

CITY OF GRAND JUNCTION

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



2004 Action Plan

A part of the 2001 Five-Year Consolidated Plan

4 CFR Part 91--consolidated submissions for community planning and development programs
under the Community Development Block Grant CDBG Program;

June 16, 2004

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INTRODUCTION

The City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996 when the County's population reached 100,000. This designation entitles Grand Junction to an annual grant of funds under the Community Development Block Grant Program (CDBG). To be eligible for funding the City must submit a Consolidated Plan, which serves as a federally required planning document that guides community development efforts in Grand Junction. The City of Grand Junction adopted its' Five-Year Consolidated Plan on June 6, 2001.

The primary objective of Title I of the Housing and Community Development Act of 1974, as amended, is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income. The content and structure of the Consolidated Plan follows regulations and guidelines promulgated by the U.S. Department of Housing and Urban Development (HUD).

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

The 2002 CDBG Action Plan is year two of the 2001 Five-Year Consolidated Plan. It is an addendum to Chapter Six of the Consolidated Plan and was adopted June 5, 2002 and became a part of the City's 2001 Five-Year Consolidated Plan.

The 2003 CDBG Action Plan is year three of the 2001 Five-Year Consolidated Plan. This Action Plan is an addendum to Chapter Six of the Consolidated Plan and was adopted on June 16, 2003 and became a part of the City's 2001 Five-Year Consolidated Plan.

The 2004 CDBG Action Plan is year four of the 2001 Five-Year Consolidated Plan. This Action Plan is an addendum to Chapter Six of the Consolidated Plan and upon adoption will become a part of the City's 2001 Five-Year Consolidated Plan.

2004 Program Year Action Plan

A Part of the 2001 Five-Year Consolidated Plan

City of Grand Junction, Colorado

Community Development Block Grant Entitlement Program (CDBG)

EXECUTIVE SUMMARY

of 2001 Five-Year Consolidated Plan (Revised)

Introduction

In 1996 the federal government 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 City adopted the 2001 Five-Year Consolidated Plan on June 6, 2001. In addition, each year the City prepares and adopts a program year action plan, which becomes a part of the five-year consolidated plan. Applications for CDBG funds are made available to all interested parties in March with an April deadline for each Program Year. Applications that are funded become a part of the respective program year action plans.

Community Profile

Centrally located between Denver and Salt Lake City, Grand Junction is the largest city on the Western Slope of Colorado and serves as the County Seat for Mesa County. The City's population has grown nearly 45 percent in the last decade to approximately 45,700. The surrounding Grand Valley has about 100,000 residents, and Mesa County's population is approximately 122,800.

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

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

Planning Process

The City adopted a Citizen Participation Plan in 1996 to describe citizen involvement in the Five-Year Consolidated Plan (Plan) and annual Program Year Action Plans. The Community Development Department of the City of Grand Junction, as lead agency for the development of the Program Year Action Plan, has invited extensive citizen involvement in Plan creation. The findings and needs identified by those who serve

and work with the very low- to moderate-income populations are the basis of the Plan's development.

Housing Needs

2001 CONSOLIDATED PLAN DATA

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. Waiting lists for the limited number of existing assisted housing units are a year or more. As a consequence of these and other conditions, the need for over 6,300 additional assisted housing units is critical (2001 estimate).

In Grand Junction, housing costs have increased as much as 207 percent while wages have increased only 46.3 percent during the 1990's to an average of \$22,355 in 2000. Over half of all workers in Mesa County are employed in the Retail and Service sectors, historically among the lowest paying jobs in Mesa County.

One of the most disturbing indicators of need is the number of households whose income places them at or below 150 percent of the poverty guidelines established by the U.S. Department of Health and Human Services. The number of people in Mesa County at or below 150 percent of poverty level grew from 29.3 percent of the total population in 1993 to 45.4 percent in 1997 (the most recent figures available).

Due to low area wages, it is estimated that 44 percent of all renters are unable to afford the Fair Market Rent of a modest two-bedroom apartment and 58 percent are unable to afford a three-bedroom unit. Over 23 percent of the local workforce are considered "low-income" or "in poverty" while working 40 hours per week.

Based upon Poverty Levels and Low Income Guidelines, 7,830 households in Grand Junction cannot afford to pay market rate rent and need assisted housing (2001 estimate). The 2001 current inventory of assisted housing units meets only 15 percent of the need.

2002 UPDATE

In 2002, leaders of local governments and key institutions in the Grand Valley invested in the development of a comprehensive assessment of affordable (less-than-market-rate) housing needs. Key local trends reported in the Grand Valley Affordable Housing Needs Assessment:

- There has been 3.4% annual economic growth and 2.2% annual population growth in the Grand Valley over the last decade, increasing housing demand and housing prices. These trends are projected to continue at a similar rate over the next 20 years.
- Housing prices have increased approximately four times as fast as wages have increased, decreasing the relative affordability of the housing market. Since over half of all local employment is in the retail and service sectors, the housing affordability gap is expected to continue to grow.
- Most low wage workers are finding themselves priced out of single-family homes, and many are unable to find lower priced rental units.

