County are retail jobs, paying on average \$15,946 in 1998, the most current data available. Service jobs, which comprise 29.4 percent of the jobs in Mesa County,

⁴ The 40th Percentile Fair Market Rents (FMR) represent the maximum amount a Section 8 voucher holder is permitted to pay for the total of rent plus tenant paid basic utilities under HUD guidelines. The average rental unit in our market would be 10 percentage points above the Fair Market Rent Level.

pay an average of \$23,164. The Service and Retail economic sectors total 52.7 percent of all employment in Mesa County, are among the fastest growing employment segments of the local economy, and are expected to continue their growth through the next five years and beyond. Mesa County Employment and Earnings are reflected in Exhibit 3-1.

44% of all renters are unable to afford the Fair Market Rent of a two-bedroom apartment

The hourly wage at 40 hours per week needed to afford⁵ the Fair Market Rent for a one-bedroom apartment in Mesa County is \$8.52, a two-bedroom unit \$10.62, and \$14.25 for a three-bedroom unit. According to National Low Income Housing Coalition estimates, 36 percent of all Mesa County renters are unable to afford the Fair Market Rent of a one-bedroom apartment, 44 percent are unable to afford a two-bedroom unit, and 58 percent are unable to afford a three-bedroom apartment.

In the last decade wages have increased 46.3 percent while housing costs have increased as much as 207 percent. This growing disparity is creating an affordable housing need of critical proportions.

Exhibit 3-1

Mesa County Employment and Earnings							
Industry Category	1985	1999	Numeric Change	% Change	% Total Workforce	1998 Average Earnings	1998 Average Hourly Wage
Agri., For., Fish	254	712	458	64.32	1.46	\$ 16,048	\$ 7.72
Mining	797	334	(463)	(138.62)	0.68	\$ 42,500	\$ 20.43
Construction	1,867	3,516	1,649	46.90	7.22	\$ 29,169	\$ 14.02
Manufacturing	2,474	4,201	1,727	41.11	8.62	\$ 27,762	\$ 13.35
T.C.P.U. ⁶	1,545	2,521	976	38.71	5.17	\$ 31,184	\$ 14.99
Wholesale	1,516	2,114	598	28.29	4.34	\$ 28,502	\$ 13.70
Retail	7,134	11,363	4,229	37.22	23.32	\$ 15,946	\$ 7.67
F.I.R.E. ⁷	1,451	2,123	672	31.65	4.36	\$ 29,686	\$ 14.27
Services	6,551	14,325	7,774	54.27	29.40	\$ 23,164	\$ 11.14
Government	5,432	7,512	2,080	27.69	15.42	\$ 60,881	\$ 14.85
Non-Classifiable		2	2	100.00	0.00	\$ 14,440	\$ 6.94
Total Employment	29,021	48,723	19,702	40.44	100.00	\$ 24,557	\$ 11.81

Source: Colorado Department of Labor and Employment ES 202 Data

Poverty Levels

One of the most disturbing indicators of need is the number of households whose income places them at or below 150 percent of the poverty guidelines established by the U.S.

⁵ Rent is “affordable” if 30 percent of gross income or less is paid for rent and tenant-paid basic utilities

⁶ Transportation, Communication, Public Utilities

⁷ Finance, Insurance, Real Estate

Department of Health and Human Services⁸. In 1997, the most current statistics available, 45.4 percent of the total Mesa County population qualified for many public benefit programs with incomes at or below 150 percent of the poverty guidelines.

Using the Area Median Family Income determinations of the Department of Housing and Urban Development, 19,061 individuals or 7,830 households qualified for assisted housing by earning incomes at or below 80 percent of the Area Median Family Income in 1997. See Attachments 3A, 3B, and 3C.

Statistics from Mesa County School District 51 support these estimates of poverty, reporting that an average of 38.2 percent of the students enrolled in October 1997 were of low-income households, and qualified for free or reduced price lunches.

Expiring Housing Assistance Contracts

Housing subsidy contracts are in force at several housing properties in Grand Junction. These time-limited housing contracts subsidize the gap between the less than market rate rent paid by the low-income tenant and the actual cost of operating the property. When housing subsidy contracts expire the housing units are refinanced, and these once affordable housing units could convert to market rate rental units.

Owners of three subsidized properties have already opted out of the federal subsidy programs and others may soon follow as several of these contracts expire in the next five years. For example, in 2003 the current housing assistance contract at Ratekin Tower Apartments, owned and operated by the Grand Junction Housing Authority, will expire. The elderly and disabled tenants in the 107 housing units currently pay 30 percent of their adjusted gross income for rent. If the housing subsidy contract is not successfully renegotiated, the tenants may be forced to relocate and compete for other affordable housing units that are already in short supply. A listing of subsidized properties in the Grand Valley and the dates of subsidy expiration are found in Attachment 3D.



Housing Conditions

The majority of homes occupied by low-income households are the older housing stock within the Grand Junction community. While specific information is not currently available, these homes are generally in acceptable repair and meet the community's definition of "standard condition" found in sections 301 through 304 of the 2000 International Property Maintenance Code adopted by the City of Grand Junction in December 2000. See Attachment 3E. Conditions less than those described in the Code are then generally considered "substandard condition but suitable for rehabilitation". If the latter conditions occur, the Mesa County Building Department may enforce

⁸ Poverty Level and Low-Income Guidelines, Exhibit 1-4, lists specific "poverty" and "low-income" levels by household size.

compliance with the Code relative to unsafe conditions and major elements of disrepair. Since this Code has only been in effect for a short period of time, the impact on improving the overall condition of low-income housing units is yet to be determined.

Housing Needs by Sub-populations

According to the Grand Junction Housing Authority's 1997 Agency Plan and Statement of Need, it is estimated that there are 7,830 households in poverty (up to 150 percent of the federal poverty level) but only 1,515 subsidized housing units currently serving the existing need. Therefore, Grand Junction has a gap or need for 6,315 assisted housing units⁹:

- In 1997 19,061 persons or 7,830 households lived below 150 percent of poverty and incomes of up to 80 percent of Area Median Family Income;
- 1,515 federally subsidized units are available to meet the needs of these 7,830 households;
- 928 of the total 1,515 assisted housing units are provided by the Grand Junction Housing Authority and 587 are offered by private sector companies and nonprofit organizations; leaving
- 6,315 low- to moderate-income households without assisted housing.

Based upon the number and types of families on the Grand Junction Housing Authority Waiting List, the number of Renter affordable housing units needed are estimated at:

- 0-30 percent of Area Median Income 3,565 units;
- 31-50 percent of Area Median Income 1,573 units;
- 51-80 percent of Area Median Income 104 units;
- Special Needs Populations 1,073 units.

In addition, Owner affordable housing units needed are estimated at:

- 0-30 percent Area Median Income 2,185 units;
- 31-50 percent of Area Median Income 964 units;
- 51-80 percent of Area Median Income 65 units.

See HUD Table 2A for a detailed reflection of housing needs by household size and type.

New assisted housing units projected for development in the next five years will meet nine percent of the existing need for 6,315 units. It is anticipated, however, that the addition of these new housing units will not keep up with the growth in the numbers of households that qualify for this housing. As a consequence, it is expected that there will be a need for more than 6,315 assisted housing units in 2006.

See Chapter 5 for the Objectives and Strategies to develop over 500 housing units in Grand Junction in the next five years.

⁹ Mesa County has 2,990 households living in poverty outside Grand Junction. Only 442 subsidized housing units are available to address this need, leaving a gap or need for 2,548 affordable housing units.

Homelessness and Homeless Needs

Background

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

Persons who have become homeless due to a temporary setback may rebound in a relatively short period of time and with little support regain the resources needed to reclaim stable housing. Individuals who have been on the streets for six months or more, however, often struggle with a variety of personal and social problems and find themselves caught in a recurring cycle of job and housing acquisition and loss.

The causes of homelessness are both systemic and personal, and an effort to resolve each of these causes is addressed in this Plan.

Description and Extent of Homelessness

Data collection about the homeless in Grand Junction has been primarily anecdotal and informal, as there has not until recently been a coordinated community effort to build local demographic statistics. The findings of the National Survey of Homeless Assistance Providers and Clients, according to local homeless service agencies, is consistent with what is known about Grand Junction's homeless population. For planning purposes, this survey is included as Attachment 3F to this report.

A point-in-time survey to count the number of local homeless was conducted on March 15, 2001. While it is difficult to calculate the number of homeless with certainty, local estimates are that there are approximately 500 homeless persons in Grand Junction. The number of persons in need of specific services is reflected in HUD Tables 1A and 1B. Additional local statistics, including the extent of homelessness by racial or ethnic group, will be included in subsequent annual updates to this Plan as the information becomes available.

An estimated 305 individuals and individuals in families sleep in automobiles parked around the downtown area parks and in camps along the Colorado River.

Providers of services to the homeless reported that during Calendar Year 2000:

- 457 individuals and 699 individuals in families received emergency housing and 128 individuals were turned away due to lack of space;
- 46 individuals and 171 individuals in families were housed in transitional housing programs and 150 individuals in families were turned away due to lack of space; and
- 882 individuals were assisted with transportation.

Community Planning

In January 2001 the Grand Junction Homeless Coalition (GJHC), an informal coalition of human services providers, invited over 100 citizens, homeless persons, and representatives of community businesses and agencies to participate in a series of planning sessions to more effectively address the growing homeless challenge. GJHC, through its extensive planning process, developed community consensus about homeless needs, identified existing services to meet these needs and gaps in the service spectrum, and established a list of priorities to guide the creation of an improved homeless service continuum. GJHC's comprehensive planning process includes the creation of a Continuum of Care aimed at reducing homelessness as discussed below.

The highest priority homeless needs identified through this process are:

- Emergency shelter for homeless individuals and families;
- Transitional housing for homeless individuals and families;
- Case management for homeless individuals and families; and
- Housing placement for families.

Homeless Prevention and Reduction

The community's effort to prevent and reduce homelessness is becoming more focused as public awareness increases. This effort is described in the Anti-Poverty Strategy, the description of the evolution of the Continuum of Care, and in the objectives and strategies in Chapter 5 Category B of the Consolidated Plan. Outreach and homeless prevention service agencies are listed in Exhibit 3-2 Homeless Service Delivery System.

➤ The Anti-Poverty Strategy:

The Anti-Poverty Strategy is an effort to reduce the number of people living in poverty and at risk of homelessness. This Strategy, described in Chapter 5 of this Consolidated Plan, includes activities to:

- Increase local pay rates;
- Increase the employability of recipients of public benefits;
- Attract higher paying employers to Grand Junction;
- Increase access to employment through expansion of the service area and hours of operation of the public transportation system and through the availability of responsible affordable childcare;
- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs;
- Support efforts to reduce the possibility of catastrophic expense through the provision of essential healthcare to the uninsured and by the availability of effective public transportation to reduce the dependence of low-income persons on private automobiles and their associated costs.

➤ Continuum of Care:

The Grand Junction Homeless Coalition is developing a Continuum of Care, a coordinated, community-wide response to homelessness. This plan, to be completed in the summer of 2001, will build on effective existing services, build on the existing high level of interagency cooperation, and define action plans to

fill the gaps between existing homeless services. The resultant Continuum of Care is intended to provide a continuous network of housing and service support for persons working to permanently leave the streets.

Components of the Continuum of Care include:

- Outreach, intake, and assessment to identify service and housing needs and link the individual to an appropriate service program;
- Emergency shelter to provide safe, temporary housing during the period of time that assessment and linkage to appropriate support programs is conducted;
- Transitional housing with services and training programs to help people develop the skills necessary to return to independence in permanent housing;
- Permanent housing for independent living, and permanent supportive housing for people with chronic disabilities and other conditions requiring ongoing support.

➤ Objectives and Strategies:

In support of the development of a Continuum of Care, the Consolidated Plan Advisory Committee created four Objectives to prevent and reduce homelessness:

- Provide shelter for homeless adults;
- Provide shelter for homeless families;
- Increase the number of transitional housing units with support services for homeless individuals and families; and
- Improve homeless prevention activities.

These Objectives and Strategies are further discussed in Chapter 5.

Exhibit 3-2

Grand Junction’s Current Homeless Service Delivery System	
Agency	Services
American Red Cross	<p>Response to temporary homelessness created by natural disasters such as floods and fires.</p> <ul style="list-style-type: none"> • Temporary housing • Food • Financial assistance • Mental health services • Case management • 112 families were served in 2000
Center for Independence	<p>Homeless prevention activities</p> <ul style="list-style-type: none"> • Information and referral • Limited cash rental assistance • Limited home modification to prevent homelessness of institutionalization • Advocacy to resolve landlord-tenant conflict • 35 households received assistance in 2000

Grand Junction's Current Homeless Service Delivery System	
Agency	Services
Community Food Bank	Emergency food service <ul style="list-style-type: none"> • Food six times each year to anyone
Grand Junction Community Homeless Shelter	Emergency overnight shelter <ul style="list-style-type: none"> • 19 adult men and women served daily • Evening meal • 128 persons turned away because of limited space in 2000
Grand Valley Catholic Outreach	Homeless prevention and homeless services <ul style="list-style-type: none"> • Daily noon meal • Mail • Telephone • Mental health and health outreach services • Emergency Food • Clothing • Housing location assistance • Limited cash assistance for transportation, gasoline, rent, utilities, medical care, laundry
Hilltop Community Resources	Homeless families and runaway and homeless youth <ul style="list-style-type: none"> • Shelter and support services for homeless families & youth • Case management services linking families to job training, housing placement services, childcare, and life skills training • Transportation and food assistance • Western Region Alternative to Placement (WRAP) helps families with youth at risk of housing loss obtain Section 8 vouchers 74 families obtained permanent housing and case management support in 2000
The Salvation Army	Provides various services <ul style="list-style-type: none"> • Referrals • Transportation • Informal life skills training • Emergency overnight shelter • 6 month Substance abuse program with housing
Latimer House	Emergency shelter for domestic violence victims <ul style="list-style-type: none"> • Shelter • Food • Case management • Mental health care
Marillac Clinic	Healthcare for uninsured <ul style="list-style-type: none"> • Primary medical care • Primary dental care • Mental health care • Case management
Mesa County Pro Bono Project	Legal Counsel <ul style="list-style-type: none"> • Identifies / arranges legal assistance • Primarily serves victims of domestic violence • 80 persons served in 2000 • Landlord tenant workshops

Grand Junction's Current Homeless Service Delivery System	
Agency	Services
WestCAP	Assistance to persons with HIV / AIDS <ul style="list-style-type: none"> • Case management • Housing placement • Health care services • Life skills training • Food • Transportation • Financial assistance • 8 transitional housing units • 3 homeless individuals were served in 2000
Colorado West Mental Health	Mental health services <ul style="list-style-type: none"> • Case management • Job training • Mental health care

Special Needs Housing

Housing Needs for Persons with Disabilities

The 1990 census reported that 9 percent of Grand Junction's population had physical and developmental disabilities including mobility limitation and self-care limitations. Though the 2000 census data is not yet available, recent local estimates indicate that the number of persons with disabilities has increased to approximately 12,000 persons or over 10 percent of Mesa County's population. Many of these persons live at or below the poverty level because they are unemployed or underemployed, and could benefit from training programs designed to increase employment skills and facilitate independent living.

To meet the housing needs of this population, there are currently 42 one-bedroom accessible assisted housing units, 15 two-bedroom accessible assisted housing units, and no three- or four-bedroom accessible assisted housing units.

Of the total 7,830 households living at or below 80 percent of Area Median Family Income in Mesa County, an estimated 1,073 have at least one disabled person in the home and qualify for accessible assisted housing units that are not available.

Currently, 17 percent of all persons on the Grand Junction Housing Authority's waiting list for assisted housing are disabled. 76 percent of all disabled households on this waiting list have income of less than \$5,000 per year (at or below 30 percent of Area Median Family Income). The remaining 24 percent have income at or below 50 percent of Area Median Family Income. See Attachment 3G.

76% of "disabled" households on the Housing Authority's Waiting List earn less than \$5,000 per year

Housing Needs for Seniors

The population of seniors in Grand Junction is expected to continue to grow as the current population ages and as other seniors move into the community. 1990 census data reflected that 11.4 percent of seniors aged 65 and older in Mesa County were below the poverty level and the figures from the 2000 census are not yet available. In April 2001, 10 percent of all persons on the Grand Junction Housing Authority's waiting list for assisted housing are seniors, and the estimated affordable housing need for the Elderly is a total of 568 units.

The cost of housing with specialized care, such as assisted living and nursing homes, at a monthly cost of \$1,400 to \$2,400 is not affordable to low-income seniors.

Ratekin Tower and Walnut Park Apartments serve seniors and those with disabilities. These housing units, operated by the Grand Junction Housing Authority, total 185 one-bedroom units including 11 accessible units. See housing unit data for the disabled above.

Housing Needs for Minorities

1990 census information showed that 31.8 percent of minority persons in Mesa County had household income at or below poverty level, a percentage that was at that time higher than non-minority population groups. 1997 data reflected that 45.4 percent of all citizens were living below 150 percent of poverty. If the 1990 trend has continued through 2000, it is probable that over 45.4 percent of minority persons in Mesa County are living at or below poverty level. Unfortunately, 2000 census data will not be available to include in this report and specific information regarding minority housing needs is not available.

Non-Housing Community Development Needs

The needs of the low- to moderate-income population present a variety of challenges to the community. The community Objectives and Strategies to meet these needs can be found in Chapter 5 of this Consolidated Plan.

Wages

Low area wages and rising real property costs are creating a significant challenge to Grand Junction residents, especially those receiving less than the area average hourly pay of \$11.81. While over 50 percent of the jobs in the local economy are in the Retail and Service industries, the hourly wage in these industries is well below the wage needed to pay Fair Market Rent rates¹⁰.

¹⁰ The HUD determined Fair Market Rent (FMR) for a modest 2 bedroom apartment includes utilities. The wage needed to maintain housing (FMR) at 30 percent of income changes as utility and housing costs change. On April 5, 2001 this wage was \$10.62.

The percentage of employers covering the cost of health insurance is declining, increasing the percentage of uninsured persons in Mesa County to a local estimate of 19.4 percent, up 4.3 percent from the 1998 percentage of uninsured. See Healthcare below.

Employability

A percentage of the low- to moderate-income population could benefit from job training and a support system to end or reduce the dependence on public benefits and move into the workforce.

Economic Development

There are currently an inadequate number of jobs that pay wages above federal poverty guidelines. The Mesa County Economic Development Council and the Business Incubator work to address the needs of commercial enterprises. Their scope of activity includes; relocating new business to Grand Junction, providing incentives and expertise to support the needs of new operations, identifying employer's needs for employees with specialized skills and then developing programs to train the local labor force to meet those needs.

Transportation

Grand Valley Transit (GVT), operational beginning February 2000, has significantly enhanced the ability of all residents, including low-income and special needs persons, to access employment, healthcare, retail centers, and essential services during its current hours of operation. Low-income persons, when entering or reentering the employment arena, typically attain initial employment in industries requiring evening and weekend work hours. Increased operational hours are needed to allow access to employment and community services during the evenings and weekends.

Grand Valley Transit was designed by the Grand Junction / Mesa County Metropolitan Planning Organization (MPO) and targeted for mobility-limited residents, especially the disabled, elderly, and low-income. It was not designed as a general-purpose mass transit system and does not attempt to compete with automobiles. Instead, it was specifically created as a mobility system for residents with such needs; which are projected to double by the year 2020. The system was designed using a geographic information system to best define trip relationships between potential patrons and their work, and shopping and medical destinations throughout the urbanized area.

The Grand Valley Transit Steering Committee (elected officials from Mesa County, Grand Junction, Fruita, and Palisade) and the MPO are currently studying ways to extend Grand Valley Transit service hours for weekday evenings. This would also include some Saturday service geared toward employment concerns of low-income residents. One of the principal supports of the GVT is the Mesa County Department of Human Services which contributes financially to public transit specifically for the Rides-to-Work program.

An aggressive pass program is available for low-income residents through the Department of Human Services, including free GVT passes for those who qualify. GVT

fares have been kept at a minimum – 50 cents one-way in the Grand Junction core area and \$1.00 one-way on shuttles from Fruita, Palisade, Clifton and the Redlands. Monthly unlimited passes are also available for \$20 and annual passes for \$150.

Childcare

The growing disparity between local pay scales and rising housing costs requires two incomes for many families to maintain their household expenses. Due to the scheduling challenges of two income families, families with children may not be able to hold two jobs without outside childcare.

Healthcare

In 1998 15.1 percent of Mesa County residents were not covered by health insurance, putting these persons and their households at risk of housing loss due to the high cost of major illnesses. Local estimates are that the percentage of uninsured has grown to 19.4 percent of the population of Mesa County. Due to increasing health insurance costs, an increasing number of employers are dropping health insurance coverage as an employment benefit. It is expected, therefore, that the percentage of uninsured persons will continue to increase in Mesa County.

Life Skills

Many households struggle to maintain housing and employment due to a reduced awareness of basic life skills, such as money management, literacy, tenant responsibilities in rental housing, energy efficiency, home purchase and maintenance, parenting and family planning skills.

Infrastructure

Many of the older neighborhoods, which are more affordable to persons with less income, have inadequate or non-existent infrastructure including storm drainage improvements, sidewalks and street improvements. The need for installation, repair and replacement of these segments of the City infrastructure is required to reduce flooding, increase neighborhood accessibility to disabled persons, and prevent further neighborhood deterioration.

Special Consideration: Lead-Based Paint Hazards

It is estimated that 10,000 housing units were built before 1978 and that a high percentage of these homes may contain lead-based paint. While it is not known how many of the homes containing lead-based paint are occupied by low- to moderate-income residents, it is known that older homes are typically more affordable and that a high percentage of these older housing units are occupied by low- and moderate-income persons.

According to the Colorado State Health Department, children from age six months to seventy two months are at the greatest risk of lead poisoning because of their crawling and chewing behavior at that age and because their physiological development is most

influenced by lead during that period. From 1996 to 1999, 165 children were tested for lead in the blood in Mesa County and 9 of those were at levels 10 to 15 and 2 were over 15ug / dL. All others tested were below 10ug / dL. All tests over 10 must be reported to the State of Colorado. If one test is over 20 or two consecutive tests are over 15 the child's environment must be investigated for lead-based paint and other causes to determine why the level is dangerously high. See Chapter 5 for local strategies to address this issue.

Chapter 4

HOUSING MARKET ANALYSIS

General Characteristics of the Housing Inventory

Grand Junction, along with the majority of the State of Colorado, has experienced strong growth in the last decade. The population grew 44.6 percent between the 1990 and 2000 census and from 1990 through 1999 an estimated 4,959 new households were added to the City.

Construction of new housing in Mesa County has kept pace with the growth of households. Since 1996, the City of Grand Junction and Mesa County issued a total of 6,312 building permits. Sixty eight percent were single family units, 28 percent were manufactured homes and 4 percent were duplex, triplex, or larger family units. Due to higher new construction costs, few of these new units are affordable to persons of low- to moderate-income.

In 1996, manufactured homes made up 14 percent of the County housing inventory. Since 1996 1,283 manufactured home permits were issued. Thirty four percent of all new homes constructed in Mesa County in the last five years have been manufactured homes, pushing this housing type to an estimated 16.5 percent of the total County housing inventory through year end 2000. Manufactured homes appear to be a viable option for many Mesa County families wanting to own less expensive housing.

According to the 1990 Census Mesa County had a total of 39,208 housing units. Sixty six percent of the housing stock was one-story detached structures, 11 percent was manufactured homes, and 20 percent was multifamily units.

In 1990, 35 percent of Mesa County's total housing stock was within Grand Junction's city limits. Fifty percent of Grand Junction's housing units were owner occupied and 50 percent were renter occupied. Mesa County's figures were similar to the national average of 65 percent owner occupied and 35 percent renter occupied housing units. Comparable information is not yet available from the 2000 Census.

While over 89 percent of the population in the region classify themselves as non-Hispanic whites, nearly 11 percent are Hispanics. Locations of minority households ranging from 4 percent to 40 percent of all households in the neighborhood are reflected on Map 1 in Appendix B.

Neighborhoods with a majority of households earning low- to moderate-income are represented on Map 2 in Appendix B. Locations of households utilizing Section 8 Vouchers are represented on Map 3 in Appendix B as a percentage of all households in the neighborhood; represented are concentrations ranging from 30 percent to 70 percent.

Map 4 Appendix B depicts 1997 estimated median family income by census tract.

Rental Housing Market

The number of rental housing units has declined 47 % in the last 10 years

The 1990 Census data indicates that Mesa County had a total of 12,716 rental housing units, roughly equally divided between multi-family developments and single family units. As a result of a strong housing market and low interest rates in recent years, the number of available rental units has decreased to a local estimate of 6,800 units, 53 percent of the number of rental units available in 1990. While many of the former rental units have been sold to new owners, the percentage of former renters who have become property owners is unknown.

In February 2001, the Fair Market Rent for a modest two-bedroom unit at the 40th percentile in the Grand Junction area was \$552. While the Grand Junction Housing Authority reports that rental rates have remained fairly stable over the past year, home energy costs have nearly doubled in the last six months. The net effect is that total housing costs have increased 10 to 20 percent or more in the last year, and a greater percentage of households are becoming increasingly dependent upon the Colorado Energy Assistance Foundation (CEAF), the Low Energy Assistance Program (LEAP), and other home energy cost assistance programs. While CEAF assistance this winter increased 415 percent over the same period one year ago, the LEAP program provided utility cost assistance of between \$200 and \$995 to over 4,500 Grand Junction households during the 2000-2001 winter season, an increase of 170 percent.

Fall 2000 enrollment at Mesa State College was 5,210, an increase of 10.8 percent since 1997. The College, located near downtown Grand Junction, has 918 on-campus housing units catering primarily to first and second-year students. The majority of Mesa State College students prefer to live off campus and therefore compete with low- to moderate-income households for the limited inventory of lower cost housing units.

Affordability of rental housing units has declined in Grand Junction over the last decade as rental costs have increased. The effect on all households, especially the low- to moderate-income population, is that housing costs are becoming an increasing percentage of the household budget. While prudent money management would suggest that housing costs not exceed 30 percent of the household budget, the lack of affordable housing alternatives to the local population requires that many households paying housing costs in excess of 30 percent of their income. This situation creates an increasing burden on household financial and emotional stability.

Single Family Housing Market

Home purchase price increases of from 99 percent to 140 percent have placed increasing pressure on the need for more affordable housing in this area. The average sales price of a single-family home more than doubled in the last ten years, increasing from \$67,060 in 1990 to \$139,254 by the end of 2000. According to the Mesa County Association of Realtors, these increases and sales prices are as follows:

- Two-bedroom units 121.89 percent increase to \$85,521;
- Three-bedroom units 99.18 percent increase to \$130,419;
- Four-bedroom units 130.73 percent increase to \$193,288; and
- Five plus bedroom units 140.05 percent increase to \$237,400.

Condition of Existing Housing Stock

As of the end of 1999 there was a total of 44,859 occupied housing units in Mesa County. For the most part, Mesa County's housing stock is in good condition. While no statistics exist as to the number of units in substandard condition, the age of the housing stock serves as a possible indicator of its condition. Of the total housing stock in Mesa County, 42 percent is over 30 years old, 24 percent is 20 to 30 years old, and 34 percent was built since 1980.

The community considers "standard condition" housing as it is defined in the 2000 International Building Maintenance Code. Conditions less than "standard conditions" are considered substandard. The Energy Office, a local nonprofit organization that conducts housing rehabilitation and other housing related activities, defines the term "substandard conditions" as "any housing unit which does not meet the Housing Quality Standards as defined by HUD in the Section 8 Rental Assistance Program. This could include inadequate sanitation, structural hazards, inadequate egress, hazardous electrical wiring, plumbing, or mechanical equipment".

According to Mesa County's Comprehensive Housing Affordability Strategy (CHAS), 65 percent of the housing units in Mesa County that were built before 1978 may contain lead-based paint. Lead is the number one environmental health hazard to American children. HUD's method for estimating the number of units containing lead-based paint based upon the age of the housing stock gives a general idea of the severity of this problem in Mesa County.

