

2011-2016

Consolidated Plan



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

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Executive Summary

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

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

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

GOAL 1: SUITABLE LIVING ENVIRONMENT

Priority Need Category: Non-Housing Community Development Infrastructure

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

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

Priority Need Category: Special Needs Populations and Other Human Services

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

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Priority Need Category: Youth

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

GOAL 2: DECENT AFFORDABLE HOUSING

Priority Need Category: Increase the Inventory of Affordable Housing Units

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

Priority Need Category: Homeless

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

Priority Need Category: Lead-Based Paint Hazards

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

GOAL 3: CREATING ECONOMIC OPPORTUNITIES

Priority Need Category: Economic Development

- Objective 1: Increase access to employment
- Objective 2: Support activities that foster increased household stability and/or increased household income.
- Objective 3: Support efforts intended to expand and/or diversify the local business base and increase pay scales.
- Objective 4: Support efforts of job creation for low and moderate income households, possibly linking housing rehabilitation with job training.
- Objective 5: Support activities to provide workforce education and training.

Priority Need Category: Childcare

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

Executive Summary

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

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

AFFORDABLE HOUSING STRATEGY

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

HOMELESS STRATEGY

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

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

- Continue collaborative effort by Beyond Charity to develop and implement a 10-year plan to end homelessness
- Expand preemptive efforts to provide services to persons at risk of homelessness.

ANTI-POVERTY STRATEGY

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

- Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends.
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from entering poverty situations.
- Encourage efforts to raise earned income levels.
- Encourage increased/improved access to employment.
- Foster increased household stability.
- Support efforts to reduce the possibility of catastrophic expense.
- Focus affordable housing development near centers of high employment.

SUPPORTIVE SERVICES STRATEGY

By providing federal and local grant funding to agencies and organizations that assist persons with special needs and persons with lower income, the City of Grand Junction will help address supportive services needs. Additionally, the numerous local agencies and organizations that provide supportive services, particularly to special needs citizens, identified their own objectives over the next five years that are outlined in the Plan.

Executive Summary

COMMUNITY DEVELOPMENT STRATEGY

The City will address Goal 1 of the overall Strategic Plan through ongoing capital improvements programming, which are primarily funded through the City's General Fund. Additionally, over the next five years, community development projects or needs may arise in eligible low and moderate income neighborhoods that may be funded with CDBG dollars (see map on following page). Other agencies and organizations will also help provide and improve the community infrastructure of public facilities that provide services to low and moderate income citizens. Specific projects are listed in the Plan.

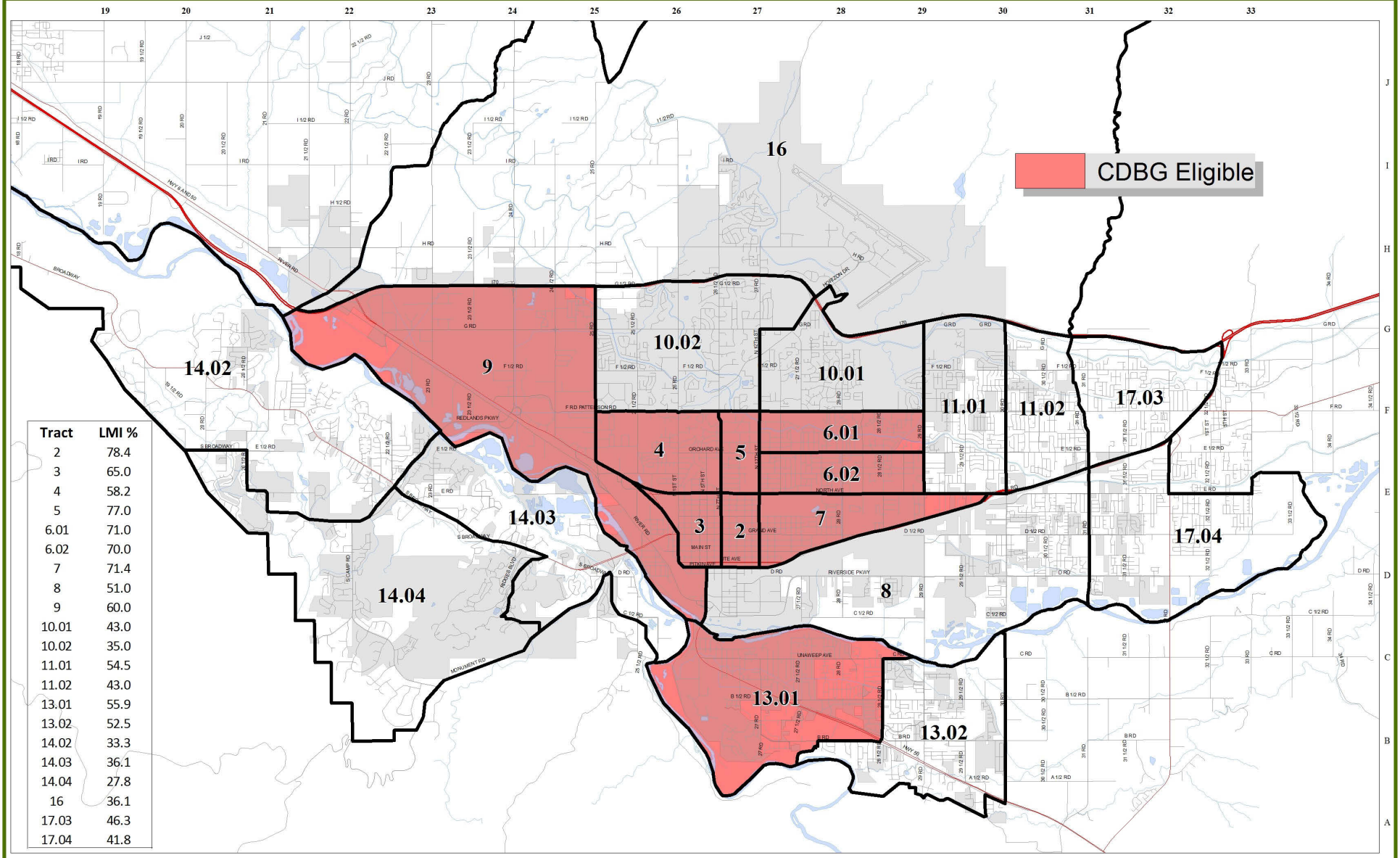
ECONOMIC DEVELOPMENT STRATEGY

As with strategies for housing, homeless, supportive services and community development the City will address the overall strategic goals and objectives for economic development through support of the activities of other agencies and organizations such as the Business Incubator Center, the Workforce Center and the Grand Junction Economic Partnership. Some of these efforts may be supported with CDBG funding as eligible activities arise. Through the consultation process in development of this Plan, the agencies involved in economic development activities in the Grand Junction area identified their own goals to be achieved over the next five years which are outlined in the Plan.

Executive Summary

CDBG ELIGIBLE AREAS*

Grand Junction
Colorado



Grand Junction City Limits

*CDBG Eligible Areas: 55% or more of households are at or below 80% (\$48,000) of the 2010 Low to Median Income (LMI) level.



PUBLISHED MAY 13, 2011
 THIS MAP WAS PREPARED BY THE CITY OF GRAND JUNCTION FOR THE GRAND JUNCTION
 HOUSING DEVELOPMENT PLAN. THE CITY OF GRAND JUNCTION IS NOT RESPONSIBLE FOR THE
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Managing the Process

LEAD AGENCY

The City of Grand Junction is the lead agency administering the development and implementation of this plan. The Grand Junction Housing Authority, Housing Resources of Western Colorado, the Mesa County Departments of Health and Human Services, and many local nonprofit and faith-based organizations are key stakeholders and decision-makers in administering activities described in the plan. The City of Grand Junction is entering its sixteenth year as an entitlement community that receives Community Development Block Grant (CDBG) funding. This plan covers requirements for use of those funds. The time period covered by this plan is September 1, 2011 through August 31, 2016.

INSTITUTIONAL STRUCTURE

The City of Grand Junction will carry out its administration of the CDBG program through a combination of public, private, and nonprofit organizations and agencies that specialize in serving the identified needs of this plan and other needs of the low and moderate income residents of Grand Junction. Many of the needs and programs described in the *Consolidated Plan* will be met and accomplished.

The Neighborhood Services Division within the City of Grand Junction Public Works and Planning Department oversees the administration of CDBG and some other grant funds. The Division provides technical assistance to applicant agencies, provides initial general review of applications, supports and develops partnerships among community partners to address affordable housing, homelessness and human service needs in Grand Junction in

addition to meeting the administration and reporting requirements of HUD for the CDBG program. 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 the *Consolidated Annual Performance and Evaluation Report (CAPER)* to HUD each year.

The City Council sets policy on public works and planning activities and adopts the final *Consolidated Plan* and each subsequent *Annual Action Plan*. A subcommittee made up of City Council members meets in April/May of each year to discuss applications for CDBG funding. From this City Council subcommittee, a recommendation is formed and forwarded to the full City Council at the *Consolidated Plan/Annual Action Plan* public hearing held in June of each year.

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 *Consolidated 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 allocation of CDBG 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.

The Grand Junction Housing Authority (GJHA) was created in 1974 by the City Council, in response to a growing need for affordable housing, particularly for elderly and disabled persons.

Managing the Process

GJHA now develops and manages housing resources for a wide variety of people in the Grand Valley, ranging from owning many housing developments to providing self-sufficiency and homeless prevention programs to providing home buyer education and down-payment assistance. The Grand Junction City Council appoints the GJHA's seven-member Board of Commissioners, one of whom is a City Council member and one of whom is a resident commissioner, receiving services from GJHA.

GJHA provides affordable rental opportunities for over 1,400 households in the Grand Valley. Additional services including home buyer education, mortgage default counseling, and housing advocacy reach hundreds more families every year. Unfortunately, GJHA's housing waiting list as of May 2011 is 2,439 unduplicated names. The number of families in need exceed the resources available. Federal funding for affordable housing continues to decline, despite growing needs. Local resources are inadequate to make up for the federal funding gaps. The City invests in GJHA housing developments on a case-by-case basis, but does not fund any of GJHA's programs or properties' operating budgets.

The GJHA Board has set ambitious goals to become less dependent on federal funding and less constrained by the attendant regulatory framework. Development of two properties financed under the Low Income Housing Tax Credit (LIHTC) program is evidence of this direction. The City's financial investment in these two developments was essential to their success. GJHA's Demolition and Disposition goals include retaining the deeply subsidized units, through relocation or replacement vouchers.

GRANT ALLOCATION PROCESS

Each year, the City of Grand Junction allocates CDBG funding through a competitive application process. The funding cycle begins in early February with a public meeting regarding the application process. Applications are available at that time and are

typically due back to the City in late March. Once applications are received, City staff reviews them for eligibility requirements and thoroughness. The applications are then summarized and presented to a sub-committee of City Council members that makes a recommendation to full City Council regarding which items are to be funded. City Council makes a final decision on funding by mid-June. The projects are then incorporated in the *City of Grand Junction's CDBG Annual Action Plan* that is submitted to HUD for review. Once HUD approves the plan, the program year begins September 1st and funds are typically available for disbursement by October 1st.

At the end of each program year, the City publishes a *Consolidated Annual Performance and Evaluation Report (CAPER)*. The report is made available for public review and is then submitted to HUD. It summarizes and evaluates the accomplishments that have been made in the community regarding the specific projects for the program year as well as progress made on community's overall goals for the CDBG program and furthering fair housing.

COORDINATION OF SERVICES

The City of Grand Junction will carry out activities of the *Consolidated Plan* with the assistance of the community. Services are coordinated by many nonprofit organizations and local government entities, in addition to the City of Grand Junction and the Grand Junction Housing Authority.

CONSULTATION PROCESS

The City of Grand Junction held numerous meetings, communicated by telephone and electronically, and received

Managing the Process

information through questionnaires throughout the planning process from nonprofit agencies providing services and housing to persons with low and moderate income; other organizations that provide funding to those groups; city staff, and city council. The citizen participation plan, as defined in this document, and updated during this process was followed. In developing the *Consolidated Plan*, the City of Grand Junction consulted with the following organizations:

Beyond Charity
Bray and Company Realty/Reddy Realty
Business Incubator Center
Center for Independence
City of Grand Junction Mayor and City Council
City of Grand Junction Administration
City of Grand Junction Public Works and Planning Department
Colorado Housing Finance Authority
Colorado West Regional Mental Health Center
Community Food Bank
Counseling and Education Center
Food Bank of the Rockies
Foster Grandparent Program
Grand Junction Area Realtors Association
Grand Junction Downtown Development Association
Grand Junction Economic Partnership
Grand Junction Housing Authority
Grand Junction Regional Center
Grand Valley Catholic Outreach
Grand Valley Transit
Gray Gourmet
Habitat for Humanity

Hilltop Community Resources, Inc.
HomewardBound of the Grand Valley
Housing Resources of Western Colorado
JCRC Consulting
Mesa County Department of Public Works—Planning Division
Mesa County Departments of Health and Human Services
Mesa County Valley School District 51
Mesa Developmental Services
Partners
Rescue Mission
Riverside Task Force and Riverside Educational Center
Rocky Mountain SER Head Start
Salvation Army
Senior Companion Program
St. Mary's Hospital / Marillac Clinic
Strong Families, Safe Kids
The Tree House
United Way of Mesa County
Western Colorado Aids Project (WestCAP)
Western Slope Center for Children

CITIZEN PARTICIPATION

Several opportunities were provided for citizen input on the development of the plan as well as the final draft of the plan. As required in the Citizen Participation Plan, the City held public meetings, met with service providers and focus groups to gather input for the plan. Presentations were made to the City Council regarding the plan and CDBG funded activities throughout plan development. Draft copies of the plan were made available to the public through the internet, the public library, and the City Neighborhood Services Division office. Copies of the plan were also distributed to the organizations and agencies listed above that had participated in its development. The draft *Five Year Consolidated Plan* was made available for public comment from June 6, 2011 through July 7, 2011.

Community Profile

OVERVIEW

Grand Junction is located in Western Colorado 250 miles from Denver. It is the largest city in Western Colorado, the County seat for Mesa County and home of Mesa State College. It is the economic and service center for communities in Western Colorado and Eastern Utah. The most recent estimate of the Grand Junction population (2010 Census plus new annexation) is 59,098.

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

<u>Race and Ethnicity</u>	
White	88.6%
African American	0.8%
American Indian or Native Alaskan	1%
Asian	1.1%
Native Hawaiian or Pacific Islander	0%
Some other race	5.6%
Two or more races	2.8%
Hispanic or Latino	13.9%
<u>Household Type</u>	
Married couple families	42%
Other families or non-family households	27%
People living alone	34%
<u>Housing Type</u>	
Single family detached	70%
Mobile Home	6%
Multi-unit structures	24%

<u>Occupancy</u>	
Owner occupied	61%
Renter occupied	39%
<u>Median Annual Family Income</u>	
	\$60,100
<u>Annual Household Income</u>	
Less than \$10,000	6.6%
\$10,000 to \$24,999	15.8%
\$25,000 to \$49,999	27.0%
\$50,000 to \$74,999	20.8%
\$75,000 to \$99,999	13.4%
\$100,000 or More	16.4%

Sources: 2010 Census and 2009 ACS, U.S. Census Bureau. FY 2010 Income Limits Documentation System.

HOUSING MARKET CONDITIONS

The *Grand Valley Housing Strategy* report was completed in 2009 which included a housing needs assessment for the Grand Valley. Much of the information in this plan regarding housing market conditions and housing needs is derived from that study. Shortly after the study was completed the national and local economy substantially changed and the results do not accurately depict the current situation. However, during the course of this *Five Year Consolidated Plan*, it is assumed that the economic situation will improve and more closely reflect the information that was presented in the 2009 study. In addition, information regarding building and population maintained by the City Planning Division and information contained in the *City of Grand Junction-Mesa County Comprehensive Plan* is included in the *Consolidated Plan*.

Community Profile

NUMBER AND TYPES OF HOUSING UNITS

As of 2009, the total number of housing units in Grand Junction is 24,426. Most (65%) of the housing stock has been built since 1970. 67% of the housing units are single family detached units and 36% of the units are renter occupied.

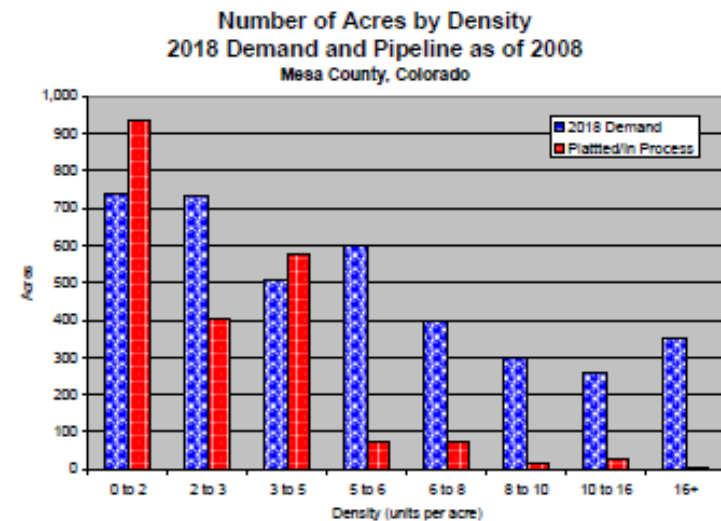
HOUSING PRODUCTION

Applications for residential building permits in Grand Junction have declined dramatically since their peak in 2006. In 2006, there were 754 total residential permits issued, of which 704 permits were for single family dwelling units, compared to 188 total residential permits in 2010. The downturn in the national real estate market has affected Grand Junction. Development has slowed community wide, as it has across the nation. Much of the slowdown is due to consumer confidence, changes in lending requirements, and residual effects of severe declines in property values in other areas of the country. Much of the existing housing inventory currently on the market must be absorbed before many new homes will be built.

LAND INVENTORY

Grand Junction will continue to attract consistent growth due to its location, climate, regional facilities and overall quality of life. However, the *Grand Valley Housing Strategy* identified the availability of land, particularly zoned for multifamily land use as a quantifiable barrier to the adequate delivery of a mixed-product housing market. As illustrated in the following chart, the study determined that there is a need for a total of 16,700 new housing units including all types by the year 2018 that will require 2,870 acres. More than 70% of this acreage (2,100 acres with 5,100 lots) is already in some phase of the development process in the City or County, over 90% of which is for a density of 5 units per acre

or less. Land for development of housing densities at greater than 5 units per acre is well short of demand. Consequently, one of the goals through implementation of the *City-County Comprehensive Plan* is to provide a broader mix of housing types to meet the needs of a variety of incomes, family types and life stages. Policies in the *Comprehensive Plan* that support this encourage land use decisions that will provide for higher densities in locations identified in the Plan.



HOUSING SALES DATA

The number of home sales and sales prices decreased in 2008 and has continued to decline as borrowers remained skeptical of the local and national housing markets and credit markets remain tight. The median sales price for homes in Grand Junction in 2010 was \$188,500, a decline of 8% from the 2009 median sales price.

Community Profile

2010 Residential Real Estate Listings—Grand Junction Area

Jan-Dec	Total Sold	Median Price	Days on Market
2010	1,696	\$188,500	106
Change	- 9%	- 8%	+ 7%
2009	1,860	\$204,000	99

2010 Residential Real Estate Summary

Sales

- Year to date transactions down 9% from one year ago
- For the same period in 2009 vs. 2008 transactions off 36%
- Transactions for October, November, December 2010 up 1% from same period one year ago
- 55% of all sales are under \$200,000

Median Sales Price

- The median sales price is \$188,500 down 8% from same period one year ago and down 15% from the same period two years ago. The median price as of January 2011 is similar to 2006.

December 2010 Active Residential Listings

- Listing inventory down 16% from same time one year ago.
- 53% of listings are under \$200,000 (44% in September 2010)
- Numbers are moving towards higher percentages of lower priced listings.

Source: *The Bray Report, January 2011*

FORECLOSURES

From 2007 to 2008, few Western Slope Colorado counties experienced high foreclosure rates. The largest foreclosure rates were generally found on the front range of Colorado but since that time, foreclosure rates on the Western Slope have risen rapidly and now meet or exceed rates occurring in other parts of the state. Statewide, there was approximately one completed foreclosure per 327 households in the second quarter of 2010. Mesa County, in which Grand Junction is located, is on the Western Slope and is now within the top 3 Colorado counties experiencing high foreclosure rates, with Mesa County reporting 1 foreclosure for every 205 households at the end of 2010.