- There has been relatively little new multi-family construction in the Grand Valley over the last decade, resulting in few affordable housing options for households earning less than 60% of the Area Median Family Income.

In the 2002 Assessment the current supply of housing was compared to household income based on the ability of a household to pay 30% of its income for mortgage or rent. The gap between the supply and demand for housing at each income range determined the housing gap. The rental unit gap is 1,080 units, and the total ownership housing gap is 589 housing units. This results in a total 2002 housing gap of 1,669 housing units, with almost all of these units being needed at less than 60% of Area Median Income. Based upon projected employment growth, there will be a need for 1,009 additional housing units by 2005 and 2,432 more by 2010.

Local governments and housing interests are developing and implementing solutions to meet the affordable housing need identified in the 2002 Assessment.

Homeless Needs

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

Historical local data collection about the homeless has been primarily anecdotal and informal, as there has not until recently been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, a point-in-time survey conducted in spring of 2001 there were approximately 500 homeless persons. That number has remained constant for 2002 and 2003.

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

The Continuum of Care Plan, completed in the summer of 2001 by a coalition of community homeless service providers, is intended to provide a continuous network of housing and service support for persons working to permanently leave the streets. The Grand Valley Coalition for the Homeless, made up of human service agencies, the faith community, local governments and others, meets monthly to coordinate in a united effort to help the homeless community.

Special Needs Housing

Due to the fact that Grand Junction is the largest community on the Colorado Western Slope and Eastern Utah, medical and other special needs services are provided here that are not available in smaller communities. As a consequence, the percentage of the

special needs population in Grand Junction is higher than surrounding communities at approximately 12 percent of the total population. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV / AIDS to compete in the housing market for appropriate housing at an affordable price is limited in many cases by their lack of income and also by their need for special housing accommodations. Based upon local 2001 estimates, a total of 1,073 additional assisted housing units are needed to meet the existing housing need for this sub-population.

Anti-Poverty Strategy

The Anti-Poverty Strategy is an effort to reduce the number of people earning low- to moderate-income wages and at risk of homelessness. This Strategy, described in Chapter 5 of the 2001 Five-Year Consolidated Plan, describes community activities to:

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

Strategic Plan

The Strategic Plan summarizes the community's work plan for addressing the needs discussed above. The 2001 Five-Year Consolidated Plan integrates economic, physical, environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and all citizens can work together to improve the quality of life of its residents. For each Priority and Category of need, specific Objectives and Strategies have been identified which define how the community will respond over the life of the five year consolidated plan.

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

Need for Non-Housing Community Development Infrastructure

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

amount of CDBG funds allocated to Grand Junction by HUD, several of these needs are budgeted in the City's Capital Improvement Plan.

NEIGHBORHOOD PROGRAM: City Council's 2002 Strategic Plan identifies "Vital Neighborhoods" as one of six Solutions with the specific objective of identifying potential funding sources, including the use of CDBG funds in Low and Moderate Income (LMI) qualified neighborhoods. The neighborhood program will use CDBG funding for eligible activities identified by residents of these neighborhoods.

Need for Affordable Housing

Priority Need Category: Increase the Inventory of Affordable Housing Units

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

Needs of the Homeless

Priority Need Category: Prevent and Reduce Homelessness

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

Needs of Special-Needs Populations and Other Human Service Needs

Priority Need Category: Other Special Needs

- Objective 1 Increase the capacity of existing medical and dental facilities
- Objective 2 Increase the number of group homes that can accommodate individuals with physical and cognitive disabilities
- Objective 3 Support programs helping the elderly and other special need populations

Priority Need Category: Youth

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

Though the competition for CDBG funds has continually increased since program inception, the City has made an effort to balance disbursement of these funds between the various needs of the community. It is the City's goal to continue the balanced use of CDBG funds between the four priority community concerns through the term of this 2001 Five-Year Consolidated Plan.

Program Year Action Plans

The purpose of the Program Year Action Plan is to identify One-Year Strategies for each of the Objectives set in the 2001 Five-Year Consolidated Plan. The One-Year Strategies are accomplished by utilizing a variety of resources, including the annual allocation of CDBG funds. For each program year, a new one-year action plan is completed and adopted as part of the five year consolidated plan.

2001 Program Year Action Plan:

On May 16, 2001 the Grand Junction City Council approved 2001 CDBG funding requests totaling \$504,000 for six projects. A full discussion of the 2001 Action Plan can be found in Chapter 6 of the 2001 Five-Year Consolidated Plan.

2002 Program Year Action Plan:

On May 15, 2002 the Grand Junction City Council approved 2002 CDBG funding requests totaling \$494,000 for seven projects. A full discussion of these projects can be found in the 2002 Action Plan adopted June 5, 2002 by Grand Junction City Council.

2003 Program Year Action Plan:

On May 21, 2003 the Grand Junction City Council approved 2003 CDBG funding requests totaling \$417,000 for eight projects. A full discussion of these projects can be found in the 2003 Action Plan adopted June 18, 2003 by Grand Junction City Council.

2004 Program Year Action Plan:

On May 19, 2004 the Grand Junction City Council approved 2004 CDBG funding requests totaling \$407,000 for the following thirteen projects.