Public Housing

Grand Junction has 30 units of "Public Housing" for families administered by the Grand Junction Housing Authority. One unit is used as a manager's office. The Grand Junction Housing Authority has recently completed a multi-year renovation program at this

property and the units are in good condition. Future plans are to further invest in improvements to the property to facilitate sale of these units to low-income tenant households. None of these units are accessible, and the Grand Junction Housing Authority's 504 Needs Assessment determined that it is not reasonably feasible to make the units accessible. People requiring accessible units are served by other Grand Junction Housing Authority properties and programs.

Assisted Housing

The City of Grand Junction has a total of 928 subsidized dwelling units, and has access to an additional 909 Section 8 Rental Assistance Vouchers / Certificates. Most of the Vouchers are utilized inside the City limits, though they are "portable" and may be used to assist a rental unit outside Grand Junction. Two hundred twenty six additional subsidized dwelling units are located in the Grand Valley, outside Grand Junction's city limits, in the communities of Clifton and Fruita. The majority of the subsidized units are one or two-bedroom units. Of these units, only 57 predominantly one-bedroom subsidized units are accessible. See Attachment 3H.

Expiring Housing Assistance Contracts

During the term of this 2001 Five-Year Consolidated Plan, existing operating subsidy contracts that fund the gap between low-income household rental payments and the actual cost of operating the rental housing will expire on 462 assisted housing units. If these contracts are not successfully refinanced to maintain less than market rate rents, all of these units could convert to market rate rental housing. There are, however, several agencies working to favorably refinance these units and prevent the potential loss of 22 percent of the assisted housing inventory. These agencies include the Grand Junction Housing Authority, The Energy Office, HUD and the Colorado Housing and Finance Authority. See Chapter 5 Objectives and Strategies.

Housing Authority Waiting Lists

As of April 11, 2001, there are 866 households on GJHA's Waiting Lists (the List), and the average time a household has been on the List is ten months. Due to reductions in federal funding, the GJHA does not expect to issue any Section 8 vouchers to new households until after October 1, 2001. Therefore, the List is expected to grow to exceed 1,000 households by October, and the average wait for housing service will be much longer.

Households on the List are predominantly:

- Female head of household (79 percent or 681 households);
- Extremely Low-Income (68 percent or 592 households); and
- One-and two-person households (64 percent or 556 households).

Waiting List characteristics reflect that:

- 9.6 percent of the households are Elderly;
- 51 percent of the Elderly are of Extremely Low-Income;
- 16.7 percent of the households are Disabled; and
- 76 percent of the Disabled are of Extremely Low-Income.

See Attachment 3G for additional Waiting List details.

It is expected that the increasing demand for a declining number of affordable housing units will be reflected as growing numbers of households on the Waiting List for the foreseeable future.

Reduction of Barriers to Affordable Housing

With the intent to identify and reduce barriers to the creation of affordable housing, in 1999 the City commissioned Albertson Clark Associates to conduct an Analysis of Impediments to Fair Housing Choice in Grand Junction. The impediments identified in this report are summarized below, and the Objectives and Strategies to minimize the impact of these impediments are discussed in Chapter 5.

- 1) Land development costs are an impediment to fair housing choice, with the single largest impediment being the rapidly escalating costs of raw land.
- 2) The “Not In My Backyard” (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 low wage levels are an impediment to fair housing choice.

The City of Grand Junction has taken steps to encourage the development, maintenance and improvement of affordable housing in the Grand Junction community, as discussed within the following sections.

Development Costs and Fees

The 1999 Analysis of Impediments to Further Fair Housing (AI) concluded that development fees assessed by the City of Grand Junction are relatively low compared to the fees charged by other communities. The study determined the single largest deterrent to affordable housing for the development community as the escalating cost of raw land.

2000 Zoning and Development Code

The Grand Junction Zoning and Development Code adopted in April, 2000 supports and encourages affordable housing opportunities by providing incentives for the development of affordable housing. The Code has a density bonus provision that allows additional housing units in a development when housing units for low- and moderate-income are provided. The Code provides for the following density bonuses as shown in the box.

<u>Housing Units Restricted To:</u>	<u>Density Bonus</u>
1. Very Low Income	1. One Bonus unit per restricted unit
2. Low Income	2. One Bonus unit per two restricted units
3. Moderate Income	3. One Bonus unit per four restricted units

Group homes provide a housing alternative for persons with disabilities and seniors and play a

major role in making housing affordable for these population groups. There are a number of group homes in the Grand Junction area operated by Mesa Development Services and Colorado West Mental Health Center. Three types of group living facilities further define the definition of a Group Living Facility (group home). A “Small Group Living Facility” is a group living facility shared by or the residence of more than four but fewer than eight unrelated persons, exclusive of staff. A “Large Group Living Facility” is a group living facility shared by or the residence of more than eight but fewer than twelve unrelated persons, exclusive of staff. An “Unlimited Group Living Facility” is a group living facility shared by or the residence of twelve or more unrelated persons, exclusive of staff.

The Zoning and Development Code permits group residential facilities throughout the community subject to local code. The number is consistent with state law. The City’s definition of group homes and the related zoning regulations are supportive of group homes and are not an impediment to fair housing choice.

Land Use Plan

The City of Grand Junction Growth Plan and Mesa County’s Land Use Plan adopted jointly for the Urban Area in October 1996 support affordable housing opportunities. Goal 16 of the Plan is “to promote adequate affordable housing opportunities dispersed throughout the community.” The following five policies in the Plan support Goal 16.

- Policy 16.1: The City and County will be a partner with the State, other agencies and the private sector in promoting the development of adequate affordable housing opportunities for community residents.
- Policy 16.2: The City and County will encourage the dispersion of subsidized housing throughout the community. Subsidized housing projects should be encouraged in areas with easy access to public facilities, as well as existing and future transit routes.
- Policy 16.3: The City and County will monitor the status of substandard housing units and promote the rehabilitation or redevelopment of these units. Rehabilitation will be encouraged in stable single family neighborhoods.

Redevelopment will be encouraged in areas designated for medium-high density and high density residential uses.

- Policy 16.4: The City and County will support affordable housing initiatives, which result in high quality developments that meet or exceed local standards for public facilities and amenities.
- Policy 16.5: The City and County will encourage the rehabilitation of historic buildings for affordable housing.

2000 International Building Code (IBC)

Grand Junction has recently adopted the 2000 International Building Code (IBC). This code requires that in “apartment houses containing more than 20 dwelling units, at least 2 percent, but not less than one of the dwelling units shall be accessible. All dwelling units on a site shall be considered to determine the total number of accessible dwelling units”. The 2000 International Building Code is designed to be consistent with the Americans with Disabilities Act (ADA) and the Fair Housing Act for providing access to people with disabilities in new commercial buildings and in all new residential buildings containing four or more dwelling units. The 2000 IBC accessibility requirements in new residential construction are supportive of fair housing choice and will result in greater numbers of accessible housing units being constructed in the future.

Homeless Facilities

In the Spring of 2001, the Grand Junction Homeless Coalition’s planning group determined that housing facilities for the homeless are among the highest priority homeless needs, as discussed in Chapter 3 of this Plan. While the current inventory of homeless housing facilities (itemized in Exhibits 3-1 and 3-2 in this Chapter) has provided some support in the past, the need for more homeless housing has increased as the numbers of homeless have grown. Therefore, this Consolidated Plan contains Objectives and Strategies designed to increase the capacity of Grand Junction’s homeless housing. See Chapter 5 and HUD Table 2C.

At this time, permanent supportive housing and permanent housing for the homeless are in very limited supply and typically available to only formerly homeless with special needs. As a consequence, nearly all people who graduate from a transitional housing program must compete with the general population for the limited number of less-than-market-rate housing units.

Exhibit 4-1

Emergency Shelters			
Shelter Provider	# Served in 2000	Capacity	Support Services
Rescue Mission	250	36 male beds 20 female beds	<ul style="list-style-type: none"> • Food
Community Homeless Shelter	207	19 individuals	<ul style="list-style-type: none"> • Case management • Evening meal
Latimer House	110	24 families / domestic violence victims	<ul style="list-style-type: none"> • Case management • Mental health • Food
Hope House	321 adults 268 children	11 beds	<ul style="list-style-type: none"> • Substance abuse treatment • Referrals • Informal life skills training • Transportation
TOTAL	457 individuals 699 individuals in families	35 family beds 74 individual beds (20 for adult women)	

Exhibit 4-2

Transitional Housing			
Housing Provider	# Served in 2000	Capacity	Support Services
Grand Valley Catholic Outreach	11 individuals in families	10 individuals or two families (6 months stay)	<ul style="list-style-type: none"> • Some cash aid • Mental health and health services. • Food, clothing
First Assembly of God	7 individuals in families	2 apartments 1 – 4 beds 1 – 3 beds (60 day stay)	<ul style="list-style-type: none"> • Case management
Hilltop Community Resources	22 adults / 45 children in families	12 units (2 year stay)	<ul style="list-style-type: none"> • Job training • Case management • Housing placement • Child care • Life skills • Food • Transportation
GJ Housing Auth.	1 family	1 (1 year stay)	
WestCAP		8	<ul style="list-style-type: none"> • Case management

Special Needs Facilities and Services

Due to the fact that Grand Junction is the largest community in the region of the Western Slope of Colorado and Eastern Utah, medical and other special needs services are provided here that are not available in smaller communities. As a consequence, the percentage of the special needs population in Grand Junction is higher than the surrounding area and has risen from 9 percent of the general population in 1990 to a local estimate of 10 to 12 percent in 2001. The general population increase of 46.3 percent, coupled with the increase in the special needs population, is stretching the capacity of organizations providing service to people with special needs.

The special needs population includes individuals with chronic mental illness, physical and developmental disabilities, and HIV / AIDS. Generally, persons with special needs are unable to hold full-time employment, have higher than normal medical expenses, and may require assistance to perform daily living activities (e.g. cooking, cleaning, personal care, etc.). Due to limited income, such as Supplemental Security Income of \$530 per month, this population has limited housing options. Their ability to compete in the housing market for appropriate housing at an affordable price is limited in many cases not only by their lack of income but also by their need for special housing accommodations.

In an attempt to reduce health maintenance costs to special needs populations, there is a movement away from large, institutional settings to more residential-type settings such as group homes. More individuals are being encouraged to live independently while support services are delivered in their home. While this is generally believed to be a more effective and cost-efficient method, it does place the development of these group homes and the housing needs of residents in independent living situations in direct competition with the rest of the housing market.

This increase in demand and change in housing philosophy for persons with disabilities is occurring at the same time that the number of Section 8 vouchers and federally subsidized housing units are declining.

Persons with Severe and Persistent Mental Illness

The national trend to de-institutionalize the chronically mentally ill and downsize state mental health hospitals has continued, placing the need for housing and care in the hands of the local community. This trend has required the development of alternative types of housing to respond to the needs of this population. Housing types include; group homes, apartments with on-site service providers, and independent apartments with visiting case workers when the individual requires little or no supervision but needs to have readily available support services. In all settings, monitoring of medication is an essential component of the service package and in many instances is the key to allowing these individuals to remain in semi-independent and fully independent housing settings.

An informal survey of local mental health service providers shows that five persons with severe and persistent mental illness are waiting for housing.

Elderly and Frail Elderly

This population, as with many of the special needs populations, receives limited fixed retirement or disability income. While a percentage of the Elderly have stabilized their housing costs through the purchase of their home, recent rapid increases in home energy costs are creating an increasingly significant and in some cases impossible housing cost burden on the Elderly. Without energy cost subsidy through Low-income Energy Assistance Program (LEAP) and other programs, rising energy costs may force some Elderly and Frail Elderly persons out of their homes to compete with the general population for affordable rental housing units.

The Elderly have housing opportunities available through the Grand Junction Housing Authority and other assisted housing programs in Mesa County, but the supply is limited and potentially declining as subsidy contracts expire and the funding for Section 8 vouchers declines.

As the general population ages, there is expected to be an increased need for housing units for people who experience the reduced mobility associated with age.

Assisted living centers and nursing homes that provide around-the-clock care are available for elderly persons needing this type of assistance, but most of these housing units are not affordable to the low- to moderate-income Elderly.

Persons with HIV / AIDS

Housing is a prerequisite to many basic services frequently needed by a person with HIV / AIDS, and allows the individual the stability needed to conform to the strict drug regimes typically required in the treatment of their illness.

Due to recent medical advances, persons with HIV / AIDS are living longer and the demand for living situations that are responsive and supportive through the entire course of a person's illness is increasing. Stable housing not only provides an essential base for services but is also considered crucial to optimal health and well being. In addition, stable housing provides a social environment for people often isolated by their disease.

The Western Colorado Aids Project (WestCAP) has recently received a 3 year grant of Housing Opportunities for People With Aids Funds from HUD to pay \$400 per month rent for 8 persons for 3 years while they are waiting for subsidized housing in its 25 county service area. In addition, WestCAP received additional funding of \$6,000 per year for homeless prevention activities such as deposit assistance, food, and rental assistance.

Persons with Physical Disabilities

Persons with physical disabilities face not only the problem of finding affordable housing but also finding housing that meets their physical needs. While building codes now require that new construction of housing, especially multi-family housing, provides units that are accessible, many of the older buildings provide inappropriate housing for the physically disabled. Non-accessible housing not only makes it difficult for a person to

function in their own home, but it may be an unsafe environment in the event of an emergency.

The majority of accessible assisted housing is one-bedroom with a few two-bedroom units. There are currently no three or four-bedroom accessible assisted rental units for families in Grand Junction's housing stock. There is a need to expand the number of two, three, and four-bedroom accessible assisted rental units.

Many persons with developmental disabilities live with their parents and have never lived independently. However, aging parents are often not able to continue caring for a developmentally disabled child, and these individuals must move into alternate housing. This adds to the demand for supportive housing that is already in short supply.

While landlords in Colorado are now required to allow persons with disabilities to make modifications to their units, the tenant must return the unit to its original condition upon move out. All modification of the unit would be done at the tenant's expense and is greater than most can afford.

Persons with Developmental Disabilities

One of three state-wide institutions for the developmentally disabled is located in Grand Junction. Most of the adults living in the Grand Junction Regional Center and slated for transition into community based programs have lost contact with their families. They have been in this community so long that they have no other place to call home, even though they originally came from other parts of the state. This has created a disproportionately large population in Grand Junction of people who are developmentally disabled, and these persons have some of the most challenging needs. The higher functioning, more independent individuals left the regional centers years ago, and the most dependent much harder to serve group is left. Higher functioning individuals are able to function independently with minimal oversight, however the significantly disabled typically require intensive services and a highly structured environment.

The majority of accessible housing units are in newly constructed housing units that are typically more expensive than older existing housing. In addition, many disabled persons do not drive and require housing in close proximity to shopping, medical care, and other basic services essential to independent living. As a result, many low- and moderate-income families and persons with disabilities are faced with fewer housing choices and many have remained in the older, established parts of Grand Junction where housing is generally less expensive and accessibility is more limited.

Mesa Developmental Services (MDS) provides housing and personal and supportive services to the developmentally disabled population. MDS is currently serving 640 disabled persons, and projects that by 2006 the number served will increase to 700. MDS currently operates eight group homes in Grand Junction, four in Mesa County, and is planning to develop four more within the next five years to serve the most severely disabled.

Chapter 5

STRATEGIC PLAN

Section 1: Consolidated Plan Priorities for Allocation of CDBG Funds

The City of Grand Junction became an Entitlement Community, completed its first Five-Year Consolidated Plan, and received the first disbursement of CDBG funds in 1996. The 1996 Five-Year Consolidated Plan established the City's four priorities for expenditure of CDBG funds as discussed below.

Though the competition for CDBG funds has continually increased since program inception, the City has made an effort to balance disbursement of CDBG funds between the various needs of the community. It is the City's goal to continue the balanced use of CDBG funds between the four priority community concerns through the term of this 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. Community Development Block Grant funds will be spent on the following four priorities.

Need for Non-Housing Community Development Infrastructure

Historically, the City of Grand Junction has determined its role to be the provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement, and local economic development. The City has defined numerous non-housing community development needs, including streets and public facilities remodel and repair, improvements in City infrastructure, and maintenance and development of city parks. Recognizing that the cost of meeting these objectives exceeds the amount of CDBG funds allocated, several of these needs are budgeted in the City's Capital Improvement Plan.

CDBG funds will be expended to make primarily public infrastructure improvements in low- to moderate-income residential areas within the City. Streets, curb, gutter and sidewalk maintenance and installation, drainage, water and flood protection system enhancements, and improvements in accessibility by the disabled are among the scheduled uses of these funds. It is in the provision of these services that the City feels it can most effectively meet the needs of its citizens.

Since Grand Junction began receiving CDBG funds in 1996, the City has disbursed CDBG funds to the following projects addressing this priority:

- \$330,000 to reconstruct South Avenue from 5th Street to 7th Street;
- \$151,855 to complete Elm Avenue sidewalk and drainage improvements between 15th Street and 28 Road;
- \$400,000 for drainage improvements in the Riverside neighborhood.

Need for Affordable Housing

Affordable housing has received increasing attention in the Grand Junction community as the cost of renting and purchasing real estate continues to increase more quickly than area wages are increasing. The City created and operates the Grand Junction Housing Authority to provide safe, well-maintained, affordable housing in Grand Junction. To achieve the objectives within this priority, the City has and will continue to support specific programs proposed by the Housing Authority and other appropriate housing development agencies. Recent examples of this support include a monetary contribution to the Housing Authority's Crystal Brook Housing development and the provision of CDBG funds to help purchase the Lincoln Apartments. The City has also sponsored the Energy Office's application for CDBG funds through the State's Small Cities Program and approved its application for City CDBG funds.

Since Grand Junction began receiving CDBG funds in 1996, the City has funded the following projects addressing the need for affordable housing:

- \$80,000 to Habitat for Humanity to acquire four residential lots for construction of new homes;
- \$330,000 to the Grand Junction Housing Authority to acquire 12 apartment units for use as low- to moderate-income housing; and
- \$55,000 to The Energy Office to rehabilitate 12 units for low- to moderate-income rental units.

Needs of the Homeless

The City realizes that homelessness presents an increasing challenge in Grand Junction. The overall goal is to minimize the occurrence of homelessness, encourage the provision of essential services to people living on the streets, and support the efforts of the homeless to resolve their issues that led to homelessness as they work to permanently leave the streets.

Since Grand Junction began receiving CDBG funds in 1996, the City has funded the following projects addressing this priority:

- \$57,131 to the Catholic Outreach Homeless Day Center to operate that facility and its services;
- \$205,000 to the Grand Junction Housing Authority Community Homeless Shelter to acquire and / or construct a facility;

- \$130,000 to the Catholic Outreach Homeless Day Center to acquire its facility;
- \$50,000 to Salvation Army to operate Hope House Shelter (transitional housing) for women and children.

Needs of Special-Needs Populations and Other Human Service Needs

There are numerous private organizations, government agencies, and private nonprofit organizations in Grand Junction which address the needs of special-needs populations.

The services rendered include treatment for alcohol / drug addiction; mental illness assessment and treatment; health care for the uninsured; and case management support for persons suffering from HIV / AIDS. Additional services include; food provision, day care, and other service programs meeting the unique needs of the Elderly and Frail Elderly; programs meeting the needs of public housing residents, the youth and disabled. This service delivery network has very effectively and efficiently delivered essential services to these populations.

The most efficient method of continuing to meet these needs is for these existing organizations to continue to provide these services while collaborating with others to fill gaps in the service continuum. The City's annual CDBG allocation of approximately \$500,000 falls short of meeting the total funding needs of this wide array of providers of housing and human services. However, CDBG funds have been used and will continue to be used to help supplement the costs of providing for unmet community needs.

Since Grand Junction began receiving CDBG funds in 1996, the City has funded the following projects towards this priority:

- \$90,000 to Marillac Clinic for Elevator, Handicap Accessible Bathroom and Exterior Stucco Construction;
- \$8,100 for the City to complete Analysis of Impediments to Fair Housing Study;
- \$200,000 to Mesa Developmental Services for rehabilitation of group homes serving persons with disabilities;
- \$25,000 to Colorado West Mental Health to start up and operate a Transitional Living Center for adults between 18 and 21 years old with mental health issues;
- \$104,000 to Head Start for a classroom / family center addition and remodel to existing facility.

Section 2: 2001 Five-Year Strategic Plan Objectives and Strategies

The following sections summarize the community's Five-Year Strategic Plan for addressing the needs discussed in Chapter 3. This Plan integrates economic, physical, environmental, community and human development characteristics of Grand Junction in a comprehensive and coordinated manner so that the agencies, groups and the community in general can work together to improve the quality of life of its residents. The Plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress so that the City and the community can track and learn from the results each year. These specific Consolidated Plan Strategies are outlined in HUD Tables 1C and 2C.

Grand Junction has a large number of highly effective organizations providing citizen support services. Through the creation of this plan, community leaders have objectively analyzed the service and housing needs of the low- to moderate-income population. The Objectives and Strategies outlined in this Plan are intended to expand on existing services and to increase the affordable housing inventory.

Over 40 service providers to Grand Junction's low- to moderate-income residents ranked the top five Service and Physical System needs of their target populations. The service provider's cumulative ranking of needs determined the priority assigned within each category of need. Specific needs are grouped into more general categories of need in this Strategic Plan and are addressed within those categories. For example, each of the strategies to increase the inventory of affordable housing units are discussed within the affordable housing category.

It should be noted that funding for these projects is expected to come primarily from sources other than CDBG funds since the City's annual allocation is limited.

Priority Need Category: Increase the Inventory of Affordable Housing Units

Essentially every provider of services to Grand Junction's low- to moderate-income residents identified the lack of affordable housing units as a primary challenge to that population, and the Consolidated Plan Advisory Committee identified the need for affordable housing as the highest priority of all needs of the community. In support, the City proposes to continue its commitment to the development of affordable housing. See HUD Table 2C.

The objectives and strategies that have been defined by the Grand Junction community are as follows:

Objective 1: Increase the number of affordable rental housing units

New construction of affordable units generally requires larger amounts of public subsidy than rehabilitation of existing housing. Therefore, acquisition of existing market rate units for conversion to permanently affordable units, rehabilitation of

deteriorating housing, and preservation of the existing affordable rental housing inventory are likely to be the most cost-effective ways to increase the affordable housing stock.

Strategies:

- 1) The Grand Junction Housing Authority will apply to develop new and / or rehabilitate a minimum of 100 housing units for lease and / or sale;
- 2) The Grand Junction Housing Authority will expand the Section 8 Voucher Program;
- 3) The Energy Office will develop new and / or rehabilitate 300 rental housing units.

Objective 2: Increase the number and type of home ownership opportunities available to low- and moderate-income homebuyers

Representatives of first time homebuyer assistance programs in Grand Junction report that while many low- and moderate-income families qualify to purchase a home in the \$60,000 to \$85,000 range, very few homes in this price range are available.

Increasing the inventory of homes in this price range and expanding the availability of favorable financing terms to this population will not only benefit the new homeowner but also create less competition in the affordable rental market. Homebuyer Education and Mortgage Default Counseling are offered by the Grand Junction Housing Authority to increase public awareness and increase a person's capacity to move from renter to homebuyer.

Strategies:

- 1) The Energy Office will establish a Comprehensive Home Ownership Program;
- 2) The Energy Office will develop 10 units of sweat-equity housing in the City and an additional 15 units in the County each year;
- 3) Habitat for Humanity is now developing 11 homes for sweat-equity ownership;
- 4) The Grand Junction Housing Authority will develop new and / or rehabilitate a minimum of 100 units for sale and / or lease.
- 5) The Grand Junction Housing Authority will develop renters education programs to teach low-income renters the characteristics of good tenants and the steps to take toward home ownership.

Objective 3: Remove or reduce substandard housing conditions

Rehabilitation of deteriorating housing has the potential to provide quality affordable housing while revitalizing neighborhoods. Demolition of dilapidated houses misplaced in non-residential areas can lead to more appropriate redevelopment. In Grand Junction, the areas that could benefit from this effort include: the Ute-Pitkin corridor, Downtown, West Orchard Mesa, and the South Fifth Street corridor.

Strategies:

- 1) The Energy Office and the Grand Junction Housing Authority will rehabilitate substandard housing as they implement Objective 1 Strategies 1 and 3 above
- 2) The City will consider establishing objective Minimum Habitability Standards.

Objective 4: Preserve existing stock of affordable housing units

A total of 340 federally subsidized apartments have Section 8 rent subsidy contracts that will expire by 2003, or have already expired once. Owners of these properties will decide whether to accept year-to-year contracts from HUD or to opt out of the federal programs and lease their units at market rates. The loss of these units would exacerbate the existing shortage of affordable housing units in the City.

Strategies:

- 1) The Grand Junction Housing Authority will work to preserve all existing Section 8 units;
- 2) The Grand Junction Housing Authority, HUD, and the Colorado Housing and Finance Authority will work to favorably refinance existing affordable housing lending packages.

Priority Need Category: Prevent and Reduce Homelessness

The community is directing increasing resources toward resolving the challenge presented by homelessness. Consistent with the efforts of the Grand Junction Homeless Coalition to develop a Continuum of Care, the Consolidated Plan Advisory Committee identified three high-priority approaches to homelessness. See HUD Tables 1A AND 1C.

Objective 1: Provide shelter for homeless adults

An early step and often the first step in the Continuum of Care to the homeless is access to safe short-term shelter.

Strategy:

- 1) The Grand Junction Community Homeless Shelter will be relocated and enlarged, and will become a year-round facility in partnership with the Grand Junction Housing Authority.

Objective 2: Provide shelter for homeless families

Maintenance of family unit integrity facilitates a shorter duration of homelessness.

Strategy:

- 1) The Grand Junction Community Homeless Shelter will be relocated and may be expanded to serve homeless families in partnership with the Grand Junction Housing Authority.

Objective 3: Increase the number of transitional housing units with support services for homeless individuals and families

The work of ending the cycle of homelessness typically requires more than the acquisition of housing and employment. Healthy social and lifestyle skill-development, sobriety support, employment acquisition and employment retention training, job coaching, and counseling are a few of the components required to successfully gain or regain employment and reintegrate with the larger culture. Transitional housing includes these training components and provides an avenue for the homeless to permanently leave the streets.

Strategies:

- 1) The Rescue Mission will develop 8 to 10 transitional housing beds for families;
- 2) Grand Valley Catholic Outreach will develop a 20 bed transitional housing program.

Objective 4: Improve homeless prevention activities

The causes of homelessness are both systemic and individual. While systemic issues such as the lack of affordable housing and healthcare to the uninsured are addressed in other sections of this Plan, the community response to individual homeless prevention needs are listed below.

Strategies:

- 1) The Salvation Army will expand the capacity of both the men's and women's drug and alcohol rehabilitation programs;
- 2) Gateway Youth & Family Services will expand its drug and alcohol counseling services to youth and adults;
- 3) Grand Valley Catholic Outreach will expand its Day Center and Soup Kitchen services to the poor;
- 4) The Grand Junction Housing Authority will conduct renters education, home ownership counseling, and other life skills classes to increase the housing retention capacity of the residents of their affordable housing units;
- 5) Grand Valley Catholic Outreach will provide the support services outlined in Objective 4 in its transitional housing facility.
- 6) The Consumer Credit Counseling Service will expand its financial management services by offering financial management classes in Grand Junction.

Priority Need Category: Other Special Needs

In this Plan, two special needs categories were determined to be a high priority for the community by the Consolidated Plan Advisory Committee. The City, as it has in the past, will continue its commitment to special-needs populations. The following objectives and strategies have been identified for the Grand Junction community. See HUD Tables 1B and 1C.

Objective 1: Increase the capacity of existing medical and dental facilities

Affordable health care, especially to the uninsured low- to moderate-income population, facilitates stability and reduces vulnerability to loss of housing and employment.

Strategies:

- 1) Marillac Clinic will expand its dental facility from 8 to 12-16 operatories;
- 2) Marillac Clinic will expand its medical facility by 3 operatories.

Objective 2: Increase the number of group home facilities that can accommodate individuals with physical and cognitive disabilities

The housing needs of the developmentally disabled with physical and cognitive disabilities are highly specialized. To effectively serve their target population, these homes must be totally handicap accessible to accommodate oversized power chairs and gurneys, contain hydrosonic tubs, barrier free lift systems, roll-in showers, and a kitchen with countertop, sink, and appliances accessible to wheel chair bound residents.