Year End 2009 Total Foreclosure Filings	1,289
Year End 2010 Total Foreclosure Filings	1,672
Percent Change from 2009	+ 29 %
Percent Change from 2008	+278 %
Year End 2009 Total Foreclosure Sales	359
Year End 2010 Total Foreclosure Sales	980
Percent Change from 2009	+173 %
Percent Change from 2008	+861 %

Source: *Colorado Division of Housing 2010 Foreclosure Report*

Community Profile

RENTAL HOUSING COST

Grand Junction is part of the Colorado Division of Housing's quarterly survey of multifamily housing market rents and vacancy rates which began tracking average rents for affordable units in 2006. The average rent for a market rate affordable unit in Grand Junction has increased from \$482 in the first quarter of 2001 to \$617 in the fourth quarter of 2010. This is an increase on average of 2.8% per year, comparable to the average rate of inflation over the past decade.

Apartment vacancy rates continue to decline in Grand Junction as hiring in the energy and health care sectors as well as home foreclosures bring more people to the rental market. The average vacancy rate for market rate rental units was relatively high in Grand Junction for the fourth quarter of 2010 at 7.5%, with the lowest vacancy rate of 5.6% for efficiency apartments and highest at 10.5% for units with two bedrooms and two bathrooms. These rates are well below the 13.2% vacancy rate spike experienced in the fourth quarter of 2009. The average vacancy rate over the last four quarters (January through December 2010) was 9%. A vacancy rate of 5% is considered to be a healthy market.

Apartment Type	Average Rent July 2010
One Bedroom	\$479
Two Bedroom, Two Bath	\$742
Three Bedroom,	\$876

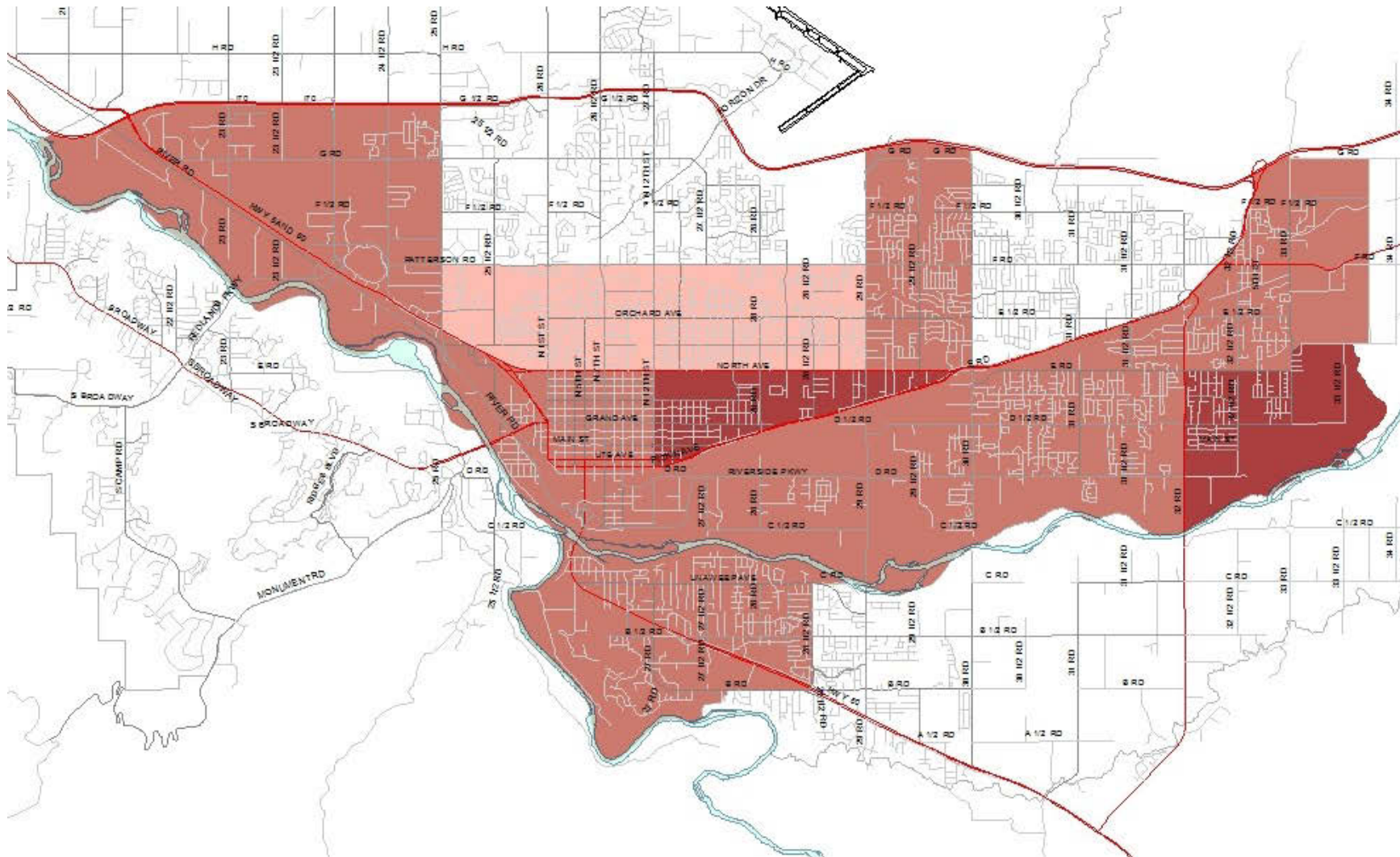
ASSISTED RENTAL HOUSING

Grand Junction has approximately 3,800 subsidized and below market units that are owned and operated by the Grand Junction Housing Authority, Housing Resources of Western Colorado, a variety of not-for-profit agencies and tax credit partnerships. The Housing Authority administers 1,030 Section 8 and other vouchers that provide rental subsidy for households earning very low income. As of May 2011, the Housing Authority has 2,439 total applicants on the waiting list. Housing Resources of Western Colorado has 143 total applicants on its waiting list.

MINORITY CONCENTRATION

88.6% of the Grand Junction population is white. Hispanic and Latino persons comprise almost 14% of the population. According to the 2010 Census data and illustrated on the map on the following page, higher concentrations of Hispanic origin and other minority populations live in the central and eastern parts of the Grand Junction area (areas of darker red).

Community Profile



Minority Households <15% 16% - 19% 20% - 29% ≥ 30%

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Housing Needs

HOUSEHOLDS BY INCOME

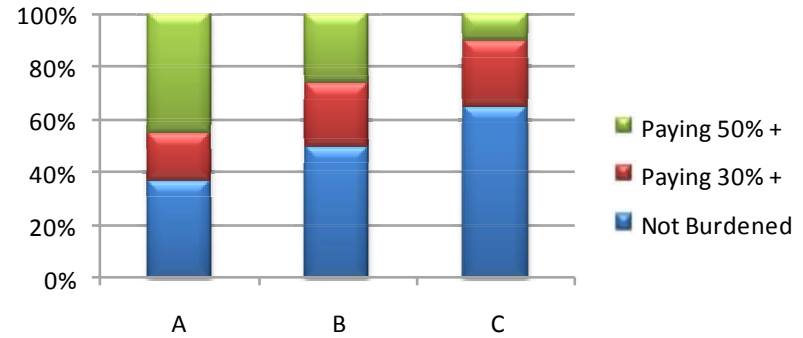
According to the State of the Cities Data Systems Comprehensive Housing Affordability Strategy (SOCDS CHAS) data based on 2000 census (2010 not yet available), there are 2,978 households in Grand Junction that are renters with income less than 50% of the Area Median Income (AMI) and another 1,759 households in the same household income category own their home.

% of AMI	# Owners	# Renters
0% - 30%	705	1,646
31% - 50%	1,054	1,332
51% - 80%	1,779	1,708

COST BURDENED HOUSEHOLDS

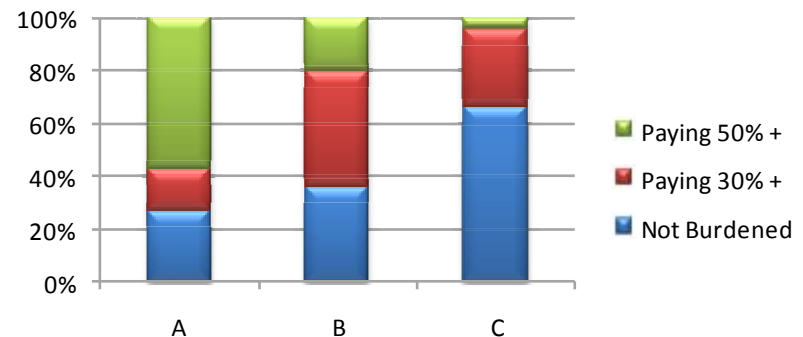
An important indicator of affordable housing needs is the number of rent burdened households, those that pay more than 30% of income for housing expenses (rent/mortgage and utilities). Households paying more than 50% of income toward housing costs are considered to be severely cost burdened. Over the next 5 years, the City does not expect a significant decrease in the number of cost burdened households.

Cost Burdened Household Owners



Group	% AMI
A	<=30%
B	30% - 49%
C	50% - 80%

Cost Burdened Household Renters



Housing Needs

HOUSING PROBLEMS

Housing needs go beyond the measure of cost burden. Housing needs can include the need for rehabilitation of the existing housing stock, addressing basic health and safety issues, and minimizing overcrowding. The census provides information about the condition of existing housing stock and overcrowded households. In Grand Junction, 28% of housing units were constructed prior to 1960. Many of these units are in need of repair. According to the 2009 ACS, 482 units in Grand Junction lack complete plumbing facilities and 465 units lack complete kitchen facilities. As the housing stock in the community continues to age, these units offer rehabilitation opportunities but it is also anticipated that the number of substandard units will increase over the next five years. Housing Resources of Western Colorado is able to assist 14 single family homeowners per year with its rehabilitation program but notes that funding is limited for multifamily housing rehabilitation.

Households with more than 2.0 persons per room are considered overcrowded by HUD. Areas of the city with smaller, older housing units or higher numbers of low income households show a higher proportion of overcrowding. In some cases, households choose to live in smaller quarters for cultural reasons. According to the 2009 ACS, 101 units in Grand Junction are occupied by 1.5 or more persons per room and considered marginally or over crowded. Current economic conditions indicate that the number of overcrowded households has likely increased in the past 2 years due to the high rate of foreclosures and 2 or more households sharing a single home.

HOUSING GAPS ANALYSIS AND ESTIMATED NEED

A housing gap exists when the number of households within a specific income range exceeds the number of affordable housing units that are available. The *Grand Valley Housing Strategy* included the chart below that estimates rental housing needs for the next seven years.

RENTAL HOUSING GAP

The supply/demand analysis chart below shows:

- Number of renter households by income range
- Affordable rent amount with utilities
- Gap or deficit in number of units over next 7 years

Annual Income Range		Monthly Rent Range		Units
Less than	\$15,000	Less Than	\$375	1,280
\$15,000 to	\$24,999	\$375 to	\$624	920
\$25,000 to	\$34,999	\$625 to	\$874	700
\$35,000 to	\$49,999	\$875 to	\$999	670
\$50,000 to	\$74,999	\$1,000 and over		530
\$75,000 to	\$99,999	\$1,000 and over		180
\$100,000 to	\$149,999	\$1,000 and over		80
\$150,000 and over		\$1,000 and over		40
Total Rental Units				4,400

Housing Needs

Household income used in the analysis is based on a 4-person household. Households earning 30% of AMI can only afford a rent of \$450 including utilities. Not surprisingly, these are the biggest consumers of rent subsidized housing and Section 8 vouchers. The biggest housing gap is for units affordable to households with income below 50% of the AMI.

OWNERSHIP HOUSING GAP

Some renter households are paying rents equal to a mortgage payment on a modest home. The softer sales market is an opportunity for renter households with steady income to make the leap to homeownership. However, potential buyers' ability to obtain financing is a substantial barrier in the current market due to income levels and credit history.

Housing Resources of Western Colorado (HRWC) offers a mutual self help housing program that provides qualified households at 80% AMI and below with the means to construct their own homes. Construction labor counts as a down payment and interest rates begin at 1% with a loan term as long as 38 years. Typically 25 homes are completed per year. On average HRWC consults with 200 people per year who are interested in this program.

The *Grand Valley Housing Strategy* also provided an estimate of ownership housing needs for the next 10 years. The adjacent table shows the number of owner households by income range, what these households can afford to pay for a home, and the number of units needed to meet that need. The analysis reveals a lack of affordable for-sale units for households earning less than 100% of the median income (\$60,100). The analysis does not take into account growth in household numbers over time, nor the

number of renters able to take the leap into homeownership. The analysis also does not take into account the fact that many homes priced below \$150,000 require substantial rehabilitation, adding to the cost and decreasing the affordability. The *Grand Valley Housing Strategy* provides the following summary of this information.

Annual Income Range		Sales Price Range		Townhouse/ Condo Units	Single Family Detached Units
Less than	\$15,000	Less than	\$75,000	70	150
\$15,000 to	\$24,999	\$75,000 to	\$99,999	280	640
\$25,000 to	\$34,999	\$100,000 to	\$149,999	410	1,230
\$35,000 to	\$49,999	\$150,000 to	\$199,999	670	2,000
\$50,000 to	\$74,999	\$200,000 to	\$249,999	600	2,380
\$75,000 to	\$99,999	\$250,000 to	\$349,999	250	1,410
\$100,000 to	\$149,999	\$350,000 to	\$499,999	140	1,280
\$150,000 and over		\$500,000 and over		60	740
Total Owner Units by Type				2,480	9,830

- 51% of all demand for attached ownership units will be for units priced between \$150,000 and \$250,000. 45% of all demand for detached ownership units will be for products in this price range.
- 26% of all housing units will be rentals. 29% or 1,280 will need to be priced below \$375 per month.
- Demand for 1,280 rental units, combined with the existing demand of 2,400 units (number of applicants on Housing Authority waiting list) suggests a significant deficit for the foreseeable future among units priced for 30% AMI or below.
- Over the next 10 years, there will be demand for 2,200 units, or 50% of all rental demand, priced below \$625 or at or below 50% AMI.
- At 80% of AMI, households can only afford rents below \$800 per month.

Housing Needs

HOUSING NEEDS FROM JOB GROWTH

Job growth throughout Western Colorado has historically been strong. While the current economic climate has driven construction activity down, estimated household growth by 2020 indicates a future demand for housing.

Estimated Number of New Housing Units by 2020

	Grand Junction Area
Increase in Population	34,000
Number of New Households	16,700
Number of New Renter Households	4,400
Number of New Owner Households	12,300

According to the *Grand Valley Housing Strategy* completed in April 2009, units currently on the market will meet some of the future demand, but the majority of the additional homes needed over the next 10 years will not be housed in existing units. The Grand Junction area will continue to face a growing shortage of quality housing across a spectrum of price and product type without public intervention and private sector participation. Of particular concern is the apparent inability of the housing product delivery system to address an acute shortage of one of the market's fastest growing segments—moderate income to working-wage households.

Based on consultations in drafting this plan, the City estimates that the number of elderly, persons with disabilities, and single persons will increase over the next five years. More information on the number of family types with housing needs is located in Table 2A in Appendix C of this document.

SPECIAL POPULATIONS HOUSING NEEDS

PERSONS WITH DISABILITIES

Due to the fact that Grand Junction is the largest community on Colorado's Western Slope and Eastern Utah, medical and other special needs services are provided here that are not available in smaller communities. As a consequence, the percentage of the special needs population in Grand Junction is higher than surrounding communities at approximately 12 percent of the total population. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV / AIDS to compete in the housing market for appropriate housing at an affordable price is limited in many cases by their lack of income and also by their need for special housing accommodations. Out of 2,439 waitlisted applicants as of May 2011, the GJHA reported 23.6% to be disabled persons, of which 69% are at 30% LMI, 29% are at 50% LMI, and 2% are at 80% LMI. Out of 143 applicants in 2010, HRWC received 28 (about 19%) requests from disabled persons. The Mesa Developmental Services waitlist for Section 8 housing at any given time averages 9 individuals and 30 families with children.

Agencies that provide services to persons with disabilities in Grand Junction indicate that a lack of rental assistance and accessible units keeps many clients in nursing homes. GJHA has 150 Section 8 vouchers set aside in Grand Junction specifically for persons with disabilities. Additionally, Mesa Developmental Services, a service provider for persons with developmental disabilities helps approximately 100 clients live independently in group homes, and administers 12 HUD 811 vouchers and 13 Section 8 vouchers.

Housing Needs

Hilltop Community Resources, Inc. provides housing for 170 disabled persons. The Housing Authority gives preference to persons with a disability. The Housing Authority's Linden Pointe development includes four accessible 2-bedroom apartments and one accessible 3-bedroom apartment. In addition, all first floor units at Linden Pointe are accessible and fully adaptable to persons with disabilities, Arbor Vista has 8 accessible units and 12 new accessible units were recently completed at the Walnut Park Apartments. Properties that are managed by Housing Resources of Western Colorado include a total of 12 accessible units.

Not all disabilities involve a mobility impairment. Some persons with disabilities have visual impairments, cognitive impairments, or mental health disabilities. The rental market could be better educated as to how best to serve persons with other disabilities.

Local agencies indicate an increase in the number of homeless persons with disabilities. Because of the aging population, it is estimated that the number of housing units needed by persons with disabilities over the next five years will continue to increase. The service providers estimate that more than 350 additional vouchers or other housing opportunities are needed to adequately serve the housing need for persons with disabilities.

PERSONS WITH HIV/AIDS

Seven persons in the Grand Junction area receive housing assistance through the federal Housing for Persons with AIDS (HOPWA) program administered by the Western Colorado AIDS Project (WestCAP). WestCAP provides medical case management, emergency financial assistance, advocacy/referral, prevention and education programs and HIV/HCV rapid testing. Some clients are able to access Section 8 vouchers through the Housing

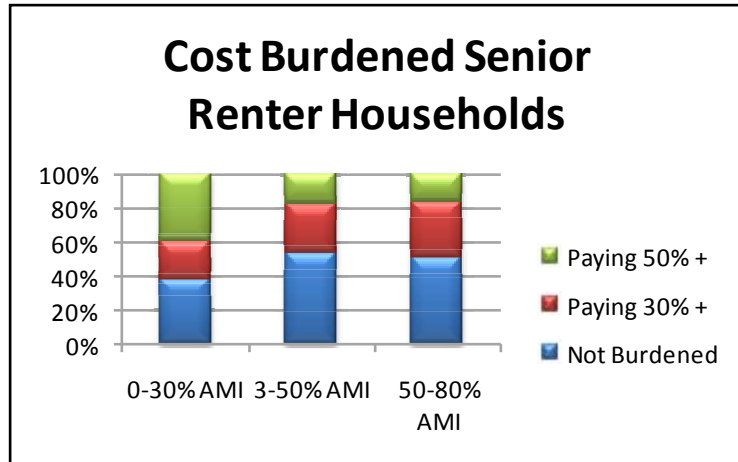
Authority, but do not receive specific preference on the waiting lists. WestCAP currently has a waiting list of 10 persons seeking housing. These people are either homeless (living in a tent) or living on friends' couches. WestCAP is predicting that its client needs will continue to increase in the next few years. Eighteen months ago the agency did not have anyone on a waiting list and now there is a list as noted above. Affordable housing will continue to be a concern for WestCAP clients, particularly with the ongoing economic climate.

ELDERLY PERSONS

The number of elderly persons in the community will increase in the coming years. Many will begin to experience limitations in mobility and self care as they age. Out of 2,439 waitlisted applicants as of May 2011, the GJHA reported about 7% elderly persons, of which 55% are at 30% LMI, 33% are at 50% LMI, and 12% are at 80% LMI. Out of 143 applications in 2010, HRWC received 12 (about 8%) applications from elderly persons at 30% LMI.

The Grand Junction Housing Authority currently has 185 units of affordable senior/disabled rental housing within two developments. Information provided for the housing needs assessment indicate an increase in the need for senior supportive housing. The chart on the following page shows the number of cost burdened senior households in Grand Junction.

Housing Needs



Senior Households in Grand Junction	
% of AMI	1-2 person households
0-30%	799
30%-50%	1,025
50%-80%	1,075
Total	2,903

ETHNIC MINORITIES

According to the 2010 Census, 88.6% of Grand Junction's population is comprised of persons who are white and nearly 14% of the population is of some Hispanic or Latino origin. The map on page 11 shows the distribution of Hispanic origin and other minority populations in Grand Junction, primarily concentrated in the central and eastern parts of the Grand Junction area. Some housing agencies employ Spanish-speaking staff to accommodate Spanish-speaking clients and tenants. An analysis of agency waitlists and client information shows that minorities are provided housing and related services proportionate to overall numbers of minority persons and the overall population of the Grand Junction area. For example, out of the 2,439 persons waitlisted at the Grand Junction Housing Authority in May 2011, 17% were Hispanic which does not indicate a disproportionate service to minority populations in the Grand Junction area.