SECTION 1 – Projects that qualify under “Administration”

1. City of Grand Junction CDBG Program Administration and Neighborhood Program Administration (\$20,000)

For Program Year 2002, the City allocated \$50,000 for administration of the CDBG Program of which enough is left over from that allocation plus a \$10,000 request to continue administration of the CDBG program through the 2004 Program year. These dollars pay for the annual costs to administer the CDBG program. In addition, the City is requesting \$10,000 for administration of the neighborhood program. HUD guidelines allow up to 20% for Administration.

2. City of Grand Junction CDBG Planning Budget (\$15,000)

HUD requires all CDBG entitlement communities to conduct an Analysis of Impediments to Fair Housing Study (AI) every five years. The current AI for the City was completed by a consultant in 1999. Staff is proposing that the City use a consultant again for the new AI. These dollars would also fall under HUD's 20% for Administration category.

BUDGET NOTE: Proposed projects under Section 1 are eligible for CDBG funding under Administration and Planning and HUD allows the City to spend up to 20% of its total CDBG funds within these categories. For 2004, the City can spend up to \$81,800.

SECTION 2 – Projects that qualify under “Public Services”

- 3. St. Mary’s Foundation – Gray Gourmet Meals for Elderly Program (\$10,000) –** Funds to be used to purchase food only. The purpose of this project is to meet the nutritional needs of a growing elderly population. Purchased food will be delivered five days per week to low and moderate income (LMI), frail elderly who live in the Grand Junction City limits. Last year 226 LMI City residents were served. The requested funds would purchase food for 50 LMI City residents being served with at least one meal, five days per week. Meals are prepared by staff at their central kitchen at 551 Chipeta Avenue and volunteers pick up meals and deliver them to the homes of designated participants.
- 4. St. Mary’s Foundation – Foster Grandparent Program (\$7,000) –** Funds requested would be used to pay mileage reimbursement to low-income senior citizens to assist them in getting to and from their volunteer placements. Foster Grandparents help nurture, tutor and mentor 1,400 to 1,500 children with special needs.
- 4. St. Mary’s Foundation – Senior Companion Program (\$8,000) –** Funds requested would be used for mileage reimbursement for low income senior volunteers. The Senior Companion Program is in its 14th year of service to the community. CDBG funds will help them serve an increased number of the frail elderly senior citizens. Because their clients are isolated, frail and unable to use local transit, Senior Companions fill a unique niche in serving those elderly who need assistance. According to satisfaction surveys, 87% of their clients attribute their ability to continue living independently to the ongoing help of Senior Companions. The program typically has a waiting list of 30 people at any given time. In 2005, 50 volunteers will serve 185 elderly seniors.
- 5. Radio Reading Services of the Rockies (\$4,500) –** Funds would support audio information services that provide access to ink print materials not otherwise available to Grand Junction’s blind, visually impaired, and print handicapped citizens. In 2003, 14 new listeners in Grand Junction benefited from this program. It is estimated that there are 458 children and working aged adults in Grand Junction that are either blind or visually impaired. CDBG funds will be used to add 12 new registered listeners to the program. CDBG dollars will be spent on underwriting Grand Junction news programming, embossing/distribution of Braille program schedules, printing/distribution of large print programs, recording/distribution of cassette tape program schedules, purchasing RRSR radios and headsets for Grand Junction residents, on-site installation and instruction, and community outreach to register new listeners and recruit local volunteer readers.
- 6. Mesa County Health Department – Clinical Equipment Purchase (\$5,000) –** Funding would be used to purchase equipment to enhance services to children with special needs. Equipment includes a wheel chair scale, blood pressure & pulse monitor, a computer, and cabinet storage. The wheel chair scale will ensure safety, accuracy and efficiency when prescribing medication. The blood pressure & pulse monitor will permit monitoring with accuracy and efficiency while patients are being

evaluated or when they are sedated for echocardiograms. Sixty-five percent of the 550 Mesa County clients live within the City limits and 80% of them are low or moderate income. City CDBG funds can only cover the equipment costs, since 35% of their patients live outside of the City limits. Since 65% of their clientele live within the City limits, then according to HUD regulations, CDBG funding can only pay for up to 65% of the cost of equipment.

BUDGET NOTE: Proposed projects under Section 2 above are eligible for CDBG funding under "Public Services" and HUD allows the City to spend up to 15% of its total CDBG funds within this category. For 2004, the City can spend up to \$62,550.

SECTION 3 – Projects that qualify under "Capital Projects"

8. City of Grand Junction Neighborhood Program (\$120,000)

City Council's Strategic Plan identifies "Vital Neighborhoods" as one of six Solutions with a specific objective of identifying potential funding sources, including CDBG funds. Last year Council set aside \$83,400 in CDBG funding to spend on a neighborhood based CDBG program. All funds have either been expended (\$19,000 for Riverside School) or transferred to another CDBG project (\$64,400 for Linden Pointe).

If money is set aside for this program, projects can be identified in the future. A plan amendment to the 2004 CDBG Action Plan and an environmental review will need to be completed prior to expending any of these funds.