Strategy:

- 1) Mesa Developmental Services will construct four six-bedroom group homes specifically designed for individuals with physical and cognitive disabilities.

Priority Need Category: Youth

While the Grand Junction community has developed a variety of activities and programs to understand and respond to the needs of all ages of our youth, some critical gaps in the service continuum remain. See HUD Table 1C.

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

Strategies:

- 1) The Early Childhood Initiative will establish a rating system to measure quality child care;
- 2) Mesa County Department of Human Services and Hilltop Community Resources will enlarge the facility and improve the quality of the childcare available through the Mesa County Workforce Center.

Objective 2: Increase the availability of drug and alcohol counseling

Strategy:

- 1) Gateway Youth & Family Services will expand its drug and alcohol services to youth and adults

Objective 3: Promote healthy recreational activities

Strategy:

- 1) Partners, in collaboration with Hilltop will move and expand its computer lab / recreation center

Barriers to Affordable Housing

With the intent to identify and reduce barriers to the creation and maintenance of affordable housing, the City commissioned Albertson Clark Associates to conduct an analysis of impediments to fair housing in Grand Junction. Albertson Clark Associates in 1999 conducted the data collection and analysis for this report through a review of available published reports and publications, and through interviews with staff and / or representatives of the participating agencies, organizations, businesses and the general public.

The 1999 Analysis of Impediments to Fair Housing Choice was completed as a report submitted to HUD. The impediments to fair housing choice identified in this report are summarized below.

- 1) Land development costs are an impediment to fair housing choice, with the single largest impediment being the rapidly escalating costs of raw land.
- 2) The “Not In My Backyard” (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 low wage levels are an impediment to fair housing choice.

Objective: Reduce the impact of barriers to affordable housing

Strategies:

- 1) The Grand Junction Housing Authority and other community partners are planning the creation of a Community Land Trust (CLT), a nonprofit

organization created to hold land for the benefit of the community. The CLT will provide affordable housing for lower income residents in compliance with Americans with Disabilities Act and other standards, promote resident ownership and will keep housing affordable for future purchasers.

- 2) The City and affordable housing developers will develop and conduct ongoing community education programs about the benefits of affordable housing.
- 3) Implementation of the Objectives and Strategies previously described in the 2001 Strategic Plan will increase the supply of affordable housing.
- 4) Grand Valley Catholic Outreach will develop transitional housing units for the homeless.
- 5) The Living Wage Coalition, a local advocacy group comprised of various community members, will devise incentive strategies to encourage local employers to pay higher wages to their employees.

Lead-Based Paint Hazards

Background

The extent of the health hazard created by lead-based paint in Grand Junction is not accurately known. Using United States Census records, it is estimated that 10,000 housing units in Grand Junction were built before 1978 and may contain lead-based paint. The Mesa County Health Department and the Colorado State Health Department are involved with this issue as it presents a health hazard to residents.

On September 15, 1999 the Department of Housing and Urban Development established a Final Rule on Lead-Based Paint Hazards in Federally owned residential property and housing receiving Federal assistance (24 CFR Part 35 of the Federal Register). This Rule became effective on September 15, 2000.

Hazard Abatement Activities

The Energy Office in Grand Junction currently has two certified HUD inspectors who can perform inspections and wipe sample tests, one is also State of Colorado certified and can conduct assessments and assist in abatement protocol. These inspectors are authorized to oversee remediation activities and may perform remediation themselves if it does not involve disturbing the painted surfaces, for example, washing, repainting or covering with sheet rock. It is not known if anyone on the Western Slope of Colorado can perform remediation when it involves removing existing lead-based paint by sanding or other methods. There are, at the present time, no surface analyzers available on the Western Slope (cost prohibitive at \$12-20,000). The Energy Office has wipe sample kits available for surface dust analysis. The State of Colorado is planning to have a surface analyzer available in the future.

The Energy Office does not currently offer lead-based paint abatement services to the general public. They work with local government, nonprofits, and others on their lead-based paint inspections. In the future, if there is no one offering these services to the private sector the Energy Office will consider serving the general public. Approximate

charges by the Energy Office for inspections and wipe samples include \$75 per consultation and \$200.00 per home for an initial evaluation.

The Grand Junction Housing Authority currently has two Clearance Technicians and two Maintenance / Rehabilitation Workers that are trained in lead-based paint practices, and provides information to residents concerning this potential hazard. The Energy Office also has two Maintenance / Rehabilitation technicians that are trained and certified by HUD in lead-based paint safe work practices for maintenance and construction.

The Energy Office and Grand Junction Housing Authority integrate lead-based paint hazard reduction into their housing policies and programs. Both agencies inspect their housing for lead-based paint hazards and ensure that the housing is brought into compliance before the housing is rented to program participants. For example, Section 8 Housing vouchers can only be used for housing that has been determined to be in compliance with lead-based paint regulations if there is a child under the age of 6 years in the household.

Objective: Evaluate and reduce lead-based paint hazards

Strategies:

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

Anti-Poverty Strategy

While essentially every community is challenged to meet the essential needs of its low-income citizens, the growing disparity between wages and housing costs in Grand Junction is creating an increasing need for an effective multifaceted community response. Chapter 3 describes the needs that are addressed in the Anti-Poverty Strategy.

Objective: Provide opportunities for all citizens to realize increased stability and increased household income

Strategies:

- 1) Encourage efforts to raise earned income levels
 - Increase local pay rates (Living Wage)
The Living Wage Coalition is backed by several community groups addressing this challenge, and is analyzing and devising incentive

strategies to encourage local employers to pay higher wages to their employees.

- **Increase employability of recipients of public benefits**
The Mesa County Workforce Center in 1998 initiated its work to end or reduce the dependence on public benefits by engaging recipients of public benefits in employment training programs, linking them with potential employers, and supporting their movement into the workforce. A primary focus of this work is to help their clients develop their fullest potential, engaging them in truck driving, computer operation, construction skill development and other economically viable vocational training programs of up to one year in duration.

Partners Youth Conservation Corps (PYCC) targets troubled youth, and has a structured training and employment program that works with public land management organizations. PYCC provides employment, on the job training, computer skills training, and college tuition credit after 900 hours in the program.

- **Attract higher paying employers to Grand Junction**
The Mesa County Economic Development Council (MCEDC) is striving to improve the quality of life of Mesa County residents by encouraging the relocation to Grand Junction of employers offering higher paying jobs and, at the same time, diversifying and strengthening Mesa County's economic base. Their objective is to raise per capita income by recruiting and developing manufacturing, national service and other industries that provide base jobs and long term employment that pays an average of \$10.62 per hour.

2) Encourage increased access to employment

- **Public Transportation**
In February 2000 Grand Valley Transit began public transportation delivery to Grand Junction residents. Grand Valley Transit has significantly enhanced the ability of all residents, including low-income and special needs persons, to access employment, healthcare, and retail centers.
Low-income persons, when entering or reentering the employment arena, typically attain initial employment in industries requiring evening and weekend work hours. Grand Valley Transit is seeking the funding required to expand its operational hours and service routes to meet these transportation needs.
- **Childcare**
The growing disparity between local pay scales and rising housing costs requires two incomes for many families to maintain their household expenses. Due to the scheduling challenges of two income families,

families with children may not be able to hold two jobs without outside childcare. To effectively address the childcare needs of this population, the care should be affordable, available to children of parents that work evenings and weekends, care for ill children, and care for special-needs children.

- 3) Foster increased household stability
 - Educational programs (Life Skills)
Classes in home purchase and maintenance, parenting, family planning, and vocational training are among the many current programs addressing this need.
 - Many households struggle to maintain housing and employment due to lack of basic life skills. Classes in money management, literacy, healthy recreational activities, tenant responsibilities in rental housing, energy efficiency programs are beneficial.
 - Maintain and expand existing drug and alcohol rehabilitation services.
 - Maintain and expand existing services to people with special needs.
- 4) Support efforts to reduce the possibility of catastrophic expense
 - Provide essential healthcare to the uninsured.
 - Provide effective public transportation to reduce the need for private automobiles and related costs.

Coordination

Many different businesses, citizens groups, agencies and nonprofit organizations work individually and collectively to deliver housing, community development, and special needs services to Grand Junction citizens. Throughout the creation of this Consolidated Plan, an effort was made to contact the majority of these service providers to determine their mission and current organizational status, understand their future operational plans, and to request their involvement in the creation of the Consolidated Plan.

A committee of representatives from these organizations, known as the Consolidated Plan Advisory Committee provided regular input throughout the data collection and Plan development process. The mission and work of the individual organizations represented on the Consolidated Plan Advisory Committee are discussed below.

The Grand Junction Homeless Coalition sponsored a series of work sessions with community leaders in February and March 2001 to collectively assess the scope of homelessness in Grand Junction and clarify the needs of homeless men, women, and children. That assessment, and the data compiled in the point-in-time survey conducted

March 15, 2001, provided the Coalition's working groups with the information needed to plan a community response to this growing challenge. The Coalition's recommendations and action plans to complement existing services through the development of a more complete Continuum of Care to the homeless are included in this Consolidated Plan.

A comprehensive listing of existing organizations addressing the needs of low-income persons and persons with special needs, their target population and type of services provided by each is included as Attachment 2B.

Consolidated Plan Advisory Committee Member Representation

Public Institutions:

- 1) City of Grand Junction
Acted as lead agency for Consolidated Plan development through its Community Development Department, provides the administration and delivery of Federal programs under the auspices of the Plan, and administers and delivers the CDBG program.
- 2) Mesa County Department of Human Services
The Department's mission is to help individuals and families achieve safety, independence and self-sufficiency through the administration of its various programs. Public assistance administration, employment acquisition and retention, services to the disabled, public transportation financial assistance, and child and adult protection are just a few of the services delivered through Mesa County Department of Human Services.
- 3) Grand Junction Housing Authority (GJHA)
Administers several rental assistance programs, including, low rent public housing, Section 8 Certificates and Vouchers, Section 8 New Construction Programs, and other housing programs. The GJHA also has an intergovernmental agreement (IGA) with Mesa County to serve, with some limitation, as the housing authority throughout unincorporated Mesa County, specifically as it relates to the Section 8 Rental Assistance Program in Mesa County.

Private, Nonprofit Organization representatives:

- 1) The Energy Office
As a Community Housing Development Organization (CHDO), the Energy Office is eligible for special HOME set aside funds to further its work of developing new and rehabilitated owner-occupied single and multi-family affordable housing. Environmental education, resource sustainability, energy conservation, and home maintenance are a few of their programs.

- 2) **Hilltop Community Resources**
Administering a wide range of residential and nonresidential programs to residents of all ages in the community, Hilltop serves pregnant mothers and young parents, children, youth, adults and the elderly. Life skill training and material support is provided to many, including; the homeless, victims of domestic violence, challenged high school students, and survivors of traumatic brain injury.
- 3) **Colorado West Mental Health**
Providing for mental health needs in the community since 1970, Colorado West Mental Health conducts mental health assessments and offers support to the chronically mentally ill. Counseling, medication management, psychiatric services, vocational training, job coaching, and various housing programs are engaged to help the clients achieve their goals.
- 4) **Mesa Developmental Services (MDS)**
This organization was created in 1966 to coordinate, develop, and provide an array of Community based services and supports for Mesa County residents with developmental disabilities. MDS delivers a wide range of services to the developmentally disabled, including case management, residential services, early intervention for children, nursing services, transportation, vocational training through SPECTRA Enterprises, job preparation and placement. MDS is developing two six-bed group homes and planning to develop two more within the next five years.
- 5) **Marillac Clinic**
In 1988 Marillac Clinic was created to deliver healthcare services to the uninsured poor. The dental clinic also serves Medicaid patients. Medical (including mental health care integrated into medical services), dental, vision, and prescription services and supplies are provided in the management of primary and preventive healthcare. Marillac Clinic will expand its dental and medical operations within the next 2 years.
- 6) **Grand Valley Catholic Outreach**
Founded in 1988 to provide essential services to all people in need, Grand Valley Catholic Outreach provides food, clothing, housing referral, showers, financial assistance, emergency housing, and other basic services to the homeless or those at risk of becoming homeless, the marginalized, mentally ill, disabled and poor.
- 7) **Partners of Mesa County**
Formed in 1977 and serving youth from high-risk environments involved in the court system, Partners links youth with adult volunteers for one-on-one mentoring. Programs offered include recreational and educational activities at their recreation center / computer lab, community service work for offenders, youth advocacy, case management, family support groups, and victim empathy groups to help offenders better understand the impact of their crimes on others.

8) Latin Anglo Alliance

The Latin Anglo Alliance was founded in 1956 to bridge the gap between the Latino and Anglo populations in the Grand Valley and provide community-wide education about the Latino culture. The Alliance refers Latinos to other community services, advocates on behalf of Latino children, offer grants and scholarships, and increases social and political awareness about Latino issues. Education, promotion, celebration of the Latino culture, and supporting educational efforts of Latinos is the core of their work.

9) Western Colorado Aids Project (WestCAP)

Meeting the needs of HIV / AIDS persons and their families since 1989, WestCAP offers case management, financial and health care assistance, legal and counseling referrals, education programs, and access to insurance and substance abuse programs.

Objective: Assess the effectiveness of Strategic Plan implementation

Strategy:

- 1) The City of Grand Junction will facilitate future meetings to assess the Strategic Plan implementation process and report the community's accomplishments in the Consolidated Annual Performance and Evaluation Report (CAPER) to HUD.

Public Housing Resident Initiatives

The Grand Junction Housing Authority (GJHA) has adopted a plan to encourage public housing residents to become more involved in management. To this end, the Housing Authority has promoted the establishment of a Resident Council to represent all public housing residents. Monthly meetings have been established and the Housing Authority has committed to maintain regular channels for active involvement and communications with the residents. A Resident Advisory Committee has been established and has provided valuable input to the GJHA Five year Agency Plan.

The Housing Authority has developed ongoing relationships with the local elementary school and Partners of Mesa County to benefit Public Housing resident households.

GJHA plans to develop a program to sell Public Housing units to low-income tenant households and is establishing a Neighborhood Watch program.

Objective: Encourage public housing residents to become more involved in management and participate in homeownership

Strategies:

- 1) The Grand Junction Housing Authority will continue to explore methods to enhance the experience and education of public housing residents.
- 2) The Grand Junction Housing Authority will develop a program to sell Public Housing units to low-income tenant households.

Non-Housing Community Development Plan

Development of an environment in which all citizens have an equitable opportunity to live safely, access and receive essential community services, and meet their individual and civic responsibilities involves a multifaceted approach to community development. Components of the non-housing community development plan include transportation and infrastructure, economic development, growth, downtown redevelopment, and historic preservation.

Capital Improvements Plan

Nearly 37 percent of the CDBG funds received by the City from HUD since 1996 have been spent or are allocated for capital improvements in low- to moderate-income neighborhoods. The City has identified millions of dollars of needs for streets, public facilities, parks and other infrastructure improvements. Many of these needs are identified in the City's 15-year Capital Improvements Plan (CIP), although the priorities are always subject to change through the annual budget review cycle.

Streets and pedestrian walkways:

In the area of infrastructure, the CIP indicates a total of \$47.5 million in projects in 2001-2006 that range from accessibility and sidewalk improvements on existing streets to larger scale reconstruction and improvements of major streets.

Parks:

The CIP also identifies \$11.9 million for the development and improvement of parks in the next 5 years. These needs are further outlined in the Parks Master Plan Update adopted by the City in March 2001, and range from creation of parks in various neighborhoods throughout the City to establishment of a centrally located recreation center with activities for both youth and seniors

1998-2002 Transit Development Plan and Grand Valley Transit

The Grand Junction / Mesa County Metropolitan Planning Organization (MPO) completed a Transit Development Plan in 1997 for the years 1998 through 2002. This Plan recommended that a limited fixed bus route be started in 2000 to target specific populations:

- 1) persons with mobility impairments or disabilities that keep them from being able to drive an automobile;
- 2) elderly persons who can no longer drive or no longer wish to drive; and
- 3) low-income people who cannot afford an automobile, including both the unemployed and the working poor.

The limited fixed service route, operated by the Grand Valley Transit (GVT), began on February 21, 2000. During its first year of service, the average number of riders per day has increased from 458 in April 2000 to 872 in April 2001. The City of Grand Junction's budget indicates an annual contribution of \$50,000 to the public transportation system through the year 2002.

Economic Development

The Community's support of economic development efforts is intended to expand and diversify the local business base and increase pay scales across the economic spectrum. With more opportunity for higher paying employment, the low- to moderate-income population has more access to household sustaining income, and a greater opportunity through their own effort to attain financial independence.

The Mesa County Economic Development Council (MCEDC)

MCEDC was formed to promote economic development in Mesa County. Its mission is to improve the quality of life of Mesa County residents by providing them with higher quality jobs and, at the same time, diversifying and strengthening Mesa County's economic base through economic growth. To ensure a viable diverse economy and solid tax base, MCEDC works to recruit and develop manufacturing, national service and other industries that provide base jobs and long term employment for our community. To implement this mission the MCEDC Board of Directors and professional staff focus on recruiting financially solvent companies that pay on average the hourly rate required to sustain the Fair Market Rent of a two-bedroom apartment with utilities (\$10.62 on April 5, 2001).

The City of Grand Junction contributes \$300,000 annually in support of this effort. During the last ten years, MCEDC has added 34 businesses and 1,955 jobs to the local community, with a total payroll of \$39,464,090 through 2000.

Business Incubator

The Business Incubator, a program of the Western Colorado Business Development Corporation, supports fledgling small businesses. The incubator provides centralized, shared office services, space, and continual management assistance to encourage efficient operations and revenue growth for incubator small businesses. Since its inception in 1986, the Incubator has supported the creation of 96 new businesses. Seventy five businesses graduated from the five-year Incubator program and / or are still in the Incubator.

Growth Plan

The City of Grand Junction and Mesa County jointly adopted a comprehensive Growth Plan in 1996. The Plan included goals and policies to reduce further effects of sprawl and defined a fiscally responsible growth pattern on a Future Land Use Map. Those goals include:

- Ensuring land use compatibility and a balance between urban development and open space;
- Maintaining more compact development patterns;

- Ensuring that there are adequate public facilities for residents and businesses;
- Maintaining equitable funding strategies for public facilities and services;
- Improving coordination between service providers;
- Enhancing the visual appeal of major corridors in the community; and
- Focusing on unique needs in each of the community's neighborhoods.

In an effort to attain the last of the listed goals, the City and County are working on supplemental plans for various neighborhoods throughout the City, including: the Orchard Mesa Neighborhood Plan (adopted 2000), South Downtown / Riverside El Poso Plan (proposed) and Downtown Plan Update (proposed). These proposed plans are to address future land use, infrastructure needs and potential areas for improvements and / or redevelopment. The areas included in these plans encompass many of the low- to moderate-income areas of the community.

Addressing these challenges will continue to be a high priority for the City during the term of this Consolidated Plan. A five-year review and update to the Growth Plan will be completed in late 2001.

Downtown Redevelopment

The Grand Junction Downtown Development Authority (DDA) operates as an autonomous governmental arm of the City charged with revitalization of downtown Grand Junction. Created in 1977, the DDA directs its efforts to a 70-block area comprising the central core of the City. The DDA works with the City, private property owners and nonprofit organizations to initiate and coordinate downtown improvements, such as restoration of the 1923 Avalon Theatre which now serves as an attractive focal point for the historic Main Street Shopping Park. Other DDA projects include expansion plans for the Museum of Western Colorado, development of the botanical gardens and Las Colonias plan along the riverfront area, and on-going work with the Children's Museum.

The DDA is funded through tax-increment financing and a five-mill levy for those within the DDA boundary. Further downtown improvements, made possible through a bond issue, include upgrades to the Two Rivers Convention Center, development of additional parking, corridor lighting and landscaping improvements, and rehabilitation of the historic Reed Building which houses the DDA office. Other services of the DDA center on attracting developers, investors and new businesses to the area.

In collaboration with the City Downtown Development Authority (DDA), the City will undertake completion of an updated plan for the community's Central Business District within the next five years. The plan will identify potential redevelopment sites and address land uses, mixed-use concepts and design guidelines for the commercial areas.

The Downtown Housing Effort (DHE), a Joint Venture between the GJHA and the DDA, was created "to improve and expand housing within the original square mile of Grand Junction". In the 1980s the Housing Effort provided dozens of low interest, zero interest,

and forgivable loans to owners of residential property in the target area. DHE will develop a plan to reinvest recycled funds in housing in the downtown neighborhood.

Historic Preservation

To assist and support the preservation of historic structures in the community, the City of Grand Junction adopted a Historic Preservation Ordinance in 1994. The ordinance established a local register of Historic Sites Structures and Districts, and buildings designated on the register may be eligible to receive maintenance and repair grant monies from various State and Federal agencies. In addition, the ordinance created a local Historic Preservation Board appointed by the City Council. The Board:

- recommends eligibility criteria for the designation of historic resources and reviews proposals to alter those resources;
- conducts surveys of historic sites, areas and properties;
- defines the importance of identified historic areas;
- creates a list of structures with possible historical merit that have not been designated as historic sites;
- pursues financial assistance for preservation related programs; and
- educates the general public about historic preservation and promote its merits in the community.

The Grand Junction Historic Preservation Board has established the following objectives and strategies for the local Historic Preservation program.

Objective 1: Continue efforts to assist with the preservation of historic sites and structures in the community.

Strategies:

- 1) Complete a Phase III Historic Resources Survey to include post-World War II development areas and recently-annexed areas of the City;
- 2) Work with owners of historic properties to place them on the City Register and help pursue appropriate grant funds.

Chapter 6

ONE YEAR ACTION PLAN

The purpose of the One-Year Action Plan is to define the one-year activities to be completed toward full implementation of the Five-Year Consolidated Plan. This One-Year Action Plan discusses activity to occur from September 1, 2001 through August 30, 2002. Program Year Activities are accomplished through the use of a variety of resources, including the annual allocation of CDBG Funds.

2001 Program Year Community Development Block Grant Awards

On May 16, 2001, the Grand Junction City Council approved 2001 CDBG funding requests totaling \$504,000 for the six projects listed in Exhibit 6-1 below. A description of each funded activity is provided in the 2001 Program Year Objectives and Program Year Activities sections in this chapter and in Appendix A HUD Table 3.

Exhibit 6-1

2001 Community Development Block Grant Recipients		
Organization	Activity	Grant Award
The Energy Office	Project 91 Affordable Housing Acquisition / Rehabilitation	\$ 200,000
Grand Valley Catholic Outreach	Homeless Transitional Housing	\$ 10,000
Habitat for Humanity	Low-Income Housing Subdivision Infrastructure	\$ 39,000
Marillac Clinic	Dental Clinic Expansion / Relocation	\$ 200,000
Partners	Youth Center Parking Lot Construction and Improvements	\$ 15,000
Mesa Developmental Services	Developmentally Disabled Group Home Accessibility & Therapy Improvements	\$ 40,000
Total Funds Awarded		\$ 504,000

2001 Five-Year Consolidated Plan Priorities for CDBG Funds

The Grand Junction City Council has identified the following four priorities for CDBG Funding for the next five years:

- Need for Non-Housing Community Development Infrastructure;
- Need for Affordable Housing;
- Needs of the Homeless;
- Special-Needs Population and Other Human Service Needs.

The following sections review the Five-Year Consolidated Plan Objectives and Strategies and describe 2001 Program Year Activities utilizing CDBG funds and other resources.

Need for Non-Housing Community Development Infrastructure

Historically, the City of Grand Junction has determined its role to be the provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement, and local economic development. The City has defined numerous non-housing community development needs, including streets and public facilities remodel and repair, improvements in infrastructure, and maintenance and development of city parks. Recognizing that the cost of meeting these objectives exceeds the amount of CDBG funds allocated, several of these needs are budgeted in the City's Capital Improvement Plan.

A. Five Year Objectives and Strategies:

Objective 1 Provide ongoing and improved water and sewer service

Strategy 1: Phased over the next five years the City will expend \$37.2 million on water and sewer service improvements throughout the city.

Objective 2 Improve street and pedestrian systems

Strategy 1: Phased over the next five years the City will expend \$46.3 million on street system improvements.

Strategy 2: Phased over the next five years the City will expend \$2.5 million on citywide neighborhood sidewalk improvements.

Objective 3 Provide ongoing and improved storm sewer service

Strategy 1: Phased over the next five years the City will expend \$10.1 million on citywide storm drainage improvements.

Objective 4 Improve parks and recreation facilities

Strategy 1: Phased over the next five years the City will expend \$4.2 million to provide general maintenance and upgrades to parks and recreation facilities throughout the city.

Strategy 2: The City has budgeted \$1.7 million for acquisition of land for and improvements to neighborhood parks throughout the city.

Objective 5 Provide for ongoing maintenance and new construction of public facilities

Strategy 1: The City has budgeted \$1 million for a new fire station by the year 2005.

Strategy 2: The community is raising funds to construct a new library building by the year 2006 at the cost of up to \$4.5 million.

Strategy 3: The City has budgeted \$500,000 to be expended in the next five years to acquire land for expansion / construction of City Shops facilities.

Strategy 4: The City has budgeted \$1.2 million to be expended in the next five years for improvements to and construction of public parking facilities.

Strategy 5: The City has budgeted \$377,800 to be expended in the next five years for solid waste disposal system improvements.

Strategy 6: The City has budgeted \$2 million to be expended in the next five years for abatement and removal of asbestos for public facilities.

Strategy 7: The City has budgeted \$3.8 million to be expended in 2001 for renovation of Two Rivers Convention Center.

B. 2001 Program Year Objectives, Performance Measures, and Project Locations

- The City will expend \$2,221,294 to improve water and sewer systems throughout the city.
- The City will expend \$2,075,000 to improve street and pedestrian systems throughout the city.
- The City will expend \$1,594,521 to improve storm sewer systems throughout the city.
- The City will expend \$743,010 to improve parks and recreation facilities.
- The City will expend \$4,900,000 for ongoing maintenance and construction of public facilities.

C. 2001 Program Year Activities:

1. Infrastructure Improvements: The following specific activities are budgeted for the 2001 Program Year in the City's Capital Improvement Plan. Projects include water and sewer, pedestrian and storm sewer system improvements.

- Contract Street Maintenance \$ 1,580,000
- Neighborhood Alley Improvements \$ 333,000
- Curb, Gutter & Sidewalk Improvements / Replacement \$ 495,000
- 27.5 Road Reconstruction from F Road to G Road \$ 120,000
- Accessibility Improvements \$ 50,000
- 29 Road Improvements from I-70B to F Road \$ 631,000
- 25 Road Reconstruction from Highway 6 & 50 to F Road \$ 1,345,196
- Riverside Park / West Avenue Realignment \$ 200,000
- Street Light & Traffic Control / Calming Upgrades \$ 439,000
- Bookcliff Avenue Reconstruction 9th Street to 12th Street \$ 50,000
- Independent Avenue Reconstruction 25.5 Road to 1st Street \$ 88,545
- Colorado River Footbridge to Orchard Mesa \$ 200,368
- Urban Trails Implementation \$ 49,000
- Intersection Improvements citywide \$ 100,000
- Orchard Avenue Improvements Normandy Drive to 29 Rd \$ 40,560
- Reconstruct G and 25 Roads Intersection \$ 352,967
- South Camp Road Trail Enhancement \$ 32,000
- City Entrance Signage \$ 65,000
- Highway 340 Corridor Improvements \$ 50,000

2. Parks and Recreation Facilities: The following specific activities are budgeted for the 2001 Program Year in the City's Capital Improvement Plan. Projects include streetscape improvements, community-wide parks improvements and neighborhood parks development and improvements.

- Replace Part of Landscape Island in North Avenue \$ 60,000
- Lincoln Park Improvements (Irrigation & Track Resurface) \$ 267,510
- Canyon View Park Baseball Field Construction \$ 100,000
- General Irrigation and Lighting Improvements \$ 60,500
- Land Acquisition for Neighborhood Parks \$ 70,000
- Minor Park Improvements and Playground Protective Surfacing \$ 185,000

3. Maintenance and Construction of Public Facilities: The following specific activities are budgeted for the 2001 Program Year in the City's Capital Improvement Plan. Projects include the large-scale renovation of the City's convention center and minor maintenance of other public facilities.