Housing Needs

FAIR HOUSING

The City of Grand Junction updated the *Analysis of Impediments to Fair Housing Choice* concurrent with the *2011-2016 Five Year Consolidated Plan*. A copy of the analysis is available online at www.gjcity.org. As part of the City's annual certification to affirmatively further fair housing, the City must assume the responsibility of fair housing planning by conducting an analysis of impediments to fair housing choice and take appropriate actions to overcome the effects of any impediments identified by the analysis. The summary of the findings of the analysis, the barriers and impediments identified and an action plan for removing the barriers and impediments follows.

BARRIERS TO AFFORDABLE HOUSING

- **Land development costs**
Action—take steps to develop land trust and explore ways to develop affordable housing fund
Action—develop joint venture projects
- **The “not in my back yard” (NIMBY) syndrome**
Action—Continue efforts to promote awareness and need for affordable housing
- **A limited number of affordable housing units** for very low and low income households, particularly single room occupancy units (SROs) and units for large families with children, seniors and persons with disabilities
Action—Continue to support and provide assistance for affordable housing projects
Action—Strengthen position of City liaison person regarding housing activities

- **Physical and mental disabilities** of some persons, primarily veterans, homeless, single elderly and disabled
Action—Build community capacity to provide housing and services for physically and mentally disabled persons
Action—Continue support of and assistance in finding additional funding for transitional housing units
- **Low wage rates**, increasing cost or lack of transportation and a lack of affordable, convenient child care
Action—Provide more education to employers, local officials and general public about living wage
Action—Continue collaborative effort to develop new or expand existing business, improve wage levels, identify training needs.
Action—Continue to seek funding and collaborate regarding local transit service
Action—Collaborate to analyze location of existing and proposed child care facilities relative to housing and transportation

IMPEDIMENTS TO FAIR HOUSING

- **High number of foreclosures** in Grand Junction
Action—Provide mortgage foreclosure counseling
- **Housing discrimination** for persons that have disabilities and sometimes for race or national origin reasons
Action—Continue to promote distribution of information regarding fair housing at seminars, workshops and other educational opportunities

Housing Needs

Action—Service providers for the disabled with support from local government will promote distribution of information regarding disabilities and language or cultural diversity and reasonable accommodations at seminars, workshops and other educational opportunities

Action—Area agencies, in collaboration with local government, will continue to explore projects and programs that address housing accessibility and language or cultural needs

- **Language/culture** – e.g. there are currently no bilingual counselors for housing clients and homebuyer education classes are not provided in Spanish

Action—Continue to provide and expand written materials and other information in languages other than English

Action—Improve counseling and educational classes to accommodate non-English speaking clients and tenants

PUBLIC HOUSING

The City of Grand Junction has no public housing units but recently participated in the *Grand Valley Housing Strategy* study. The study includes a thorough assessment of local market conditions, a detailed forecast of current and future demand across the spectrum of housing needs and a detailed road map for collaborative efforts to address the market needs. City staff continues to participate in ongoing efforts based on the study. The Grand Junction Housing Authority has disposed of its remaining public housing known as Capital Terrace and now no

longer holds any public housing. Another local organization, Hill-top Community Resources, Inc., now holds replacement vouchers for 12 of the site-based units in this development. The City of Grand Junction has worked closely with the Grand Junction Housing Authority as it has phased out public housing in Grand Junction and brings in a more sustainable affordable housing model. The City has a history of providing building and development fee deferrals, reductions and grant funds to the Housing Authority and other housing providers for the construction of new affordable units.

LEAD-BASED PAINT

The City of Grand Junction estimates that 10,000 housing units in Grand Junction were constructed prior to 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.

All activities funded with CDBG dollars through the City of Grand Junction must comply with federal regulations concerning lead-based paint. Lead-based paint reduction regulations are incorporated into all legal agreements between the City and grant sub-recipients. Any residential units or facilities constructed prior to 1978 involved in a CDBG activity must undergo a lead-based paint evaluation by a certified inspector. Any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

Housing Needs

LEAD-BASED PAINT COMPLIANCE ASSISTANCE GROUP

The Colorado Department of Public Health and Environment, Air Pollution Control Division is responsible for developing and implementing lead certification and abatement regulations for child occupied facilities and target housing, as mandated by state statute. The statute governs the inspection and assessment of lead based paint and hazards, lead contaminated soil and dust, and the abatement of lead based paint hazards.

ELIMINATING CHILDHOOD LEAD POISONING IN COLORADO

Childhood lead poisoning has been identified as the number one preventable environmental health threat to children in the United States. In Colorado, a steering committee of some 20 individuals, representing a variety of federal, state and local entities, both public and private, partnered to create the 2010 *Strategic Plan; Eliminating Childhood Lead Poisoning in Colorado*.

The plan focused on three general areas of concern:

1. Identifying children who are at risk of lead poisoning, testing those children, and initiating action;
2. Educating parents and the public at large about the risks of lead poisoning and the role we each play in preventing it; and
3. Identifying and controlling sources of lead in our environment.

The plan is currently under public review and includes goals, objectives and strategies designed to prevent childhood lead poisoning. More details of the state's strategic plan to end childhood lead poisoning are available online at www.cdphe.state.co.us/ap/leadhome.html.

PRIORITY HOUSING NEEDS

This analysis and the input of local organizations and citizens identify the following as the largest gaps and needs for housing and housing-related services in Grand Junction. Table 2A in Appendix C includes specific numbers of households by income level and renter or owner status.

- Rental and ownership units that are primarily affordable for households with income below 50% of the AMI
- Retain/rehabilitate existing affordable housing
- Permanent supportive housing
- Housing for disabled persons, households with disabled persons and seniors
- Units for larger families
- Single Room Occupancy units (SROs)
- Foreclosure prevention counseling
- Multifamily rehabilitation assistance
- Rent and down payment assistance
- Case management to include housekeeping and maintenance education
- Housing for persons released from correctional facilities

Homelessness

HOMELESS NEEDS

Estimating the number of homeless persons in a community is challenging, at best. The nature and extent of homelessness in Grand Junction includes homeless families, victims of domestic violence, and the chronically homeless. Grand Junction does have a traditional homeless shelter and other facilities/programs that provide emergency shelter. In addition, supportive services for the homeless are provided in a number of ways. Grand Junction did participate in the Point In Time survey in January 2011 to determine a total number of homeless, their age, the services they access, and some characteristics of their situation such as length of time homeless, where they stay and what are their greatest needs. Statistics used in this report were obtained from that survey. Additional information from this section was also provided by a number of community agencies that work directly with the homeless population including the Grand Junction Housing Authority, HomewardBound of the Grand Valley (Community Homeless Shelter), Grand Valley Catholic Outreach (GVCO), the Rescue Mission, Mesa County Valley School District 51 REACH program and the Benevolent Community Partnership Beyond Charity project.

CONTINUUM OF CARE

The Continuum of Care is a local or regional system for helping people experiencing homeless and those at imminent risk of homelessness by providing housing and services appropriate to the range of needs in the community. The continuum can range from homeless prevention to emergency shelter to permanent housing. HUD implemented the Continuum of Care approach to encourage communities to coordinate planning and provision of housing and services for homeless people.

Grand Junction Continuum of Care for Homeless



Homelessness

Based on the January 2011 Point in Time survey, the homeless population in the Grand Junction area is estimated to be 540 adults and 238 children under the age of 18. Approximately 45% of those homeless reported they would sleep in some form of shelter. About 20% have been homeless for one year or less, while almost half reported having been homeless before. The most common reasons why households were homeless were job loss, the inability to pay rent or utility payments, alcohol dependency and mental illness. A local organization, Beyond Charity, is presently in the process of developing a ten-year plan to end homelessness. As results and actions are taken with the Plan, they will be reported in the City's subsequent *Annual Action Plan* and *CAPER* documents.

The homeless population has increased over the past five years and is expected to continue to increase over the next five years as a result of such conditions as escalating home foreclosures, a lack of affordable housing and a high unemployment rate of 11.5%. Additionally, wages have not kept pace with the rising costs of living expenses such as energy needs.

The need for emergency shelter increases as more and more people have lost their housing. In the past, the visible homeless population primarily consisted of adults. Now, families with children are more common, particularly single parent families and there is a need to open a shelter for families.

The School District 51 REACH program serving homeless children that attend area schools has experienced 10-15% growth each of the past few years during the poor economy. In 2011, REACH

expects to serve almost 600 students which is an increase of 20%. Typically, low income single individuals and low income families (1 or 2 parent) are either unemployed or underemployed. Additionally, Mesa County is currently experiencing the highest foreclosure rate among the most populous counties in Colorado. Refer to Table 1A in Appendix C for a breakdown of the Homeless and Special Needs Population.

SHELTERS

HomewardBound of the Grand Valley operates the Grand Junction Homeless Shelter, which provides year-round emergency shelter. Check in time begins at 5:00 pm with families served first then singles checking in in at 6:00 pm. Dinner is served each night beginning at 6:00 with families served first and then singles. Each guest must complete a chore every night that they stay at the shelter such as cleaning bathrooms, doing dishes, emptying trash, unloading laundry or any other variety of household chores that may need to be done at the shelter. Everyone must be out of the building by 8:00 am.

The current building capacity is 90 plus any children under the age of 3 years. The shelter is typically at capacity, with only a handful of days being below that amount. Priority to enter in the evening is given in the following order; families, women, Veterans in the Veterans Administrative Recovery Program, medical exceptions, working men and then non-working men. In the event of an overflow, guest are transported to area churches after the evening meal to spend the night and returned to the shelter in the morning. In 2009-2010, a total of 1,184 unduplicated persons were provided shelter, including 95 families.

Homelessness

In addition, the recently improved Grand Junction Rescue Mission provides shelter for 70 men. Grand Valley Catholic Outreach also provides emergency housing for families while they search for affordable housing and save for required deposits and monthly rent. In 2009, GVCO assisted 98 families with emergency housing.

HOMELESS FAMILIES

Homeless families in need of shelter, case management or other needs can access services through the Grand Junction Housing Authority, HomewardBound of the Grand Valley, Grand Valley Catholic Outreach or Mesa County Valley School District 51. Students of Mesa County Valley School District 51 that are identified as homeless and qualify for the REACH program automatically receive free breakfast and lunch, waived student fees, backpacks, school supplies, a snack bag, a new sweatshirt, a hygiene bag, and if needed, a bus pass. On weekends, when meals are not available at school, students may access the Kids Aid Feeding Friends Backpack Program. The program bridges the gap of weekend meals by sending these students home with one backpack per week full of non-perishable food. Kids Aid is currently sending home 1,800 backpacks a week to students in all District 51 schools.

DAY SERVICES FOR THE HOMELESS

Grand Valley Catholic Outreach operates the Day Center in downtown Grand Junction. The day center offers the amenities of home—a warm shower, laundry, telephone, mail, and storage—to area homeless, ages 18 and older. Job search support is also provided. Twice each week medical personnel are present to assist the guests with preventive health care, distribute vaccinations, and provide testing. There is also an on site counselor. In addition, the Salvation Army recently opened a family day center known as the Warming Shelter.

TRANSITIONAL AND PERMANENT HOUSING

A number of local agencies and organizations provide units of transitional and permanent housing for homeless persons and there are approximately 100 SRO units that are privately owned. Grand Valley Catholic Outreach has programs for both. The Transitional Supportive Housing program provides cooperative living, counseling, and skills training. The Permanent Supportive Housing program provides 23 homes to those with mental or physical impairments who have been chronically homeless, and free of drug abuse. A similar development to add another 16 units of Permanent Supportive Housing for veterans is underway.

The Next Step Housing Program is a tenant based rental assistance program, funded primarily by the Colorado Division of Housing. Local partners include partnership among the Grand Junction Housing Authority, Mesa County Department of Human Services, GVCO, HomewardBound of the Grand Valley, the Latimer House and Mesa County Valley School District 51. The program provides payments, intensive case management and transitional housing for homeless and near homeless families. The goal of the program is to help these families become self-sufficient within a two-year timeframe.

The Phoenix Project is a partnership between Housing Resources of Western Colorado, HomewardBound of the Grand Valley and the Grand Junction Housing Authority which provides vouchers for residents. The project includes 8 units that provide homeless veterans in Grand Junction affordable, stable housing and individually tailored case management services in an effort to transition them from homelessness into self-sufficiency.

Homelessness

DOMESTIC VIOLENCE SHELTER

Hilltop Community Resources, Inc. operates the Latimer House Counseling and Advocacy Center. The facility offers a safe haven for anyone experiencing domestic violence. Core services include a safe house, transitional housing, support groups, a 24-hour crisis line, safety planning and support. During 2009-2010, the facility provided assistance to 2,426 persons on its crisis line, housed 242 persons in the safe house and provided advocacy, counseling, referrals and transitional housing for 475 persons.

PERSONS AT RISK OF HOMELESSNESS

The decrease in economic stability, increase in unemployment and an increase in the number of foreclosures has led to an increasing number of persons at risk of becoming homeless. Several local agencies and organizations provide coordinated services and case management for persons at risk of homelessness, including the Grand Junction Housing Authority, HomewardBound of the Grand Valley and Grand Valley Catholic Outreach. Services include housing counseling, rent assistance and foreclosure prevention counseling. The Housing Authority offers the Family Unification Program that is designed to help low income families retain their housing or provide housing assistance. It provides coaching, mentoring, education, facilitation, negotiation, and other services to help keep families together. It serves families who are in jeopardy of eviction, children who are at risk of out of home placement, and works to reunify children with their families. The agencies have seen a steady increase in demand for services over the past 1 to 1-1/2 years. Job loss, underemployment, and medical crises all contribute to the increase in demand.

As indicators, Grand Valley Catholic Outreach has seen increases over previous years and steady use of its services including groceries, rent and utility payments, and clothing for anyone needing assistance. The Grand Junction Food Bank of the Rockies distributed 2.8 million pounds of food in the last year, much of it within the Grand Junction area.

OUTREACH AND ASSESSMENT

Outreach to the homeless and assessment of needs and services are provided by a variety of agencies. Grand Valley Peace and Justice, the Benevolent Community Partnership Interfaith and many public and private agencies and organizations are presently involved in a collaborative effort to produce a 10-year plan for the Grand Junction community towards ending homelessness. The group has divided into 7 committees to address: Advocacy, Data, Outreach, Jobs and Income, Community Services, Housing and Education. Numerous and a wide variety of agencies and organizations are participating in creation of the plan. In the meantime, they continue to provide the services discussed above as well as others summarized below.

The Grand Junction Police Department (GJPD) has initiated a pilot program in an effort to reduce chronic homelessness issues in the City of Grand Junction. The program, is known as the Homeless Outreach Team (HOT), and is comprised of three GJPD officers who specialize in building relationships and coordinating assistance in finding necessary services for the homeless population.

Homelessness

The purpose of the HOT program is to ensure that GJPD personnel are sensitive to the needs and rights of the homeless population, to establish procedures to guide officers during casual contacts, as well as arrest situations involving the homeless, and to reaffirm that homelessness is not a crime. The overall goal is to reduce calls for service to GJPD involving the homeless population. Personnel assigned to HOT are in the forefront of that effort. It is important that the team develop a positive relationship with the homeless community, including the myriad of service providers. So far, the HOT unit has established relationships and contacts with over 100 homeless individuals, and around 2 dozen service providers. It has referred several individuals to local service providers to obtain assistance in getting Identification, housing, clothes, and bus passes. HOT has helped to solve, or assisted in a few major cases and has given presentations to various community partners with relations to the unit and its efforts.

SUMMARY OF OTHER SERVICES AND FACILITIES

In addition to the services already discussed, the community also has many other resources that provide services to the homeless persons in Grand Junction as summarized below.

GENERAL

- Grand Valley Catholic Outreach operates a soup kitchen providing one hot meal, 6 days a week.
- The Rescue Mission also provides meals and clothing.
- Salvation Army provides food, clothing, counseling and household items and operates the Hope House for substance abuse counseling and housing.

- Colorado West Regional Mental Health received a SOAR grant (SSI/SSDI Outreach, Access and Recovery) that will be used to target homeless or near homeless persons and streamline the process for those who may be eligible for benefits.

HEALTH CARE

- Hilltop's B4 Babies and Beyond program provides access to prenatal and child health care
- Colorado West Mental Health provides individual or group counseling and psychiatric services.
- Mesa County Health Department services include family planning, well child clinic, immunizations and HIV/STD testing.
- Marillac Clinic provides dental, vision, medical and mental health care and case management for homeless or low income, uninsured individuals.
- Western Colorado Aids Project provides case management, testing, support and referrals for HIV positive individuals and prevention and education for the general public.
- The Counseling and Education Center provides counseling services to families, adults, adolescents, youth and very young children to the underinsured and uninsured on a sliding fee scale.

LEGAL SERVICES

- Colorado Legal Services Pro Bono Project provides legal services for homeless and low-income individuals.

Homelessness

DISCHARGE COORDINATION POLICY

The City of Grand Junction does not receive any ESG, Supportive Housing, Shelter Plus Care, or Section 8 SRO program funds. Local agencies in the community that receive such funds have their own discharge coordination policies in place. For example, HomewardBound has policies in place to accommodate most people who are released from publicly funded institutions. The Grand Junction Homeless Shelter is available so that they need not be discharged to the streets. This includes persons discharged from correctional facilities, foster care, mental health facilities and health care facilities. For the vast majority of the persons in this situation, the shelter is a viable alternative to sleeping on the streets. For those discharged from health care facilities with need for follow-up care or a recuperation period, the shelter has a policy allowing limited daytime shelter during periods of recovery. Other alternatives to homelessness for this population in the Grand Junction area include the Freedom House for formerly incarcerated persons and the Rescue Mission. One continuing gap in services is shelter or housing for convicted sex offenders. There are currently no organizations that serve this segment of the homeless or potentially homeless population.

PRIORITY HOMELESS NEEDS

The priority needs for the homeless in Grand Junction as indicated in Table 1A in the Appendix are emergency shelters for families, transitional housing for both families and individuals, shelter for unaccompanied, homeless youth and case management. The ultimate homeless prevention activities include: an improved economy, workforce training, affordable housing, access to

substance abuse programs, and resources for victims of domestic violence. However, even in an improved economy, there will always be a population that at any given time will be without housing. Available adequate shelter that is clean, safe and open will always be a priority.

Special Needs Populations

POVERTY

According to the 2009 ACS, 16% of the people living in Grand Junction were in poverty. 23% of children under the age of 18 were below the poverty level, compared with 9% of persons 65 years and older. 10% of all families and 45% of families with a single female head of household had incomes below the poverty level. According to the *Mesa County Community Needs Assessment* conducted in 2008-2009 by the Mesa State College Social Science Research Center, a variety of factors drive household poverty and changes in regional poverty. Due to the complex nature of poverty, no single solution will eradicate, or even dramatically reduce it in Mesa County and the Grand Junction area.

FACILITIES AND SERVICES

The recent economic recession, increase in the unemployment rate, decrease in public benefits, and lack of affordable and accessible child care are all contributing factors to the needs of persons with special needs and/or lower income. Throughout Grand Junction and Mesa County, many facilities and agencies provide services to assist persons who are not homeless but require supportive services.

PERSONS WITH DISABILITIES

The lead agencies providing facilities and services for the disabled population in Grand Junction are Mesa Developmental Services, Colorado West Regional Mental Health Center, Hilltop Community Resources, Inc., the Grand Junction Regional Center and the Center for Independence. The services and facilities operated by each as well as others are described below.

Mesa Developmental Services (MDS). MDS is a non-profit organization that provides community based services and support for persons with developmental disabilities of Mesa County and the Grand Junction area.

- Case Management
- Early Intervention—natural learning environments, routines and parent participation for children birth to age 3 who have developmental delay or disability.
- Children’s Home and Community Based Services—a waiver program for children with disabilities who are at risk of institutionalization
- Family Support Services—Reduce, delay, or prevent out of home placement and reduce stress on families as a result of supporting a family member with a developmental disability.
- Children’s Extensive Support Waiver—family support to meet the challenges of caring for a child with developmental disabilities.
- Residential Services—community-based living arrangements that cater to the need of each individual in 12 supervised group homes, host homes and congregate apartments.
- Supported Living Services— services and support tailored to meet the individual’s needs for persons 18 years and older to promote independence, integration and productivity.

Colorado West Regional Mental Health Center (CO West). CO West is a private, non-profit founded in 1970 to provide outpatient mental health services to the residents of Western Colorado.

- Substance Abuse Treatment Services—includes detoxification, women’s recovery, day treatment, drug screening and a Transitional Living Center for women.

Special Needs Populations

- Psychiatric Hospital—treats suicidal tendencies, extreme anger, anxiety and panic, schizophrenia, depression, hallucinations/delusional thinking, phobias, bipolar disorder and physical/sexual abuse.
- Consumer and Family Support—education classes and support groups for individuals and family members of persons coping with mental illness.