9. Hilltop Community Resources, inc. – Energy Conservation Project –

Rehabilitation (\$50,000) – CDBG funds would be used to replace existing windows at the Resource Center building located at 11th Street and Colorado Avenue and install programmable thermostats. Hilltop's programs at the Resource Center facility provide human services and educational services to over 5,000 individuals annually. Over 80% of these individuals live within the City limits and 90% are low and moderate income.

10. Housing Resources of Western Colorado – Acquisition of Emergency (Transitional) Housing (\$50,000)

– Funds would be used to acquire eight residential dwelling units, each one bedroom units, for emergency housing/permanent supportive housing for homeless veterans. The specific location of the property is as yet undetermined, but it will be in the proximity of the Veterans Administration Hospital. Housing Resources of Western Colorado will partner with a local case management provider and the Veterans Administration to accomplish this project.

This project will provide stable, supportive housing to veterans in our community; provide additional space in emergency shelters by moving homeless veterans to permanent housing; provide a model for building community partnerships that meet the needs of those who are homeless; and provide the "missing link" of housing to homeless veterans. CDBG funds would be used to leverage other grant dollars.

Already \$491,500 in grants has been either secured or requested and still pending for the project.

- 11. Hope Haven – Exterior Window Project (\$7,500)** – CDBG funds would be used to purchase and install 43 energy efficient vinyl windows at the Hope Haven facility located at 811 Ouray Avenue. Hope Haven provides shelter, support and education to pregnant and parenting adolescents (typically 16-23 years of age) so that they receive the necessary support to become self-sufficient and to make healthy choices for themselves and their babies. The young women are able to live at Hope Haven for up to 18 months.
- 12. City of Grand Junction – Riverside Neighborhood sidewalk and street improvements (\$50,000)** – funding would be used to construct new sidewalk and replace existing deteriorated sidewalk on several blocks in the Riverside neighborhood.
- 13. City of Grand Junction – Grand Avenue sidewalk and street improvements (\$60,000)** – funding would be used to construct sidewalk and street improvements to Grand Avenue between 24th Street and 28 Road.

2004 Program Total \$407,000

2004 PROGRAM YEAR ACTION PLAN

The purpose of the Program Year Action Plan is to define the current program year activities to be completed toward full implementation of the Five-Year Consolidated Plan. This one-year action plan discusses activity to occur from September 1, 2004 through August 31, 2005. Program Year activities are accomplished through the use of a variety of resources, including the annual allocation of CDBG Funds.

2004 Program Year Community Development Block Grant Awards

On May 19, 2004, the Grand Junction City Council approved 2004 CDBG funding requests totaling \$407,000 for the 13 projects listed in Exhibit 6-1 below. A description of each funded activity is provided in the 2004 Program Year Objectives and Program Year Activities sections in this chapter and on HUD Table 3.

Exhibit 6-1

2004 CDBG Program Year Summary of Recommended Funding

Organization	Activity	Grant Award
City of Grand Junction	CDBG Program Administration and Neighborhood Program Admin dollars (20% cap)	20,000
City of Grand Junction	Planning Study - Analysis of Impediments to Fair Housing (AI) (20% cap)	15,000
Gray Gourmet	Funding for food (15% cap)	10,000
Foster Grand Parents	Funding for Transportation (15% cap)	7,000
Senior Companions	Funding for Transportation (15% cap)	8,000
Radio Reading Services of the Rockies	Funding for radio/headsets for hearing impaired and program expenses (15% cap)	4,500
Mesa County Health Department	Clinical equipment for special needs children (15% cap)	5,000
City of Grand Junction	Budget for Neighborhood Program	120,000
Hilltop Community Resources, Inc.	Window replacement at Resource Center	50,000
Housing Resources of Western Colorado	Acquisition of housing for homeless veterans	50,000
Hope Haven	Window replacement at Hope Haven	7,500
City of Grand Junction	Riverside Neighborhood Sidewalk Improvements	50,000
City of Grand Junction	Grand Avenue Sidewalk and Street Improvements	60,000
TOTAL FUNDS AWARDED		407,000

2001 Five-Year Consolidated Plan Priorities for CDBG Funds

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

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

The following sections review the Five-Year Consolidated Plan Objectives and Strategies and describe 2004 Program Year Activities utilizing CDBG funds and other resources.

Need for Non-Housing Community Development Infrastructure

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

A. Five Year Objectives and Strategies:

Objective 1 Provide ongoing and improved water and sewer service

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

Objective 2 Improve street and pedestrian systems

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

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

Objective 3 Provide ongoing and improved storm sewer service

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

Objective 4 Improve parks and recreation facilities

- Strategy 1: Phased over the five year plan the City will expend \$4.2 million to provide general maintenance and upgrades to parks and recreation facilities throughout the city.
- Strategy 2: The City has budgeted \$1.7 million for acquisition of land for and improvements to neighborhood parks throughout the city.