- Two Rivers Convention Center Addition / Renovation \$ 4,000,000
- Parking Lot for Two Rivers Convention Center \$ 750,000
- Asbestos Abatement and Removal from Public Buildings \$ 150,000

Need for Affordable Housing

A. Five Year Objectives and Strategies:

Objective 1 Increase the number of affordable rental housing units

- Strategy 1: Phased over the next four years, the Grand Junction Housing Authority will develop a minimum of 100 units for lease and / or sale.
- Strategy 2: Within two years, the Grand Junction Housing Authority will apply to expand the Section 8 Voucher Program.
- Strategy 3: Phased over the next five years, The Energy Office will develop new and / or purchase and rehabilitate 300 rental housing units.

Objective 2 Increase the number and type of home ownership opportunities available to low- and moderate-income homebuyers

- Strategy 1: Within the next two years, The Energy Office will establish a Comprehensive Home Ownership Program
- Strategy 2: Each year, The Energy Office will develop 10 units of sweat-equity housing in the city and an additional 15 units in the County.
- Strategy 3: Within the next three years, Habitat for Humanity will have developed 11 homes for sweat-equity ownership.
- Strategy 4: Phased over the next four years, the Grand Junction Housing Authority will develop new and / or rehabilitate a minimum of 100 units for sale and / or for lease.
- Strategy 5: The Grand Junction Housing Authority will teach low-income renters the characteristics of good tenants and the steps to take toward home ownership.

Objective 3 Remove or reduce substandard housing units

- Strategy 1: The Energy Office and the Grand Junction Housing Authority will rehabilitate substandard housing as they implement Objective 1 Strategies 1 and 3.

Objective 4 Preserve existing stock of affordable housing resources

- Strategy 1: The Grand Junction Housing Authority will work to preserve all existing Section 8 vouchers.
- Strategy 2: The Grand Junction Housing Authority, The Energy Office, HUD, and the Colorado Housing and Finance Authority will work together whenever possible to preserve the existing affordable housing inventory.

B. 2001 Program Year Objectives, Performance Measures, and Project Locations

- The Energy Office will purchase and rehabilitate its Project 91 affordable housing in Central Grand Junction.
- Habitat for Humanity will complete subdivision infrastructure at 2844 Kennedy Avenue for 11 new homes and fully construct 2 homes in that subdivision for low-income households.
- The Energy Office will construct 25 sweat-equity owner-occupied homes throughout the City and County by September 2002.
- The Energy Office will begin program development, financing and budget creation, and associated activity toward creation of the Comprehensive Home Ownership Program to become operational by September 2003.
- The Grand Junction Housing Authority will apply for an expansion of the number of Section 8 vouchers available to Grand Junction.

C. 2001 Program Year Activities:

1. The Energy Office will purchase and rehabilitate Project 91 in central Grand Junction to preserve these units for low-income households by year-end 2002. Total project cost is \$4,996,600.



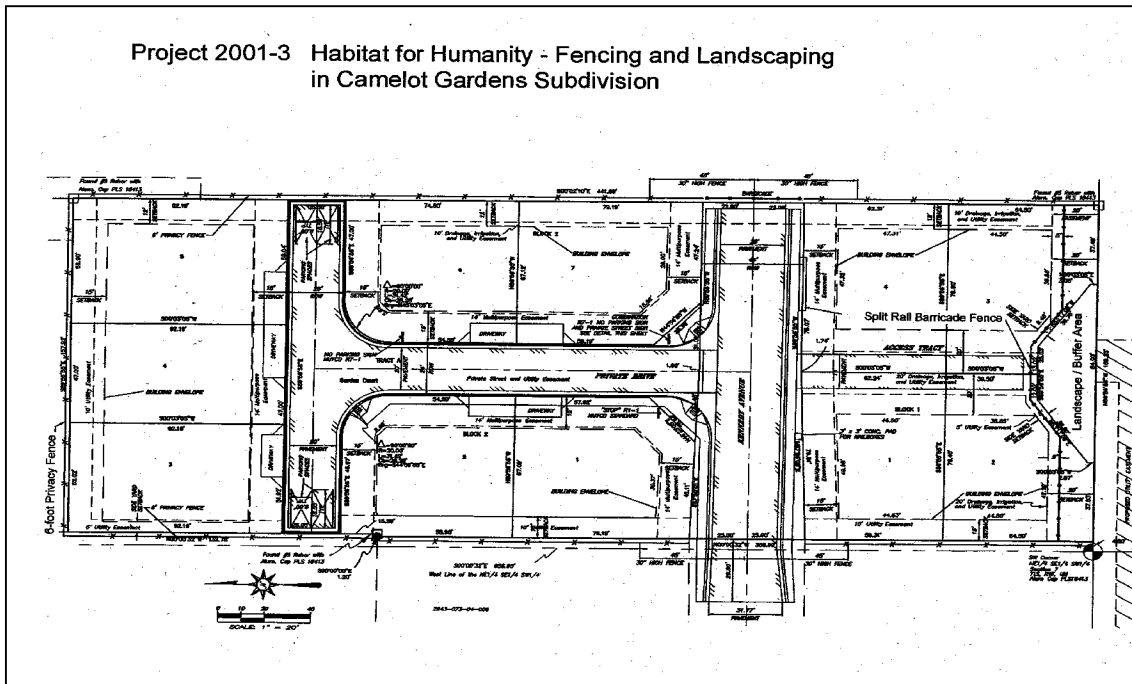
Resources:

a. Funds Committed or Received	
Neighborhood Reinvestment	\$ 75,000
Charitable Contribution	\$ 500,000
2001 Program Year CDBG Funds	\$ 200,000
b. Additional Funding Requests	
Neighborhood Reinvestment	\$ 200,000
Colorado Division of Housing	\$ 800,000
CHFA Bonds	\$ 2,286,000
CHFA Tax Credits	\$ 956,592
c. In Kind Contributions	
Technical Assistance	\$ <u>3,200</u>
(CO Div of Housing,	

Neighborhood Reinvestment,
 Rural Community Assistance Corp,
 Bd of Directors The Energy Office)

Total \$ 5,020,792

Exhibit 6-2



2. Habitat for Humanity will construct 11 new owner-occupied homes at 2844 Kennedy Avenue, Grand Junction by the end of 2003. By Fall 2002 infrastructure for all homes will be completed, and 2 homes will be fully constructed. All homes will be owner occupied and the owners will invest sweat-equity in the home by participating in the construction process. Total project cost \$780,000.

Resources:

a. Funds Committed or Received	
Lion's Clubs	\$ 12,500
Matching Donations	\$ 12,500
Lion's Club International	\$ 75,000
Private Donations	\$ 2,500
2001 Program Year CDBG Funds	\$ 39,000
b. Additional Funding Requests	
Habitat for Humanity International	\$ 205,000

c. In-Kind Contributions	
Building Materials and Professional Services	\$ 30,000
Construction Volunteer Hours	<u>\$ 198,275</u>

Total \$ 574,775

3. The Energy Office will construct 25 sweat-equity owner-occupied homes in the City and / or County by September 2002.
4. The Grand Junction Housing Authority will submit an application for additional Section 8 Vouchers.
5. The Energy Office will begin program development and associated activity for its Comprehensive Home Ownership Program scheduled to become operational by September 2003.

Needs of the Homeless

A. Five Year Objectives and Strategies:

Objective 1 Provide shelter for homeless adults

Strategy 1: Within the next two years, the Grand Junction Community Homeless Shelter will be relocated, enlarged, and will become a year-round facility with the support of the Grand Junction Housing Authority and other key partners.

Objective 2 Provide shelter for homeless families

Strategy 1: Within the next two years, the Grand Junction Community Homeless Shelter will accommodate homeless families in the new enlarged permanent shelter.

Objective 3 Increase the number of transitional housing units with support services for homeless individuals and families

Strategy 1: Within two years the Rescue Mission will develop up to 10 transitional beds for homeless families.

Strategy 2: Within two years Grand Valley Catholic Outreach will develop a transitional housing program for up to 25 individuals.

Objective 4 Improve homeless prevention activities

Strategy 1: Within three years, the Salvation Army will expand its residential drug / alcohol treatment program by 20 beds.

Strategy 2: Gateway Youth & Family services will expand its drug and alcohol counseling services to youth and adults.

- Strategy 3: Grand Valley Catholic Outreach will expand its Day Center and Soup Kitchen services to the poor
- Strategy 4: The Grand Junction Housing Authority will conduct renters education, home mortgage default counseling and other life skills classes to increase the housing retention capacity of the residents of its affordable housing units.
- Strategy 5: Grand Valley Catholic Outreach will provide the support services outlined in Objective 3 in its transitional housing facility.

B. 2001 Program Year Objectives, Performance Measures, and Project Locations

- Grand Valley Catholic Outreach will obtain the funding and develop a scattered site transitional housing program by September 2002.
- The Grand Junction Community Homeless Shelter will plan the new shelter, research and gain financial support, and move toward completion of the shelter by Fall 2002.
- The Rescue Mission will raise the funds and apply for the construction permits required to add 8-10 beds of transitional housing to their existing facility. These housing units are due for completion by May 2003.
- The Salvation Army will obtain financing, gain site control and associated approvals to house its expanded drug and alcohol rehabilitation program toward opening this program by September 2003.
- The Grand Junction Housing Authority will create the curriculum and begin providing classes to educate renters in regard to renter / landlord responsibilities, movement toward home ownership, home owner responsibilities, and other life skills classes.

C. 2001 Program Year Activities:

1. Grand Valley Catholic Outreach will rent housing units for transitional housing and provide support services for 15 individuals and 2 families for a 12-24 month residency term. Annual project cost is \$245,349.

Resources:

a. Funds Committed or Received	
Grand Valley Catholic Outreach	\$ 10,000
2001 Program Year CDBG Funds	\$ 10,000

b. Additional Funding Requests	
El Pomar Foundation	\$ 10,000
Kenneth King Foundation	\$ 5,000
Bonfils-Stanton Foundation	\$ 10,000
HUD McKinney Funds	\$ 100,000
c. In-kind Contributions	
Salvation Army (furnishings for 7 houses)	\$ 7,000
Catholic Outreach (Volunteers)	\$ 2,500
Go-el (Supplies)	\$ 3,500
Community Food Bank (Food Supplies)	\$ 534
Catholic Outreach (Office Space and Supplies)	\$ 3,000
Marillac Clinic (Dental, Medical, Mental care)	\$ 7,385
Consumer Credit Services (consumer counseling)	\$ 1,000
Mesa County Workforce Center (job training +)	\$ 4,000
St. Mary Recovery Program (substance abuse counseling)	\$ 5,000
Colorado Division of Housing (hsg. inspection & training)	\$ 560
Rocky Mountain Western Slope Head Start Program (preschool education, medical screening)	\$ 6,814
Grand Junction Community Homeless Shelter (pre-transitional program placement)	\$ 6,399
Consumer Credit Counseling Service (budget counseling)	\$ 3,694
Center for Enriched Communications (mental health counseling)	\$ 4,750
Department of Veterans Affairs Medical Center (substance abuse treatment / medical care)	\$ 11,666
Grand Junction Police Department (personal and property safety training)	\$ 364
Hilltop Community Resources (case mgmt. training, child care, parent training)	\$ 9,054
Hand-in-Hand (family mentoring)	\$ 3,466
CSU Cooperative Extension (nutrition workshops)	\$ 1,000
St. Matthew's Episcopal Church (transportation assistance)	<u>\$ 797</u>
Total	\$ 227,483

2. The Grand Junction Community Homeless Shelter in partnership with the Grand Junction Housing Authority will gain control of a site needed to create a year-round adult shelter, have completed an appropriate shelter design and obtained the necessary construction permits toward completion of the shelter by Fall 2002.

Funds Committed or Received:	
(1999 Program Year CDBG Funds)	\$ 205,000

3. The Rescue Mission will raise the funds and apply for the construction permits required to develop 8-10 beds of transitional housing for families at their existing site in Grand Junction. The project is planned for completion by May 2003.
4. The Salvation Army will obtain financing, gain site control and associated approvals for a facility to house its expanded drug and alcohol rehabilitation program. This program will house men and women for 6 months while residents maintain sobriety and develop the employment and social skills needed to successfully reintegrate with the larger culture.
5. The Grand Junction Housing Authority will develop a class curriculum to conduct renters education, home ownership counseling and other life skills classes to increase the housing retention capacity of residents of its affordable housing units.

Special-Needs Population and Other Human Service Needs

A. Five Year Objectives and Strategies:

Objective 1 Increase the capacity of existing medical and dental facilities

- Strategy 1: Marillac Clinic will expand its dental facility from eight to 12-14 operatories
- Strategy 2: Marillac Clinic will expand its medical facility by three exam rooms

Objective 2 Increase the number of group homes that can accommodate individuals with physical and cognitive disabilities

- Strategy: Mesa Developmental Services will construct four six-bedroom group homes specifically designed for individuals with physical and cognitive disabilities.

Objective 3 Increase the quality of affordable childcare for children of the working poor and people entering the workforce

- Strategy 1: The Early Childhood Initiative will establish a rating system to measure quality childcare.
- Strategy 2: In two to five years, Mesa County Department of Human Services and Hilltop Community Resources will enlarge the facility and improve the quality of the childcare available through the Mesa County Workforce Center.

Objective 4 Increase the availability of drug and alcohol counseling to youth

- Strategy 1: Gateway Youth & Family Services will expand its drug and alcohol services to youth and adults.

Objective 5 Promote healthy recreational activities with youth

Strategy 1: Partners, in collaboration with Hilltop will move and expand its computer lab / recreation center.

B. 2001 Program Year Objectives, Performance Measures, and Project Locations

- Marillac Clinic to start construction and complete all underground infrastructure for the new clinic at 2333 North 6th, Grand Junction. (Project is due for completion at year-end 2002)
- Mesa Developmental Services to fully complete two Group Homes for the developmentally disabled to be constructed and operations begun at 1444 North 23rd and 309 Kava Way, Grand Junction.
- Partner's / Hilltop's Activity Center for youth and other sub-populations to be fully constructed and operations begun at Colorado and 12th, Grand Junction.
- Hilltop Community Resources and the Mesa County Workforce Center will move toward the construction of a new childcare facility at the Workforce Center with the acquisition of construction funding, design completion and approval, and the start of construction by September 2002.
- The Early Childhood Initiative will complete a draft of the rating system to measure quality childcare.

C. 2001 Program Year Activities:

1. Marillac Clinic will relocate and enlarge its dental Clinic from its current location to 2333 North 6th, Grand Junction. The new location will be new construction adjacent its existing operation at the same address, and will increase the number of operatories from 8 to 12-14 at a total cost of \$1,813,355. The increased operatories will allow Marillac to achieve their goal of 6,719 annual uninsured patient visits and 8,213 annual Medicaid-eligible patient visits by Fiscal Year 2004-2005 – an increase of 122 percent and 257 percent as compared with current figures.



Resources:

- a. Funds Committed or Received:

Helen and Arthur Johnson Foundation	\$ 50,000
Colorado Dept. of Health Care Policy & Finance	\$ 200,829
Private Individual Donor	\$ 25,000
Private Individual Donor	\$ 35,000
Sisters of Charity of Leavenworth – Mission Fund	\$ 20,000
Adolph Coors Foundation	\$ 14,400
Marillac Clinic – Staff	\$ 3,135
Marillac Clinic – Board members	\$ 5,000
State of Colorado – CDBG Funds	\$ 300,000
Bacon Foundation	\$ 100,000
2001 Program Year CDBG Funds	\$ 200,000

b. Additional Funding Requests	
Goodwin Foundation	\$ 25,000
Boettcher Foundation	\$ 150,000
El Pomar foundation	\$ 100,000
Kresge Foundation	\$ 400,000
(\$200,000 plus \$200,000 local match)	
Caring for Colorado Foundation	\$ 500,000
c. In-kind Contributions	
Architect Architectural Fees	\$ 12,590
Contractor Fees Contractors Fee	\$ 12,590
St. Mary’s Hospital Parking / Landscaping	<u>\$ 130,000</u>
Total	\$ 2,245,067

2. Mesa Developmental Services will develop new group homes for the developmentally disabled; one at 1444 North 23rd (beginning May 2001) and one in Orchard Mesa. Each home will house 6 residents and cost approximately \$530,000 to develop.

Resources:	
HUD	\$ 676,600
Colorado Division of Housing	\$ 150,000
Mesa Developmental Services (out of pocket to date)	\$ 218,467
2001 Program Year CDBG Funds	<u>\$ 40,000</u>
Total	\$ 1,085,067

3. Mesa Youth Services, Inc. (dba Partners) currently provides these services at 735 South Avenue, Grand Junction. Due to downtown redevelopment, Partners will relocate its current operation and construct a new Activity Center at 12th and Colorado to provide educational, vocational, and recreational services to over 1,200 youth aged 6 years to 21 years. Total project cost \$550,000.



Resources:

a. Funds Committed or Received	
Bacon Family Foundation	\$ 25,000
Hilltop Community Resources	\$ 25,000
Private Individuals	\$ 36,000
Johnson Foundation	\$ 50,000
Y-Ma Foundation	\$ 30,000
Coors Foundation	\$ 50,000
Xcel Energy	\$ 7,500
Darrel Mattivi	\$ 40,000
(matching challenge grant for personal donations)	
2001 Program Year CDBG Funds	\$ 15,000
b. Additional Funding Requests	
American Honda Foundation	\$ 10,000
Home Depot	\$ 5,000
Touch Em All Foundation	\$ 10,000
Wells Fargo Bank	\$ 10,000
Lions Club	\$ 50,000
King Foundation	<u>\$ 45,000</u>
Total	\$ 408,500

4. Hilltop Community Resources and the Mesa County Workforce Center will move toward the construction of a new childcare facility at the Workforce Center with the acquisition of construction funding, design completion and approval, and the start of construction by September 2002.
5. The Early Childhood Initiative will complete a draft of the rating system to measure quality childcare in Mesa County.

Monitoring

See Consolidated Plan Chapter 8 “Monitoring” (page 92).

Evaluate and Reduce Lead-Based Paint Hazards

See Consolidated Plan Chapter 5 “Lead-Based Paint Hazards” (page 58).

Reduce the Number of Poverty Level Families

See Consolidated Plan Chapter 5 “Anti-Poverty Strategy” (page 59).

Develop Institutional Structure

See Consolidated Plan Chapter 2 “Institutional Structure” (page 23).

Enhance Coordination Between Public and Private Housing and Social Service Agencies

See Consolidated Plan Chapter 5 “Coordination” (page 61).

Chapter 7

LOCAL GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the Consolidated Plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -

- (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted;
- (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature / Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low- and moderate-income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2 ____, ____, ____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low- and moderate-income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low-and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature / Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and / or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

250 North 5th Street
Grand Junction, Mesa, CO 81501

2549 River Road
Grand Junction, Mesa, CO 81505

Check ___ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

9. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Chapter 8

MONITORING

The City of Grand Junction will use adequate and timely techniques to ensure that its CDBG Program is in compliance with applicable rules and regulations. The City will also ensure that the programs and activities funded by CDBG funds are properly conducted and accomplished.

All CDBG-funded projects will be monitored on an on-going basis. The City will use its staff and its existing procedures to monitor and ensure compliance. Proper techniques such as telephone calls, reviewing project reports, on-site visits and inspections of projects and programs will be used. When Davis Bacon wages and other Labor Standards or in-depth Environmental Reviews are required for a CDBG project, the City will perform additional monitoring to ensure that the proper regulations are adhered to by the sub-grantee, contractors and / or sub-contractors.

The City of Grand Junction will facilitate future meetings to assess the Strategic Plan implementation process as discussed in Chapter 5, and will report the community's accomplishments in the Consolidated Annual Performance and Evaluation Report to HUD.

|

Application for Federal Assistance

Application for Federal Assistance

OMB Approval No. 0348-0043

1. Type of Submission Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction- Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. Date Submitted (mm/dd/yyyy)	Applicant Identifier B-01-MC-08-0013
	3. Date Received by State (mm/dd/yyyy)	State Application Identifier
	4. Date Received by Federal Agency (mm/dd/yyyy)	Federal Identifier

5. Applicant Information

Legal Name City of Grand Junction	Organizational Unit Community Development Department
Address (give city, county, State, and zip code) 250 North Fifth Street Grand Junction, CO 81501 Mesa	Name and telephone number of the person to be contacted on matters involving this application (give area code) David Thornton (970) 244-1450

6. Employer Identification Number (EIN) (xx-yyyymm)
84 - 600059

7. Type of Applicant (enter appropriate letter in box) C

8. Type of Application:
 New Continuation Revision
 If Revision, enter appropriate letter(s) in box(es):
 A. Increase Award B. Decrease Award C. Increase Duration
 D. Decrease Duration Other (specify)

9. Name of Federal Agency
Department of Housing and Urban Development

10. Catalog of Federal Domestic Assistance Number (xx-yyy)
14 - 218
Title: Community Development Block Grants Entitlement Grants

11. Descriptive Title of Applicant's Project
Community Development Block Grant (CDBG) program for the City of Grand Junction, Colorado for program year 2001.

12. Areas Affected by Project (cities, counties, States, etc.)
Grand Junction, Mesa County, Colorado

13. Proposed Project		14. Congressional Districts of	
Start Date (mm/dd/yyyy) 09/01/01	Ending Date (mm/dd/yyyy) 08/31/02	a. Applicant Third	b. Project Third

15. Estimated Funding \$504,000

16. Is Application Subject to Review by State Executive Order 12372 Process?
 a. Yes This pre-application/application was made available to the State Executive Order 12372 Process for review on:
 Date (mm/dd/yyyy) _____
 b. No Program is not covered by E.O. 12372
 or Program has not been selected by State for review.

17. Is the Applicant Delinquent on Any Federal Debt?
 Yes if "Yes," attach an explanation No

Complete form HUD-424-M, Funding Matrix

18. To the best of my knowledge and belief, all data in this application/pre-application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.

a. Typed Name of Authorized Representative Kelly Arnold	b. Title City Manager	c. Telephone Number (Include Area Code) (970) 244-1503
d. Signature of Authorized Representative		e. Date Signed (mm/dd/yyyy)

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Appendix A

HUD Tables

Table 1A HOMELESS AND SPECIAL NEEDS POPULATION - 1 page

**Table 1A
Homeless and Special Needs Population**

		Estimated Need	Current Inventory	Unmet Need / Gap	Relative Priority
Individuals					
Example	Emergency Shelter	115	89	26	M
Beds / Units	Emergency Shelter	135	59	76	H
	Transitional Housing	50	19	31	H
	Permanent Housing	75	12	63	M
	Total	260	90	170	
Estimated Supportive Services Slots	Job Training	75	75	0	L
	Case Management	140	36	104	H
	Substance Abuse Treatment	45	27	18	M
	Mental Health Care	50	40	10	M
	Housing Placement	75	0	75	M
	Life Skills Training	75	36	39	L
	Other – Day Center/Soup Kitchen	123	123	0	L
Estimated Sub-populations	Other – Transportation	50	20	30	M
	Chronic Substance Abusers	75	17	58	H
	Seriously Mentally Ill	75	13	62	H
	Dually - Diagnosed	50	7	43	M
	Veterans	75	4	71	L
	Persons with HIV/AIDS	10	2	8	L
	Victims of Domestic Violence	30	0	30	M
	Youth	25	7	18	L
Other					

Persons in Families with Children

Example	Emergency Shelter	115	89	26	M
Beds / Units	Emergency Shelter	50	27	23	H
	Transitional Housing	100	41	59	H
	Permanent Housing	100	76	24	M
	Total	250	144	106	
Estimated Supportive Services Slots	Job Training	75	75	0	L
	Case Management	150	47	103	H
	Child Care	80	80	0	L
	Substance Abuse Treatment	25	25	0	M
	Mental Health Care	20	20	0	M
	Housing Placement	150	0	150	H
	Life Skills Training	75	75	0	M
Estimated Sub-populations	Other – Transportation	100	50	50	M
	Chronic Substance Abusers	60	2	58	H
	Seriously Mentally Ill	15	0	15	L
	Dually - Diagnosed	10	0	10	L
	Veterans	5	0	5	L
	Persons with HIV/AIDS	4	0	4	L
	Victims of Domestic Violence	50	25	25	M
Other					

Table 1B SPECIAL NEEDS OF THE NON-HOMELESS

Table 1B Special Needs of the Non-Homeless			
Sub-Populations	Priority Need High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address
Elderly			
Frail Elderly			
Severe Mental Illness			
Developmentally Disabled		25	\$2,000,000
Physically Disabled			
Persons w/ Alcohol/Other Drug Addictions		44	\$1,200,000
Persons w/ HIV/AIDS			
Other: Adult & Child Medical & Dental Care			\$1,800,000
Total		69	\$5,000,000

Table 1C SUMMARY OF SPECIFIC HOMELESS/SPECIAL POPULATIONS OBJECTIVES

**Table 1C
Summary of Specific Homeless/Special Populations Objectives
(Table 1A/B Continuation Sheet)**

Applicant's Name Grand Junction, Colorado

Priority Need Category Prevent and Reduce Homelessness

Specific Objective

Number B-1 Provide Shelter for homeless adults

Strategy 1: Within the next two years, the Grand Junction Community Homeless Shelter will be relocated, enlarged, and will become a year-round facility with the support of the Grand Junction Housing Authority.

Specific Objective

Number B-2 Provide shelter for homeless families

Strategy 1: Within the next two years, the Grand Junction Community Homeless Shelter will accommodate homeless families in the new enlarged permanent shelter.

Specific Objective

Number B-3 Increase the number of transitional housing units with support services for homeless individuals and families

Strategy 1: Within two years the Rescue Mission will develop up to ten transitional beds for homeless families

Specific Objective

Number B-3 Increase the number of transitional housing units for homeless individuals and families

Strategy 2: Within three years Grand Valley Catholic Outreach will develop a transitional housing program for up to twenty five individuals.

Specific Objective

Number B-4 Improve homeless prevention activities

Strategy 1: Within three years, the Salvation Army will expand its residential drug/alcohol treatment program by twenty beds.

Specific Objective

Number B-4 Improve homeless prevention activities

Strategy 2: Gateway Youth & Family services will expand its drug and alcohol counseling services to youth and adults.

Specific Objective

Number B-4 Improve homeless prevention activities

Strategy 3: Grand Valley Catholic Outreach will expand its Day Center and Soup Kitchen services to the poor

Specific Objective

Number B-4 Improve homeless prevention activities

Strategy 4: The Grand Junction Housing Authority will conduct renters education, home ownership counseling and other life skills classes to increase the housing retention capacity of its affordable housing units

Specific Objective

Number B-4: Improve homeless prevention activities

Strategy 5: Grand Valley Catholic Outreach will provide the support services outlined in Objective 3 in its transitional housing facility.