Hilltop Community Resources, Inc. (Hilltop). Hilltop's mission is to provide leadership for community-based services that foster self-sufficiency and enrich quality of life for those underserved or not served. Hilltop has myriad of programs but specifically for persons with disabilities, Hilltop administers the Life Adjustment Program that offers a home, a community, and a continuum of services to adults who have suffered a traumatic brain injury. 127 persons are currently served in the program.

Center for Independence (CFI). CFI is a private, non-profit that works to promote community solutions and to empower individuals of any age with disabilities to live independently with 6 core services. The number served in 2010 is listed by each service.

- Advocacy—406
- Information and referral—32
- Independent Living Skills and Life Training—2,479
- Peer Mentoring—117
- Vocational Training—1,521
- Recreation Services—1,622

Grand Junction Regional Center. The Regional Center is operated by the Colorado Department of Human Services Division for Regional Center Operations. The center provides a number of

services including 24-hour supervision, residential services, day programming, habilitation, medical, training and behavioral intervention, plus short-term emergency/crisis support to the community system. The Grand Junction Regional Center presently serves 102 clients. The campus facility houses an Intermediate Care Facility for persons with intellectual disabilities (ICF/ID) which presently has 46 beds. In addition, the center's Monument Community Resources manages 10 group homes that are located throughout the Grand Junction community. The primary diagnosis of the persons served and supported by the Regional Center is intellectual disability but many of them also have secondary disabilities. Clients housed both on and off campus are of varied skill levels and many are dually diagnosed with mental illness. General programs and services provided by the Regional Center includes those listed below.

- Medical and psychiatric services
- Occupational therapy
- Physical therapy
- Speech therapy
- Specialized services for women with mental illness and intellectual disabilities
- Specialized services for men with sex offense challenges and that have intellectual disabilities
- Adaptive equipment services
- Community outreach services to Community Center Boards (CCBs) or providers (including families) for specialized consultation and/or training

Audio Information Network. Reading and audio services for visually impaired persons. The program currently serves 30 people in Grand Junction.

Special Needs Populations

ELDERLY PERSONS

Many agencies provide services to persons of all ages but there are several that specifically address the growing senior population in Grand Junction. The primary services and facilities are described below.

St. Mary's Hospital Foundation (St. Mary's). St. Mary's administers three programs catering to the needs of the elderly and frail elderly of the Grand Junction Community.

- **Senior Companion Program**—prolongs the independence of homebound elderly. Senior volunteers provide rides for grocery shopping, medical appointments, errands and socialization for homebound seniors. The program currently serves 190 elderly, homebound residents with 53 senior volunteers. It is anticipated that 325 elderly will be served per year by 2016.
- **Foster Grandparent Program**—recruits and trains low-income seniors to assist in schools, non-profit day care centers, Head Start Centers and other community organizations to work one on one with special needs children to enhance their educational experience. The program currently serves 85 seniors, providing over 60,000 hours of contact with special needs children.
- **Gray Gourmet**—provides home-delivered and congregate meals for elderly persons. In 2010, approximately 66,795 meals were served through the program

Hilltop Community Services, Inc. (Hilltop). Hilltop administers the Senior Daybreak program in a new facility. The current facility provides an adult day care program that can accommodate 30 seniors.

YOUTH

Many agencies provide services to persons of all ages but there are several that specifically address the youth population of the Grand Junction community.

Mesa County Partners. The mission of Partners is to make a difference in the lives of young people by helping them develop a positive self image, a sense of belonging and an acceptance of responsibility for their actions. The primary programs provided by Partners are summarized below, with the number of youth served in each in 2010.

- One-to-One Program—mentor/mentee matches and Nexus Program for youth waiting for matches—212.
- Restitution Program—juvenile offenders receive victim empathy classes, victim/offender mediation—1,070
- Minority Family Advocacy Program—assisting minority youth and their families with the help of advocates—50
- Western Colorado Conservation Corps—Opportunity for youth ages 14 to 25 to work and learn —165
- Club Mid After School Program—provides a safe, supervised place for middle school students to spend time after school.

The Tree House Center for Youth, Inc. The Tree House is a resource coordinator for youth ages 11 to 22 in the Grand Junction area, providing opportunities to nurture their health, social, emotional and educational well being. The Tree House serves over 1,000 youth per year in the programs summarized below, with the number of youth served in each in 2010.

- Kids Kabana Middle School Afterschool Program—372
- Bistro Youth Leadership Development Program for High School and College Age—617
- FACT Relational Wellness Education for Teens—101

Special Needs Populations

Hilltop Community Resources, Inc. (Hilltop). Hilltop administers the following programs for youth and families, including the number of persons served by each program in 2010.

- Family First—provides parenting education and support for families with young children—361.
- Kiddin’ Around Learning Center—quality childcare to all children regardless of their needs—240.
- Pediatric Alternative Treatment Unit—provides an alternative to inpatient psychiatric hospitalizations for children ages 5-11—108.
- Residential Youth Services—therapeutic residential program for youth ages 11-21 referred to the program for issues stemming from juvenile justice involvement, abuse, neglect and/or mental illness—85.
- Get Real—comprehensive pregnancy prevention and mentoring program for youth ages 10-18—108.
- Experiential Learning Project—teaches youth about life through skill building and hands on learning activities—789.
- Connections—case management resource that works with families to help them identify what they need to be successful, assist in navigating the system and connect them with appropriate community resources—188.
- Opportunity Center School Program—alternative school program providing an innovative setting—276.

Western Slope Center for Children. The center is a Child Advocacy Center, providing services to child sexual abuse victims and their families in a supportive environment that reduces trauma and promotes dignity, justice and healing. The services combine law enforcement, health professionals, counselors and long-term help to children and their families. The facility serves approximately 300 persons per year.

Strong Families, Safe Kids: The Parenting Place of Western Colorado. Helps parents build healthy relationships with their children and understand their child’s specific developmental needs. In 2009, a total of 101 parents attended classes, including 18 parents that attended an early/middle years class that was conducted in Spanish. Child abuse prevention educational programs reached 2,300 students and adults.

Riverside Educational Center. Provides after school tutoring and enrichment services to Kindergarten through 12th grade students who qualify both financially and academically. Specifically targets low income and Latino students. The program currently serves 120 students.

PRIORITY NON-HOMELESS NEEDS

Priority needs were determined through the consultations and questionnaires completed in the consolidated planning process as described in the *Managing the Process* section of the Plan. Table 1B in the appendix provides information on needs and goals for non-homeless special needs populations.

The priority non-homeless needs are:

- Foreclosure/homeless prevention activities for at-risk persons and families
- Counseling for substance abuse, domestic violence and mental health
- Transportation alternatives
- General childcare
- Services to persons with disabilities
- Services to elderly, including independent living support
- Youth programs

PUBLIC FACILITIES AND IMPROVEMENTS

Community Development Block Grant (CDBG) funds are limited with the City currently receiving approximately \$350,000 annually. Generally the City provides infrastructure and urban services and community development needs through its general funds and programs such as its Capital Improvement Program (CIP) and Parks and Recreation programs and projects. Over the past 15 years, the City has used approximately 29% of the CDBG funds received towards projects in eligible low and moderate income neighborhoods. Through the life of this *Consolidated Plan*, it is anticipated that CDBG funds may be spent on similar eligible infrastructure and community development projects with the following priorities located within low and moderate income neighborhoods.

- Pedestrian connections/sidewalks for safe routes to school, area shopping and places of employment
- Drainage improvements, particularly to alleviate flooding
- Street improvements/reconstruction
- Park improvements and facilities

OTHER COMMUNITY DEVELOPMENT NEEDS

Through development of the *Consolidated Plan*, the community identified needs in the following community development areas: Transportation, Medical Services, Child Care and Youth. The needs are also summarized in Table 2B in Appendix C.

TRANSPORTATION

The *Mesa County Community Needs Assessment* listed transportation as one of the top 11 household issues and one of

the top 11 household barriers. The lack of transportation was one of the most frequently mentioned barriers to employment identified by not self-sufficient households (e.g. those whose income is unable to support a basic needs budget). The assessment reports that the lack of a reliable vehicle and the bus schedule prevent many from applying for available jobs. Many members of not self-sufficient households know they need additional training to secure better jobs but they are unable to get transportation to training locations. This is primarily a function of the current operating hours of the Grand Valley Transit (GVT) system (Monday through Saturday 5:15 a.m. to 7:15 p.m.) which cannot accommodate hours of many workers in the service industries or those with 24-hour job shifts. GVT would like to extend the service hours later into the evening as well as expand the service area once funding can be obtained to do so.

NEEDS

- Provide more transportation alternatives
- Expand GVT routes and increase hours of operation to accommodate work shifts and weekend employment

MEDICAL SERVICES

As with transportation, the *Mesa County Community Needs Assessment* also listed medical services as one of the top 11 household issues and one of the top 11 household barriers. While the lack of healthcare insurance is a problem for some households (11%), the larger issue is paying deductibles and co-pays. Other concerns listed were the cost of any service, taking time from work to deal with health issues, and finding a service provider that would accept new patients. Almost 40% of Grand Junction area households reported being unable to access health services due to insurance co-pays.

Community Development

The Mesa County Health Department provides the following services, many of which target and primarily serve low and moderate income persons of the Grand Junction community.

- Community Health Services—immunizations, family planning and WIC
- Environmental Health—food safety, water and air quality
- Health Promotion and Education
- Disease surveillance and community health assessment
- Emergency Preparedness and Response

The Marillac Clinic is the community funded safety net clinic, providing direct comprehensive health care services to the uninsured, low to moderate income Mesa County residents. The clinic is sponsored by the Sisters of Charity of Leavenworth Health Systems and St. Mary's Hospital provides in-kind and cash support to the clinic. The Clinic's primary services include:

- Medical Services—primary and preventive care and chronic disease management
- Mental Health Services—integrated into primary care; case management and individual, family and group therapy
- Dental Services—adults and children can receive preventive and restorative services including dental cleanings, examinations, x-rays, fillings and extractions. Medicaid and CHP+ accepted as well as uninsured individuals
- Medication Assistance Program—the Clinic works with pharmaceutical companies to offer patients reduced cost prescriptions
- Optical services—eye exams and new eyeglasses are available to patients

The Marillac Clinic, Colorado West Regional Mental Health Center, Primary Care Partners, Family Practice and other agencies are working on an Integrated Care or Medical Home Model for those individuals that cannot afford insurance. The model attempts to lower medical costs and provide the best medical and mental services to low income persons and families.

NEEDS

- Increase/improve medical services/facilities for low income persons
- Address increasing healthcare needs of uninsured and immigrant persons
- Healthcare assistance and services for undocumented residents
- Address growing problem that more physicians are not accepting Medicare and Medicaid
- Increased opportunities for dental care

CHILD CARE

Child care continues to be a need in the community. 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, those with children may not be able to hold two jobs without outside childcare. For the single parent household, childcare is a major concern. The *Mesa County Community Needs Assessment* recommended that the community could better serve its low and moderate income households by providing more childcare facilities that have extended hours and are willing to care for children with special needs.

Community Development

NEEDS

- Childcare for people transitioning to work and working low income
- Better coordination between public transportation planning and location of childcare facilities for low/moderate income families
- Childcare with more flexible and weekend hours of operation

YOUTH

Questionnaires and discussions with a variety of housing and service providers identified youth programs and facilities as an ongoing community need . While there are several opportunities available after school that have been expanded over the last few years, there is still a need for more facilities and programs that are better coordinated with transportation alternatives available in the Grand Junction area.

NEEDS

- Youth-oriented activities and programs that are coordinated in schedule and location for transportation to and from the facilities.

Economic Development

Until funding the Downtown Economic Gardening project for the 2011 Program Year (refer to Annual Action Plan beginning on page 56), the City of Grand Junction had not utilized CDBG funding for direct economic development activities. However, many other investments made by the City with CDBG funds contribute to the local economy. Local non-profits and construction projects provide jobs and leverage additional funding sources. In the Grand Junction area, economic development activities are primarily managed and supported by the Business Incubator Center (BIC), the Grand Junction Economic Partnership (GJEP) and the Mesa County Workforce Center. GJEP continues to seek more business and economic opportunities for community residents. There are currently an inadequate number of jobs that pay wages above federal poverty guidelines. The Business Incubator and GJEP work to address the needs of commercial enterprises and coordinate with job training and job search resources available through the Mesa County Workforce Center. The scope of activities of each of these agencies is detailed below.

The process to develop a Mesa County Economic Development Plan started in early 2011. Results of a business survey are being tabulated and analyzed to identify needs and begin to develop strategies towards an overall economic development plan. Once the plan is complete and as strategies are implemented, the outcomes will be reported in subsequent CDBG *Annual Action Plan* and *CAPER* reports.

Quality Job Creation. Mesa County has a high unemployment rate and needs to create jobs. GJEP works closely with BIC to create jobs.

- Maintain and enhance comprehensive internal and external marketing programs to attract and expand business in both the short and long term.

- Provide business with relocation, expansion and retention services.
- Develop community capacity to support target industry sectors and primary business.

BUSINESS INCUBATOR CENTER

BIC provides educational services and business tools in support of the launch, growth, stabilization and long-term success of business enterprises in Mesa County. Their primary services include a supportive entrepreneurial community; free business consulting and low cost training; business loans and financing; and Colorado State Tax Credits. BIC targets individuals and businesses, start-up and existing, mainly in the Mesa County area. Some of its programs are specific to low and moderate income individuals. However, there are other programs that are not income specific. Clients are provided education and training, financing, and one-on-one business consulting. The BIC facility also provides affordable rental space for a start-up business as well as a shared use commercial kitchen for food related businesses. In 2009, the Incubator Program created approximately 90 jobs and revenues of \$5 million. The Small Business Development Corporation that oversees the BIC created or retained 164 jobs with more than \$4.5 million in capital formation and was the top performing office in the state.

GRAND JUNCTION ECONOMIC PARTNERSHIP (GJEP)

The GJEP 2011-2013 Strategic Plan states its mission is to enhance economic vitality, creating a strong, diverse economy and improved quality of life. Four goals are identified to address the mission with several actions identified for each.

Economic Development

Economic Diversification. Mesa County needs to grow industry sectors which continue to diversify the economy, provide quality jobs and future growth potential.

- Focus business attraction and expansion programs on specific target industries, businesses and job types which provide economic diversity.

Workforce Excellence. The quality and capacity of the workforce is the top competitive concern for relocating or expanding business.

- Initiate alignment of educational offerings with target industry and future and current jobs.
- Support solutions to address current and future skills gaps.

Regional Capacity. The Grand Valley's role as a regional hub is a critical component of a viable economy.

- Support/develop industry sectors which contribute to regional hub status such as health care, retail and energy.
- Build support, capacity and understanding for economic development at the State and regional level and thereby increase the competitiveness of Colorado and Mesa County as a place for business.
- Promote understanding and awareness of the importance of the economy and economic development within the community.
- Support projects which enhance the regional hub such as infrastructure, education and transportation.

MESA COUNTY WORKFORCE CENTER

The Mesa County Workforce Center operates under the Mesa County Department of Human Services. The current high unemployment rate of 11.5% and low numbers of jobs have increased activity at the Center substantially. There are a few jobs returning in

the construction, extraction, transportation and administration and office support. Jobs in the health care field have been the only ones that have remained stable through the current economic downturn.

In 2010, the Workforce Center typically worked with over 7,000 persons per month. The primary services provided by the Center include:

- Employment services
- Business services
- Training and education services
- Food assistance
- Temporary aid to needy families
- GED
- Veterans services
- Child care assistance
- Disability services
- Youth services

The services provided by the Workforce Center target several groups within the community:

- Employers who are seeking qualified employees and job seekers who are seeking employment opportunities.
- Low income students and employed individuals needing child care.
- Low income families needing to apply for TANF (Temporary Aid to Needy Families), food assistance and Medicaid.
- Individuals seeking training and educational opportunities.
- Veterans seeking employment, training or other services.

Economic Development

LIVING WAGE CONCERNS

The HUD determined FY 2011 Fair Market Rent (FMR) for a modest 2 bedroom/1 bathroom apartment in Grand Junction, including utilities, is \$715 per month. The wage needed, at 30 percent of MFI, to afford this type of units is approximately \$14 per hour. Similarly, the Colorado Division of Housing's 2010 semi-annual Multifamily Housing Vacancy and Rental Survey reports that a local wage of \$13 per hour is needed to afford a 2 bedroom/1 bathroom unit renting for \$670 a month. Approximately one-third of the households in Grand Junction fall below these income levels.

Low area wages and rising real property costs are creating a significant challenge to Grand Junction residents, especially those receiving less than the hourly pay needed to afford a two bedroom apartment. While approximately half 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 rates. To help the low and moderate income access job training opportunities and places of employment, more transportation alternatives were recognized as a high priority need.

Priority needs pertaining to economic development identified in the *Consolidated Plan* process generally mirror the goals and actions outlined by the Business Incubator Center and the Grand Junction Economic Partnership previously discussed. Through questionnaires and discussions, the highest priority needs include: general economic development activities such as creation

of sustainable and primary jobs in the area as well as training and education for the workforce and creation/improvement of transportation alternatives.

ECONOMIC DEVELOPMENT NEEDS

- Economic development activities
- Welfare to work-type activities
- Continue educational efforts regarding living wage
- Business start-up and expansion assistance
- Workforce training and assistance

Anti-Poverty Strategy

While nearly 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 multi-faceted community response. To help realize the potential of community resources, utilize those resources efficiently, and identify priorities, it is recommended that a grassroots effort to form an Anti-Poverty Coalition occur. This coalition should be made up of various economic partners and other stakeholders in the Grand Junction/Mesa County area. The Anti-Poverty Coalition should lead the charge in implementing this Anti-Poverty Strategy.

OBJECTIVE

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

STRATEGIES

- A. **Collect data** regarding poverty levels and local demographics to better identify the problem and monitor trends. Data will be collected continually over time and tracked for progress or other trends. Data from many sources will be used including the following:
- Point in time homeless survey
 - Mesa County Human Services data
 - School District 51 data including free and reduced lunch statistics
 - Grand Junction Housing Authority depth of poverty data

B. **Focus on a continuum of prevention and intervention strategies /activities** by age group to prevent/deter persons from entering poverty situations. Groups include those under age 20, young families, families experiencing poverty, the elderly, disabled, and single heads of households.

- 1) Form an Anti-Poverty Coalition
 - Economic development partners and other stakeholders will be invited to the table to form an Anti-Poverty Coalition that will be responsible for implementing the community anti-poverty strategy.
 - Look for models from other communities to find solutions and accomplish anti-poverty work
- 2) Support efforts of existing partnerships (Meth Task Force, Benevolent Community Partnership, Grand Valley Coalition for the Homeless) and develop new partnerships.
- 3) Develop work ethic programs.
 - Partner with School District 51 to establish basic requirements for high school graduation that require some form of work.
 - Reduce high drop-out rates in high school. No diploma equals poverty in today's world.
- 4) Develop programs to help people be better prepared for retirement (e.g. establish income sources in addition to Social Security benefits).

C. **Encourage efforts to raise earned income levels.**

- 1) Increase employability of the workforce including recipients of public benefits.
 - The Mesa County Workforce Center engages recipients of public benefits in employment training programs, linking them with potential employers, and supporting their movement into the workforce.

Anti-Poverty Strategy

- Support Partners Western Colorado Conservation Corps (WCCC) which targets at-risk youth and has a structured training and employment program.
 - Develop a pipeline to work model that will link people to potential employers.
 - Work with employers on providing job training and advancement opportunities.
 - Focus on entry level job training for people who lack entry-level job skills and cannot yet obtain or be successful in an entry-level job.
- 2) Support efforts to maintain a strong diversified economic base.

D. Encourage increased access to employment

1) Public Transportation

- Extend service hours of Grand Valley Transit routes to help low and moderate income persons access employment.
- Increase frequency and total number of Grand Valley Transit routes and expand the service area.
- Develop a pipeline to work model that will link people to potential employers.

2) Address Childcare Needs

- Provide affordable childcare for low income workers.
- Provide childcare to children of parents that work evenings and weekends, not just weekday, daytime hours.
- Provide childcare for special needs children

E. Foster increased household stability

- 1) Support existing and promote new educational programs such as: life skills, homebuyer education, home maintenance, parenting, family planning, financial management, literacy, healthy recreational activities, tenant responsibilities, energy efficient programs and technical skill/vocational training.

- 2) Maintain and expand existing drug and alcohol rehabilitation services.
- 3) Maintain and expand existing services to people with special needs.

F. Support efforts to provide assistance to avoid, reduce or cope with economic emergencies and catastrophic expense

- 1) Provide essential healthcare to the uninsured
- Continue support of existing programs (e.g. Marillac Clinic, St. Mary's Medicine Center)
- 2) Support and maintain efforts to reduce and control energy costs for low income persons energy programs (e.g. LEAP).

G. Focus affordable housing development near centers of high employment or along public transportation routes such as downtown, Mesa Mall, North Avenue and Horizon Drive.