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

- Strategy 1: The City has budgeted \$3.5 million for a new fire station within the next 5 years. COMPLETED
- Strategy 2: The community is raising funds to construct a new library building within the next 5 years, pending outcome of a ballot issue.
- Strategy 3: The City has budgeted \$500,000 to be expended in the five year plan to acquire land for expansion and construction of City Shops facilities.
- Strategy 4: The City has budgeted \$1.2 million to be expended in the five year plan for improvements to and construction of public parking facilities. COMPLETED
- Strategy 5: The City has budgeted \$377,800 to be expended in the five year plan for solid waste disposal system improvements.
- Strategy 6: The City has budgeted \$2 million to be expended in the five year plan for abatement and removal of asbestos from public facilities.

Objective 6 Provide for ongoing neighborhood program (see above)

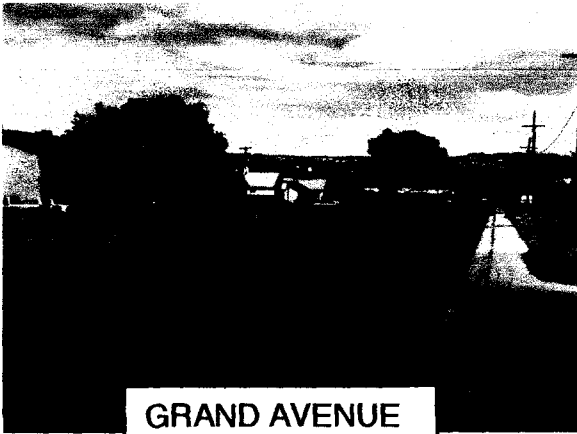
- Strategy 1: Work with LMI income eligible neighborhoods in determining infrastructure needs of neighborhood.

B. 2004 Program Year Objectives, Performance Measures, and Project Locations

- **The City will spend \$230,000 in CDBG funds to construct sidewalk, street improvements and other capital projects in CDBG eligible neighborhoods.**
- The City will expend \$19,723,575 to improve street and pedestrian systems throughout the City.
- The City will expend \$10,527,335 to improve water and sewer systems throughout the City
- The City will expend \$5,411,057 to improve storm sewer systems throughout the City.
- The City will expend \$1,666,000 to improve parks and recreation facilities.
- The City will expend \$690,387 for ongoing maintenance and construction of public facilities

C. 2004 Program Year Activities:

1. CDBG infrastructure projects:



GRAND AVENUE

- **Riverside Neighborhood sidewalk improvements** \$ 50,000
- **Grand Avenue street and sidewalk improvements** \$ 60,000
- **Neighborhood Program funds available** \$ 120,000



RIVERSIDE NEIGHBORHOOD

2. Other Infrastructure Improvements: The following specific activities are budgeted for the 2004 Program Year in the City's Capital Improvement Plan. Projects include street, pedestrian, water and sewer, and storm sewer system improvements.

- **Contract Street Maintenance** \$ 1,750,000
- **Neighborhood Alley Improvements** \$ 350,000
- **Curb, Gutter & Sidewalk Improvements/Replacements** \$ 300,000
- **New Sidewalk** \$ 150,000
- **Accessibility Improvements** \$ 50,000
- **29 Road Improvements from 1-70B to F Road** \$ 1,695,600
- **25-1/2 Road Improvements from Independent to F Road** \$ 1,732,000
- **Riverside Parkway** \$11,367,475
- **Street Light & Traffic Control / Calming Updates** \$ 503,500
- **Intersection Improvements Citywide** \$ 295,000
- **G Road Intersection at 24 1/2 Road** \$ 796,000
- **29 Road Viaduct** \$ 300,000
- **South Camp Trail enhancement** \$ 269,000
- **Crosby Avenue; 25 1/2 Road to Main Street** \$ 110,000
- **El Poso Street Improvement District** \$ 55,000
- **Ranchman's Ditch Storm Drainage Improvements** \$ 4,047,663
- **25 1/2 Road Drainage** \$ 408,270
- **Leach Creek/Airport Drainage Improvements** \$ 895,124
- **Other Drainage projects** \$ 60,000
- **Water Line Replacements** \$ 3,195,247
- **Broadway Improvements** \$ 335,000
- **Combined Sewer Elimination** \$ 5,062,614
- **Other sewer improvements** \$ 2,269,474

3. Parks and Recreation Facilities: The following specific activities are budgeted for the 2004 Program Year in the City's Capital Improvement Plan. Projects include streetscape improvements, community-wide parks improvements and neighborhood parks development and improvements.

• Wingate Neighborhood Park Construction	\$620,000
• Paradise Hills Park Improvements	\$ 65,000
• Duck Pond Restroom Reconstruction	\$140,000
• Darla Jean Imp.	\$ 25,000
• Irrigation Automation Eagle Rim Center	\$ 68,000
• Melrose Irrigation	\$ 68,000
• Stadium Sound System	\$270,000
• LP Pool Repair	\$ 20,000
• OM Pool Roof Repair	\$125,000
• TRGC 17th Green Rebuild	\$ 60,000
• TRCC Event Software	\$ 55,000
• Improvements to Exist. Parks	\$117,000
• Pomona Park Screening Replacement	\$ 25,000
• Pomona PA System	\$ 8,000

4. Maintenance and Construction of Public Facilities: The following specific activities are budgeted for the 2004 Program Year in the City's Capital Improvement Plan.