Table 2A PRIORITY HOUSING NEEDS SUMMARY TABLE

**Table 2A*
Priority Housing Needs Summary Table**

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Small Related (2 to 4 persons)	0-30%	M	1890	60
		31-50%	H	834	120
		51-80%	H	55	70
	Large Related (5 or more persons)	0-30%	H	215	20
		31-50%	M	95	70
		51-80%	L	6	10
	Elderly (1 or 2, 1 62+)	0-30%	H	386	5
		31-50%	H	170	25
		51-80%	M	12	20
	All Other (Other than above)	0-30%	M	1074	
		31-50%	M	474	
		51-80%	L	31	
	Owner	0-30%	H	2185	10
		31-50%	M	964	46
		51-80%	L	65	80
Special Populations	0-80%	M	1073	8	
Total Goals					544
Total 215 Goals					544

* This is a revised table

Table 2B 2001 FIVE-YEAR COMMUNITY DEVELOPMENT NEEDS – 2 pages

**TABLE 2B
2001 Five-Year Community Development Needs**

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address
PUBLIC FACILITY NEEDS			
Neighborhood Facilities			1,706,000
Parks and/or Recreation Facilities			4,240,000
Health Facilities			1,800,000
Parking Facilities			1,200,000
Solid Waste Disposal Improvements			377,800
Asbestos Removal			2,000,000
Non-Residential Historic Preservation			6,537,800
Other Public Facility Needs			6,000,000
INFRASTRUCTURE			
Water/Sewer Improvements			12,716,000
Street Improvements			46,320,000
Sidewalks			2,255,000
Sewer Improvements			24,525,000
Flood Drain Improvements			10,187,000
Other Infrastructure Needs			
PUBLIC SERVICE NEEDS			
Handicapped Services			2,000,000
Transportation Services			12,500,000
Substance Abuse Services			1,200,000
Employment Training			11,759,860
Health Services			62,665,000
Other Public Service Needs			
ANTI-CRIME PROGRAMS			
Crime Awareness			883,500
Other Anti-Crime Programs			1,220,000
YOUTH PROGRAMS			
Youth Centers			550,000
Child Care Centers			3,000,000
Youth Services			5,300,000
Child Care Services			18,000,000
Other Youth Programs			

TABLE 2B
2001 Five-Year Community Development Needs

SENIOR PROGRAMS			
Senior Centers			200,000
Senior Services			2,000,000
Other Senior Programs			1,750,000
ECONOMIC DEVELOPMENT			
Rehab, Publicly- or Privately - Owned Commercial/Industrial			1,552,615
CI Infrastructure Development			1,352,112
Other Commercial/Industrial Improvements			3,291,702
Micro-Enterprise Assistance			2,271,250
ED Technical Assistance			402,500
Other Economic Development			5,376,250
PLANNING			
Planning			356,000
TOTAL ESTIMATED DOLLARS NEEDED:			257,485,389

Table 2C SUMMARY OF SPECIFIC HOUSING AND COMMUNITY DEVELOPMENT OBJECTIVES

Table 2C
Summary of Specific Homeless/Special Populations Objectives
(Table 2A/B Continuation Sheet)

Applicant's Name **Grand Junction, Colorado**

Priority Need Category **Housing (page 2)**

Specific Objective

Number A-4 Preserve existing stock of affordable housing units

Strategy 1: Grand Junction Housing Authority will work to preserve all existing Section 8 vouchers

Specific Objective

Number A-4 Preserve existing stock of affordable housing units

Strategy 2: Grand Junction Housing Authority, The Energy Office, HUD, and the Colorado Housing and Finance Authority will work to favorably refinance existing affordable housing lending packages.

Specific Objective

Number

Specific Objective

Number

Specific Objective

Number

Specific Objective

Number

Specific Objective

Number

**Table 3C Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2001 Program Year**

**Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2001 Program Year**

Applicant's Name	Grand Valley Catholic Outreach
Priority Need	Homeless
Specific Objective	Increase the number of transitional housing units with support services for homeless individuals and families. (See HUD Table 1C Objective B-3 Strategy 2)
Project Title	Outreach Transitional Housing

Project Description

Transitional housing with support services will be made available to 15 individuals and 2 families for a period of 12-24 months. Services will include those needed to address the causes of homelessness and build the skills needed for independent living in permanent housing.

Objective 1: Provide housing and support services to 15 individuals and 2 families per year

Objective 2: Seventy five percent of the residents who complete the COTH program will remain permanently housed for a minimum of one year following housing placement and 65 percent will be in permanent housing at 24 months.

Location Community Wide

		Funding	
Project ID	Local		
002	2001-002		
Type of Recipient	HUD Matrix	CDBG	10,000
Public	03T Operating costs of homeless program	ESG	0
		HOME	0
		HOPWA	0
CDBG Citation	National Objective	Total	10,000
570.500 (c)	Low-mod Income Persons	Prior Year Funds	0
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Other Funding	235,349
09/01/01		Assisted Housing	0
Performance Indicator	Units	PHA	0
Housing	17	Total Other Funding	235,349

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

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Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2001 Program Year

Applicant's Name Habitat for Humanity

Priority Need Infrastructure

Specific Objective Increase the number and type of home ownership opportunities available to low and moderate income home buyers.
 (See HUD Table 2C Objective A-2 Strategy 3)

Project Title Camelot Gardens Subdivision

Project Description

Infrastructure to be completed with these funds is to install privacy fencing around the 1.6 acre subdivision and to complete the landscaping by adding grass, trees, and bushes. This project is part of the 11 home subdivision to be constructed through the sweat-equity effort of the future homeowners and other volunteers.

Objective 1: Complete subdivision infrastructure by December 2002

Objective 2: Develop 11 homes for 11 families by year-end 2003

Location Community Wide

Project ID 003	Local 2001-03	Funding	
Type of Recipient Public	HUD Matrix 03 Public Facilities and Improvements	CDBG	39,000
CDBG Citation 570.500 (c)	National Objective Low-mod Income Persons	ESG	0
Start Date (mm/dd/yyyy) 09/01/01	Completion Date (mm/dd/yyyy) 12/31/2002	HOME	0
Performance Indicator Infrastructure	Units 11	HOPWA	0
		Total	39,000
		Prior Year Funds	0
		Other Funding	725,000
		Assisted Housing	0
		PHA	0
		Total Other Funding	725,000

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

form HUD-4090(05/27/99)

**Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2001 Program Year**

Applicant's Name	Marillac Clinic
Priority Needs	Public Facilities
Specific Objective	Increase the capacity of existing medical and dental facilities. (See HUD Table 1C Objective C-1 Strategy 1)
Project Title	Dental Clinic Expansion/Relocation

Project Description

This project will relocate and expand the Marillac Dental Clinic. The new clinic (new construction) will initially have 12 chairs with capacity for more, and will be attached to the current Marillac medical/administrative facility located on the St. Mary's Hospital campus. Collocation of activities will provide improved service and annual cost savings of over \$20,000. The new clinic will allow for 40 percent more uninsured patient visits and 250 percent more Medicaid-eligible patient visits than the current clinic.

Objective 1: Complete new clinic construction

Objective 2: By 2005, provide 6,719 annual uninsured patient visits and 8,213 annual Medicaid-eligible patient visits for a total of 14,932 visits per year.

Location	Community Wide
-----------------	----------------

Project ID	Local	Funding	
004	2001-04	CDBG	200,000
Type of Recipient	HUD Matrix	ESG	0
Public	03P Health Facilities	HOME	0
CDBG Citation	National Objective	HOPWA	0
570.500 (e)	Low-mod Income Persons	Total	200,000
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	0
09/01/01	12/31/2002	Other Funding	1,613,355
Performance Indicator	Units	Assisted Housing	0
Dental Visits	14,932	PHA	0
		Total Other Funding	1,613,355

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

form HUD-4090(05/27/99)

**Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2001 Program Year**

Applicant's Name	Mesa Developmental Services
Priority Need	Housing
Specific Objective	Increase the number of group home facilities that can accommodate individuals with physical and cognitive disabilities. (See HUD Table 1C Objective C-2)
Project Title	Accessible Mesa Developmental Services Group Home

Project Description

This project is to construct one six bedroom group home at 1444 North 23rd for people with developmental disabilities including severe physical disabilities. The specific needs within the home to be funded by this project are a Barrier Free Lift System (ceiling mounted motorized lift and movement device) and Arjo Tub (hydrosonic tub to prevent skin breakdown common among the immobile).

Objective: Complete home construction and install Barrier Free Lift System and Arjo Tub

Location	Community Wide
-----------------	----------------

Project ID 006	Local 2001-06	Funding	
Type of Recipient Public	HUD Matrix 03 Public Facilities and Improvements	CDBG	40,000
CDBG Citation 570.500 (c)	National Objective Low-mod Income Persons	ESG	0
Start Date (mm/dd/yyyy) 09/01/01	Completion Date (mm/dd/yyyy)	HOME	0
Performance Indicator Persons Served	Units 6	HOPWA	0
		Total	40,000
		Prior Year Funds	0
		Other Funding	530,000
		Assisted Housing	0
		PHA	0
		Total Other Funding	530,000

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

form HUD-4090(05/27/99)

**Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2001 Program Year**

Applicant's Name	Partners
Priority Need	Public Facilities
Specific Objective	Promote health recreational activities (See HUD Table 1C Objective D-3 Strategy 1)
Project Title	Partners Activity Center Parking Lot Paving and Landscaping

Project Description

This project is to construct curbing, paving, striping, and landscaping of the parking lot for the new 7,250 square foot Partners Activity Center. The Center must be relocated due to downtown redevelopment, and will be located at 12th and Colorado. Once completed, the Center will serve low-income and court-involved youth as a computer lab, life skills training facility, recreational center, and work site for juvenile offenders.

- Objective 1: Complete construction of the new Activity Center by September 2002
- Objective 2: Provide computer facilities, life skills training, recreational opportunities, and work opportunities for a minimum of 1,200 youth per year.

Location Community Wide

Project ID	Local	Funding	
005	2001-05	CDBG	15,000
Type of Recipient	HUD Matrix	ESG	0
Public	03G Parking Facilities	HOME	0
CDBG Citation	National Objective	HOPWA	0
570.500 (e)	Low-mod Income Persons	Total	15,000
Start Data (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	0
09/01/01	9/30/2002	Other Funding	535,000
Performance Indicator	Units	Assisted Housing	0
Youth Education	1,200	PHA	0
		Total Other Funding	535,000

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

form HUD-4090(05/27/99)

**Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2001 Program Year**

Applicant's Name	The Energy Office
Priority Need	Housing
Specific Objective	Increase the number of affordable rental housing units (See HUD Table 2C Objective A-1 Strategy 3)
Project Title	Project 91

Project Description

Project 91 is a low-income housing preservation project to purchase and rehabilitate a central Grand Junction housing complex. These units have been at risk of being converted to market rate units ever since the original Section 8 rent subsidy contract expired in 1999. Fifty two percent of the families now occupying these units earn at or below 30 percent of AMI and an additional 36 percent are at or below 50 percent AMI. There are 19 one bedroom, 32 two bedroom, 30 three bedroom, and 9 four bedroom units in the complex (and one other). CDBG Funds will be used for acquisition only.

- Objective 1: Complete purchase and rehabilitation of Project 91
Objective 2: Provide housing to 200 low- to moderate-income residents/year.

Location	Community Wide		
Project ID	Local	Funding	
001	2001-01	CDBG	200,000
Type of Recipient	HUD Matrix	ESG	0
Public	01 Acquisition	HOME	0
CDBG Citation	National Objective	HOPWA	0
570.500 (c)	Low-moderate income persons	Total	200,000
Start Data (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	0
09/01/01	11/30/2002	Other Funding	4,789,122
Performance Indicator	Units	Assisted Housing	0
Housing	91	PHA	
		Total Other Funding	4,789,122

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

form HUD-4090(05/27/99)

Table 4 PRIORITY PUBLIC HOUSING NEEDS – LOCAL JURISDICTION

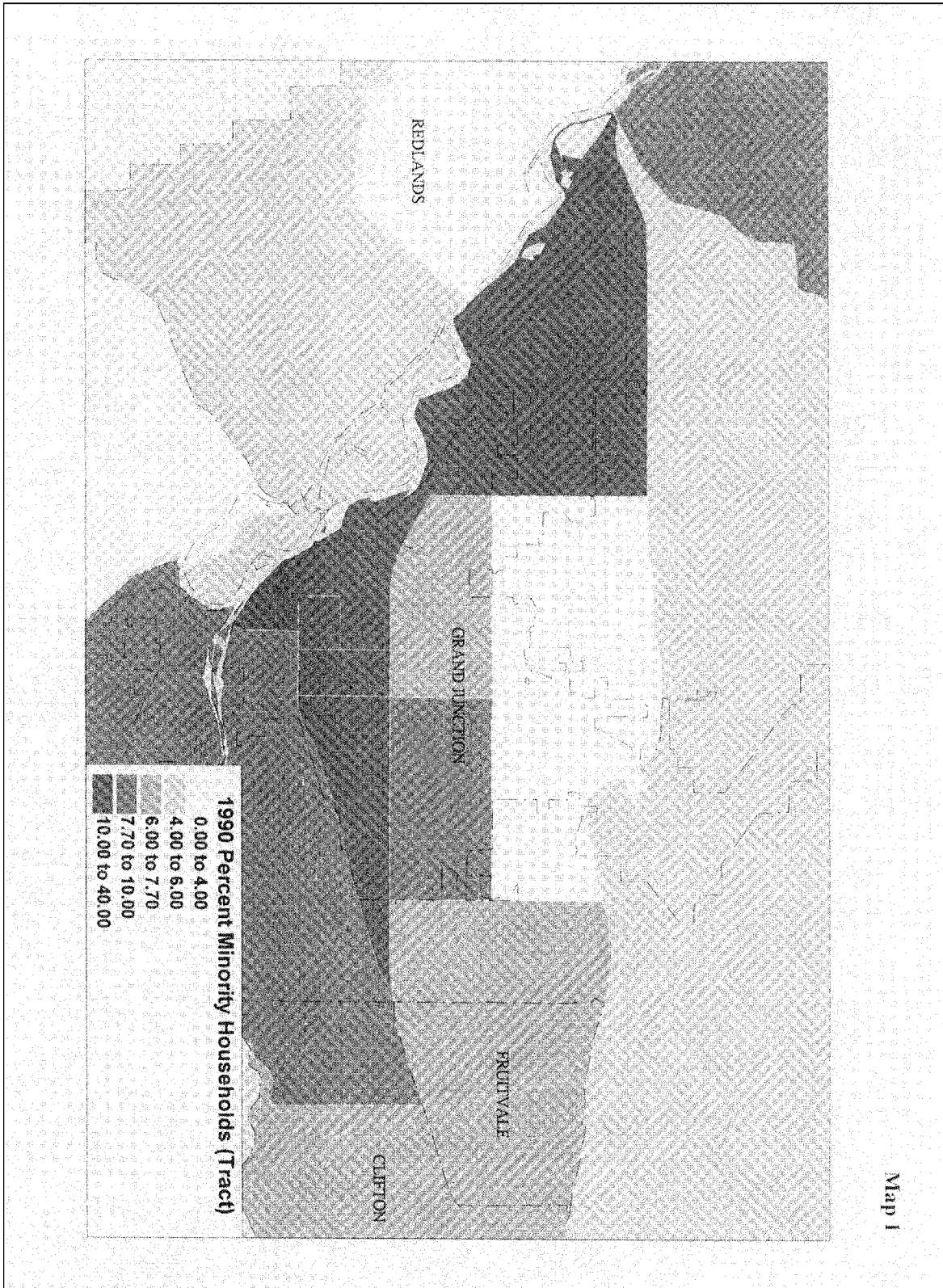
**Table 4
Priority Public Housing Needs
Local Jurisdiction**

Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Estimated Dollars To Address
Restoration and Revitalization		
Capital Improvements	M	10,000
Modernization		
Rehabilitation	M	52,000
Other (Specify)		
Management and Operations		
Improved Living Environment		
Neighborhood Revitalization (non-capital)		
Capital Improvements	M	203,000
Safety/Crime Prevention/Drug Elimination	M	2,000
Other (Specify)		
Economic Opportunity		
Resident Services/ Family Self Sufficiency	M	20,000
Other (Specify)		
Total		287,000

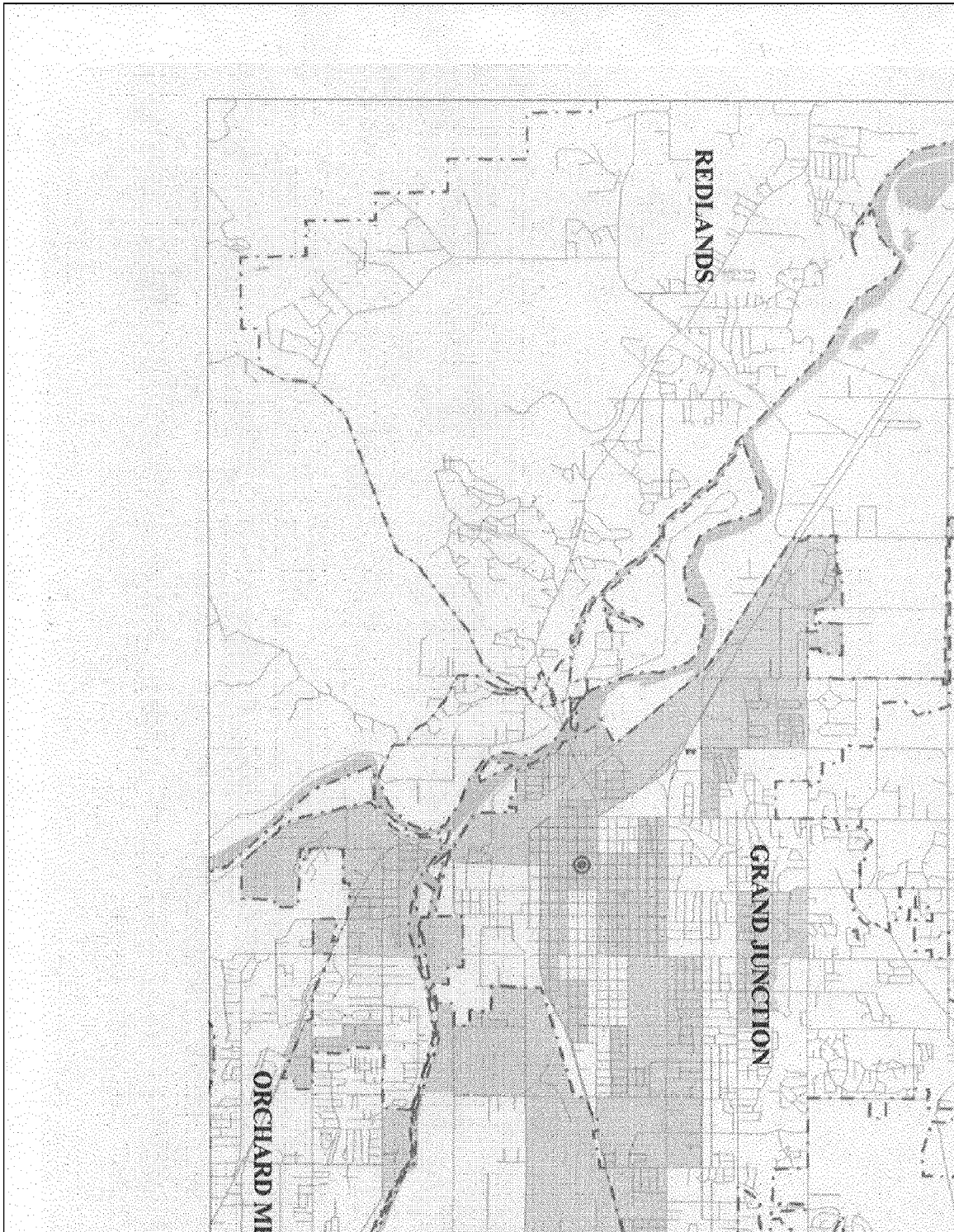
Appendix B

Maps

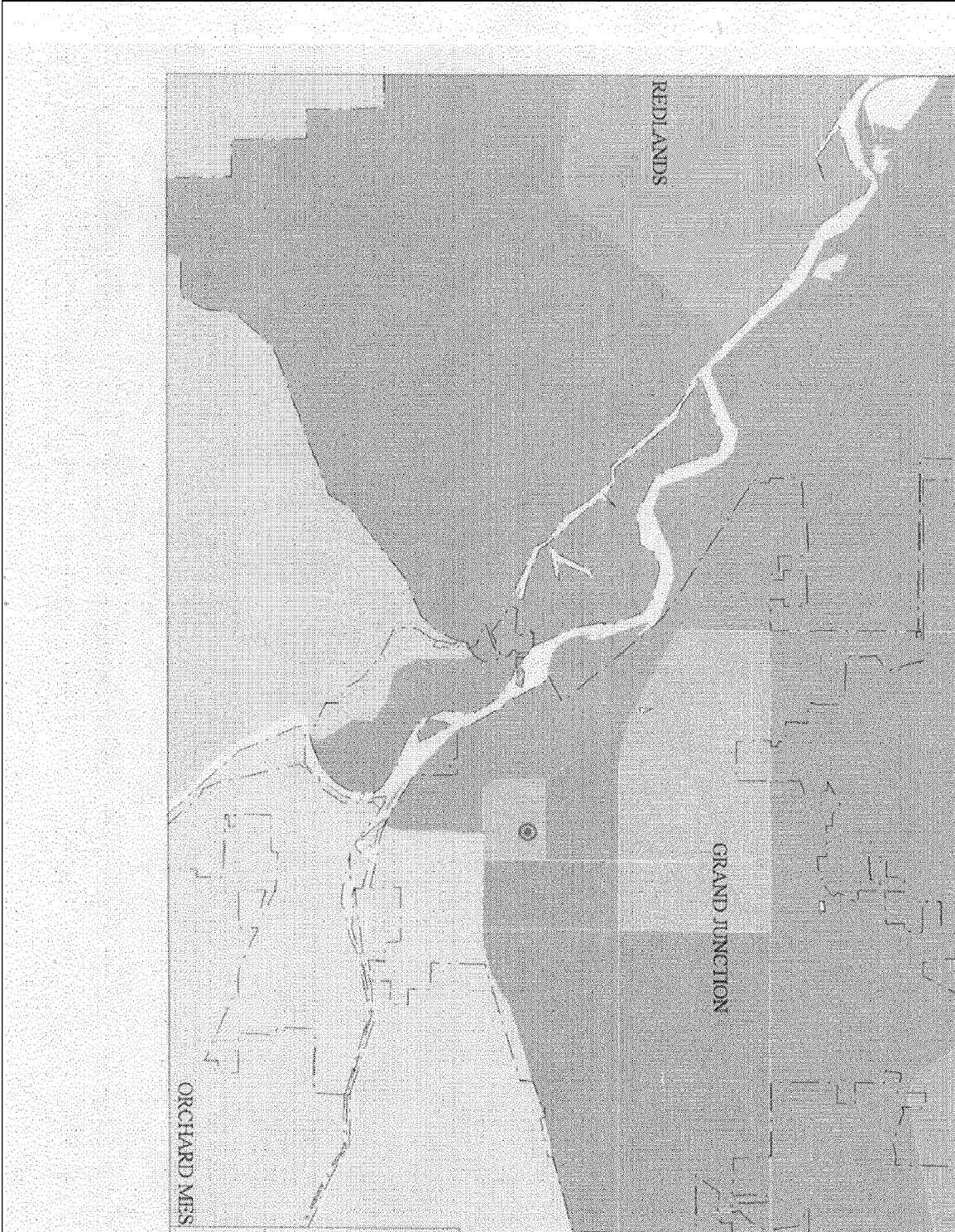
1990 PERCENT MINORITY HOUSEHOLDS (TRACT)



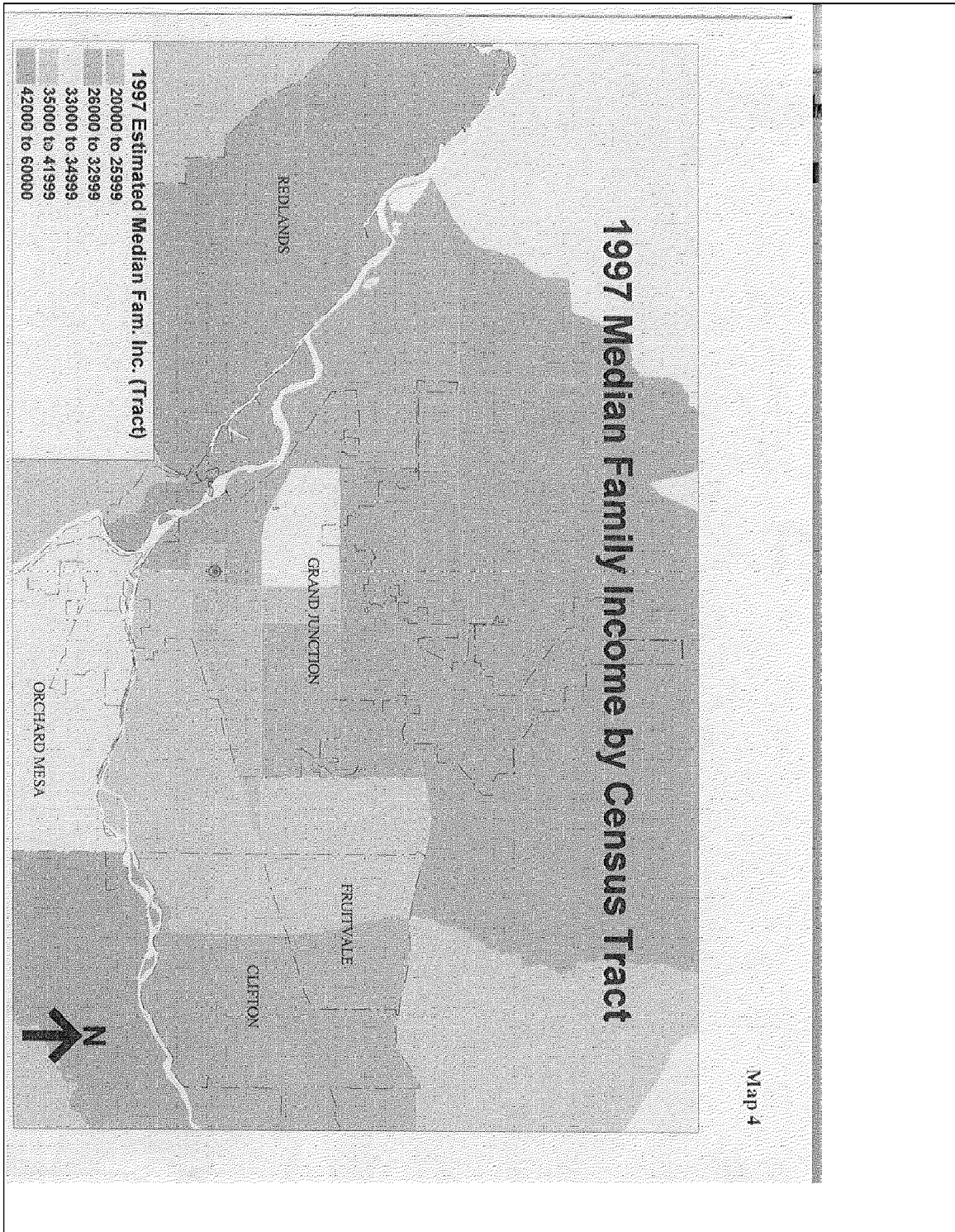
LOW/MODERATE INCOME AREAS



SECTION 8 UNITS PER SQUARE MILE (TRACT)



1997 ESTIMATED MEDIAN FAMILY INCOME (TRACT)



Appendix C

Attachments

**CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM
CITIZEN PARTICIPATION PLAN
(Adopted) April 1996**

PURPOSE OF THE CITIZEN PARTICIPATION PLAN:

The purpose of the Citizen Participation Plan is to encourage all Grand Junction citizens, specially low and moderate income persons and/or those living in slum and blighted areas or areas where Community Development Block Grant (CDBG) funds are to be used, to participate in the development of the City's Consolidated Plan, substantial amendments to the Consolidated Plan and the Performance Report.

Residents of predominantly low and moderate income neighborhoods, minorities, non-English speaking persons and persons with disabilities are especially encouraged to participate in the development and implementation of the Consolidated Plan.

CITIZEN COMMENT:

This Citizen Participation Plan will be available for citizen review and comment at the City of Grand Junction City Clerk's office during regular business hours. Notice of the availability of this plan will be published in the Daily Sentinel.

Substantial amendments to the 'Citizen Participation Plan will be made available for citizen review and comment at the above-stated location and notice of this availability will be published in the Daily Sentinel. The Citizen Participation Plan will be made available in a format accessible to persons with disabilities upon request.

CITIZEN PARTICIPATION PLAN:

The City of Grand Junction recently became an entitlement city under the federal government's Housing and Urban Development (HUD) guidelines. Because of this entitlement, the City is now eligible to begin receiving CDBG funds on an annual basis directly from HUD.

In order to qualify for these CDBG funds the City must develop a Consolidated Plan. The City recognizes that citizen input and participation is vital to the development of this plan. Prior to the development of the Consolidated Plan, the City will make known to citizens, public agencies and other interested parties, the amount of federal assistance the City expects to receive from the Department of Housing and Urban Development, and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income. This information will be available for review in the Grand Junction City Clerk's office and will be published in the legal notices section of the Daily Sentinel.