Strategic Plan

FIVE YEAR PLAN GOALS

The *Five Year Consolidated Plan* covers the time period from September 1, 2011 through August 31, 2016. The intent of the Plan is to identify and prioritize local needs and objectives through the coordinated efforts of the City of Grand Junction, various local organizations and citizen participation. 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 in the community. For each *Consolidated Plan* Goal and Priority Need, specific Objectives have been identified which define how the community will respond over the life of the *Five Year Consolidated Plan*. There is no prioritization of these goals and objectives and no specific geographical areas have been identified as priority areas. Services and housing will be provided each year based on a needs and income basis throughout Grand Junction.

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

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

GOAL 1: SUITABLE LIVING ENVIRONMENT

Priority Need Category: Non-Housing Community Development Infrastructure

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

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

Priority Need Category: Special Needs Populations and Other Human Services

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



Strategic Plan

Priority Need Category: Youth

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

GOAL 2: DECENT AFFORDABLE HOUSING

Priority Need Category: Increase the Inventory of Affordable Housing Units

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

Priority Need Category: Homeless

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

Priority Need Category: Lead-Based Paint Hazards

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

GOAL 3: CREATING ECONOMIC OPPORTUNITIES

Priority Need Category: Economic Development

- Objective 1: Increase access to employment
- Objective 2: Support activities that foster increased household stability and/or increased household income.
- Objective 3: Support efforts intended to expand and/or diversify the local business base and increase pay scales.
- Objective 4: Support efforts of job creation for low and moderate income households, possibly linking housing rehabilitation with job training.
- Objective 5: Support activities to provide workforce education and training.

Priority Need Category: Childcare

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

Strategic Plan

AFFORDABLE HOUSING STRATEGY

The housing assessment data and the consultation process through development of this *Consolidated Plan* indicate the following as the largest gaps and needs for housing and housing-related services in Grand Junction.

- Rental and ownership units that are affordable for households with income below 50% of the AMI, with some need identified for both rental and ownership units for households earning 51-100% of AMI.
- Housing for disabled persons, households with disabled persons and seniors.
- Need for units for larger families.
- Single Room Occupancy units (SROs) such as boarding houses.
- Foreclosure prevention counseling.
- Need for multifamily rehabilitation assistance.
- Need for rent and down payment assistance.
- Improved and increased case management for households including education in renter responsibility for household maintenance.
- Improved housing system for persons released from correctional facilities.

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

Determining the allocation of CDBG resources that may be available will be done based on the following:

- The proposed project meets national and local objectives and is an eligible project.
- Ability of the applicant to complete the project.
- Agency capacity such as performance history, experience, and financial stability.
- Proposed project meets *Five Year Consolidated Plan* goals.
- Amount requested.
- Request matches agency need.
- Funding availability.

The community's ad-hoc Housing Strategy Committee will continue its work on the *Grand Valley Housing Strategy*. The report and committee are intended to bring housing advocacy partners together to guide growth and development of housing in the Grand Junction area for the near- and long-term. The committee is in the process of prioritizing the concerns discussed in the report and identifying means of addressing those.

In addition to the housing strategies developed community wide, the primary agencies and organizations that provide housing each have specific goals for the period covered by the *Consolidated Plan*. The strategies are summarized on the following pages.

Strategic Plan

GRAND JUNCTION HOUSING AUTHORITY

Key Goal 1: Ensure the sustainability of the Grand Junction Housing Authority and its important contribution to the Grand Valley and its residents of modest means.

- Evaluate the sustainability of Programs / Properties / Services which are not currently self-sustaining, or are at imminent risk due to proposed funding cuts. Money-makers vs. Money Takers. Is the activity Mission Critical? Explore additional funding options. Identify any potential duplication of services or other service providers that might agree to provide specific services if GJHA discontinued those services.
- Accept new activities only if they will be self-sustaining.
- Develop a staffing plan that responds to anticipated changes in program / service levels, whether increasing or decreasing. Review cost / benefit of external involvements – trade groups, committees, coaching requests, etc.
- Consider adding staff to focus on public relations / marketing, and internal IT services.
- Ensure that staff members are adequately trained for their jobs, in light of increased compliance demands and workload balancing.
- Develop a Succession Plan for key personnel. Ensure leadership development and empowerment.
- Provide adequate office / shop space for all GJHA work units. Prefer co-location.

Key Goal 2: Optimize the leveraging power of GJHA's existing assets to expand housing services to the community.

- Take advantage of soft real estate market by acquiring existing rental units and land suitable for multi-family development.
- Preserve existing Partnerships with local service providers; Continue to seek new opportunities for improved services / economies by working collaboratively.
- Seek new funding opportunities for housing and services for Special Needs populations in collaboration with local service providers.
- Facilitate good business relationships with area landlords.
- Consider providing Services for fees, such as Training.
- Consider managing tax credit properties for others.
- Consider opportunities for Mergers and Acquisitions.



Strategic Plan

Key Goal 3: Be prepared for, and respond appropriately to, the extreme swings in the local economy and housing markets, and the volatility of the community's primary revenue streams.

- Prepare for an economic recovery by beginning pre-development work and design plans for land held by GJHA. Become “shovel ready” for development once market conditions improve and financial support can be generated.
- Prioritize existing opportunities and focus on highest priorities.
- Seek options to lock in low interest rates on two properties with mortgages that currently allow for an interest rate re-set after 5 years, and one with balloon payment.
- Decrease proportional reliance on federal funding. Diversify GJHA's revenue sources by increasing non-HUD revenues at a rate faster than the growth of HUD revenues. Current revenue stream is approximately 65% HUD-derived. Goal is to reduce by 1% per year for each of the next 5 years, to arrive at 60% HUD-derived revenue by the end of FY 2016.



HOUSING RESOURCES OF WESTERN COLORADO

- Construct 20 homes per year through the Self-Help Housing program.
- Provide weatherization services for 270 homes per year.
- Provide rehabilitation services for 17 home per year.
- Acquisition/rehabilitation of 226 multifamily rental units.
- Expand the rehabilitation program.
- Look for opportunities to infill housing development within the City limits.
- Purchase/rehabilitate approximately 30 foreclosure homes. The homes will be either lease/purchase or sold to those at or below 80% AMI.
- Provide down payment assistance to approximately 50 potential first-time homebuyers at or below 80% AMI.
- Provide pre-purchase/foreclosure counseling for approximately 300 homeowners in the Grand Junction area.
- Provide transitional housing for 8 homeless veterans at 30-40% AMI.
- Manage 126+ rental units for eligible tenants ranging from 30-60% AMI.



Strategic Plan

HABITAT FOR HUMANITY

- Increase home production to approximately 10 per year, targeting 30-50% AMI households, completing construction of John H. Hoffman subdivision, which will provide 52 homes total.
- Increase/improve homeowner education program to hold one class on various topics relevant to homeownership and community building every other month rather than twice per year.

HILLTOP COMMUNITY RESOURCES, INC.

- In partnership with housing entities, continue to operate, maintain and improve housing.

GRAND VALLEY CATHOLIC OUTREACH

- Build a 16-unit apartment housing complex to serve homeless veterans.
- Continue operating Catholic Outreach transitional and permanent housing.
- Continue operating Catholic Outreach Emergency Housing program.
- Continue current assistance programs and expand with new ones as needed.

MESA DEVELOPMENTAL SERVICES

- Continue to operate, maintain and improve 15 group homes.
- Continue to administer 14 housing vouchers for client housing.
- In collaboration with housing entities, increase the number of units available to disabled persons.



Strategic Plan

HOMELESS STRATEGY

In order to develop a strategy to prevent homelessness, a method must be developed to determine exactly what the magnitude of the problem is. Therefore, a point in time survey will be conducted in August and January of each year. A comparison of the two numbers should accurately predict the magnitude of the problem. Other data can also be accumulated which will indicate the causes of homelessness. The Beyond Charity community effort is in the process of accumulating this base data from which to develop a 10-year plan to end homelessness. Emergency shelter can be used to house individuals temporarily or additional single room occupancy units (SROs) or other bare-basics housing options can be made available. At this point, employment and /or training can be accessed.

Transitional housing programs may be developed for chronically homeless persons that will need casework and other resources to get back to self-sufficiency. Most often these programs allow individuals to stay in supported housing up to two years to develop resources to prevent recurrent homelessness. Some homeless individuals who are disabled will need to be transitioned to permanent supportive housing with necessary supportive casework. Some chronically homeless people will never be otherwise – preferring to live home free. Until the 10-year plan is completed and incorporated into the City's *Five Year Consolidated Plan*, other strategies to end homelessness are included in the Anti-Poverty Strategy section on page 41 of this report.

The strategy for ending chronic homelessness is much the same as the strategy for ending homelessness. The difference is in the behaviors which seem to be more entrenched in the chronically homeless –those with a longstanding recurrent pattern of

homelessness. In order to helping these individuals get back into productive society, housing options such as those described above must be partnered with intensive case management including the areas of job skills training, mental health, work ethic, and substance abuse.

The Colorado Coalition for the Homeless is the agency responsible for the Continuum of Care (CoC) for a large part of Colorado. The Coalitions's Rural Initiatives Program is a collaboration currently uniting 14 homeless service providers including Home-wardBound of the Grand Valley in Grand Junction. The initiative provides rental assistance and support services to help families and individuals move from homelessness to housing stability and self-sufficiency.

The Grand Valley Coalition for the Homeless is made up of various human service providers helping the homeless in Grand Junction as well as interested citizens and homeless persons. This coalition meets monthly, coordinates and finds projects and activities that provide services to the homeless population, often requiring the partnering of multiple agencies. The Grand Valley Coalition for the Homeless is part of the Colorado Coalition for the Homeless Balance of State Continuum of Care (CoC). The City of Grand Junction, the jurisdiction responsible for the *Five Year Consolidated Plan*, participates with the Grand Valley Coalition and is supportive of the coordinated efforts to helping homeless persons make the transition to permanent housing and independent living.

Strategic Plan

In addition to the work of the Homeless Coalition, the recently-formed Beyond Charity organization is currently working on a 10-year plan to end homelessness in Grand Junction. The results of the plan will be incorporated into and progress reported in subsequent City CDBG *Annual Action Plan* and *Consolidated Annual Performance and Evaluation (CAPER)* reports.

Families and individuals who are at imminent risk of becoming homeless can often avoid homelessness with help. Help can come in the form of professional case management or concerned trained mentors. Money management or the lack of it often is an issue. Underemployment or unemployment, injury or illness or divorce can also quickly lead to homelessness. An active job market or job training can help. Programs aimed toward keeping youth in school along with life skills training are crucial to preventing homelessness in the future.

Private industry, nonprofit organizations, government and industry can collaborate in the in the community goal to end homelessness. Some components of the strategy against homelessness would include the following:

- Housing Authority and partners – The Next Step program, designed to house 50 homeless families with children in school, and the 23 Permanent Supportive Housing units operated by Grand Valley Catholic Outreach and HomewardBound are example of a collaborative effort of government, private, and nonprofit agencies to transition people from homelessness to self sufficiency. All of these programs leverage HUD dollars with collaborative community support to address homeless needs.

- Training programs offered through a collaboration of the Workforce Center, the Business Incubator, GJEP, local government and others that are designed to work with entry level and more skilled employees to help individuals earn more income, which is a key to being able to afford housing. Incentives to employers to encourage their participation in these efforts are crucial.
- Affordable housing – Improve and increase housing through community housing providers and public-private collaborative and on-going work of the ad-hoc Housing Strategy Committee.
- Expand preemptive efforts to provide services to persons at risk of homelessness.

SUPPORTIVE SERVICES STRATEGY

By providing federal and local grant funding to agencies and organizations that assist persons with special needs and persons with lower income, the City of Grand Junction will help address the needs outlined in the *Special Needs Populations* section of the Plan. Additionally, the numerous local agencies and organizations that provide supportive services, particularly to non-homeless, special needs persons have their own priorities and objectives over the next five years as outlined below.

PERSONS WITH DISABILITIES

- The Center for Independence foresees a 10% growth of demand for services each of the next five years and will continue to expand its operations
- Hilltop Community Resources, Inc. will provide new programs and/or expansions as community needs arise but specifically plan to expand its residential services over the next 2 years for the Life Adjustment Program.

Strategic Plan

ELDERLY PERSONS

- The St. Mary's Senior Companion Program anticipates program growth with increased/improved independent living support through its program over the next 5 years.
- Similarly, Hilltop Community Resources, Inc. expects to increase its services for elderly persons, especially in-home services.

PERSONS WITH HIV/AIDS

- The Western Colorado AIDS Project (WestCAP) will continue to work with housing providers and other entities to address housing needs for its clients.
- WestCAP also plans to expand a youth risk reduction program in Mesa County.

YOUTH

- Partners will continue to improve its core programs of One-to-One Mentoring, the Restitution Community Service Work Program, Western Colorado Youth Conservation Corps and the Club Mid After School Program.
- Hilltop Community Resources, Inc. will continue its children's youth and family services, with particular focus on early childhood/parenting skills, childcare for people transitioning to work and working low income, and youth programs.
- Strong Families, Safe Kids anticipate a 10-15% annual increase in services over the next five years and will increase existing programs for parents and caregivers and add new programs in its recently-acquired facility.
- The Riverside Educational Center foresees its afterschool tutoring and enrichment program nearly doubling in size and,

therefore, expanding its current site as well as adding four more sites from which to operate its services.

- The Mesa County Valley School District 51 REACH program will partner with other agencies to establish an unaccompanied youth homeless shelter.
- REACH will also partner with the Grand Junction Housing Authority to increase vouchers for the Next Step housing program.

MEDICAL SERVICES

- Mesa County Health Department is planning to expand service hours and improved accommodation of walk-in clients, to assure Mesa County residents have enhanced access to services.

OTHER HUMAN SERVICES

- The Food Bank of the Rockies foresees a shortage of space for their operations and hope to expand their building in the next five years.
- The Salvation Army projects increases in its feeding and youth services and plans to reorganize its thrift stores, add feeding programs, other family services and possibly establish a community center in the next five years.
- Based on historical trends, the number of persons provided services at the Mesa County Department of Human Services will likely increase up to 10-30% by the year but, largely due to funding concerns, there are no current plans for expansion, just continue to provide programs as they are able.

Strategic Plan

COMMUNITY DEVELOPMENT

STRATEGY

The City will address Goal 1 of the overall Strategic Plan through ongoing capital improvements programming, which are primarily funded through the City's General Fund. Additionally, over the next five years, community development projects or needs may arise in eligible low and moderate income neighborhoods that may be funded with CDBG dollars. Other agencies and organizations will also help provide and improve the community infrastructure of public facilities that provide services to low and moderate income citizens. Some of these projects are listed in the Supportive Services Strategy and may also be eligible for CDBG assistance over the next five years. HUD Table 2B in Appendix C also addresses Community Development goals.

ECONOMIC DEVELOPMENT STRATEGY

As with strategies for housing, homeless, supportive services and community development the City will address the overall strategic goals for economic development through support of the activities of other agencies and organizations. Some of these efforts may be supported with CDBG funding as eligible activities arise. Through the consultation process in development of this Plan, the agencies involved in economic development activities in the grand Junction area identified their own goals to be achieved over the next five years. HUD Table 2B in Appendix C also reflects some of these goals.

WORKFORCE CENTER

- The partnership between the Mesa County Workforce Center and Hilltop Community Resources, Inc. foresees the need to establish a new, larger facility to house and expand the Center and its services.

BUSINESS INCUBATOR CENTER

The Business Incubator is working to establish the following programs over the next five years.

- The Idea Workshop - This 12-week program is designed to help individuals turn great ideas into successful businesses. The Idea Workshop is an entry-level curriculum designed to assist the unemployed and underemployed create businesses that provide them with quality new jobs. With a focus on those who have an idea for a business but little entrepreneurial experience, this program will help them develop the skills necessary to refine and develop that idea into a great business start. Delivered in a broad sweeping community effort, the goal is to help people to help themselves to build economic prosperity.
- Economic Gardening – a program that helps second stage companies, stimulates the economy and creates jobs.
- Office of Technology Transfer – A program that encourages the development and commercialization of Intellectual Property (IP) from St. Mary's Hospital and Mesa State College, supports start-up companies, commercializes new technologies, provides IP outreach and education, and assists with business compliance

Strategic Plan

CROSS CUTTING HUD ISSUES

The strategic plan must also address other HUD cross-cutting issues that have not been previously mentioned in the *Consolidated Plan*. Information regarding these remaining issues is included below.

SECTION 3 ECONOMIC OPPORTUNITIES

Section 3 of the Housing and Urban Development Act is HUD's legislative directive for providing preference to low- and very low-income residents of the local community (regardless of race or gender), and the businesses that substantially employ these persons, for new employment, training, and contracting opportunities resulting from HUD-funded projects. The City of Grand Junction will comply with Section 3 requirements in all CDBG funded activities.

MONITORING

All sub-recipients of CDBG funds must enter into a legal agreement with the City specifying how and when the grant funds will be spent. The city does not disburse payment to grant recipients until the contract has been executed and the grant recipient provides proof of performance. Each recipient must provide progress reports as specified in the Subrecipient agreement and performance data is reported in the IDIS system as projects proceed and are completed. In addition, starting in 2011, the projects will also be reported through FSRS. The city regularly reviews federal regulation compliance, financial management and record keeping systems, and procurement processes when applicable for each project. HUD last monitored the City of Grand Junction CDBG Program in July 2010 and concluded that it

complies with all requirements for administration and reporting of the CDBG program.

STRATEGIC VISION AND COMPREHENSIVE PLANNING

The City of Grand Junction and Mesa County adopted a Comprehensive Plan in 2010. The Plan was developed through an interactive community effort over a two year period and will play an important role in guiding the future growth and development of the City of Grand Junction and surrounding area. The Plan integrated economic, physical, environmental, community and human development in a comprehensive and coordinated manner so that the individuals and the community as a whole can continue to grow and thrive together. The vision of the Comprehensive Plan is "Becoming the most livable community west of the Rockies." To achieve that vision, the Plan established six Guiding Principles, twelve Goals and thirty Policies that will shape the community's growth through the year 2035. Throughout implementation, the Plan will improve the availability/accessibility, affordability, sustainability of decent housing, create and sustain a suitable living environment and expand economic opportunities.



Citizen Participation Plan

PURPOSE

The City of Grand Junction provides for and encourages citizen participation, especially by: very low, low and moderate income person; persons that live in areas that CDBG funds are proposed to be used; persons living in slum and blighted areas; minority residents; residents of assisted housing; non-English speaking persons; persons with disabilities; and nonprofit agencies who are currently providing direct services to the persons above. The City encourages participation through the CDBG planning process, including identification of priority needs, adoption of goals, objectives and strategies, development of the *Five Year Consolidated Plan* and *Annual Action Plans*, substantial amendments to the plans, and the *Consolidated Annual Performance and Evaluation Report (CAPER)*.

PUBLIC NOTICE, CITIZEN PARTICIPATION AND COMMENT

In order to provide citizens the opportunity to participate in the CDBG process, the City will provide public notices of upcoming meetings, hearings and/or the availability of documents for review in the Grand Junction *Daily Sentinel*. The notices will pertain to the following documents: *Five Year Consolidated Plan*, *Annual Action Plans*, Environmental Review of activities, substantial amendments to the plans, and the *CAPER*. Notices will indicate the purpose, time and location of meetings or hearings and/or the location at which materials for review may be obtained. Notices of Public Hearings will be made a minimum of 15 days prior to the meeting. Hearings and meetings will be held in a location accessible to disabled persons and provisions made 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 citizens will participate. The

notice will also be circulated by direct mailing or emailing and will be placed on the City's CDBG website (www.gjcity.org) along with any associated materials available for review. In addition, the City will invite comments from all local public services and nonprofit organizations, as well as interested groups. Staff will ensure that organizations that provide assisted housing, health services, social services, agencies that provide assistance to children, elderly persons, persons with disabilities, persons with HIV/AIDS and the homeless, will be consulted during the preparation of the *Consolidated Plan*.

Citizens will be encouraged to participate in the CDBG process and contribute their ideas throughout the preparation of the *Five Year Consolidated Plan* and *Annual Action Plans*. Citizens may submit written comments to:

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

Every effort will be made to respond to written comments and proposals within 15 working days where practicable. Comments received during the public review period of the documents will be reviewed and included as an attachment to the final documents. Comments not accepted will also be included as an attachment to the final documents.

PUBLIC HEARINGS

Two public hearings will be held at Grand Junction City Council meetings during the course of the CDBG program year and the

Citizen Participation Plan

development of the *Five Year Consolidated Plan* and *Annual Action Plans*. 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 low and moderate income persons and the priority needs, goals and actions outlined in the *Five Year Consolidated Plan*. Notices will be made and materials made available for review per the methods outlined on the previous page.