• City/County parking garage	\$ 690,387
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Need for Affordable Housing

A. Five Year Objectives and Strategies:

Objective 1 Increase the number of affordable rental housing units

Strategy 1: Phased over the five year plan, the Grand Junction Housing Authority will develop a minimum of 100 units for lease and / or sale.

Strategy 2: Within two years, the Grand Junction Housing Authority will apply to expand the Section 8 Voucher Program.

Strategy 3: Phased over the five year plan, Housing Resources of Western Colorado will develop new and / or purchase and rehabilitate 300 rental housing units.

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

Strategy 1: Within the next two years, Housing Resources of Western Colorado will establish a Comprehensive Home Ownership Program

Strategy 2: Each year, Housing Resources of Western Colorado will develop 25 units of sweat-equity housing in the city/county.

Strategy 3: Within the next five years, Habitat for Humanity will have developed 11 homes for sweat-equity ownership.

- Strategy 4: Phased over the next four years, the Grand Junction Housing Authority will develop new and / or rehabilitate a minimum of 100 units for sale and / or for lease.
- Strategy 5: The Grand Junction Housing Authority will teach low-income renters the characteristics of good tenants and the steps to take toward home ownership.

Objective 3 Remove or reduce substandard housing units

- Strategy 1: Housing Resources of Western Colorado and the Grand Junction Housing Authority will rehabilitate substandard housing as they implement Objective 1 Strategies 1 and 3.

Objective 4 Preserve existing stock of affordable housing resources

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

B. 2004 Program Year Objectives, Performance Measures, and Project Locations

- The Grand Junction Housing Authority will complete construction of a multi-family affordable housing complex on 7.5 acres it owns at 276 Linden Avenue.
- Habitat for Humanity will develop a single family residential development to be a subdivision for low-income households.
- Housing Resources of Western Colorado will construct 25 sweat-equity (self-help) owner-occupied homes throughout the City/County by August 2005.
- Housing Resources of Western Colorado will operate a Comprehensive Home Ownership Program through the 2004 Program Year.
- The Grand Junction Housing Authority will apply for additional Section 8 vouchers available to Grand Junction.

C. 2004 Program Year Activities:

1. The Grand Junction Housing Authority will complete development construction on Linden Pointe Apartments, a 92 unit low income housing on a 7.5 acre vacant parcel located at 276 Linden Avenue by December 2005. Total



development costs are estimated at \$11.5 million.

Resources:

a. Funds Committed or Received

2003 Program Year CDBG Funds \$ 335,450

b. Other Income either received or being requested

Public Sector Equity, Grants

Tax Credit Equity 7,088,000

Division of Housing 800,000

City of Grand Junction 173,550

Mesa County 90,000

Subtotal: \$ 8,151,550

Permanent Loans CHFA Smart Loan 2,000,000

CHFA HOF Loan 600,000

Subtotal: \$ 2,600,000

Soft Loans

Deferred Developer Fee 129,451

Owner Equity 260,000

Subtotal: \$ 389,451

Total Income: \$ 11,476,451

1. Housing Resources of Western Colorado will rehabilitate Garden Village Apartments (Project 91) at 2601 Belford Avenue in central Grand Junction to preserve these units for low-income households by December 31, 2004. Total rehabilitation cost is \$250,000.
2. Habitat for Humanity will construct 3 new owner-occupied homes at Camelot Gardens Subdivision at 2844 Kennedy Avenue, Grand Junction in 2005. All owners will invest sweat-equity in the home by participating in the construction process.
3. Housing Resources of Western Colorado will construct 25 sweat-equity owner-occupied homes at a cost of \$2,500,000 in the City/County by September 2005.
4. The Grand Junction Housing Authority will continue to seek and apply for additional Section 8 Vouchers.
5. Housing Resources of Western Colorado will continue to administer its Comprehensive Home Ownership Program.

Needs of the Homeless

A. Five Year Objectives and Strategies:

Objective 1 Provide shelter for homeless adults

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

Objective 2 Provide shelter for homeless families

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

Strategy 2: Hope Haven will serve homeless, pregnant and parenting young women adolescents with shelter, support and education.

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

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

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

Objective 4 Improve homeless prevention activities

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

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

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

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

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

B. 2004 Program Year Objectives, Performance Measures, and Project Locations

- The Salvation Army will obtain financing, gain site control and associated approvals to house its expanded drug and alcohol rehabilitation program toward opening this program in the next couple of years.
- Housing Resources of Western Colorado and the Veterans Administration will start up a transitional program for homeless veterans in the Grand Valley.
- Grand Valley Coalition for the Homeless will conduct a community wide education campaign on homelessness to include information through the media.