Two public hearings will be held at Grand Junction City Council meetings during the course of the CDBG program year and the development of the Consolidated Plan. The first public hearing will be to consider the range of activities to be funded by the CDBG program. The second public hearing will be to consider the actual activities and/or programs to be funded and the amount of funds to be allocated to these activities and programs. These meetings will especially focus on the needs of low and moderate income persons. Citizens will be given at least fourteen days notice of the date, time and location of these public meetings. Notices will appear in the Daily Sentinel and notices will be sent to the appropriate housing and social service organizations in the City. These public meetings will be held in a location accessible to disabled persons.

The Consolidated Plan shall be made available for public review and comment. A summary of the Consolidated plan will be published in the Daily Sentinel, giving citizens a minimum of thirty days to review the document before it is submitted to HUD. Copies of the proposed Consolidated Plan will be available for review at the Grand Junction City Clerk's office and the Mesa County Public Library. Free copies of the plan will be available at the Grand Junction City Clerk's office.

Citizen review and comment of the proposed Consolidated Plan is encouraged. Citizen comments must be presented orally or submitted in writing to the Grand Junction City Clerk's office and must be received prior to the end of the thirty day comment period. A summary of all citizen comments and views received and a summary of any comments or views not accepted, and the reasons therefore, will be attached to the final Consolidated Plan submitted by the City of Grand Junction.

The Grand Junction City Council will hold a public hearing to review and adopt the proposed Consolidated Plan prior to submitting it to the U.S. Department of Housing and Urban Development. The date, time and location of that public hearing will be published in the legal notice section of the Daily Sentinel no less than fourteen days prior to the date of the public hearing.

For the public hearings the City of Grand Junction CDBG Program will provide special accommodations for persons with disabilities upon advance request. Also, interpreters will be provided upon advance request if it can be reasonably expected that a significant number of non-English speaking residents will participate.

AMENDMENTS TO THE CONSOLIDATED PLAN:

Proposed changes which would substantially change the priorities, activities, or amount of CDBG funds from one eligible activity to another will constitute a substantial amendment to the Consolidated Plan.

The City of Grand Junction will publish a summary of the proposed substantial amendment to the Consolidated Plan in the Daily Sentinel, giving citizens a minimum of thirty days to review the proposed substantial amendment before it is submitted to the U.S. Department of Housing and Urban Development. The proposed substantial amendment to the Consolidated Plan will be available for public review at the Grand Junction City Clerk's Office and the Mesa County Public Library. Free copies of the proposed substantial amendment to the Consolidated Plan will be available at the Grand Junction City Clerk's Office.

Citizen comments regarding the proposed substantial amendment to the Consolidated Plan must be presented orally or submitted in writing to the Grand Junction City Clerk's Office and received prior to the end of the thirty day comment period. A summary of all citizen comments and a summary of any comments not accepted, and the reasons therefore, will be attached to the final substantial amendment to the Consolidated Plan submitted by the City of Grand Junction CDBG Program.

PERFORMANCE REPORTS :

The City of Grand Junction will publish a summary of the City's Consolidated Plan Performance Report in the Daily Sentinel, giving citizens fifteen days to review the Performance Report before it is submitted to the U.S. Department of Housing and Urban Development. The Performance Report will be available at the Grand Junction City Clerk's Office and the Mesa County Public Library. Free copies of the Performance Report will be available from the Grand Junction City Clerk's Office.

Citizen comments regarding the Performance Report must be presented orally or submitted in writing to the Grand Junction City Clerk's Office and received prior to the end of the fifteen day comment period. A summary of all citizen comments and a summary of any comments not accepted, and the reasons therefore, will be attached to the Consolidated Plan Performance Report submitted by the City of Grand Junction CDBG Program.

AVAILABILITY OF RECORDS:

All records and information pertaining to the City of Grand Junction CDBG Program's Consolidated Plan and the use of this program and federal funds under the U.S. Department of Housing and Urban Development will be available for review by citizens, public agencies and other interested parties. Interested persons may contact the Grand Junction City Clerk's Office and request to review this information. All materials will be provided upon forty-eight hours notice and can be viewed at the Grand Junction City Clerk's Office.

TECHNICAL ASSISTANCE:

To encourage all citizens and organizations to participate in the Grand Junction CDBG Program, technical assistance will be provided to those citizens and organizations desiring to participate in the planning, implementation and evaluation of the CDBG Program and to those eligible organizations and citizens that wish to apply for assistance. The level and type of technical assistance will be determined by the City of Grand Junction and may be obtained by contacting the Grand Junction City Clerk's Office.

COMPLAINTS:

Citizens wishing to submit a complaint regarding any portion of the citizen participation process and/or development of the CDBG application, Consolidated Plan, Performance Report or amendment to the Consolidated Plan, may do so according to the following procedure:

1. Formal complaints should be submitted in writing to:

City Manager's Office
250 North Fifth Street
Grand Junction, Colorado 81501

The City Manager will refer the complaint to the appropriate City staff member for written response regarding the complaint. The written response will be mailed within fifteen business days of the receipt of the complaint.

2. If the complainant is not satisfied with the City Manager's response, the complainant can appeal the decision to the Grand Junction City Council. The City Council will have thirty business days to take further action as deemed necessary to address the complainant's concerns.
3. If the complainant is not satisfied with the response of the Grand Junction City Council, a formal complaint may then be addressed directly to the Rocky Mountain Office of the Department of Housing and Urban Development at:

U.S. Department of Housing and Urban Development
First Interstate Tower North
633 17th Street
Denver, Colorado 80202-3607

It should be noted that formal complaints regarding HUD's approval of the City of Grand Junction's application for CDBG funding should be submitted in writing to the regional office within thirty days of the publication of the application notice. In order to ensure that objections submitted be considered during the review process, HUD will not approve an application until at least forty-five days after receipt of an application. In the interest of time, therefore, if the complainant is not satisfied with the response from the City staff and wants his/her comments to be considered during the HUD review process of the City's CDBG application, he/she should then contact HUD directly within the designated time frame. It should also be noted that when the complainant's concern is of a discrimination-related nature, (i.e. discrimination on the basis of race, color, creed, religion, sex, national origin, ancestry and/or physical handicap) the complainant should directly contact:

The Colorado Civil Rights Commission
1560 Broadway
Denver, Colorado 80203
(303) 894-2997

ANTI-DISPLACEMENT/RELOCATION PLAN

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, the City of Grand Junction will take the following steps to minimize the displacement of persons from their homes:

1. The City of Grand Junction will avoid any activity which would result in displacing an individual or business.
2. No activity will be funded if the activity will result in the displacement of individuals from their homes, unless the City Council determines that the activity's benefit to the community substantially outweighs the hardship and inconvenience placed on the displaced individuals or businesses.

If an activity is funded with Community Development Block Grant funds, the City of Grand Junction will replace all occupied and vacant occupiable low/moderate income dwelling units demolished or converted to a use other than as low/moderate income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606(b) (1).

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. The City

of Grand Junction will provide relocation assistance, as described in 570.606(b) (2), to each low/moderate income household displaced by demolition or by the conversion of a low/moderate income dwelling unit to another use as a direct result of an activity assisted with CDBG funds.

Before obligating or expending funds that will directly result in such demolition or conversion, the City of Grand Junction will make public and submit to the U.S. Department of Housing and Urban Development the following information in writing:

1. A description of the proposed assisted activity.
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate income dwelling units as a direct result of the assisted activity.
3. A time schedule for the commencement and completion of the demolition or conversion.
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units.
5. The source of funding and a time schedule for the provision of replacement dwelling units.
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate income dwelling unit or another use as a direct result of assisted activities.

AGENCIES SERVING LOW-INCOME PERSONS AND PERSONS WITH SPECIAL NEEDS						
AGENCY NAME	PROGRAM NAME	TARGET POPULATIONS	CDBG SERVICE TYPE	PROGRAM DETAILS	PHONE	ADDRESS
Alcoholics Anonymous		Alcohol addicted	Chemically Addicted	24 hour crisis line, self help groups	245-9649	1005 North Ave., GJ, CO 81501
Alcoholics Anonymous		Alcohol Addicted	Substance Abuse	24 hour crisis line, self help groups	245-9649	1005 North Ave., GJ, CO 81501
American Red Cross	Crisis Housing	Families	Housing, crisis shelter	disaster response housing	242-4851	506 Gunnison, GJ, CO 81501
C.A.S.A.	Court Appointed Special Advocates	Youth	Youth	child abuse and neglect prevention	242-4191	P.O. Box 4133, GJ, CO 81502
Care Cars	Medical Transportation	Elderly	Transportation		245-8949	1240 Pitkin Avenue, GJ, CO 81501
Center for Education and Counseling		All Groups	Youth	programs for children living with domestic violence, rape, child abuse, incest	243-9539	P.O. Box 40113, GJ, CO 81504-0113
Center for Independence	Various	Disabled	Developmentally Disabled/Disabled	vocational instruction, interpreting, braille and sign language instruction, life skills training	241-0135	1600 Ute, GJ, CO 81501
Center for Independence	Advocacy	Disabled	Housing Placement	housing and benefits advocacy	241-0135	1600 Ute, GJ, CO 81501
Center for Independence	Employment	Disabled	Job training	resume construction, interview techniques, job development, placement, coaching	241-0135	1600 Ute, GJ, CO 81501
Center for Independence	Colorado Project WIN (Work Incentive)	Disabled	Job training	empl. Asst. to disabled	256-2432	2897 North Ave., Suite 1, GJ, CO 81501
Colorado Legal Services		All Groups	Legal	advice, brief service, direct representation to victims of domestic violence	243-7940	101 South 3rd Street, GJ, CO 81501
Colorado Vocational Rehabilitation Services	Vocational Rehabilitation	Disabled	Job Training	help persons with disabilities to obtain and maintain employment	256-2457	2897 North Avenue, GJ, CO 81501
Colorado West Mental Health	Residential Services	All Groups	Housing	assisted living facilities, transitional housing, home based services	241-6023	740 Gunnison Ave., GJ, CO 81501
Colorado West Mental Health	Canyon View Center for Behavioral H	All Groups	Mental Health	individual and group psychotherapy, psychiatric evaluations, eldercare programs, psychological testing and a wide variety of classes	255-1254	740 Gunnison Ave., GJ, CO 81501
Colorado West Mental Health	Crisis/Urgent Care	All Groups	Mental Health	response 24 hrs/day, 7 days/wk	241-6022	740 Gunnison Ave., GJ, CO 81501
Colorado West Mental Health	Vocational Programs	All Groups	Mental Health	social skill training, employment assessment, training, development, placement, coaching	241-6023	740 Gunnison Ave., GJ, CO 81501
Colorado West Mental Health	Child and Family Programs	Youth	Mental Health	psychiatric services, juvenile justice, residential programs	245-3270	744 Horizon Ct. Ste. 140, GJ, CO 81506
Com Act	Comact 2 and Comact 2	Families	Housing, Affordable	home purchase financial assistance	241-4000	P.O. Box 83, GJ, CO 81502
Com Act	Comact 2 and Comact 2	Families	Housing, permanent	home purchase financial assistance	241-4000	P.O. Box 83, GJ, CO 81502
Commodity Supplemental Food Programs	Food Program	All Groups	Food	post partum moms & kids 1-6 years, TEFAP quarterly for low-income	243-8417	2467 Hwy 6 & 50, GJ, CO 81505
Commodity Supplemental Food Programs	Food Programs		Elderly	Monthly food if 60+ years old	243-8417	2467 Hwy 6 & 50, GJ, CO 81505
Community Food Bank	Food	All Groups	Food	3 day supply of food for household up to 6 times/year		2467 Hwy 6 & 50, GJ, CO 81505
Community Hospital	CO West Diabetes Center	All Groups	Healthcare		242-0920	2021 N. 12th St., GJ, CO 81501
Counseling and Education Center (CEC)		All Groups	Mental Health	mailing brochure	243-9539	496 28 1/2 Rd., GJ, CO 81501
Counseling and Education Center (CEC)	DV Children's Program	All Groups	Youth	mailing brochure	243-9539	496 28 1/2 Rd., GJ, CO 81501
Counseling and Education Center (CEC)		All Groups	Youth	mailing brochure	243-9539	496 28 1/2 Rd., GJ, CO 81501
Disabled American Veterans		Disabled	Veterans		242-0731	?
Energy Office	Crisis Intervention Program (CIP)	All Groups	Home Maintenance	heat related emergency repair	241-2781	128 S. 5th, GJ, CO 81501
Energy Office	Home Modification	All Groups	Home Maintenance	home improvement for medicaid	241-2781	128 S. 5th, GJ, CO 81501
Energy Office	Home Repair	All Groups	Home Maintenance	financial assistance for home repair	241-2781	128 S. 5th, GJ, CO 81501

AGENCIES SERVING LOW-INCOME PERSONS AND PERSONS WITH SPECIAL NEEDS						
AGENCY NAME	PROGRAM NAME	TARGET POPULATIONS	CDBG SERVICE TYPE	PROGRAM DETAILS	PHONE	ADDRESS
Energy Office	Low/Mod Income Housing Rehab.	All Groups	Home Maintenance	low cost loans for home rehab.	241-2781	128 S. 5th, GJ, CO 81501
Energy Office	Weatherization	All Groups	Home Maintenance	energy saving home improvements	241-2781	128 S. 5th, GJ, CO 81501
Energy Office	Linden Buildings/White Buildings	All Groups	Housing Placement		241-2781	128 S. 5th, GJ, CO 81501
Energy Office	Self-Help Housing	All Groups	Housing, Affordable	sweat equity homebuilding program	241-2781	128 S. 5th, GJ, CO 81501
Food Bank of the Rockies	Emergency Food Assistance	All Groups	Food		243-3937	1005 North 8th, GJ, CO 81501
Gateway Youth and Family Services	PACT	Youth	Developmentally Disabled/Disabled	youth 14-25 transition from school to independent living	245-6004	1600 Ute, GJ, CO 81501
GJ Community Homeless Shelter	Homeless Shelter	Homeless	Housing, emergency shelter	homeless	256-9424	150 West Main, GJ, CO 81501
GJ Housing Authority	Housing Counseling	All Groups	Housing, counseling	housing retention counseling	245-0388	1011 10th, GJ, CO 81501
GJ Housing Authority	Default/Foreclosure Prevention	All Groups	Housing, permanent	home retention education	245-0388	1011 10th, GJ, CO 81501
GJ Housing Authority	Crystal Brook/Lincoln Apts.	All Groups	Housing, permanent	below market rate rental housing	245-0388	1011 10th, GJ, CO 81501
GJ Housing Authority	Ratekin Towers/Walnut Park Apts.	Elderly, disabled	Housing, permanent	subsidized affordable rental housing	245-0388	1011 10th, GJ, CO 81501
GJ Housing Authority	Section 8 Rental Assistance	Elderly, disabled, families with children	Housing, Affordable	subsidized housing in partnership with landlords	245-0388	1011 10th, GJ, CO 81501
GJ Housing Authority	Capital Terrace Townhomes	Public Housing Residents	Housing, Public	below market rate family rental housing	245-0388	1011 10th, GJ, CO 81501
GJ Regional Center for Dev. Disabilities		Disabled	Developmentally Disabled/Disabled		245-2100	2800 D Rd., GJ, CO 81501
Go-el		All Groups	Food			
Grand Valley Transit	Public Transportation	All Groups	Transportation	6 a.m. to 6 p.m. public transport	256-7433	201 South Avenue, GJ, CO 81501
Gray Gourmet	Food Programs	Elderly, frail elderly	Elderly	Home delivery or congregate meals	243-9844	551 Chipeta, GJ, CO 81501
Gray Gourmet	Food Programs	Elderly, frail elderly	Frail Elderly	Home delivery or congregate meals		
Green Thumb		Elderly	Elderly	Employment Program	244-3811	1129 Colorado Ave., GJ, CO 81501
Green Thumb		Elderly	Job training	job training for elderly	244-3811	1129 Colorado Ave., GJ, CO 81501
GV Catholic Outreach	Outreach Almost Home	All Groups	Housing Placement	housing information 1:00 to 4:00	241-3658	240 White Avenue, GJ, CO 81501
GV Catholic Outreach	Financial Aid	All Groups	Housing, permanent	housing stabilization	241-3658	240 White Avenue, GJ, CO 81501
GV Catholic Outreach	Financial Aid	All, homeless	Housing, Affordable	rent and utility assistance	241-3658	240 White Avenue, GJ, CO 81501
GV Catholic Outreach	T-House	Homeless	Housing, emergency shelter		241-3658	
GV Catholic Outreach	T-House	Homeless	Housing, transitional	2 homeless families for 30 days	241-3658	240 White Avenue, GJ, CO 81501
GV Catholic Outreach	Soup Kitchen	Homeless, all	Food	Hot meal Monday through Saturday from 12:00 to 1:00 P.M.	241-3658	253 White Avenue, GJ, CO 81501
GV Catholic Outreach	Day Center	Homeless, all, mentally ill	Homeless Prevention	showers, laundry, telephone, messages, mail	241-3658	302 Pitkin, GJ, CO 81501
GV Senior Daybreak		Frail Elderly	Frail Elderly	adult day program for seniors	241-7798	599 30 Road, GJ, CO 81501
Habitat of MC	Habitat for Humanity	Families	Housing, Affordable	builds homes for the needy	255-9850	P.O. Box 4947, GJ, Co 81502-4947
Habitat of MC	Habitat for Humanity	Families	Housing, permanent	builds homes for the needy	255-9850	P.O. Box 4947, GJ, Co 81502-4947
Handyman		Elderly home owners	Home Maintenance	home maintenance for elderly	243-9839	?
Healthcare for Children with Special Needs		Youth	Health Care	care for children up to 21 years old	248-6948	515 Patterson, GJ, CO 81501
Hilltop Community Resources	G.E.D. Classes	All Groups	Education		243-0190	
Hilltop Community Resources	Sexual Assault Nurse Examiners	All Groups (women)	Healthcare	law enforcement	911	
Hilltop Community Resources	Life Adjustment Program (LAP)	Disabled	Developmentally Disabled/Disabled	residential rehab for traumatic brain-injured adults	245-3952	1405 Wellington Ave, GJ, CO 81501
Hilltop Community Resources	Bass Apartments	Families	Housing, permanent			
Hilltop Community Resources	West Reg. to Alt. Placement/WRAP	Families	Housing, transitional		244-3855	1129 Colorado Ave, GJ, CO 81501
Hilltop Community Resources	Family Steps	Families	Youth	birth to age 6	243-0190	1129 Colorado Ave, GJ, CO 81501
Hilltop Community Resources	Latimer House	Families	Youth	counseling for women and children who are victims of domestic violence or sexual assault	241-0324	1003 Main, GJ, CO 81501
Hilltop Community Resources	Domestic Violence Hotline	Families, homeless	Domestic Violence	24 hour crisis line	241-0324	
Hilltop Community Resources	Domestic Violence Shelter	Families, homeless	Domestic Violence	shelter counseling	241-0324	1003 Main St, GJ, CO 81501
Hilltop Community Resources	Latimer House	Families, homeless	Housing, emergency shelter	shelter for women and children	241-0324	1003 Main, GJ, CO 81501

AGENCIES SERVING LOW-INCOME PERSONS AND PERSONS WITH SPECIAL NEEDS						
AGENCY NAME	PROGRAM NAME	TARGET POPULATIONS	CDBG SERVICE TYPE	PROGRAM DETAILS	PHONE	ADDRESS
Hilltop Community Resources	Transitional Housing	Families, homeless	Housing, transitional	homeless family housing with support services	244-3838	1129 Colorado Ave, GJ, CO 81501
Hilltop Community Resources	Choices	Youth	Education	alternative computer instruction	243-0190	1129 Colorado Ave., GJ, CO 81501
Hilltop Community Resources	Choices	Youth	Life Skills Training	alternative education	243-0190	1129 Colorado Ave, GJ, CO 81501
Hilltop Community Resources	Young Parents Program	Youth	Life Skills Training	pregnant or parenting teens	243-0190	1129 Colorado Ave, GJ, CO 81501
Hilltop Community Resources	Alternative Treatment Units	Youth	Youth		245-3952	1405 Wellington Ave, GJ, CO 81501
Hilltop Community Resources	Choices	Youth	Youth	alternative education	243-0190	1129 Colorado Ave., GJ, CO 81501
Hilltop Community Resources	Teen Companion Program	Youth	Youth	pregnancy prevention	244-3820	1129 Colorado Ave., GJ, CO 81501
Hilltop Community Resources	Young Parents Program	Youth	Youth	pregnant or parenting teens	243-0190	1129 Colorado Ave, GJ, CO 81501
Hilltop Community Resources	Youth Corrections	Youth	Youth	at risk residential	245-3952	1405 Wellington Ave, GJ, CO 81501
Hilltop Community Resources	Youth Shelter	Youth	Youth	at risk residential	245-3952	1405 Wellington Ave, GJ, CO 81501
Hilltop Community Resources	Teen Companion Program	Youth (at-risk)	Life Skills Training	pregnancy prevention	244-3820	1129 Colorado Ave, GJ, CO 81501
Hilltop Community Resources	Miranda Place	Youth (women)	Youth	residential treatment	858-8048	Fruita
Hilltop Community Resources	West Reg. to Alt.Placement/WRAP	Youth/Families	Case Management		244-3855	1129 Colorado Ave, GJ, CO 81501
Hilltop Community Resources	Kiddin Around Childcare	Youth/Families	Childcare	Mon. through Fri. 6 a.m.-6 p.m.	248-0860	2897 North Ave., GJ, CO 81501
Hilltop Community Resources	Mesa Family Learning Center	Youth/Families	Education	early education	248-0862	2897 North Ave., GJ, CO 81501
Hilltop Community Resources	CO Child Health Plan +	Youth/Families	Health Care	healthcare access	244-3846	1129 Colorado Ave, GJ, CO 81501
Hilltop Community Resources	B4 and Beyond	Youth/Families	Healthcare	healthy birth & healthcare access	243-0190	1129 Colorado Ave, GJ, CO 81501
Hilltop Community Resources	Youth Shelter	Youth/Families	Housing, emergency shelter	safe housing for youth 4-18 years waiting for permanent homes	245-3952	1405 Wellington Ave, GJ, CO 81501
Hope Haven	Hope Haven	Youth	Housing, transitional	pregnant teen assistance/services	263-9370	corner of 12th & Gunnison
Hope Haven	Hope Haven	Youth	Youth	pregnant teen assistance/services	263-9370	corner of 12th & Gunnison
Hospice		All Groups	Healthcare			
Hospice						
Latin Anglo Alliance		Youth, all	Youth	cultural education, advocacy, referral	241-2366	760 Winters Ave., GJ, CO 81501
Marillac Clinic	Dental Clinic	All Groups	Healthcare	primary dental care for uninsured	434-6987	3198 F Rd Suite 107, GJ, CO 81504
Marillac Clinic	Medical Clinic	All Groups	Healthcare	primary health care for uninsured-medical, optical, mental health	243-7803	2333 North 6th, GJ, CO 81501
Marillac Clinic	Mesa County Consortium on Health	All Groups	Healthcare	mental health care for uninsured	243-7803	2333 North 6th, GJ, CO 81501
MC Department of Human Services	Workforce Center	All Groups	Case Management	employment acquisition support	248-0871	2897 North Ave., GJ, CO 81501
MC Department of Human Services	Workforce Center	All Groups	Case Management	employment related support	243-5500	2952 North Ave., GJ, CO 81501
MC Department of Human Services	G.E.D. Classes	All Groups	Education	G.E.D. preparation	257-2216	2897 North Ave., GJ, CO 81501
MC Department of Human Services	Food Stamps	All Groups	Food	eligibility based on income and family size	241-8480	2952 North Ave, GJ, CO 81504
MC Department of Human Services		All Groups	HIV/AIDS			
MC Department of Human Services	LEAP	All Groups	Home Maintenance	heating bill assistance	241-8480	2952 North Ave., GJ, CO 81502
MC Department of Human Services	Workforce Center	All Groups	Job training	employment preparation, acquisition, retention	257-2216	2897 North Ave., GJ, CO 81501
MC Department of Human Services	Workforce Center	All Groups	Life Skills Training	supporting employment	257-2216	2897 North Ave., GJ, CO 81501
MC Department of Human Services	Veterans Officer	All Groups	Veterans	job referrals, benefits, special prog.	248-7574	2952 North Ave, GJ, CO 81504
MC Department of Human Services	Aid to Needy and Disabled	Disabled	Case Management	financial assistance age 18 to 59		
MC Department of Human Services	Aid to the Blind	Disabled	Health Care	age 0-59 financial asst.	248-2888	2952 North Ave, GJ, CO 81504
MC Department of Human Services	Adult Protection Program	Elderly	Elderly	assessment and services to at-risk adults	248-2888	P.O. Box 20,000, GJ, CO 81501
MC Department of Human Services	Adult Protection Program	Elderly	Legal	legal guardianship for adults	256-0505	2952 North Ave, GJ, CO 81504
MC Department of Human Services	Options for Long Term Care	Elderly, frail elderly	Case Management	nursing facility care, AIDS support, Adult foster care, home care, alternative care, Older Americans Act case management services	248-2888	2952 North Ave., GJ, CO 81504

AGENCIES SERVING LOW-INCOME PERSONS AND PERSONS WITH SPECIAL NEEDS						
AGENCY NAME	PROGRAM NAME	TARGET POPULATIONS	CDBG SERVICE TYPE	PROGRAM DETAILS	PHONE	ADDRESS
MC Department of Human Services	Options for Long Term Care	Elderly, frail elderly	Case Management	nursing facility care, AIDS support, Adult foster care, home care, alternative care, Older Americans Act case management services	248-2888	2952 North Ave., GJ, CO 81504
MC Department of Human Services	Early Intervention/Child Protection	Youth	Domestic Violence	investigation and response to child maltreatment	242-1211	2952 North Ave. GJ, CO 81504
MC Department of Human Services	Child Support Enforcement	Youth	Legal	child support collection assistance	248-2708	2952 North Ave. GJ, CO 81504
MC Department of Human Services	Child Find	Youth	Youth		243-2916	410 Hill Ave., GJ, CO 81501
MC Department of Human Services	Early Intervention/Child Protection	Youth	Youth	investigation and response to child maltreatment	242-1211	2952 North Ave. GJ, CO 81504
MC Department of Human Services	First Start Parenting Training	Youth	Youth		256-2494	
MC Health Department	Family Planning Clinic	All Groups	Healthcare	health assessment, family planning and care	248-6906	515 Patterson Rd, GJ, CO 81506
MC Health Department	Sexually Transmitted Disease Clinic	All Groups	Healthcare	diagnosis and treatment for sexually transmitted diseases	248-6900	515 Patterson Rd, GJ, CO 81506
MC Health Department	Early and Periodic Screening Diagnosis and Treatment (E.P.S.D.T.) Program	Youth	Healthcare	outreach and case management for medicaid children up to 18 years	248-6930	515 Patterson Rd, GJ, CO 81506
MC Health Department	Health Care for Children	Youth	Healthcare	all children up to age 21	243-8417	515 Patterson Rd, GJ, CO 81506
MC Health Department	Immunization Clinic	Youth	Healthcare	immunizations for children & adults	248-6900	515 Patterson Rd, GJ, CO 81506
MC Health Department	Well Child Clinic	Youth	Healthcare	care for children up to 18 not qualified for medicaid	248-6900	515 Patterson Rd, GJ, CO 81506
MC Public Library	Adult Reading Program	All Groups	Education	tutored and group learning	245-5522	530 Grand Ave., GJ, CO 81501
Mesa Developmental Services	Housing Placement	Disabled (Developmentally)	Housing Placement	case management, support, advocacy	243-3702	950 Grand Ave., GJ, CO 81501
Mesa Developmental Services	Homeless Component	Disabled (Developmentally)	Housing, permanent	case management, support, advocacy	243-3702	950 Grand Ave., GJ, CO 81501
Mesa Developmental Services	SPEC-TRA Enterprises	Disabled (Developmentally)	Job training	employment support for disabled	243-8966	950 Grand Ave., GJ, CO 81501
Mesa Developmental Services	Life Skills Training	Disabled (Developmentally)	Life Skills Training	case management, support, advocacy	243-3702	950 Grand Ave., GJ, CO 81501
Mesa Developmental Services	Homeless Component	Disabled (Developmentally), at risk homeless	Housing, Affordable	case management, support, advocacy	243-3702	950 Grand Ave., GJ, CO 81501
Mesa Developmental Services	Respite Care	Disabled (Developmentally), youth, families	Respite Care	alternate care plans to allow caregivers to rest	243-3702	950 Grand Ave., GJ, CO 81501
Narcotics Anonymous		Drug addicted	Chemically Addicted	24 hour crisis line	1-800-912-4597	
Old Age Pension Dental Program	Dental Program	Elderly	Elderly	Financial assistance at 80/20 ratio	248-2717	2952 North Ave., GJ, CO 81501
Partners	Family Nurturing	Youth (at-risk), adjudicated youth, delinquents	Youth	adult mentors for high-risk youth, juvenile restitution/community svc	245-5555	735 South Ave., GJ, CO 81501
Partners	Mentoring	Youth (at-risk), adjudicated youth, delinquents	Youth	adult mentors for high-risk youth, juvenile restitution/community svc	245-5555	735 South Ave., GJ, CO 81501
Pro Bono Project		All Groups	Legal	restraining order assistance, referral to low/no cost legal support	244-3816	1129 Colorado Ave, GJ, CO 81501
Project Glean		All Groups	Food		243-0088	
Project Hand in Hand		All Groups	Case Management		257-0538	P.O. Box 271, GJ, CO 81502
Rescue Mission	Food	Homeless	Food	breakfast and dinner	243-4230	550 South Ave., GJ, CO 81501
Rescue Mission	Dental Care Program	Homeless	Healthcare		243-4230	550 South Ave., GJ, CO 81501
Rescue Mission	Homeless Shelter	Homeless	Housing, emergency shelter	emergency shelter for homeless	243-4230	550 South Ave., GJ, CO 81501
Respite Care		All Groups	Healthcare		245-5775	P.O. Box 2292, GJ, CO 81502