PLAN AMENDMENTS

The City of Grand Junction will amend its *Consolidated Plan Annual Action Plan* whenever an activity described in the approved plan will not be carried out and those changes are determined to substantially change the overall purpose, scope, location, or beneficiary of any activity within the plan. A substantial change is defined as a change equal to or in excess of 20 percent of a program year's annual allocation of CDBG funds.

When a substantial change or an amendment to the approved *Consolidated Plan Annual Action Plan* is proposed, citizens will be given an opportunity to participate in the process. Notice of the proposed amendment will be published as well as the time and location of the public hearing in which proposed amendments will be considered. Citizens will have a minimum of 30 days to review substantial changes to the plan, unless a shorter time is prescribed by HUD. A summary of all comments received shall be included with the final amendment.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

The City of Grand Junction will provide a minimum of 15 days for the review of the *CAPER* before the report is submitted to HUD. The City will publish a notice in the Grand Junction *Daily Sentinel* indicating the locations where the *CAPER* will be available for public review and the notice and document shall also be available on the City's web site. Citizens may submit written comments to the City of Grand Junction, Neighborhood Services. A summary of all comments received will be attached to the *CAPER* prior to submitting it to HUD.

AVAILABILITY OF RECORDS

The City shall provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the jurisdiction's *Consolidated Plan*, *Annual Action Plan*, and the *CAPER* in accordance with open records laws and for a period covering the preceding five years.

TECHNICAL ASSISTANCE

The City of Grand Junction shall provide technical information to assist citizens with understanding the CDBG process, program requirements, monitoring program performance, and coordinate citizens' input and recommendations. Efforts will be made to assist residents that speak and read a primary language other than English. Relevant publications, data, records, and required HUD documents will be maintained at the City of Grand Junction Public Works and Planning Department, Neighborhood Services Division and will be available for review by any interested citizen.

Citizen Participation Plan

COMPLAINTS

Citizens wishing to submit a complaint regarding any portion of the citizen participation process and/or development of the CDBG application, *Five Year Consolidated Plan*, *Annual Action Plan*, *CAPER* or an amendment to the *Plan*, may do so according to the following procedure:

1. Formal complaints should be submitted in writing to:

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

The City Manager shall refer the complaint to the appropriate City staff person for written response regarding the complaint. The written response will be mailed within 15 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 30 business days to take further action as deemed necessary to address the complainant's concerns.
3. If the complainant is not satisfied with the City Council response, a formal complaint may then be addressed directly to the Region 8 HUD office at:

U.S. Department of Housing and Urban Development
1670 Broadway Boulevard
Denver Colorado 80202

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 30 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 45 days after receipt of application.

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 or place of business.

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 any such activity is funded with Community Development Block Grant (CDBG) 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).

Citizen Participation Plan

All replacement housing will be provided within 3 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.



2011 Annual Action Plan

EXECUTIVE SUMMARY

In 1996 the U.S. Department of Housing and Urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant funds. Every five years the City prepares and adopts a new five-year consolidated plan. The current *Five Year Consolidated Plan* will be adopted by the Grand Junction City Council in June 2011. In addition, each year the City prepares and adopts a program year *Annual Action Plan*, which becomes a part of the *Five Year Consolidated Plan*. Applications for CDBG funds are made available to all interested parties in February with a late March deadline for each Program Year. Applications that are funded become a part of the respective program year *Annual Action Plan*.

The Grand Junction City Council approved 2011 CDBG funding requests totaling \$328,576 for the following ten projects.

- City of Grand Junction Program Administration (Adm) \$30,000
- Grand Valley Catholic Outreach St. Martin's Place (Housing) \$50,000
- Business Incubator Center (Econ Dev) \$50,000
- Grand Junction Housing Authority Courtyard Apartments (Housing) \$101,205
- Mesa Developmental Services (Housing) \$10,000
- HomewardBound Homeless Shelter (Pub Fac) \$30,000
- Center for Independence Kitchen Remodel (Pub Fac) \$30,000

- Strong Family, Safe Kids Parenting Place Remodel (Pub Fac) \$9,371
- Senior Companion Program (Human Services) \$8,000
- Foster Grandparent Program (Human Services) \$10,000

Each of these projects will meet a specific HUD-defined Objective as well as provide an outcome that will address one of the needs outlined in the *Five Year Consolidated Plan* as summarized in the table on the following page. The specific projects are further discussed relative to the needs of the *Consolidated Plan* and included on HUD Table 3C in Appendix C.

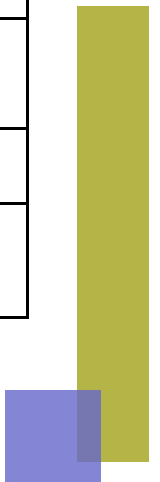
2011 ANNUAL ACTION PLAN

PROGRAM ADMINISTRATION

The City may allocate up to 20% of its annual CDBG allocation for administration of the program. For 2011, approximately 10% will be allocated for general program administration, sub-recipient monitoring, public participation and activities to further fair housing.

2011 Annual Action Plan

HUD-Defined Objectives	One Year Proposed Outcome of Activity
CDBG program administration and furthering fair housing	Administer CDBG program including sub-recipient monitoring, reporting, public participation, training and fair housing activities.
Increase availability of decent housing	Purchase appliances and other site development features for the construction of 16 apartment units for homeless veterans.
Increase accessibility to economic opportunity	Provide funding for Downtown Economic Gardening program, creating jobs for low and moderate income persons.
Increase sustainability of decent housing	Rehabilitation of 27 low and moderate income housing units.
Increase sustainability of decent housing	Rehabilitation of group homes.
Increase sustainability of suitable living environment	Complete remodel of men's and women's bathrooms at homeless shelter, including accessible shower in each.
Increase sustainability of economic opportunity	Complete remodel of kitchen for vocational program for disabled persons.
Increase sustainability of suitable living environment	Complete remodel of Parenting Place.
Increase sustainability of suitable living environment	Add 30 new senior volunteers to provide services to homebound elderly persons.
Increase sustainability of suitable living environment	Add 10 new senior volunteers to provide services to at-risk youth.



2011 Annual Action Plan

INCREASE THE INVENTORY OF AFFORDABLE HOUSING UNITS

GJHA COURTYARD APARTMENTS

The Grand Junction Housing Authority (GJHA) recently purchased the 27-unit Courtyard Apartments complex at 2910 Bunting Avenue and is in the process of rehabilitating the units and upgrading the site. CDBG funding will be used to upgrade the stairways and railings to meet current Building Code.



MDS GROUP HOME UPGRADES

MDS operates 15 group homes in Mesa County for adults with developmental disabilities, ten of which are within the City limits. Most of the homes are older and periodically in need of upgrades and/or remodeling to accommodate the physical needs of the residents. CDBG funds will be used for upgrades such as new furnaces, boilers and windows for one or more of the group homes.

HOMELESS

GVCO ST. MARTIN'S PLACE

Grand Valley Catholic Outreach (GVCO) is developing 16 apartment units in downtown Grand Junction to house homeless veterans. GVCO will utilize 2011 CDBG funding to purchase the major appliances, swamp coolers, mailboxes and bicycle racks for the units.

GRAND VALLEY HOMELESS SHELTER BATHROOM REMODEL

Homeward Bound operates the Community Homeless Shelter at 2853 North Avenue. Since plans to expand the shelter have been withdrawn, there are urgent and critical capital repairs/improvements needed for the existing building in order to continue operating a safe and healthy shelter. CDBG funds will be used to remodel the men's and women's bathrooms to include new toilets, sinks, showers (including 1 accessible) and flooring.

SPECIAL NEEDS POPULATIONS AND OTHER HUMAN SERVICE NEEDS

ST. MARY'S FOUNDATION SENIOR COMPANION PROGRAM

The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that these persons can continue to live at home rather than in an assisted living facility. In 2010, services were provided to 152 clients, using 51 senior volunteers. CDBG funds will be used to reimburse volunteers for mileage expenses incurred for traveling to and from their client's home and for travel to provide other services to the client.

2011 Annual Action Plan

ST. MARY'S FOUNDATION FOSTER GRANDPARENT PROGRAM

The Foster Grandparent Program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. CDBG funding will be used to reimburse 55 volunteers for gas and mileage to be able to serve 1,650 children.



SFSK PARENTING PLACE REMODEL

Strong Families, Safe Kids (SFSK) provides a multitude of programs that serve low income and other families with special needs, while providing a safe non-threatening environment addressing prenatal education, parenting classes and information, and child abuse prevention. SFSK recently purchased the property at 1505 Chipeta Avenue for its program office and is in the process of rehabilitating and remodeling the buildings to meet their needs. CDBG funds will be used for energy efficiencies on one of the buildings.

PUBLIC FACILITIES

CENTER FOR INDEPENDENCE (CFI) KITCHEN REMODEL

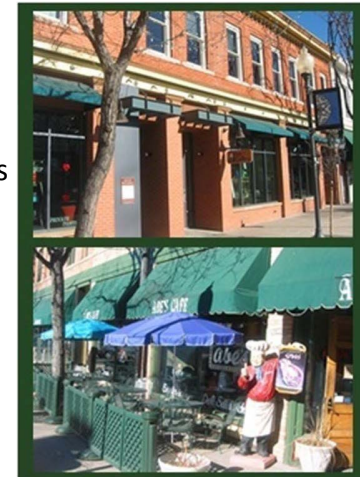
CFI operates programs for disabled persons in our community at its main program office located at 740 Gunnison Avenue. One of the programs provided by CFI is culinary job training to teach cooking, food preparation, meal planning, nutrition, supervision and teamwork life skills. CDBG funds will be used to upgrade the kitchen to address Health Department standards, make it wheelchair-friendly and provide a new food pantry.



ECONOMIC DEVELOPMENT

BIC DOWNTOWN ECONOMIC GARDENING

The Business Incubator Center (BIC) will utilize CDBG funds towards development of a downtown location for Economic Gardening and Co-working space. Economic Gardening is an entrepreneur-centered economic growth strategy that focuses on supporting second-stage companies. Co-working is a style of work which involves a shared working environment, often times an office or conference area, yet independent activity. CDBG funds will be used for rent of a downtown building, office remodel and start-up costs for the program.



2011 Annual Action Plan

CITIZEN PARTICPATION

A meeting was held March 1, 2011 to inform and receive input from the public regarding the *Five Year Consolidated Plan* and the CDBG program in general. Invitations were sent to over 85 agencies and citizens throughout the Grand Valley. Additionally, an advertisement was placed in the Grand Junction *Daily Sentinel* inviting citizens to attend and participate. On May 16, 2011 a public hearing before City Council was conducted to discuss funding for 2011 and determine which projects would be funded out of 15 applications received and reviewed by the City.

On June 13, 2011, City Council conducted a public hearing to seek public comment and consider adoption of the *2011 Annual Action Plan*. A 30-day public review period occurred from June 6, 2011 to July 7, 2011. These opportunities for public input comply with the City's CDBG Citizen Participation Plan. No public comments on the *2011 Annual Action Plan* were submitted to the City of Grand Junction other than comments made at the May 16, 2011 meeting (see minutes in Appendix D).

Efforts to broaden public participation included invitations to and working with agencies that serve minority and disabled populations regarding preparation of CDBG applications for funding. These agencies include the Latin-Anglo Alliance, Riverside Educational Center, Head Start, the Center for Independence, Mesa Developmental Services, Hilltop Community Resources, Audio Information Network and the Senior Companion program.

2011 Annual Action Plan

ANNUAL OBJECTIVES

Activity	Sub-Recipient Agency	HUD Objective	National Objective	One Year Goal—Proposed Outcome	CDBG \$
Housing	Grand Valley Catholic Outreach	DH-1	Low-Mod Housing	Purchase appliances and other site development features for the construction of 16 apartments units for homeless veterans.	\$50,000
Housing	Grand Junction Housing	DH-1	Low-Mod Housing	Rehabilitation of 27 low-mod income housing units.	\$101,205
Housing Rehabilitation	Mesa Developmental Services	DH-1	Low-Mod Housing	Rehabilitation of group homes.	\$10,000
Public Facility Remodel	Center for Independence	EO-3	Low-Mod Clientele	Complete remodel of kitchen for vocational program for disabled persons.	\$30,000
Public Facility Remodel	Strong Families, Safe Kids	SL-3	Low-Mod Clientele	Complete remodel of Parenting Place.	\$9,371
Public Facility Remodel	HomewardBound of the Grand Valley	SL-1	Homeless	Complete remodel of men's and women's bathrooms at homeless shelter, including accessible shower in each.	\$30,000
Subtotal Capital Projects					\$230,569
Senior Services	Senior Companion Program	SL-3	Low-Mod Clientele	Add 30 new senior volunteers to provide services to homebound elderly persons.	\$8,000
Senior Services	Foster Grandparent Program	SL-3	Low-Mod Clientele	Add 10 new senior volunteers to provide services to at-risk youth.	\$10,000
Subtotal Public Services					\$18,000
Economic Development	Business Incubator Center	EO-3	Economic Development	Provide funding for Downtown Economic Gardening program.	\$50,000
Program Administration	City of Grand Junction			Administer CDBG program including sub-recipient monitoring, reporting, public participation, training and fair housing activities.	\$30,000
2011 CDBG Funds					\$328,576
HUD Defined—Outcome / Objective Codes		Availability / Accessibility		Affordability	Sustainability
Decent Housing		DH-1		DH-2	DH-3
Suitable Living Environment		SL-1		SL-2	SL-3
Economic Opportunity		EO-1		EO-2	EO-3

2011 Annual Action Plan

GEOGRAPHIC DISTRIBUTION AND ALLOCATION PRIORITIES

HUD Table 3C has been completed for each project to be funded in the 2011 CDBG Program Year. The Tables are included in Appendix C.

The map on the following page shows the location of the CDBG projects funded for the 2011 Program Year. The City of Grand Junction does not limit the use of CDBG funds to any specific geographical location within the City. Nor does the City of Grand Junction limit the use of CDBG funds to any specific groups based on race, minority or ethnic concentration. All funds will be used to serve persons with low to moderate income who live within the Grand Junction city limits. Areas of low to moderate income households are more prevalent in the central and east/southeast parts of the city. Areas of racial/minority concentration are more prevalent in the central and eastern parts of the city.

CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outline in the *Five Year Consolidated Plan*. All CDBG funds received from HUD during the 2011-2016 timeframe will be used to address at least one of the priority need categories outlined in the *Five Year Consolidated Plan*.

Obstacles to meeting underserved needs include, but are not limited to:

- The decrease in financial support available to the local government and local organizations to address identified needs.

- The number of foreclosures within the community caused by job loss and other factors, increasing the number of households in need of housing and other services.
- The disparity of wage level and housing costs, increasing poverty, increasing unemployment and an aging population demanding more services.

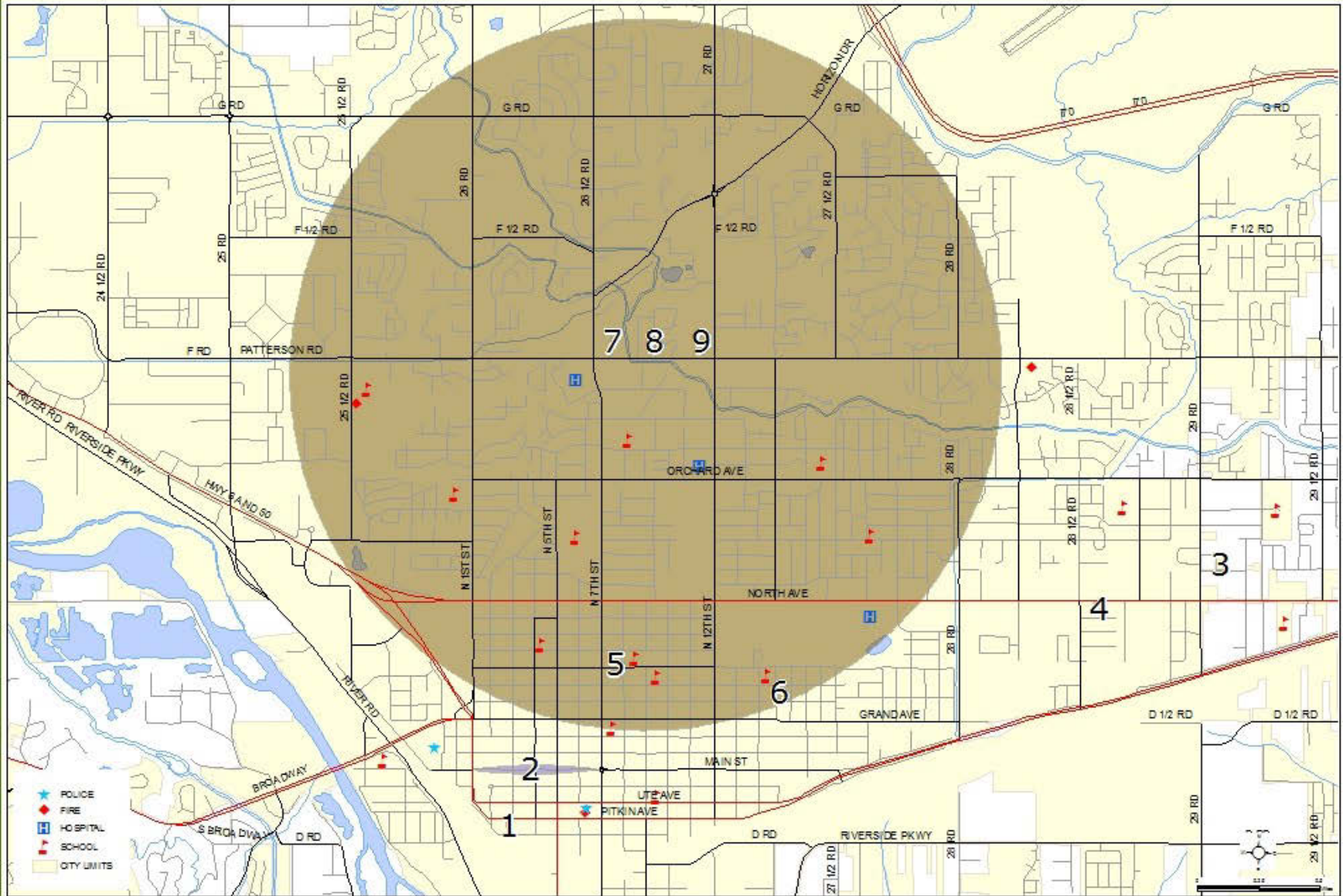
PUBLIC HOUSING

There are no public housing units within the City of Grand Junction. Therefore, the jurisdiction will not address the needs of public housing. As previously summarized, Program Year 2011 CDBG funds will be used towards several low and moderate income housing projects.

2011 Annual Action Plan

City of Grand Junction CDBG 2011 Action Plan Projects

Grand Junction
City of Grand Junction



No.	Project	Location	No.	Project	Location	No.	Project	Location
1	GVCO - St. Martin Place	415 S 3rd St	4	Homeless Shelter - Bathroom Remodel	2853 North Ave	7	Senior Companion Program	City Wide
2	Business Incubator Center	Downtown Location	5	Center For Independence - Kitchen Remodel	740 Gunnison Ave	8	Foster Grandparent Program	City Wide
3	GJHA - Courtyard Apartments	2910 Bunting Ave	6	Parenting Place Remodel	1505 Chi peta Ave	9	MDS - Group Home Remodel	City Wide

2011 Annual Action Plan

BARRIERS TO AFFORDABLE HOUSING AND IMPEDIMENTS TO FAIR HOUSING CHOICE

The City of Grand Junction completed and will adopt an *Analysis of Impediments to Fair Housing Choice* study (AI) concurrent with the *2011-2016 Five Year Consolidated Plan*. The AI identifies both barriers to affordable housing as well as impediments to fair housing choice. The City intends to utilize a portion of its 2011 CDBG program administration funds to help further fair housing in the community. Specific actions will be coordinated and in partnership with local agencies including the Grand Junction Housing Authority, Housing Resources of Western Colorado and the Grand Junction Area Realtors Association, among others.

PROGRAM SPECIFIC REQUIREMENTS

1. No program income is expected to be received during the 2011 CDBG Program Year.
2. No program income was received in the preceding (2010) Program Year.
3. The City of Grand Junction does not participate in the Section 108 loan guarantee program so no proceeds will be received or used to address priority needs and specific objectives identified in the *Five Year Consolidated Plan*.
4. No surplus funds from any urban renewal settlement for community development and housing activities will be used during the 2011 CDBG Program Year.
5. No grant funds have been returned to the line of credit for which the planned use has not been included in a prior statement or plan.
6. No income will be received from float-funded activities.
7. No urgent need activities will be funded.
8. One hundred percent of Program Year 2011 CDBG funds allocated to subrecipients will be used for activities that benefit persons of low and moderate income.