C. 2004 Program Year Activities:

1. The Salvation Army will obtain financing, gain site control and associated approvals for a facility to house its expanded drug and alcohol rehabilitation program. This program will house men and women for 6 months while residents maintain sobriety and develop the employment and social skills needed to successfully reintegrate with the larger culture.
2. The Grand Junction Housing Authority (GJHA) will continue a recently developed program for homebuyers called "Home Ownership Made Economical (H.O.M.E.). In this program low income families can enter this homeownership program for up to two years where they receive intensive counseling helping them clean up their credit, improve their overall credit rating and earn down payment assistance. While they are in the program they lease a home which is later purchased when they graduate from the program.
3. Housing Resources of Western Colorado and the Veterans Administration will begin a transitional program for homeless veterans in the Grand Valley by the end of 2005. Resources will be used to acquire eight residential dwelling units, each one bedroom units, for emergency housing/permanent supportive housing for homeless veterans. The specific location of the property is as yet undetermined, but it will be in the proximity of the Veterans Administration Hospital. Housing Resources of Western Colorado will partner with a local case management provider and the Veterans Administration to accomplish this project. This project will provide stable, supportive housing to veterans in our community; provide additional space in emergency shelters by moving homeless veterans to permanent housing; provide a model for building community partnerships that meet the needs of those who are homeless; and provide the "missing link" of housing to homeless veterans. CDBG funds will be used to leverage other grant dollars. HUD in a Notice published December 29, 2003 on Federal coordination of ending Chronic Homelessness stated, "The Community Development Block Grant (CDBG) is an important resource for local governments in their efforts to provide both transitional and permanent housing, as well as supportive services, to families and/or individuals experiencing homelessness."

Resources:

a. Funds Committed or Received

2004 Program Year CDBG Funds \$ 50,000

b. Other Income either received or being requested

Colo. Div. of Housing	\$96,000
Daniels Fund	\$170,000
Federal Home Loan Bank	\$40,000
Goodwin Foundation	\$10,000
Neighborhood Reinvestment	\$167,500
Housing Resources	\$8,000

4. Grand Valley Coalition for the Homeless will conduct a community wide education campaign on homelessness to include information through the media (i.e. Radio, television and newsprint).

Special-Needs Population and Other Human Service Needs

A. Five Year Objectives and Strategies (Revised 2004):

Objective 1 Increase the capacity of existing medical and dental facilities

Strategy 1: Marillac Clinic will expand its dental facility from eight to 12-14 operatories. **COMPLETED**

Strategy 2: Marillac Clinic will expand its medical facility by three exam rooms. **COMPLETED**

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

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

Objective 3 Support programs helping the elderly and other special need populations

Strategy 1: Saint Mary's Foundation through their Senior Partners, Gray Gourmet and Foster Grandparents programs will provide day to day living support and meals for seniors in the community.

Strategy 2: Hilltop Community Resources will serve special need populations through their six programs administered from the Resource Center on Colorado Avenue. The six programs serve women in need of prenatal care access, families in need of health care access, high school students who have dropped out of school, at-risk adolescents, young moms and young dads in need of parenting and early childhood services, and youth in need of employment and job training.

Strategy 3: Hope Haven will serve homeless, pregnant and parenting young women adolescents with shelter, support and education.

Objective 4 Increase the quality of affordable childcare for children of the working poor and people entering the workforce

Strategy 1: The Early Childhood Initiative will establish a rating system to measure quality childcare.

Strategy 2: In two to five years, Mesa County Department of Human Services and Hilltop Community Resources will enlarge the facility and improve the quality of the childcare available through the Mesa County Workforce Center.

Objective 5 Increase the availability of drug and alcohol counseling to youth

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

Objective 6 Promote healthy recreational activities with youth

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

B. 2004 Program Year Objectives, Performance Measures, and Project Locations

- Western Region Alternative to Placement (WRAP) will help children with wraparound services to avoid out of home placement for youth, maintain youth at the lowest level of care and to support family reunification.
- The Treehouse will expand their program to include a Teen Bistro for high school aged youth.
- St Mary's Foundation Gray Gourmet meals on wheels program. The purpose of this program is to meet the nutritional needs of a growing elderly population. Meals are delivered by volunteers five days per week to low and moderate income, and the frail elderly.
- St Mary's Foundation Foster Grand Parents Program gives seniors the opportunity to help children by volunteering in preschools, daycare centers and elementary-secondary schools.
- St Mary's Senior Companions Program helps frail elderly seniors keep their independence for as long as possible.
- Radio Reading Services of the Rockies serves blind, visually impaired and print handicapped citizens. The program provides access to ink print materials not otherwise available to Grand Junction residents.
- Mesa County Health Department provides services to disabled children.
- Hilltop Community Resources houses six programs in their facility on Colorado Avenue. These programs serve various special needs populations including human services and educational services.
- Hope Haven provides shelter, support and education to pregnant and parenting adolescents.

C. 2004 Program Year Activities:

1. Western Region Alternative for Placement (WRAP) will provide an increase in program services for children. WRAP provides funding to clients supporting wraparound services to avoid out of home placement for youth, maintain youth at the lowest level of care and to support family unification. **2003 CDBG funds for this project was \$7,500.**



2. The Treehouse will expand their program to include a Teen Bistro for high school aged youth. CDBG funds for the Teen Bistro will be used for Coffee Shop Equipment, Interior Decorations and Stage Equipment. **2003 CDBG funds for this project was \$18,000.**

2. St Mary's Gray Gourmet meals on wheels program. The purpose of this program is to meet the nutritional needs of a growing elderly population. CDBG funds will purchase food only. Meals will be delivered by volunteers five days per week to low and moderate income households, and the frail elderly.