AGENCIES SERVING LOW-INCOME PERSONS AND PERSONS WITH SPECIAL NEEDS						
AGENCY NAME	PROGRAM NAME	TARGET POPULATIONS	CDBG SERVICE TYPE	PROGRAM DETAILS	PHONE	ADDRESS
Rocky Mountain SER	Head Start	Youth	Education	education for 3 to 5 year-olds and their families	243-9318	835 N. 26th Street, GJ, CO 81501
Rocky Mountain SER	Head Start	Youth	Youth	education for 3 to 5 year-olds and their families	243-9318	835 N. 26th Street, GJ, CO 81501
Rocky Mountain HMO		All Groups	Case Management		243-7050	2775 Crossroads Blvd, GJ, CO 81506
Salvation Army	Adult Rehabilitation Program	Alcohol/Drug Addicted men	Chemically Addicted	6 month drug & alcohol rehab svc	242-3119	
Salvation Army	Adult Rehabilitation	Alcohol/Drug Addicted men	Substance Abuse	6 month program for men	242-3119	903 Grand Ave., GJ, CO 81501
Salvation Army	Hope House	Alcohol/Drug Addicted women	Chemically Addicted	6 month program for women		
Salvation Army	Hope House	Alcohol/Drug Addicted women	Substance Abuse	6 month program for women	242-3343	915 Grand Ave., GJ, CO 81501
Salvation Army		All Groups	Food			
Seventh Day Adventist	Community Service Center	All Groups	Food		242-2277	2554 F Rd., GJ, CO 81505
SHARE Colorado		All Groups	Food		523-7928	554 32 5/8 Road, Cimron, CO 81520
St. Mary's Hospital	Recovery Services	Alcohol/Drug Addicted	Chemically Addicted		255-1855	2516 Foresight Circle GJ, CO 8150X
St. Mary's Hospital	Psychiatric Center	All Groups	Mental Health		244-2302	2635 N. 7th Ave., GJ, CO 81501
St. Mary's Hospital	Recovery Services	All Groups	Substance Abuse	outpatient services	255-1855	744 Horizon Court, Suite 210, GJ, CO
St. Mary's Hospital	Recovery Services	All Groups	Substance Abuse	residential detox	255-1855	436 S. 7th Street, GJ, CO 81501
St. Mary's Hospital	Special Connections	All Groups	Substance Abuse	treatment for pregnant women & new mothers	255-1822	2516 Foresight Circle GJ, CO 8150X
St. Mary's Hospital	Western Slope Center for Children	Youth	Youth		244-2482	751 Wellington Ave., GJ, CO 81501
St. Mary's Outpatient Addiction Treatment Unit	Special Connections	Alcohol/Drug Addicted	Chemically Addicted	treatment for pregnant women & new mothers	255-1855	2516 Foresight Circle GJ, CO 8150X
St. Matthews Episcopal Church	Public Transportation	All Groups	Transportation		242-3293	3888 27 1/2 Rd, GJ, CO 81503
The Caring Place		All Groups	Food		242-2711	840 1st Ave., GJ, CO 81501
The Legal Center for People with Disabilities		Disabled, Elderly	Legal	disabled and elderly	241-6371	2829 North Ave., GJ, CO 81501
VA Hospital		All Groups	Veterans		242-0731	2121 North Ave., GJ, CO 81501
Veteran's Administration	Medical Center	All Groups	Substance Abuse		242-0731	2121 North Ave., GJ, CO 81501
Veterans Administration Medical Center		Alcohol/Drug Addicted veterans	Chemically Addicted	treatment for qualified veterans	242-0731	2121 North Ave., GJ, CO 81501
Western Colorado Aids Project (Westcap)	Case Management Support	HIV/AIDS	HIV/AIDS	support and referral for HIV/Aids	243-2437	115 North 5th St., Suite 210 GJ, CO 81501

Attachment 2C Matrix of Service Providers

Matrix of Service Providers																													
SERVICE PROVIDERS	SERVICES										GROUPS SERVED																		
	Transitional Housing	Permanent Housing	Job Training	Case Management	Substance Abuse	Mental Health Care	Housing Placement	Life Skills Training	Domestic Violence Support	Veterans Programs	Food	Education	Health Care / Counseling	Legal	Homeless Prevention	Transportation	Home Maintenance	Emergency Shelter	Homeless	Elderly	Frail Elderly	Persons w/ HIV/AIDS	Alcohol and/ or Drug Addicted	Public Housing Residents	Youth and/or Families	Disabled	Mentally Ill	All Groups Served	
Alcoholics Anonymous																													
American Red Cross																		X							X				
C.A.S.A.																									X				
Center for Education & Counseling																									X				X
Center for Independence			X			X																			X				
Colorado Legal Services													X															X	
CO Vocational Rehab Services			X																						X				
Colorado West Mental Health	X		X		X	X	X					X												X		X			
Com Act		X																						X					
Commodity Supplemental Food Prog.											X										X			X				X	
Community Food Bank											X										X			X					X
Community Hospital												X																	X
Counseling & Education Center						X						X												X					X
Disabled American Veterans										X															X				X
Energy Office		X				X											X												X
Food Bank of the Rockies											X																		X
Gateway Youth and Family Services							X																	X	X				
GJ Community Homeless Shelter																		X											
GJ Housing Authority		X				X									X				X			X	X	X	X	X			X
GJ Regional Ctr for Dev Disabilities																					X				X				
Go-el											X																		X
Grand Valley Transit															X														X
Gray Gourmet											X										X	X							
Green Thumb			X																		X								
GV Catholic Outreach	X										X				X				X										X
GV Senior Daybreak																					X								
Habitat of Mesa County		X																						X					
Handyman																		X			X								
Healthcare for Children w/Sp Needs												X												X	X				
Hilltop Community Resources	X	X	X			X	X	X			X	X	X					X			X	X	X		X	X			
Hope Haven	X					X																		X					
Hospice												X																	X
Latin Anglo Alliance											X													X					X
Marillac Clinic												X																	X
MC Department of Human Services			X	X			X	X	X	X	X	X	X								X	X	X		X	X			X
MC Health Department												X													X				X
MC Public Library												X																	X
Mesa Developmental Services	X	X				X	X														X			X	X				
Narcotics Anonymous					X																		X						
Old Age Pension Dental Program												X									X								
Partners																									X				
Pro Bono Project													X																X
Project Clean											X																		X
Project Hand In Hand			X																										X
Rescue Mission											X	X							X										X
Respite Care												X																	X
Rocky Mountain SER											X														X				
Rocky Mountain HMO			X																										X
Salvation Army					X						X												X						X
Seventh Day Adventist											X																		X
SHARE Colorado											X																		X
St. Mary's Hospital						X																	X	X					X
St. Matthews Episcopal Church															X														X
The Caring Place											X																		X
The Legal Ctr for People w/Disabilities													X							X					X				X
VA Hospital											X																		X
Veteran's Administration						X				X																			X
Western CO AIDS Project	X	X	X	X	X	X					X	X	X	X	X	X	X	X				X							X

**Attachment 3A Estimated Gap in Affordable Housing Resources
Estimated Households in Poverty vs Total Subsidized Housing Units**

			Attachment 3A
Estimated Gap in Affordable Housing Resources Estimated Households in Poverty* vs Total Subsidized Housing Units**			
	Very Low Income 50% of Area Median Family Income	Low Income 80% of Area Median Family Income	Totals
Grand Junction			
Need: Households in Poverty	6,232	1,598	7,830
Resources: Subsidized Housing Units	1,437	78	1,515
GAP: Poverty Households w/o Assisted Housing	4,795	1,520	6,315
	50% of Area Median Family Income	80% of Area Median Family Income	Totals
Mesa County Outside Grand Junction			
Need: Households in Poverty	2,352	638	2,990
Resources: Subsidized Housing Units	442	0	442
GAP: Poverty Households w/o Assisted Housing	1,910	638	2,548
GAP: Throughout Mesa County	6,705	2,158	8,863

* Source: Estimated Mesa County Poverty Level - 1997.
Households below 125% of poverty = 50% of Area Median Family Income
Households below 150% of poverty = 80% of Area Median Family Income

** Includes Section 8 Rental Assistance issued by Grand Junction Housing Authority,
based on current address of tenant household.

Attachment 3B Estimated Mesa County Poverty Level, 1997

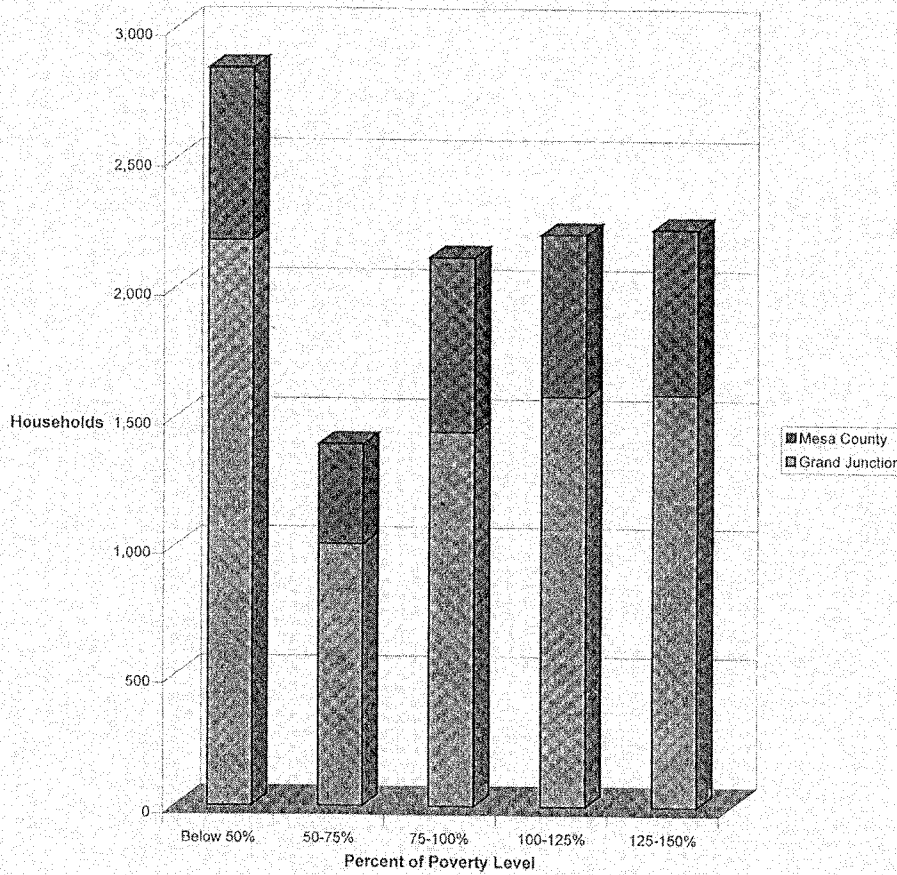
		Poverty Level					Total
Zip Code		Below 50%	50-75%	75-100%	100-125%	125-150%	< 150%
81501(2)	Individuals	3,357	1,050	1,769	1,450	1,415	9,041
	Households	1,431	470	758	695	629	3,983
81503	Individuals	762	558	531	755	859	3,465
	Households	287	170	172	277	329	1,235
81504	Individuals	734	598	654	1,135	1,227	4,348
	Households	309	239	258	442	455	1,703
81505	Individuals	225	211	314	309	275	1,334
	Households	94	79	123	117	112	525
81506	Individuals	136	127	324	123	163	873
	Households	66	52	136	57	73	384
Subtotal:	Individuals	5,214	2,544	3,592	3,772	3,939	19,061
City of GJ	Households	2,187	1,010	1,447	1,588	1,598	7,830
81520 Clifton	Individuals	824	559	805	847	661	3,696
	Households	308	207	300	316	247	1,378
81521 Fruita	Individuals	351	123	497	378	503	1,852
	Households	124	48	187	138	188	685
81522(3) Glade Park	Individuals	39	6	13	31	99	188
	Households	15	2	5	12	37	71
81524(5) Loma/Mack	Individuals	35	55	121	99	91	401
	Households	12	19	41	34	31	137
81526 Palisade	Individuals	507	155	287	240	244	1,433
	Households	159	58	94	85	93	489
81527 Whitewater	Individuals	59	44	35	35	43	216
	Households	21	15	12	12	15	75
81630 Debeque	Individuals	30	69	48	45	42	234
	Households	11	25	17	16	15	84
81643(24) Collbran	Individuals	28	37	54	34	32	185
	Households	11	14	21	13	12	71
TOTALS	Individuals	7,087	3,592	5,452	5,481	5,654	27,266
County-wide	Households	2,848	1,398	2,124	2,214	2,236	10,820

Data Sources: Assessor Data 1997, Census Data
Calculations by Research Bureau, 304 West Main, Grand Junction

Attachment 3C Poverty Levels in Mesa County 1997

Attachment 3C

Poverty Levels in Mesa County 1997



Attachment 3D Subsidized Properties in the Grand Valley Dates of Subsidy Expiration

Attachment 3D

**Subsidized Properties in the Grand Valley
Dates of Subsidy Expiration**

<u>Property</u>	<u># of Units</u>	<u>Date of Expiration</u>
Clifton Townhouses	51	February 2003
Grandview Apartments	59	July 5, 2015
Grand Manor	111	November 30, 2019
Little Bookcliff Apartments	19	July 23, 2007
Monterey Park	26	September 30, 2001
Monterey Park	10	September 30, 2001
Racquet Club	29	January 20, 2003
Ratekin Tower	107	June 9, 2003
Southgate Commons	40	August 31, 2005
Southgate Commons	50	August 31, 2005
Southgate Commons	34	April 6, 2002
Walnut Park	78	November 30, 2017

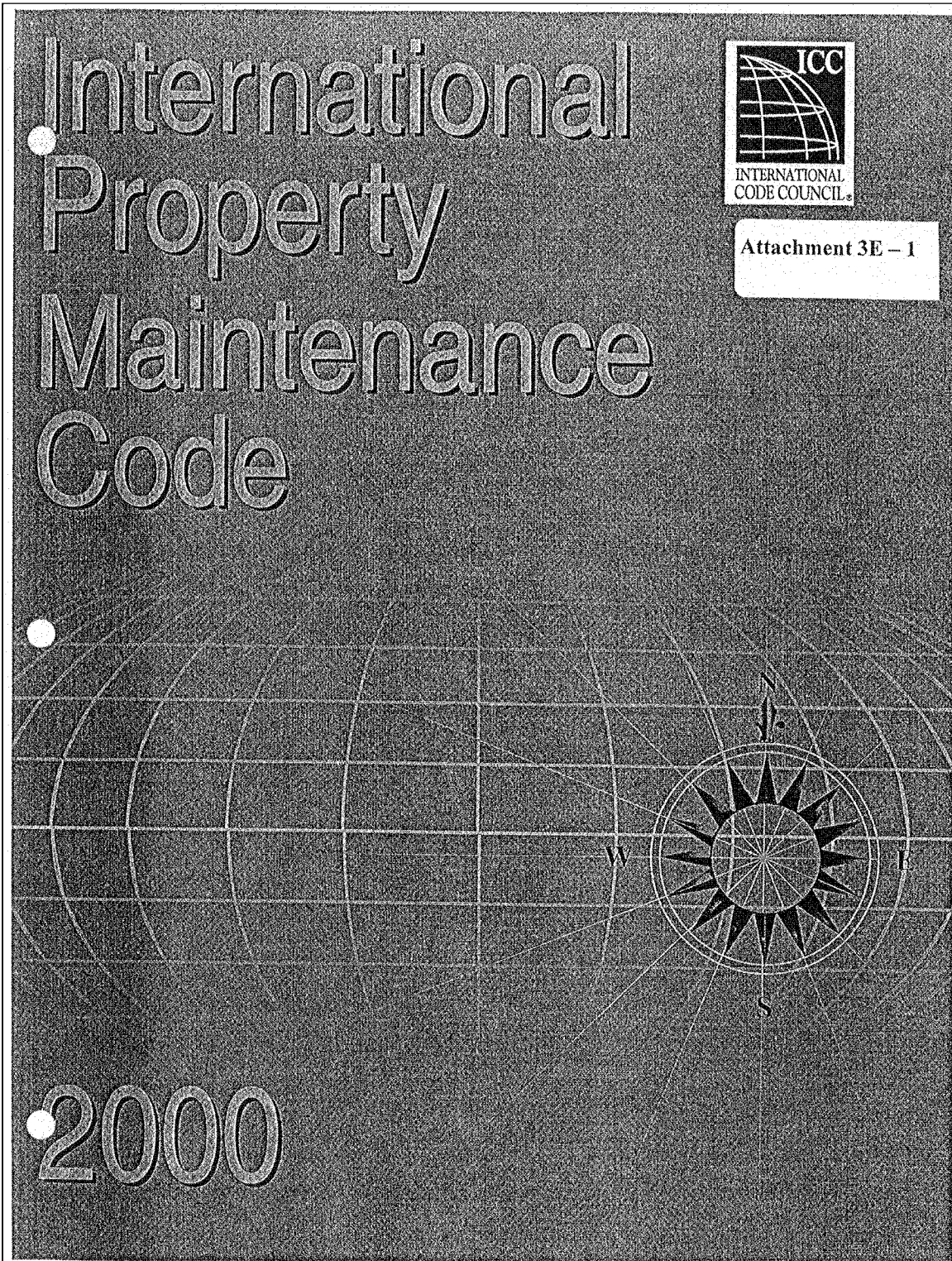


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CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.1 Title. These regulations shall be known as the *Property Maintenance Code* of [NAME OF JURISDICTION], hereinafter referred to as "this code."

101.2 Scope. The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment, and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

101.3 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

101.4 Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 102 APPLICABILITY

102.1 General. The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in Section 101. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

102.2 Maintenance. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and premises.

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the *International Building Code*, *International Plumbing Code*, *International Mechanical Code*, *International Fuel Gas Code* and the *ICC Electrical Code*. Nothing in this code shall be construed to

cancel, modify or set aside any provision of the *International Zoning Code*.

102.4 Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe and insanitary.

102.5 Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's installation instructions.

102.6 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare.

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

102.8 Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.

SECTION 103 DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

103.1 General. The department of property maintenance inspection is hereby created and the executive official in charge thereof shall be known as the code official.

103.2 Appointment. The code official shall be appointed by the chief appointing authority of the jurisdiction; and the code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees.

103.4 Restriction of employees. An official or employee connected with the enforcement of this code, except one whose only connection is that of a member of the board of appeals established under the provisions of Section 111, shall not be en-

CHAPTER 3 GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.

301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abut-

ting or adjacent public or private property or that of another tenant.

302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.7.1 Gates. Gates which are required to be self-closing and self-latching in accordance with the *International Building Code* shall be maintained such that the gate will positively close and latch when released from a still position of 6 inches (152 mm) from the gatepost.

302.7.2 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

SECTION 303 EXTERIOR STRUCTURE

303.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

303.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 303.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

303.4 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

303.5 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

303.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

303.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

303.8 Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

303.9 Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

303.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

303.11 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

303.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

303.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

303.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.

303.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

303.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

Exception: Screen doors shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

303.15 Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

303.16 Basement hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

303.17 Guards for basement windows. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

SECTION 304 INTERIOR STRUCTURE

304.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

304.2 Structural members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

304.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

304.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

304.5 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 305 RUBBISH AND GARBAGE

305.1 Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

305.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

305.2.1 Rubbish storage facilities. The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

305.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

305.3.1 Garbage facilities. The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit; or an approved leakproof, covered, outside garbage container.

305.3.2 Containers. The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leakproof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

SECTION 306 EXTERMINATION

306.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

306.2 Owner. The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

306.3 Single occupant. The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the premises.

306.4 Multiple occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for extermination.

306.5 Occupant. The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination.

HOMELESSNESS: Programs and the People They Serve

Findings of the National Survey of Homeless Assistance Providers and Clients

HIGHLIGHTS

**Prepared for:
Interagency Council on the Homeless**

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Secretary of Housing and Urban Development**

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Secretary of Health and Human Services**

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December 1999

Highlights

These highlights present information from *Homelessness: Programs and the People They Serve—Summary Report* in the form of frequently asked questions and answers. Also noted are some important questions that this study does *not* address.

Study Purpose and Design

What is the purpose of the National Survey of Homeless Assistance Providers and Clients (NSHAPC)?

- NSHAPC was conducted in 1996 to provide information on homeless assistance programs and the clients who use them to federal agencies responsible for administering homeless assistance programs and to other interested parties. The data are national in scope, and the survey is the first to gather, through one effort, a wide range of information relevant to the missions of the federal sponsors.
- NSHAPC was *not* designed or conducted to produce a count or estimate of homeless persons.

How was NSHAPC conducted?

- The Bureau of the Census conducted the study for 12 federal agencies.
- NSHAPC selected a sample of 76 geographical areas to represent the entire United States, including
 - the 28 largest metropolitan statistical areas (MSAs);
 - 24 small and medium-sized MSAs randomly selected from the remaining MSAs; and
 - 24 groups of rural counties randomly selected from all rural counties.
- Through telephone interviews and a mail survey, the study identified and gathered information about 16 types of homeless assistance programs:
 - emergency shelters
 - transitional housing programs
 - permanent housing programs for formerly homeless people
 - programs distributing vouchers for emergency accommodation
 - programs accepting vouchers in exchange for giving emergency accommodation
 - food pantries
 - soup kitchens
 - mobile food programs
 - physical health care programs
 - mental health care programs
 - alcohol/drug programs

- HIV/AIDS programs
 - outreach programs
 - drop-in centers
 - migrant labor camps used to provide emergency shelter for homeless people
 - other programs
- A client survey was conducted. For this survey, homeless assistance programs* were randomly selected to represent all such programs in each of the study's primary sampling areas. Then users of these programs (clients) were randomly selected and interviewed to learn about their characteristics, situation, and needs.

Who and what does the NSHAPC sample represent? How should the results be interpreted?

- The findings represent
 - homeless assistance programs nationwide in 1996; and
 - homeless people and other users of these programs in 1996.
- Representatives of 11,909 programs were actually interviewed. These programs in the NSHAPC sample represent an estimated 40,000 such programs nationwide.
- 4,207 clients who use these programs were actually interviewed. They represent all of the clients who use such programs nationwide. Of these,
 - 54 percent were homeless at the time of their interview;
 - 22 percent had been homeless in the past but were not homeless at the time of the interview; and
 - the remaining 24 percent were other service users who had never been homeless.
- All information based on NSHAPC data are estimates. In general, percentages reported have a margin of error no greater than 4 percentage points.

Homeless Families

What proportion of homeless clients are in family households?

- Each homeless client is an adult representing a homeless household.

*Programs included emergency shelters, transitional and permanent housing programs, voucher distribution programs, food pantries, soup kitchens, mobile food programs, outreach programs, drop-in centers, and other programs. Program types not expected to improve the coverage of homeless people significantly were not included in the client phase.

- 15 percent of these are family households (that is, the clients have one or more of their own children under age 18 with them).
- On average, each homeless family household includes 2.2 minor children of the client.

If we include the children as part of the total, what proportion of all homeless service users are members of homeless families?

- 34 percent of homeless service users are members of homeless families.
- 23 percent are minor children and 11 percent are their parents.

What are the basic characteristics of the parent-clients in homeless families?

- 84 percent are female and 16 percent are male.
- 38 percent are white non-Hispanic; 43 percent are black non-Hispanic, 15 percent are Hispanic, 3 percent are Native American, and 1 percent are other races.
- 26 percent are ages 17 to 24, 74 percent are ages 25 to 54, and less than 0.5 percent are ages 55 and older.
- 41 percent have never married, 23 percent are married, 23 percent are separated, 13 percent are divorced, and none are widowed.
- 53 percent have less than a high school education, 21 percent have completed high school, and 27 percent have some education beyond high school.

Single Homeless Clients

What are the basic characteristics of single homeless clients?

- Most homeless clients (85 percent) are single (that is, they do not have any of their children with them).
- 77 percent are male and 23 percent are female.
- 41 percent are white non-Hispanic, 40 percent are black non-Hispanic, 10 percent are Hispanic, 8 percent are Native American, and 1 percent are other races.
- 10 percent are ages 17 to 24, 81 percent are ages 25 to 54, and 9 percent are ages 55 and older.
- 50 percent have never married, 7 percent are married, 14 percent are separated, 26 percent are divorced, and 4 percent are widowed.
- 37 percent have less than a high school education, 36 percent have completed high school, and 28 percent have some education beyond high school.

Problems

Do homeless clients get enough to eat?

- 28 percent say they sometimes or often do not get enough to eat, compared with 12 percent of poor American adults.
- 20 percent eat one meal a day or less.
- 39 percent say that in the last 30 days they were hungry but could not afford food to eat, compared with 5 percent of poor Americans.
- 40 percent went one or more days in the last 30 days without anything to eat because they could not afford food, compared with 3 percent of poor Americans.

What proportion have problems with alcohol, drugs, or mental health?

Within the past month:

- 38 percent report indicators of alcohol use problems.
- 26 percent report indicators of drug use problems.
- 39 percent report indicators of mental health problems.
- 66 percent report indicators of one or more of these problems.

What proportion have physical health problems? What types of problems do they have?

At the time of the interview:

- 3 percent report having HIV/AIDS.
- 3 percent report having tuberculosis.
- 26 percent report having acute infectious conditions, such as a cough, cold, bronchitis, pneumonia, tuberculosis, or sexually transmitted diseases other than AIDS.
- 8 percent report having acute noninfectious conditions, such as skin ulcers, lice, or scabies.
- 46 percent report having chronic health conditions, such as arthritis, high blood pressure, diabetes, or cancer.
- 55 percent have no medical insurance.

What proportion experience victimization or violence while homeless?

While they have been homeless:

- 38 percent say someone stole money or things directly from them.
- 41 percent say someone stole money or things from their possessions while they were not present.
- 22 percent have been physically assaulted.
- 7 percent have been sexually assaulted.

How poor are homeless clients?

- Single homeless clients report a mean income of \$348 during the last 30 days. This amount is only 51 percent of the 1996 federal poverty level of \$680/month for one person.
- Clients in family households report a mean income of \$475 during the last 30 days. This amount is only 46 percent of the 1996 federal poverty level of \$1,023/month for a family of three.
- Single homeless clients received only 12 percent of the median monthly income of all American households in 1995 (\$2,840) in the month before being interviewed, and homeless families received only 17 percent.

Sources of Income and Benefits

How many homeless clients did any paid work in the past month?