Appendices

- A: 2010 AREA MEDIAN INCOME CHART
- B: LIST OF TERMS AND DEFINITIONS
- C: HUD TABLES
- D: CITIZEN PARTICIPATION
CITIZEN COMMENTS
- E: CERTIFICATIONS
- F: CITY COUNCIL RESOLUTION
- G: APPLICATION FOR FEDERAL ASSISTANCE SF-424



Appendices

APPENDIX A 2010 AREA MEDIAN INCOME CHART

Grand Junction Metropolitan Statistical Area

Issued May 2010

Median Income \$60,100	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low Income 80% Median	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,550	\$63,400
Very Low Income 50% Median	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600
Extremely Low Income 30% Median	\$12,600	\$14,400	\$16,200	\$18,000	\$19,450	\$20,900	\$22,350	\$23,800

Appendices

APPENDIX B LIST OF TERMS AND DEFINITIONS

ACS	American Community Survey
AIDS	Acquired Immunodeficiency Syndrome
AMI	Area Median Income
CAPER	Consolidated Annual Performance and Evaluation Report
CDBG	Community Development Block Grant
FSRS	Federal Funding Accountability and Transparency Act Subaward Reporting System
GJHA	Grand Junction Housing Authority
GVCO	Grand Valley Catholic Outreach
HIV	Human Immunodeficiency Virus
HRWC	Housing Resources of Western Colorado
HUD	U.S. Department of Housing and Urban Development
IDIS	Integrated Disbursement and Information System
SRO	Single Room Occupancy

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 "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.

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.

Appendices

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).)

Appendices

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.

Standard condition. A standard condition dwelling unit meets HUD Section 8 Housing Quality Standards (HQS) or the local building code with no major defects in the structure and only minor maintenance is required. Such a dwelling will generally have the following characteristics: a reliable roof; a sound foundation; adequate and stable floors, walls and ceilings; surfaces and woodwork that are not seriously damaged nor have paint deterioration; sound windows and doors; adequate heating, plumbing and electrical systems; adequate insulation; and adequate water and sewer systems, and not overcrowded.

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

Substandard condition suitable for rehabilitation. A dwelling unit in Grand Junction that does not meet standard condition as defined above and as reflected in the HUD Housing Quality Standards (HQS) inspection and the City of Grand Junction Building Code for housing, but is both structurally feasible and financially feasible to rehabilitate. The unit is likely to have deferred maintenance and may have some structural damage such as a leaking roof, deteriorated interior surfaces, and inadequate insulation. The unit has other items noted as general standards of items that fail, as reflected by the HQS/other inspection. However, a dwelling unit that is substandard suitable for rehabilitation has basic infrastructure that allows for economically and physically feasible improvements and upon completion of rehabilitation would meet the definition of standard condition. This does not include units that require only cosmetic work, correction, minor livability problems or maintenance work.

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).

Appendices

APPENDIX C HUD TABLES

Table 1A

Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	135	0	65
	Transitional Housing	54	16	20
	Permanent Supportive Housing	68	0	55
	Total	257	16	140
Persons in Families With Children				
Beds	Emergency Shelter	40	0	50
	Transitional Housing	67	0	33
	Permanent Supportive Housing	150	0	150
	Total	257	0	233

Table 1A

Homeless and Special Needs Populations

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered	Unsheltered	Total	
	Emergency	Transitional		
Number of Families with Children (Family Households):	95	67	193	355
1. Number of Persons in Families with Children	118	197	150	465
2. Number of Single Individuals and Persons in Households without children	540	50	200	790
Add Lines Numbered 1 & 2 Total Persons	658	247	960	1,255
Part 2: Homeless Subpopulations	Sheltered	Unsheltered	Total	
a. Chronically Homeless	40	100	140	
b. Seriously Mentally Ill	100			
c. Chronic Substance Abuse	50			
d. Veterans	80			
e. Persons with HIV/AIDS	34			
f. Victims of Domestic Violence	50			
g. Unaccompanied Youth (Under 18)	40			

Appendices

Table 1B : Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low,	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
Elderly	M	100		50	10
Frail Elderly	M	100	UNKNOWN	50	10
Severe Mental Illness	M	90		45	5
Developmentally/Physically Disabled	M	350		150	30
Persons w/ Alcohol/Other Drug Addictions	M	135		60	10
Persons w/HIV/AIDS	M	20		10	2
Victims of Domestic Violence	M	80		40	5
TOTAL					

Appendices

Table 1C : Summary of Specific Housing Objectives

OBJ #	SPECIFIC OBJECTIVES	SOURCES OF FUNDS	PERFORM. INDICATOR	5-YR EXPECTED	ACTUAL NUMBER	OUCOME OBJEC-
	HOUSING OBJECTIVES					
1	Increase number of housing units for 50% or less LMI, SROs, and units for	CDBG, City, State,	# Units Re-tained or	1,000		DH-1
2	Increase number of housing units for disabled persons, households with disabled person and seniors	Private Dona-tions, Other	# Units Pro-vided	50		DH-1
3	Increase number of permanent, sup-portive housing units		# Units Pro-vided	50		DH-1
4	Provide rent and down payment as-sistance to households with lower income		Number Households Served	1,000		DH-2
5	Provide foreclosure prevention and other counseling and case manage-ment for households with lower in-come	CDBG, City, State, Private Donations,	Number Households Served	1,000		DH-3
6	Improved housing system for persons released from correctional facilities	Other	# Persons Served	50		DH-3

Outcome/Objective	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environ-	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Appendices

Table 1C : Summary of Specific Housing Objectives

OBJ #	SPECIFIC OBJECTIVES	SOURCES OF FUNDS	PERFORM. INDICATOR	EXPECTED NUMBER	ACTUAL NUMBER	OUCOME OBJEC-
	Homeless Objectives					
1	Shelter for Homeless Families	CDBG, City, State,	# Families Sheltered	75		SL-1
2	Transitional Housing for Homeless Families and Adult Individuals	Private, United Way,	# Units Provided	100		SL-1
3	Case Management	Donations, Other	# Persons Served	500		EO-3
4	Unaccompanied Homeless Youth Shelter		# Units Provided	40		SL-1
	SPECIAL NEEDS OBJECTIVES					
1	Foreclosure/ Homeless Prevention Activities for At-Risk Persons and Families		# Persons and Families Served	75		EO-3
2	Mental Health Counseling including Substance Abuse and Domestic Violence	CDBG, City, State,	# Persons Served	300		SL-3
3	Transportation Alternatives for Homeless, Low-Income, Disabled, Elderly	Private, United Way, Donations,	# Persons Served	500		SL-3
4	Services to Persons with Disabilities	Other	# Persons Served	300		SL-3
5	Services to Elderly including Independent Living Support		# Persons Served	400		SL-3
6	Youth Programs		# Persons Served	500		EO-1

Appendices

Table 2A : Priority Housing Needs/Investment Plan Table—Renter

PRIORITY HOUSING NEEDS (households)		Priority H-High; M-Med; L-Low		Unmet Need
		0-30%	H	1,890
Renter	Small Related	31-50%	H	834
		51-80%	M	55
		0-30%	H	215
Renter	Large Related	31-50%	M	95
		51-80%	M	6
		0-30%	H	386
Renter	Elderly	31-50%	H	170
		51-80%	M	12
		0-30%	M	1,074
Renter	All Other	31-50%	M	474
		51-80%	M	31
	TOTAL RENTER HOUSING NEED			5,242



Appendices

Table 2A : Priority Housing Needs/Investment Plan Table– Owner

Owner	Small Related	0-30%	H	1,157
		31-50%	M	511
		51-80%	L	34
Owner	Large Related	0-30%	H	131
		31-50%	M	58
		51-80%	L	4
Owner	Elderly	0-30%	H	236
		31-50%	M	104
		51-80%	L	7
Owner	All Other	0-30%	H	658
		31-50%	M	290
		51-80%	L	20
TOTAL OWNER HOUSING NEED				3,214
Housing for Non-Homeless Special Needs	Elderly/Frail Elderly	0-80%	M	150
	Severe Mental Illness	0-80%	M	85
	Phys/Dev Disability	0-80%	M	350
	Alcohol/Drug Abuse	0-80%	M	85
	HIV/AIDS	0-80%	M	34
	Victims of Domestic Violence	0-80%	M	300
TOTAL N-H HOUSING NEED				1,004

Appendices

Table 2A : Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal Plan/Act	2011 Goal Plan/Act	2012 Goal Plan/Act	2013 Goal Plan/Act	2014 Goal Plan/Act	2015 Goal Plan/Act
Renters						
0 - 30 of MFI	500	100	100	100	100	100
31 - 50% of MFI	800	160	160	160	160	160
51 - 80% of MFI	25	5	5	5	5	5
Owners						
0 - 30 of MFI	1000	200	200	200	200	200
31 - 50 of MFI	400	80	80	80	80	80
51 - 80% of MFI	25	5	5	5	5	5
Homeless						
Individuals	100	20	20	20	20	20
Families/Youth	200	40	40	40	40	40
Non-Homeless Special Needs						
Elderly/Frail Elderly	200	40	40	40	40	40
Severe Mental Illness	25	5	5	5	5	5
Physical/Dev Disability	25	5	5	5	5	5
Alcohol/Drug Abuse	25	5	5	5	5	5
HIV/AIDS	25	5	5	5	5	5
Victims of Domestic Violence	25	5	5	5	5	5

Appendices

Table 2B : Priority Community Development Needs

Priority Need	Priority Need Level	Unmet Priority Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Public Facility (General)					
Homeless Facilities - Youth	High	1	1		
Homeless Facilities - Families	High	1	1		
Child Care Centers	High		1 Project		
Health/Dental Facilities	Medium		1 Project		
Parks and/or Recreation Facilities	Low		1 Project		
Infrastructure (General)					
Utility/Drainage/Street/Sidewalk Improvements	Medium		1 Project		
Public Services (General)					
Youth Services	M		1 Project		
Child Care Services	H	900	300		
Transportation Services/Alternatives	H		1 Project		
Employment/Training Services	M		1 Project		
Health/Dental Services	M				
Fair Housing Activities	M		2 Events or Activities		
Economic Development (General)	M		1 Project		
Other C/I – Loan Funds	M				
ED Technical Assistance	L				
Micro-enterprise Assistance	L				
Workforce Training	M				

Appendices

U.S. Department of Housing and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Program Administration

Project: Program Administration

Activity: Program Administration

Description

CDBG funds will be used towards staff salary, subrecipient oversight, public participation, fair housing activities and general program administration for Program Year 2011.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: City-Wide

Street Address: NA

City, State, Zip Code: Grand Junction Colorado

Specific Objective Number NA	Project ID TBD by IDIS	Funding Sources:	
HUD Matrix Code 21A and 31B	CDBG Citation 570.206	CDBG	\$30,000
Type of Recipient Public – Local Gvt	CDBG National Objective	ESG	
Start Date (mm/dd/yyyy) 9/1/2011	Completion Date (mm/dd/yyyy) 8/31/2012	HOME	
Performance Indicator Successful Admin	Annual Units	HOPWA	
Local ID 2011-01	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$30,000

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

U.S. Department of Housing and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Homeless

Project: Grand Valley Catholic Outreach St. Martin Place

Activity: Purchase major appliances and site furnishings

Description

Grand Valley Catholic Outreach (GVCO) is developing 16 apartment units in downtown Grand Junction to house homeless veterans. GVCO will utilize 2011 CDBG funding to purchase the major appliances, swamp coolers, mailboxes and bicycle racks for the units.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Downtown

Street Address: 415 South 3rd Street

City, State, Zip Code: Grand Junction Colorado 81501

Specific Objective Number DH-1	Project ID TBD by IDIS	Funding Sources:	
HUD Matrix Code 12	CDBG Citation 570.201 (m)	CDBG	\$50,000
Type of Recipient Faith-Based Non-Profit	CDBG National Objective Low-Mod Housing	ESG	
Start Date (mm/dd/yyyy) 9/1/2011	Completion Date (mm/dd/yyyy) 12/31/2012	HOME	
Performance Indicator Complete Units	Annual Units	HOPWA	
Local ID 2011-02	Units Upon Completion 16	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	\$1,907,590
		Total	\$1,957,590

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

Appendices

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Economic Development

Project: Downtown Economic Gardening

Activity: Start up for Downtown Economic Gardening Program

Description

The Business Incubator Center (BIC) will utilize CDBG funds towards development of a downtown location for Economic Gardening and Co-working space. Economic Gardening is an entrepreneur-centered economic growth strategy that focuses on supporting second-stage companies. Co-working is a style of work which involves a shared working environment, often times an office or conference area, yet independent activity. CDBG funds will be used for rent of a downtown building, office remodel and start-up costs for the program.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Downtown

Street Address: TBD

City, State, Zip Code: Grand Junction Colorado 81501

Specific Objective Number EO-3	Project ID TBD by IDIS
HUD Matrix Code 18C	CDBG Citation NA
Type of Recipient Non-Profit	CDBG National Objective Economic Development
Start Date (mm/dd/yyyy) 9/1/2011	Completion Date (mm/dd/yyyy) 6/30/2013
Performance Indicator Job Creation	Annual Units
Local ID 2011-03	Units Upon Completion

Funding Sources:	
CDBG	\$50,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$61,665
Total	\$111,665

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

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Housing

Project: Grand Junction Housing Authority Courtyard Apartments Rehabilitation

Activity: Rehabilitate stairways and railings on existing multifamily housing complex

Description

The Grand Junction Housing Authority (GJHA) recently purchased the 27-unit Courtyard Apartments complex at 2910 Bunting Avenue and is in the process of rehabilitating the units and upgrading the site. CDBG funding will be used to upgrade the stairways and railings to meet current Building Code.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: East Grand Junction

Street Address: 2910 Bunting Avenue

City, State, Zip Code: Grand Junction Colorado 81501

Specific Objective Number DH-1	Project ID TBD by IDIS
HUD Matrix Code 14B	CDBG Citation 570.202
Type of Recipient Housing Authority	CDBG National Objective Low-Mod Housing
Start Date (mm/dd/yyyy) 9/1/2011	Completion Date (mm/dd/yyyy) 12/31/2012
Performance Indicator Complete Rehab	Annual Units
Local ID 2011-04	Units Upon Completion 27

Funding Sources:	
CDBG	\$101,205
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$1,654,922
Total	\$1,756,127

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

Appendices

U.S. Department of Housing and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Housing for Disabled

Project: Mesa Developmental Services Group Home Rehabilitation

Activity: Rehabilitation of group homes for disabled persons

Description

MDS operates 15 group homes in Mesa County for adults with developmental disabilities, ten of which are within the City limits. Most of the homes are older and periodically in need of upgrades and/or remodeling to accommodate the physical needs of the residents. CDBG funds will be used for upgrades such as new furnaces, boilers and windows for one or more of the group homes.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: TBD – City Limits

Street Address: TBD
City, State, Zip Code: Grand Junction Colorado

Specific Objective Number	Project ID TBD by IDIS	Funding Sources:	
DH-1		CDBG	\$10,000
HUD Matrix Code	CDBG Citation	ESG	
14A	570.202	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Non-Profit	Low-Mod Housing	Total Formula	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	
9/1/2011	12/31/2012	Assisted Housing	
Performance Indicator	Annual Units	PHA	
Complete Rehab		Other Funding	\$172,300
Local ID	Units Upon Completion	Total	\$182,300
2011-05	TBD		

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

U.S. Department of Housing and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Homeless

Project: Grand Junction Homeless Shelter Rehabilitation

Activity: Rehabilitation of bathrooms in homeless shelter

Description

Homeward Bound operates the Community Homeless Shelter at 2853 North Avenue. Since plans to expand the shelter have been withdrawn, there are urgent and critical capital repairs/improvements needed for the existing building in order to continue operating a safe and healthy shelter. CDBG funds will be used to remodel the men's and women's bathrooms to include new toilets, sinks, showers (including 1 accessible) and flooring.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Homeless Shelter

Street Address: 2853 North Avenue
City, State, Zip Code: Grand Junction Colorado 81501

Specific Objective Number	Project ID TBD by IDIS	Funding Sources:	
SL-1		CDBG	\$30,000
HUD Matrix Code	CDBG Citation	ESG	
03C	570.201 (c)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Non-Profit	Homeless	Total Formula	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	
9/1/2011	12/31/2012	Assisted Housing	
Performance Indicator	Annual Units	PHA	
Complete Rehab		Other Funding	\$12,000
Local ID	Units Upon Completion	Total	\$42,000
2011-06			

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

Appendices

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Public Facility Rehabilitation

Project: Center for Independence Vocational Kitchen Rehabilitation

Activity: Rehabilitation of kitchen used for vocational program for disabled persons

Description

CFI operates programs for disabled persons in our community at its main program office located at 740 Gunnison Avenue. One of the programs provided by CFI is culinary job training to teach cooking, food preparation, meal planning, nutrition, supervision and teamwork life skills. CDBG funds will be used to upgrade the kitchen to address Health Department standards, make it wheelchair-friendly and provide a new food pantry.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Center for Independence

Street Address: 740 Gunnison Avenue
City, State, Zip Code: Grand Junction Colorado 81501

Specific Objective Number EO-3	Project ID TBD by IDIS	Funding Sources:	
HUD Matrix Code 03B	CDBG Citation 570.201 (c)	CDBG	\$30,000
Type of Recipient Non-Profit	CDBG National Objective Low-Mod Clientele	ESG	
Start Date (mm/dd/yyyy) 9/1/2011	Completion Date (mm/dd/yyyy) 12/31/2012	HOME	
Performance Indicator Complete Rehab	Annual Units	HOPWA	
Local ID 2011-07	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	\$2,500
		Total	\$32,500

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

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Public Facility Rehabilitation

Project: Parenting Place Rehabilitation

Activity: Rehabilitation of the Parenting Place to include energy efficiency rehabilitation

Description

Strong Families, Safe Kids (SFSK) provides a multitude of programs that serve low-income and other families with special needs, while providing a safe non-threatening environment addressing prenatal education, parenting classes and information, and child abuse prevention. SFSK recently purchased the property at 1505 Chipeta Avenue for its program office and is in the process of rehabilitating and remodeling the buildings to meet their needs. CDBG funds will be used for energy efficiencies on one of the buildings.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: The Parenting Place

Street Address: 1505 Chipeta Avenue
City, State, Zip Code: Grand Junction Colorado 81501

Specific Objective Number SL-3	Project ID TBD by IDIS	Funding Sources:	
HUD Matrix Code 03	CDBG Citation 570.201 (c)	CDBG	\$9,371
Type of Recipient Non-Profit	CDBG National Objective Low-Mod Clientele	ESG	
Start Date (mm/dd/yyyy) 9/1/2011	Completion Date (mm/dd/yyyy) 12/31/2012	HOME	
Performance Indicator Complete Rehab	Annual Units	HOPWA	
Local ID 2011-08	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	\$11,513
		Total	\$20,884

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

Appendices

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Senior Services

Project: St. Mary's Foundation Senior Companion Program

Activity: Services to homebound elderly persons

Description

The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that these persons can continue to live at home rather than in an assisted living facility. In 2010, services were provided to 152 clients, using 51 senior volunteers. CDBG funds are used to reimburse volunteers for mileage expenses incurred for traveling to and from their client's home and for travel to provide other services to the client.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: City-Wide

Street Address: NA – City Limits
City, State, Zip Code: Grand Junction Colorado

Specific Objective Number SL-3	Project ID TBD by IDIS
HUD Matrix Code 05A	CDBG Citation 570.201 (c)
Type of Recipient Non-Profit	CDBG National Objective Low-Mod Clientele
Start Date (mm/dd/yyyy) 9/1/2011	Completion Date (mm/dd/yyyy) 12/31/2012
Performance Indicator Persons Served	Annual Units
Local ID 2011-09	Units Upon Completion

Funding Sources:

CDBG	\$8,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$252,077
Total	\$260,077

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

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Senior and Youth Services

Project: St. Mary's Foundation Foster Grandparent Program

Activity: Services to seniors and at-risk youth

Description

The Foster Grandparent Program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. CDBG funding will be used to reimburse 55 volunteers for gas and mileage to be able to serving 1,650 children.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: City-Wide

Street Address: NA – City Limits
City, State, Zip Code: Grand Junction Colorado

Specific Objective Number SL-3	Project ID TBD by IDIS
HUD Matrix Code 05A and 05D	CDBG Citation 570.201 (e)
Type of Recipient Non-Profit	CDBG National Objective Low-Mod Clientele
Start Date (mm/dd/yyyy) 9/1/2011	Completion Date (mm/dd/yyyy) 12/31/2012
Performance Indicator Persons Served	Annual Units
Local ID 2011-10	Units Upon Completion

Funding Sources:

CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$258,633
Total	\$268,633

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

Appendices

APPENDIX D CITIZEN PARTICIPATION

The following meetings were held regarding the *2011-2016 Consolidated Plan*. All meetings were held at City Hall, 250 North 5th Street, Grand Junction, Colorado.