- 44 percent did paid work during the past month. Of these:
 - 20 percent worked in a job lasting or expected to last at least three months.
 - 25 percent worked at a temporary or day labor job.
 - 2 percent earned money by peddling or selling personal belongings.
- 3 percent report more than one source of earned income.

How many receive income from family or friends?

- 21 percent receive income from family members or friends, including:
 - 9 percent from parents.
 - 2 percent from a spouse.
 - 5 percent from other relatives.
 - 12 percent from friends, including boyfriends and girlfriends.
 - 1 percent from child support.
- 8 percent report income from more than one type of family member or friend.

How many homeless clients receive government benefits? What types of benefits?

- 37 percent receive food stamps.
- 52 percent of homeless households with children receive Aid to Families with Dependent Children (AFDC). (In 1996, when the survey was conducted, AFDC was still operating.)

- 11 percent receive Supplemental Security Income (SSI).
- 9 percent receive General Assistance or another state or local cash assistance benefit.
- 6 percent of homeless veterans receive veteran-related disability payments; 2 percent receive veteran-related pensions.
- 30 percent receive Medicaid, and another 7 percent receive medical care from the Department of Veterans Affairs.

How many homeless clients receive money from panhandling?

- 8 percent report income from panhandling in the last 30 days.

The Location of Homeless Clients

In what types of communities (big cities, suburbs, and rural areas) are homeless clients found?

- There are homeless clients in every type of community. The majority of homeless clients, 71 percent, are in central cities, while 21 percent are in the suburbs and urban fringe areas, and 9 percent are in rural areas. These figures contrast with the distribution of 31, 46, and 23 percent, respectively, for poor people in the United States.

How much do homeless clients move from one community to another?

- 29 percent of homeless families and 46 percent of single homeless clients are not living in the same city or town where they became homeless.
- Major reasons given for leaving the city or town where they first became homeless are the lack of jobs, the lack of affordable housing, and being evicted from or asked to leave the place where they were living.
- Major reasons for coming to the city or town where they were interviewed are the presence of relatives or friends, the possibility of work, and the availability of shelters, missions, and other services.

Within their communities, where can homeless clients be found? What services do they use?

- 31 percent slept on the streets or in other places not meant for habitation within the last week.

- 66 percent used an emergency shelter, transitional housing program, or program offering vouchers for emergency accommodation within the last week.
- 36 percent used soup kitchens within the last week.
- 10 percent used other homeless assistance programs (e.g., drop-in centers, food pantries, outreach programs, mobile food programs) within the last week.

Patterns of Homelessness

How many people are homeless for the first time? How long are people homeless?

- 49 percent of homeless clients are in their first episode of homelessness, while 34 percent have been homeless three or more times. Clients in families and single homeless clients are equally likely to be in their first homeless episode, but single clients are more likely than clients in families to have been homeless three times or more (37 versus 23 percent).
- For 28 percent of homeless clients, their current episode has lasted three months or less, but for 30 percent it has lasted more than two years. Clients in families are more than twice as likely as single clients to have been homeless for three months or less (49 versus 23 percent), while single clients are almost three times as likely as clients in families to be in homeless spells that have lasted more than two years (34 versus 13 percent).

Other Important Profiles

How many homeless clients are parents? Are their children with them?

- 60 percent of homeless women have children ages 0 to 17; 65 percent of these women live with at least one of their minor children.
- 41 percent of homeless men have children ages 0 to 17; 7 percent of these men live with at least one of their minor children.

What are the characteristics of the children of homeless clients?

- 53 percent of the children accompanying a homeless parent in this study are male and 47 percent are female.
- Most of these children are young: 20 percent are ages 0 to 2, 22 percent are ages 3 to 5, 20 percent are ages 6 to 8, 33 percent are between the ages of 9 and 17, and age was not given for 5 percent.

- Parents report that 45 percent of the 3- to 5-year-olds attend preschool, and that 93 percent of school-age children (ages 6 to 17) attend school regularly.
- 51 percent of children are in households receiving AFDC, 70 percent are in households receiving food stamps, 12 percent are in households receiving SSI, and 73 percent receive Medicaid.

How many homeless clients are veterans? What is the proportion for homeless men?

- 23 percent of homeless clients are veterans, compared with about 13 percent of all American adults in 1996.
- 98 percent of homeless clients who are veterans are men. 33 percent of male homeless clients are veterans, as were 31 percent of American men in 1996.
- 21 percent served before the Vietnam era (before August 1964); 47 percent served during the Vietnam era (between August 1964 and April 1975); and 57 percent served since the Vietnam era (after April 1975). Many have served in more than one time period.
- 33 percent of the male veterans in the study were stationed in a war zone, and 28 percent were exposed to combat.

What adverse childhood experiences did homeless clients report?

- 27 percent of homeless clients lived in foster care, a group home, or other institutional setting for part of their childhood.
- 25 percent report childhood physical or sexual abuse.
- 21 percent report childhood experiences of homelessness.
- 33 percent report running away from home and 22 percent report being forced to leave home.

Homeless Assistance Programs

How many homeless assistance programs are there in the United States? What kinds of programs are they?

- This study estimates that there are about 40,000 homeless assistance programs in the United States, offered at an estimated 21,000 service locations.
- Food pantries are the most numerous type of program, estimated to number 9,000 programs. Emergency shelters are next with an estimated 5,700 programs, followed closely by transitional housing programs (4,400), soup kitchens and other distributors

of prepared meals (3,500), outreach programs (3,300), and voucher distribution programs (3,100).

- Emergency shelters expected 240,000 program contacts, transitional housing programs expected 160,000, permanent housing programs expected 110,000, and voucher distribution programs expected 70,000 program contacts on an average day in February 1996. Expected contacts include those made by both homeless and other people who use services.
- 49 percent of all homeless assistance programs are located in central cities, 32 percent in rural areas, and 19 percent in suburban areas. However, because central city programs serve more clients, a larger share of program contacts happen in central cities (57 percent) than in suburban and rural areas (20 and 23 percent of all program contacts, respectively).
- Great variation was found among the 76 sampling areas in their level of expected program contacts on an average day in February 1996.
 - The average estimated rate of program contacts per 10,000 poor people in a sampling area is 1,437, with a high of 9,000 and a low of 0. The biggest cities are providing about equal levels of service in relation to their poor population. Small and medium-sized metropolitan areas and rural areas reveal much more variability in service levels.

Changes between 1987 and 1996

What comparisons are possible between NSHAPC data and the last national study, conducted in 1987 by the Urban Institute (Burt and Cohen 1989)?

- The 1987 study included only shelters and soup kitchens in large U.S. cities (those with 100,000 or more population), therefore the 1996 statistics used for this comparison use only homeless NSHAPC clients found in central cities who were sampled from emergency shelters, transitional housing programs, voucher distribution programs, and soup kitchens.

How do homeless shelter and soup kitchen clients located in central cities in 1996 compare to those in 1987?

- They are less likely to be white (39 versus 46 percent) and more likely to be black (46 versus 41 percent).
- They are better educated (more likely to have completed high school—39 versus 32 percent, and to have some education beyond high school—27 versus 20 percent).

- More have never married (51 versus 45 percent), but have the same likelihood of living in family households (10 percent in each year).
- They are much more likely to get government benefits: AFDC among homeless families with children—58 percent in 1996 versus 33 percent in 1987; food stamps among all homeless—38 versus 18 percent; SSI among all homeless—13 versus 4 percent.
- They have higher average monthly incomes per capita after adjusting for inflation (\$267 in 1996 versus \$189 in 1987), but are still very poor.
- They are less likely to say they sometimes or often do not get enough to eat—28 percent versus 38 percent; and more likely to say they get enough of what they want to eat—31 percent versus 19 percent.
- No differences were found in the proportion experiencing inpatient treatment for alcohol or drug abuse, or for mental health problems.

Questions This Report Does *Not* Answer

- How many homeless people are there? How many homeless people are there in my city/county/state?
- What are the characteristics of homeless people in my city/county/state?

- What factors cause homelessness?
- What programs work best?

What If You Want to Know More?

Homelessness: Programs and the People They Serve—Summary Report contains more detailed information relevant to the questions posed in these highlights, as well as many other issues. Readers who want an even more detailed look at study results, or those who want to know more about its methodology, should consult *Homelessness: Programs and the People They Serve—Technical Report*. Two other items related to the survey are currently available. Lists containing the names, addresses, and telephone numbers of the homeless assistance providers in each of the 76 survey areas are available from the Interagency Council on the Homeless, HUD, 451 7th Street, SW, Room 7274, Washington, D.C. 20410, or by emailing survey_results@hud.gov. Public use data files on CD may be purchased from Census Bureau Customer Service; call (301) 457-4100. Files are also available for downloading; go to www.census.gov and then click on "N" under the alphabetical listings "A-Z."

Attachment 3G Grand Junction Housing Authority Households on Waiting Lists – 2 pages

Attachment 3G – 1

Grand Junction Housing Authority
Households on Waiting Lists: April 11, 2001

Total Unduplicated Number of Applicants: **866**
Average Number of Days on Waiting List: **300**

Extremely Low Income

**At or Below 30% of
Area Median Family Income**

Number in Household	Number of Households	Average Annual Income
1	208	4,711
2	174	4,836
3	120	5,939
4	52	6,144
5	27	7,697
6	10	6,367
7	1	10,200
Subtotal:	592	5,294

Percent of Total Waiting List: **68%**

Elderly 42
Non-Elderly 550

Disabled 110
Non-Disabled 482

Head of Household:
Male 116
Female 476

Very Low Income

**At or Below 50% of
Area Median Family Income**

Number in Household	Number of Households	Average Annual Income
1	86	11,548
2	76	13,529
3	46	14,403
4	30	16,826
5	10	17,502
6	5	21,629
7	3	20,432
Subtotal:	256	13,801

Percent of Total Waiting List: **30%**

Elderly 37
Non-Elderly 219

Disabled 35
Non-Disabled 221

Head of Household:
Male 65
Female 191

Grand Junction Housing Authority
Households on Waiting Lists: April 11, 2001

**At or Below 80% of
Area Median Family Income**

<u>Number in Household</u>	<u>Number of Households</u>	<u>Average Annual Income</u>
1	6	17,345
2	6	19,379
3	4	22,226
4	1	25,495
5	0	
6	1	27,504
7	0	
Subtotal:	18	20,124

Percent of Total
Waiting List: 2%

Elderly 4
Non-Elderly 14

Disabled 0
Non-Disabled 18

Head of Household:
Male 4
Female 14

**ASSISTED HOUSING IN MESA COUNTY Accessible Units
April 2001**

<u>Properties: Elderly & Disabled Only</u>		<u>Accessible Units by Bedroom Quantity</u>			
		<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>
Ratekin Tower Apt	107	11			
Grand View Apt.	59	4			
Independence Village *	74	16			
Subtotal	240	31	0	0	0
<u>Properties: Families, Elderly, Disabled</u>					
Crystal Brook Tnhm	40	6			
Clifton Tnhm*	51		4		
Garden Village	91		2		
Grand Manor Apts.	111	2	1		
Grand Mesa Apts*	18	1			
Grand Valley Apts*	50		3		
Little Bookcliff	19	2			
Racquet Club Apts.	144		3		
Southgate Commons	124		2		
Subtotal	648	11	15	0	0
<u>Combined Totals</u>	<u>888</u>	<u>42</u>	<u>15</u>	<u>0</u>	<u>0</u>

Outside City Limits*

ASSISTED HOUSING IN MESA COUNTY - Location

April 2001

Section 8 Rental Assistance	# of Units
Voucher : GJHA	337
Certificate : GJHA	138
Mainstream - 8 Disability - GJHA	82
Family Unification : GJHA	150
Domestic Violence - GJHA/CDOH	38
Owner Opt-Out-GJHA	58
Incoming Portable Vouchers : GJHA	23
Developmental Disability Only : Mesa Dev Services	28
Developmental Disability Only: Colorado Mental Health	36
Hilltop Community Resources	12
Subtotal	838
Properties: Elderly & Disabled Only	
Ratekin Tower Apt.	107
Walnut Park Apts	78
Grand View Apt.	59
Independence Village * 225 N. Coulson, Fruita 81521 858-2174	74
Monterey Park 999 Bookcliff, GJ 81501 242-6682	36
Subtotal	354
Properties: Families, Elderly, Disabled	
Bass Apts. 2915 Orchard Ave. GJ 81504 242-8450	48
Crystal Brook Tnhm 1741-1790 LaVeta, GJ 245-5034	40
Capital Terrace Tnhm 1104 Bookcliff GJ 243-5178	29
Clifton Tnhm* 3222 D 1/2 Rd., Clifton 81520 434-3683	51
Clifton Village South *3206 Mesa Ave. Clifton 81520 434-9719	33
Garden Village 2601 Belford Ave. GJ 81501 242-3262	91
Grand Manor Apts. 2828 Orchard Ave. GJ81501 245-8349	111
Grand Mesa Apts.* 150 S Sycamore, Fruita 81521 858-9202	18
Grand Valley Apts.*518-539 Jaylee St. Clifton 81520 464-1002	50
Lincoln Apts. 15 th & Bunting, GJ 81501 245-0388	12
Linden Apartments, 1838 Linden, GJ 243-5178	12
Little Bookcliff 2656 Little Bookcliff Dr. GJ 81501 245-3271	19
Racquet Club Apts. 2915 Orchard Ave. GJ 81504 245-6888	144
Southgate Commons , 2680 B 1/2 Rd. GJ 81503 245-3256	124
Tiffany Apt. 810 White Ave. GJ 81501 242-3450	15
Transitional Housing: GJHA	1
Transitional Housing: GVCO	2
Subtotal	800
Combined Totals	<u>2,063</u>

* Outside City Limits

Attachment 3H - 3

ASSISTED HOUSING IN MESA COUNTY - Location
April, 2001

	<u># of Units</u>	
Section 8 Rental Assistance		
Voucher : GJHA	462	
Certificate : GJHA	53	
Mainstream : Section 8 Disability - GJHA	123	
Family Unification : GJHA	150	
Domestic Violence : GJHA/CDOH	29	
Incoming Portable Vouchers : GJHA	12	
Developmental Disability Only : Mesa Dev Services	28	
Developmental Disability Only: Colorado Mental Health	36	
Hilltop Community Resources	12	
HOPWA Vouchers : West CAP	4	
Subtotal	909	
Properties: Elderly & Disabled Only		
Ratekin Tower Apt. 875 Main St. GJ 81501 245-0388	107	City Grand Junction
Walnut Park Apts 2238 N. 17 St. G.J. 81501	78	Grand Junction
Grand View Apt. 1501 N. First St. G.J. 81501 256-9904	59	Grand Junction
Independence Village * 225 N. Coulson, Fruita 81521 858-2174	74	Fruita
Monterey Park 999 Bookcliff, GJ 81501 242-6682	38	Grand Junction
Subtotal	354	
Properties: Families, Elderly, Disabled		
Beas Apts. 2915 Orchard Ave. GJ 81504 242-8450	46	Grand Junction
Crystal Brook Tnhm 1741-1790 LaVeta, GJ 245-5034	40	Grand Junction
Capital Terrace Tnhm 1104 Bookcliff GJ 243-5178	29	Grand Junction
Clifton Tnhm* 3222 D 1/2 Rd., Clifton 81520 434-3683	51	Clifton
Clifton Village South *3206 Mesa Ave. Clifton 81520 434-9719	33	Clifton
Garden Village 2601 Belford Ave. GJ 81501 242-3262	91	Grand Junction
Grand Manor Apts. 2828 Orchard Ave. GJ81501 245-8349	111	Grand Junction
Grand Mesa Apts.* 150 S Sycamore, Fruita 81521 858-9202	18	Fruita
Grand Valley Apts.*518-539 Jaylee St. Clifton 81520 464-1002	50	Clifton
Lincoln Apts. 15th & Bunting, GJ 81501 245-0388	12	Grand Junction
Linden Apartments, 1838 Linden, GJ 243-5178	12	Grand Junction
Little Bookcliff 2656 Little Bookcliff Dr. GJ 81501 245-3271	19	Grand Junction
Racquet Club Apts. 2915 Orchard Ave. GJ 81504 245-8888	144	Grand Junction
Southgate Commons , 2680 B 1/2 Rd. GJ 81503 245-3256	124	Grand Junction
Tiffany Apt. 810 White Ave. GJ 81501 242-3450	15	Grand Junction
Transitional Housing: GJHA	1	Grand Junction
Transitional Housing: GVCO	2	Grand Junction
Subtotal	800	
Combined Totals	2063	

* Outside City Limits

ASSISTED HOUSING IN MESA COUNTY – Units by Bedroom Size
April, 2001

<u>Section 8 Rental Assistance</u>	<u># of Units</u>
Voucher : GJHA	462
Certificate : GJHA	53
Mainstream for Persons w/ Disability: GJHA	123
Family Unification : GJHA	150
Domestic Violence: GJHA/CDOH	29
HOPWA Vouchers: West CAP	4
Incoming Portable Vouchers : GJHA	12
Develop. Disability Only : Mesa Dev Services	26
Develop. Disability Only: Colo. West Mental Health	36
Hilltop Community Resources	12
Subtotal	909

<u>Properties: Elderly & Disabled Only</u>		<u>Bedroom Sizes</u>			
		<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>
Ratekin Tower Apt.	107	107			
Walnut Park Apts	78	78			
Grand View Apt.	59	59			
Independence Village	74	74			
Monterey Park	36	36			
Subtotal	354	354			

<u>Properties: Families, Elderly, Disabled</u>		<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>
Bass Apts.	48	24	24		
Crystal Brook	40	20	14	4	2
Capital Terrace Townhomes	29		12	17	
Clifton Trhm*	51		35	16	
Clifton Village South *	33		6	25	
Garden Village	91	20	32	30	9
Grand Manor Apts.	111	16	72	23	
Grand Mesa Apts.*	16	9	9		
Grand Valley Apts.*	50		24	26	
Lincoln Apts.	12	2	10		
Linden Apartments	12		12		
Little Bookcliff	19	16	3		
Racquet Club Apts.	144	24	120		
Southgate Commons	124	19	49	56	
Tiffany Apt.	15	12	3		
Transitional Housing: GJHA	1		1		
Transitional Housing: GVCO	2		2		
Subtotal	600	182	430	197	11
Combined Totals	2,063	516	430	197	11

* Outside City Limits

Appendix D

Public Comments

Letter from CDBG Cons. Plan Advisory Committee to Mayor and City Council – 5/1/01 – 2 pages

May 1, 2001

Honorable Mayor and Members of the City Council
250 North Fifth Street
Grand Junction, CO 81501

Re: Community Development Block Grant Consolidated Plan for 2001 - 2006

Dear City Council Members:

Thank you for the opportunity to participate in the Community Development Block Grant Consolidated Plan process. As we worked to assess the needs of low and moderate-income households in Grand Junction, we were struck by the magnitude and severity of the needs. We trust that when you carefully study the data presented in the draft Consolidated Plan, you, too, will feel the pressing needs of this population.

The staff members with whom we worked were very supportive of the Committee and very receptive to our input. One of our recommendations was not included in the Draft to be presented to you by City staff. We have decided to forward it to you directly.

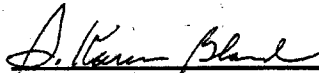
The previous Consolidated Plan, Grand Junction's first, placed "Non-Housing Community Development Needs" as the #1 Priority. Lower priorities were given to Need for Affordable Housing, Needs of the Homeless, and Needs of Special-Needs Populations.

We recognize that the City Council must consider a wide range of issues and needs. However, the Committee believes that the needs of low-income persons are very pressing, and the ripple-effects of not addressing these needs can be far-reaching throughout the community. Local investment of CDBG funds is a powerful leverage tool to bring additional grant funds into the community to meet these critical needs. We encourage you to place your highest priority for investment of CDBG funds on projects that improve the living conditions of low income households in Grand Junction.

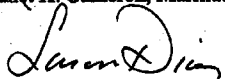
We appreciate the opportunity to be involved in this process.

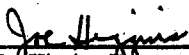
Respectfully,


CDBG Consolidated Plan Advisory Committee

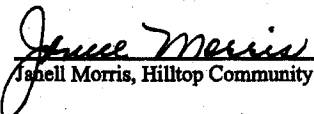

Sister Karen Bland, Grand Valley Catholic Outreach


Janet K. Cameron, Marillac Clinic


Susan Diaz, Mesa County Department of Human Services



Joe Higgins, Partners

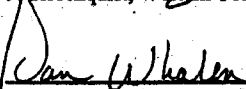

Jody M. Kole, Grand Junction Housing Authority

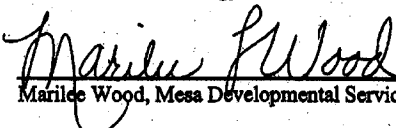

Isbell Morris, Hilltop Community Resources

Bob Oleskevich, Colorado West Mental Health


Dolores Pitman, Latin Anglo Alliance


Jo Rosenquist, Western Colorado AIDS Project


Dan Whalen, The Energy Office


Marilee Wood, Mesa Developmental Services

City Council Minutes of the Regular Meeting – 5/16/01 – 4 pages

City Council Minutes

May 16, 2001

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

May 16, 2001

The City Council of the City of Grand Junction, Colorado, convened into regular session the 16th day of May, 2001, at 7:34 p.m. at the City Hall Auditorium, 250 N. 5th Street. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Janet Terry, Reford Theobald and President of the Council Pro Tem Cindy Enos-Martinez. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Pro Tem Enos-Martinez called the meeting to order....

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

PUBLIC HEARING – FUNDING PROJECTS FOR THE 2001 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND DRAFT FIVE-YEAR CONSOLIDATED PLAN

This is a public hearing to receive input regarding use of the City's 2001 CDBG Program Year funds, to discuss the funding recommendations made by the City Council CDBG Committee and to receive public testimony on the draft 2001 Five-Year Consolidated Plan. The City Council did receive a letter regarding priorities in the five year plan from the CDBG Consolidated Plan Advisory Committee.

The public hearing opened at 7:58 p.m.

Assistant City Manager David Varley reviewed this item saying it is time to put together another five-year plan. The plan will last through 2006.

He outlined the process, the history and the development of the new plan. He reviewed the requests for funding received by the City and process used to determine the priorities of the funding requests. He noted that a lower priority does not necessarily mean the project will not be funded.

Assistant City Manager Varley asked that the Council receive public testimony on the five-year plan. Additional public comment will be taken on June 6, 2001. A request has been made that housing be considered the number one priority. Staff has left the priorities the same and Council can make changes. He displayed the list of requests explaining each of them, as well as the recommended funding:

1. Energy Office Affordable Housing Acquisition and Preservation Project – to acquire 91 affordable units and preserve them as permanent affordable rental housing - \$200,000
2. Grand Valley Catholic Outreach Transitional Housing services – will serve 15 individuals and 2 families who are homeless for a period of 12 to 24 months - \$10,000.
3. Habitat for Humanity Infrastructure for Camelot Garden Subdivision - for fencing and landscaping in the 1.8 acre 11 lot Camelot Gardens Subdivision owned by Habitat for Humanity - \$39,000.
4. Marillac Clinic – will assist in the relocation and expansion of Marillac's Dental Clinic at 2333 N. 6th Street - \$200,000.
5. Mesa Youth Services, Inc., Partners – for parking lot and landscaping construction for Partners Activity Center at the new proposed location at 12th and Colorado - \$15,000.
6. Mesa Development Services – new construction of Accessible Group Home at 1444 N. 23rd Street (barrier-free lift system and a hydrosonic bathtub used for therapeutic values) - \$40,000.
7. Colorado West Mental Health Center – to purchase either land or a building by CWMH to create a new mental health center – no funding recommended for that project.
8. Western Colorado Business Development Corporation (Incubator) – business loans to City residents that qualify as low and moderate income – no funding recommended for that project.

The requests total \$890,000. The City has \$504,000 to distribute this year.

Councilmember Spehar added that the two requests that were not funded was because the committee wanted more detail on the request of the Colorado West Mental Health Center and the Western Colorado Business Development Corporation, and both probably have other resources for funding. He noted that the City does not keep any of the funding for administration of this fund as allowed. Mr. Varley stated that up to 20% can be retained by the City for administration, although this amount has not been retained and will go back into the community.

Mary Lou Vanderberg, 1533 Crestview Way, President Elect of the Grand Valley Catholic Outreach, thanked the Council on behalf of Sister Karen for Council's attention and sensitivity towards the needs of the day center.

Councilmember Theobald said the issue of paperwork is a challenge. The Catholic Outreach does such a good job with their paperwork which makes it easier to continue funding their facility.

Councilmember Terry said the City Council received a letter on changing priorities. She requested testimony on the request.

Janet Cameron, Executive Director of Marillac Clinic, said part of the committee are accustomed to working with low income issues, although the entire group was moved by the extent of need. The committee would like to see the City shift away from using the funds for funding City infrastructure and allow the full amount of grant dollars to serve low income needs solely.

Councilmember Terry asked Ms. Cameron about the housing priority in the letter Council received suggesting giving housing an important part of serving low-income. Ms. Cameron said her personal priority was to build a community based infrastructure to serve low to moderate income. She suggested Dan Whalen address the question on housing.

Dan Whalen, Executive Director of the Energy Office, the priority was not necessarily just housing, but all the services that help the low-income population. Rather than water and sewer, curb and gutter, the committee felt it was time to let City Council know they would like to see all the grant funds go toward low-income issues. His sense was that the priority was not necessarily housing.

Councilmember Terry said her initial interpretation was housing but Ms. Cameron's explanation clarified that.

Merillee Wood, Mesa County Developmental Services, agreed with Janet Cameron. There is a serious problem with low income residents in this community, and the gap is widening between the incomes of people who are in service jobs and the cost of living in this community, in particular the cost of housing. Most people in this income bracket are paying more than the 30% of their income for housing.

Assistant City Manager Varley said the plan can still be changed at the next meeting. The plan must be adopted on June 6, 2001. It was suggested that changes be discussed at the next workshop and the changes be brought for adoption on June 6, 2001.

There were no other comments. The public hearing closed at 8:24 p.m.

Councilmember Dennis Kirtland recused himself from voting on this item, as he is a volunteer board member for the Marillac Clinic. When roll was called Councilmember

Harry Butler also abstained based on a conflict of interest due to his service on the Mesa Valley Developmental Services Board.

Upon motion by Councilmember Theobald, seconded by Councilmember Spehar and carried with Councilmembers **KIRTLAND** and **BUTLER ABSTAINING**, the recommendation for funding of the six projects recommended by the CDBG City Council Subcommittee for the City's 2001 CDBG Program Year Action Plan was approved.

City Council Minutes of the Regular Meeting – 6/6/01 – 2 pages

City Council Minutes

June 6, 2001

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

June 6, 2001

The City Council of the City of Grand Junction convened into regular session the 6th day of June 2001 at 7:32 p.m. at the City Auditorium. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Janet Terry, Reford Theobald, and President of the Council Cindy Enos-Martinez. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Enos-Martinez called the meeting to order...

1. **Minutes of Previous Meetings approved on Consent**

Action: Approve the Summary of the May 14, 2001 Workshop and the Minutes of the Regular Meeting May 16, 2001

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

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

**PUBLIC HEARING - 2001 FIVE-YEAR CONSOLIDATED PLAN WHICH INCLUDES
THE ANNUAL ACTION PLAN FOR THE 2001 CDBG PROGRAM YEAR**

This public hearing is to receive public testimony regarding the City's 2001 Five-Year Consolidated Plan which must be submitted to HUD prior to the start of the City's 2001 CDBG Program Year.

The public hearing opened at 7:46 p.m.

David Thornton, Principal Planner, Community Development Department, stated this is the last public hearing required. During the workshop, direction was given to make amendments to the Strategic Plan wording. The amended page was distributed to Council. Mr. Thornton told Council the City had a good response to the solicitation for requests, with about 39 agencies having made inquiries. He gave Council an overview of the plan.

There were no public comments. The public hearing closed at 7:50 p.m.

Upon motion by Councilmember Theobald, seconded by Councilmember McCurry, and carried by roll call vote, Resolution No. 59-01 Authorizing the City Manager or His Designee to be the Designated Certifying Official for the City of Grand Junction for All Signatures Required by HUD as Part of being a CDBG Entitlement Recipient was adopted.

Stephanie Nye, CMC
City Clerk