HOUSING, HOMELESS AND SPECIAL NEEDS MEETING SERIES

November 30, 2010

December 16, 2010

January 5, 2011

January 19, 2011

January 26, 2011

February 16, 2011

ECONOMIC DEVELOPMENT NEEDS/ANTI-POVERTY STRATEGY

February 1, 2011

GENERAL PUBLIC MEETING

March 1, 2011

DISPLAY AD

ACCOUNT NO: 213005

Publish One Time:

February 20, 2011

Proof of Publication:

Grand Junction Neighborhood Services
250 North 5th Street
Grand Junction, CO 81501
Attention: Kristen Ashbeck

Contact: Kristen at 244-1491 or kristena@gjcity.org



YOU ARE INVITED

City of Grand Junction CDBG Meeting

WHAT/WHY:

A public meeting to:

- Discuss the City's 2011 Community Development Block Grant (CDBG) program, explain the program's application timetable and process and answer questions
- Provide Information and Solicit Comment on 5-Year Consolidated Plan and Analysis of Impediments to Fair Housing Study

WHEN:

Tuesday, March 1st, 2011 – 6:00 to 7:30 pm

WHERE:

City Hall Hearing Room, 250 North 5th Street

WHO:

Citizens interested in the City's use of its 2011-2016 Community Development Block Grant funds, especially low and moderate income persons and neighborhoods.

Non-profit organizations serving low and moderate income persons.

For additional information, please contact:
Kristen Ashbeck 244-1491
kristena@gjcity.org

Appendices

The Following Persons Attended Consolidated Plan and Public Meetings and/or Provided Information through Consultation and Questionnaires

Teresa Coons, Gi Moon and Lori Rosendahl primary contacts—***Beyond Charity***
Kevin Bray, Chris Broadstreet, Patti Eaton—***Bray and Company Realty/Reddy Realty***
Chris Reddin and Annalisa Pearson—***Business Incubator Center***
Linda Taylor and Mary Moore—***Center for Independence***
Teresa Coons—***City of Grand Junction Mayor and City Council***
Rich Englehart—***City of Grand Junction Administration***
Kristen Ashbeck, Kathy Portner, Scott Peterson, Trent Prall, Jerod Timothy and David Thornton—***City of Grand Junction Public Works and Planning Department***
Scott Aker and Pam Francil—***Colorado Housing Finance Authority***
Rainy Reaman and Susan Peters—***Colorado West Regional Mental Health Center***
Erin Berry—***Community Food Bank***
Starlene Collins—***Food Bank of the Rockies***
Penny Frankhouser—***Counseling and Education Center***
Denise Potterton—***Foster Grandparent Program***
Pat Teck—***Grand Junction Area Realtors Association***
Heidi Hoffman Ham and Scott Aker—***Grand Junction Downtown Development Association***
Ann Driggers—***Grand Junction Economic Partnership***
Jody Kole, Lori Rosendahl, Don Hartman and Amy Case—***Grand Junction Housing Authority***
Christian Mueller and Trudy Ramos—***Grand Junction Regional Center***
Sister Karen Bland and Nancy Lancaster—***Grand Valley Catholic Outreach***

Kathy Young—***Grand Valley Transit***
Todd Stevens—***Gray Gourmet***
Amy Rogers and Jeannine Bechard—***Habitat for Humanity***
Bruce Schwenke, Michaelle Smith and Janet Hollingsworth—***Hilltop Community Services***
Gi Moon—***HomewardBound of the Grand Valley***
Elizabeth Rowan, Eldon Krugman and Coleen Simpson—***Housing Resources of Western Colorado***
Jim Coil—***JCRC and State Housing Board***
Keith Fife and Kaye Simonson—***Mesa County Department of Public Works—Planning Division***
Kristy Emerson, Connie Atencio and Sue Tuffin—***Mesa County Departments of Health and Human Services***
Cathy Haller—***Mesa County Valley School District 51***
Marilee Langfitt and Sharon Chamberlain—***Mesa Developmental Services***
Joe Higgins, Matt Jennings and Trevor Wickersham—***Partners***
Keith Bradley—***Rescue Mission***
Maria Arrieta, Mary Gonzales and Joy Hudak—***Riverside Task Force and Riverside Educational Center***
Judy Lopez and Dolores Pitman—***Rocky Mountain SER Head Start***
Captain Dan Wilson—***Salvation Army***
Jacque Pipe—***Senior Companion Program***
Brian Barry and Kristy Schmidt—***St. Mary's Hospital / Marillac Clinic***
Bobbi Kline—***Strong Families, Safe Kids***
Cody Moore—***The Tree House***
Julie Hinkson—***United Way of Mesa County***
Mary Beth Luedtke—***Western Colorado Aids Project (WestCAP)***
Shari Zen—***Western Slope Center for Children***

Appendices



2011 Kick-off & AI/5-YR PLAN

CDBG PUBLIC MEETING - MARCH 1, 2011
PLEASE SIGN IN

NAME	AGENCY	ADDRESS	PHONE	EMAIL
(Amy Rogers) ^{Jeanine} Bechard	Habitat for Humanity	PO Box 4947 ⁸⁵⁰²	255-9850	jbechard@hfhmesa.org
Don Hartman	GTJA	607 28 ¹ / ₄ RD 81506	683-1058	dhartman@gjhs.org
Trevor Vickersham	WCC	2818 1/2 North Ave 81501	241-1027	twickersham@mesapartners.org
Dolores Pitman	RMSER Head Start			dolores@rmser.org
Janet Hollingsworth	Hilltop	1331 Hennosa Ave 81506	242-4400	janet.h@htop.org
Todd Stevens	Gray Gourmet	551 Chipata Ave 81501	243-9844 ext. 3	todd.stevens@stmaggyj.org
Jim Mason	Homeward Bound	2953 North	256-9424	gmason@yahoo.com
Joe Higgins	Partners	1169 Colo. Ave Apt 81501	245-5335 x18	jhiggins@mesapartners.org

Appendices



CDBG PUBLIC MEETING - MARCH 1, 2011
PLEASE SIGN IN

NAME	AGENCY	ADDRESS	PHONE	EMAIL
Nancy Lancaster	Grand Valley Catholic Outreach	245 S 1st	(970) 241-3658	KARLANA@JUNO.COM
Shari Zen	Western Slope Center for Children	259 Grand Ave	248-3288	shari@wsccchildren.org
Judy Lopez	Rocky Mtn SER	835 N. 26th St	243-9318	judy_lopez@rmser.org

Appendices

State PROOF OF PUBLICATION

City of Grand Junction, Colorado
PUBLIC HEARING
2011 Community Development
Block Grant (CDBG) Program
Monday - May 18, 2011
7:00 P.M.
City Hall Auditorium
333 North Park Street
614 Council will consider, with
advice and programs to fund
and will prioritize and review
and award funds of funding for
CDBG projects for the 2011 pro-
gram year.
The City will receive approval
from HUD for the CDBG funds
for the 2011 program year.
City Council will receive input in
community needs and housing
priorities for CDBG funds for the
City's 2011 Action Plan as part of
the 2011 Five Year Com-
munity Plan.
For information, please call
970-244-1470
Published: May 1, 2011.

STATE OF COLORADO

County of (Mesa)

Terry Laubhan

Being duly sworn, says that I am _____ Legal Secretary _____ of
The Daily Sentinel, a daily newspaper, published and duly printed in
The County of Mesa, State of Colorado; that said newspaper has a
general circulation in said County and has been continuously and
undisturbedly published therein, during a period of at least
fifty-two consecutive weeks next prior to the first publication
of the annexed notice; that said newspaper is a newspaper within the
meaning of the act of the general Assembly of the State of Colorado,
entitled "An Act to regulate the printing of legal notices and
advertisements," and amendments thereto; that the notice of which
the annexed is a printed copy taken from said newspaper, was published
in said newspaper, and in the regular and entire issue of every number
thereof once a week for 1 successive week;
that said notice was so published in said newspaper proper and not in
any supplement thereof, and that first publication of said notice as
stated, was on the 1st day of May, 2011,
and the last, on the 16 day of May, 2011.
Copies of each number of said paper in which said notice and/or
list was published were delivered by carriers or transmitted by
mail to each of the subscribers of said newspaper, The Daily Sentinel,
according to the accustomed mode of business in this office.

Subscribed and sworn to before me, this 2nd day of May, 2011

Robin M Gavegan

ROBIN M GAVEGAN
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 04/14/2012

Appendices

City Council

May 16, 2011

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing—CDBG 2011 Program Year Funding Requests [File #2010 CDBG]

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2011 Program Year. The City will receive an estimate of \$328,569 for the 2011 program year.

The public hearing was opened at 7:29 p.m.

Tim Moore, Public Works and Planning Director, introduced this item and the program. The topic was discussed at a workshop. The program has a lot of milestones to be accomplished on an annual basis. He recognized Senior Planner Kris Ashbeck and her work on the program.

Senior Planner Kris Ashbeck, Neighborhood Services Division and CDBG Administrator, said the City of Grand Junction has been an entitlement community since 1996 which means the City receives an annual allotment of funds to distribute in the community. The estimate for this year's allotment is \$328,569.

She then described each of the projects being recommended for funding as outlined in the Staff Report:

PROPOSED PROJECT	RECOMMENDED FUNDING	FUNDS LEVERAGED
Program Administration	\$30,000	NA
GV Catholic Outreach	\$50,000	\$2,987,397
Business Incubator Center	\$50,000	\$61,665
GJ Housing Authority	\$101,198	\$1,536,231
Mesa Develop. Services	\$10,000	\$127,300
Homeward Bound	\$30,000	\$12,000
Center for Independence	\$30,000	\$2,500
Strong Family, Safe Kids	\$9,371	\$6,513
Senior Companion Program	\$8,000	\$240,077
Foster Grandparent Program	\$10,000	\$246,333

Ms. Ashbeck said there are a number of deadlines in the program and they are working on those in order to begin their program year by September 1, 2011.

She noted that some of grant recipients are present who may want to speak.

City Council

May 16, 2011

Sister Karen Bland, Grand Valley Catholic Outreach, thanked the Council for having the compassion to recognize the need and designate the funds to help people in the community. She also thanked the Council for previous funding for their new roof.

Gi Moon, Homeward Bound Director, thanked the City Council for the thoughtfulness in allocating the funds. The Shelter could not do what they do without these funds.

Chris Reddin, Executive Director for the Business Incubator Center, thanked the City Council for funding the Incubator and their purpose which is to grow businesses.

Bobbie Kline, Director of the Parenting Place (formerly Strong Families, Safe Kids), thanked the City Council for the funds. They serve over 1200 parents and families each year. They are one of two organizations in town that provide parenting classes and the only one that provides them in Spanish. They are adding other programs including support for grandparents raising children.

Jody Kole, Housing Authority Executive Director, thanked the City Council for their continued support of their efforts. The City has been a great partner. They acquired this property and it was very downtrodden. The Housing Authority is fixing it up which is helping the neighborhood and making it more attractive.

Linda Taylor, representing the Center for Independence, thanked the Council for their support. The groups are all in need and she is proud of being part of a community that supports these needs.

There were no other public comments.

The public hearing was closed at 7:47 p.m.

Councilmember Coons assured the public that the City always receives more requests than funds can support but it is a privilege to take the funds and support these groups where they can.

Councilmember Pitts moved to approve the City Council Workshop recommendations of funding for the 2011 program year and set a public hearing for adoption of the 2011 one-year action plan for June 13, 2011. Councilmember Coons seconded the motion.

Council President Kenyon announced that he will be recusing himself from the vote as he is a member of the board for the Center for Independence, one of the applicants.

Motion carried by roll call vote with six members of Council voting yes.

Appendices

GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING

June 13, 2011

The City Council of the City of Grand Junction convened into regular session on the 13th day of June 2011 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, and Council President Tom Kenyon. Councilmember Susuras was absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson.

Council President Kenyon called the meeting to order. Councilmember Pitts led the Pledge of Allegiance, followed by a moment of silence.

Public Hearing—2011 Community Development Block Grant (CDBG) Program Year Including Five Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice and Funding Request

CDBG funds are an entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The 2011 Program Year marks the City's 16th year of eligibility. In addition to consideration of funding projects for the 2011 program year, the City must adopt a new Five Year Consolidated Plan and an update to its Analysis of Impediments to Fair Housing Choice study. The City's 2011 Program Year will begin September 1, 2011. Applications for funding were solicited and received by the City on April 1st and Council approved funding for 10 projects at its hearing on May 16, 2011. The purpose of this hearing is 1) Adopt the Five Year Consolidated Plan; 2) Adopt the Analysis of Impediments to Fair Housing Choice study; and 3) Adopt the 2011 Annual Action Plan as a part of the Five Year Consolidated Plan.

The public hearing opened at 7:37 p.m.

Kristen Ashbeck, Senior Planner, presented this item. Ms. Ashbeck gave an overview of the CDBG program and explained that the Consolidated Plan guides the CDBG program and has to be updated and adopted at least every five years. This plan provides an assessment of the needs of the community. Over forty-five agencies participated by attending meetings, filling out questionnaires, and providing annual reports in order to help create the Consolidated Plan. She then presented the goals of the proposed 2011 Consolidated Plan: 1) Suitable Living Environment, entailing non-housing community development infrastructure, special needs populations, other human services, and youth, 2) Decent Affordable Housing by increasing the inventory of affordable housing units, providing shelter for the homeless, and reducing lead-based paint hazards; and 3) Creating Economic Opportunities through economic development and increasing affordable childcare for the working poor.

Councilmember Boeschstein thanked and complimented Ms. Ashbeck for her presentation. He said according to the map, he did not see Orchard Mesa, Lincoln Park, Washington Park, and some of the Downtown area neighborhoods getting economic development and neighborhood assistance and asked that in the future, these neighborhoods be kept in mind. He said he thought the City did not have a Fair Housing Ordinance, and thought one could be passed. Ms. Ashbeck said that is correct. Councilmember Boeschstein said that he believes a Fair Housing Ordinance would help the City with HUD and thought in the future this should be done. He mentioned another opportunity would be to acquire vacant and abandoned homes and either restore or demolish them. He said he is in support of the resolutions.

Appendices

Councilmember Coons also thanked Ms. Ashbeck for her hard work and presentation. She asked Ms. Ashbeck about the application process for disbursement of the CDBG funds. Ms. Ashbeck said the requirements are that the agency be a non-profit entity, be within City limits, and within a certain income category. Councilmember Coons then asked if CDBG funds can be used to acquire property or is it just for renovations? City Attorney Shaver responded that if it was for the benefit of the low income population, acquisition of property is allowed.

Councilmember Pitts asked how many other agencies applied for funding aside from the ten that have been awarded funds. Ms. Ashbeck said fifteen applications were received and she confirmed that there is a process in place for determining which applications are granted.

Council President Kenyon asked if there was any public comment.

There were no public comments.

The public hearing was closed at 7:54 p.m.

Resolution No. 30-11—A Resolution Adopting the 2011 Five Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Resolution No. 31-11—A Resolution Adopting the 2011 Analysis of Impediments to Fair Housing Choice Study for the Grand Junction Community Development Block Grant (CDBG) Program

Resolution No. 32-11—A Resolution Adopting the 2011 Program Year Action Plan as a Part of the City of Grand Junction 2011 Five Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Councilmember Boeschstein moved to adopt Resolution Nos. 30-11, 31-11, and 32-11. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

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Appendices

APPENDIX E CERTIFICATIONS

Jurisdiction

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. 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 subcontractors or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

6-14-11

Date

Laurie Kadrich

Name

Name

City Manager

Title

Title

250 North 5th Street

Address

Address

Grand Junction CO 81501

City/State/Zip

City/State/Zip

970-256-4154

Telephone Number

Telephone Number



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE 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 Plan -- 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.

Appendices

Jurisdiction

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

- No Federal appropriated funds have been paid or will be paid, by or on behalf of IL, 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;
- 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
- 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 HCPWA 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

6-14-11

Date

Laurie Kadrach

Name

City Manager

Title

250 North 5th Street

Address

Grand Junction CO 81501

City/State/Zip

970-256-4154

Telephone Number

Jurisdiction

- This certification does not apply.
- This certification is applicable.

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:

- 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;
- Overall Benefit - The aggregate use of CDBG funds including section 108 loan guaranteed loans during program year(s) 2010, 2011, 2012, (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;
- 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:

- 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
- 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;

Appendices

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

6-14-11

Date

Laurie Kadrich

Name

City manager

Title

250 North 5th Street

Address

Grand Junction, CO 81501

City/State/Zip

970-256-4154

Telephone Number

Jurisdiction

- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

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.

Drug-Free Workplace Certification

- By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
- 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 in the Federal Government, may take action authorized under the Drug Free Workplace Act.
- 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.
- 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).
- 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 three).
- 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). Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City Hall	250 North 5 th St	Grand Junction	Mesa	CO	81501

- Definitions of terms in the Nonprocurement 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

Appendices

APPENDIX F CITY COUNCIL RESOLUTIONS

RESOLUTION NO. 32-11

A RESOLUTION ADOPTING THE 2011 PROGRAM YEAR ACTION PLAN AS A PART OF THE CITY OF GRAND JUNCTION 2011 FIVE YEAR CONSOLIDATED PLAN FOR THE GRAND JUNCTION COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996;

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

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

WHEREAS, the primary objective of the City's Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income;

WHEREAS, the planning process in developing the 2011 Program Year Action Plan included an emphasis on Citizen Participation and Interagency involvement;

WHEREAS, the 2011 Five Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and

WHEREAS, the 2011 Five Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken between 2011 and 2016.

Adopted this 13th day of June, 2011.


Deputy City Clerk


President of City Council

RESOLUTION NO. 30-11

A RESOLUTION ADOPTING THE 2011 FIVE YEAR CONSOLIDATED PLAN FOR THE GRAND JUNCTION COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996;

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

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

WHEREAS, the primary objective of the City's Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income;

WHEREAS, the planning process in developing the 2011 Program Year Action Plan included an emphasis on Citizen Participation and Interagency involvement;

WHEREAS, the 2011 Five Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and

WHEREAS, the 2011 Five Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken between 2011 and 2016.

NOW THEREFORE BE IT RESOLVED, that the Grand Junction City Council formally adopts the 2011 Five Year Consolidated Plan

Adopted this 13th day of June, 2011.


President of City Council

ATTEST:


Deputy City Clerk

Appendices

APPENDIX G APPLICATION FOR FEDERAL ASSISTANCE FORM SF-424

APPLICATION FOR FEDERAL ASSISTANCE		2. DATE SUBMITTED 07/12/2011	Applicant Identifier B-1-MC-D-0013
1. TYPE OF SUBMISSION: Application		3. DATE RECEIVED BY STATE State Applicant Identifier	
<input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY Federal Identifier	
5. APPLICANT INFORMATION			
Legal Name:		Organizational Unit:	
City of Grand Junction		Department: Public Works and Planning	
Organizational OUNS: NR0715277		Division: Neighborhood Services	
Address:		Name and telephone number of person to be contacted on matters involving this application (give area code):	
Street: 250 North 5th Street		Prefix:	
City: Grand Junction		First Name: Kristen	
County: Mesa		Middle Name Key	
State: Colorado		Last Name Ashbeck	
Zip Code: 81501		Suffix: AICP	
Country: USA		Email: ksteras@gjcity.org	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 8 4 - 8 0 8 0 5 9 2		Phone Number (give area code): 970-244-1491	
7. TYPE OF APPLICANT: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for descriptor of letters.) Other (specify):		Fax Number (give area code): 870-258-4114	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 7 4 - 2 1 9		7. TYPE OF APPLICANT: (See back of form for Application Types) C - Municipality Other (specify):	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Grand Junction City, Mills		8. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development (HUD)	
13. PROPOSED PROJECT Start Date: 09/01/2011 Ending Date: 09/30/2012		14. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Community Development Block Grant to the City of Grand Junction, Colorado for program year 2010, entitlement allocation in the amount of \$328,576	
15. ESTIMATED FUNDING:		14. CONGRESSIONAL DISTRICTS OF: a. Applicant CO 3 b. Project CO 3	
a. Federal \$ 208,576		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
b. Applicant \$		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation <input checked="" type="checkbox"/> No	
c. State \$		18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION 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.	
d. Local \$		a. Authorized Representative Prefix: First Name: Middle Name: Last Name: Suffix: Senior Officer: AICP:	
e. Other (Local, State, Federal, etc.) \$ 5,200,018		c. Telephone Number (give area code): 970-244-1491	
f. Program Income \$		d. Date: 07/12/2011	
g. TOTAL \$ 5,629,662		Signature of Authorized Representative: <i>Kristen Ashbeck</i>	
Previous Edition Usable Authorized for Local Recirculation			

Standard Form 424 (Rev. 9/2003)
Prescribed by OMB Circular A-102