- a. Funds Committed or Received

2004 Program Year CDBG Funds \$ 10,000

- b. Additional Funds

State/Federal funds \$ 29,680

Participant donations/other \$ 16,690

- c. In-kind Contributions

Volunteers \$ 5,364

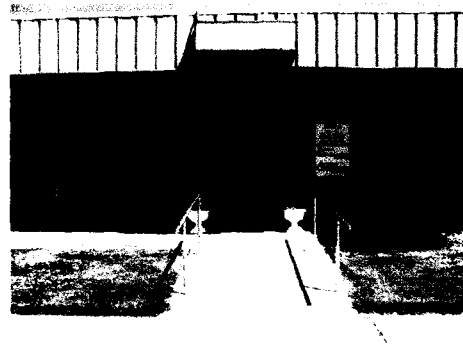
3. St Mary's Foster Grand Parents gives seniors the opportunity to help children by volunteering in preschools, daycare centers and elementary-secondary schools. CDBG funding will help income eligible Foster Grandparents to have the opportunity of helping children while receiving a



small monthly stipend for their services that will cover transportation costs to volunteer sites.

a. Funds Committed or Received	
2004 Program Year CDBG Funds	\$ 7,000
Corp for National and Community Service	\$255,000
Daniels Fund	\$ 10,000
Bacon Foundation	\$ 8,800
Y-MA Foundation	\$ 6,000
Burt Foundation	\$ 2,500
El Poma – CO. Springs	\$ 1,000
El Poma – GJHS	\$ 650
b. Additional Funding Requests	
United Way	\$ 6,000
Goodwin Foundation	\$ 5,000
Kenneth Kendall King	\$ 10,000
Kiwanis Club	\$ 1,000
Junior Service League	\$ 1,000
Target	\$ 1,000
12 EPYCS grants	\$ 12,000
c. In-kind Contributions	
Volunteers, etc.	\$195,700

4. St Mary's Senior Companions program helps frail elderly seniors to keep their independence for as long as possible. Their clients are isolated, frail and unable to use local transit. Senior Companions fill a unique niche in serving those elderly who need assistance.

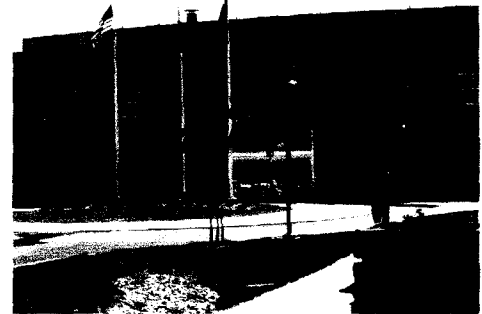


a. Funds Committed or Received	
2004 Program Year CDBG Funds	\$ 8,000
Mobil Corp Foundation	\$ 2,000
Corp for National CS	\$ 90,493
Area Agency on Aging	\$ 19,500
b. Additional Funding Requests	
El Pomar Foundation YCS Program	\$ 1,000
Client/family members donations	\$ 4,500
Fundraising Events	\$ 7,500
Junior Service League	\$ 1,500
Volunteer Station cash	\$ 6,700
Daniels Foundation	\$ 9,000
Bacon Family Foundation	\$ 8,000
Anschutz Foundation	\$ 8,000
c. In-kind Contributions	
Volunteers	\$ 19,993

5. Radio Reading Services of the Rockies will use CDBG funds to support audio information services that provide access to ink print materials not otherwise available to Grand Junction's blind, visually impaired, and print handicapped citizens. In 2003, 14 new listeners in Grand Junction benefited from this program. It is estimated that there are 458 children and working aged adults in Grand Junction that are either blind or visually impaired. CDBG funds will be used to add 12 new registered listeners to the program. CDBG dollars will be spent on underwriting Grand Junction news programming, embossing/distribution of Braille program schedules, printing/distribution of large print programs, recording/distribution of cassette tape program schedules, purchasing RRSR radios and headsets for Grand Junction residents, on-site installation and instruction, and community outreach to register new listeners and recruit local volunteer readers.

a. Funds Committed or Received
2004 Program Year CDBG Funds \$ 4,500

6. Mesa County Health Department will use CDBG funding to purchase equipment to enhance services to children with special needs. Equipment includes a wheel chair scale, blood pressure & pulse monitor and cabinet storage. The wheel chair scale will ensure safety, accuracy and efficiency when prescribing medication. The blood pressure & pulse monitor will permit monitoring with accuracy and efficiency while patients are being evaluated or when they are sedated for echocardiograms. Sixty-five percent of the 550 Mesa County clients live within the City limits and 80% of them are low or moderate income. City CDBG funds can only cover the equipment costs, since 35% of their patients live outside of the City limits. Since 65% of their clientele live within the City limits, then according to HUD regulations, CDBG funding can only pay for up to 65% of the cost of equipment.



a. Funds Committed or Received
2004 Program Year CDBG Funds \$ 5,000



7. Hilltop Community Resources houses six programs in their facility on Colorado Avenue. These programs serve various special needs populations including human services and educational services to over 5,000 individuals annually. Over 80% of these individuals live within the City limits and 90% are low and moderate income. CDBG funds will be used to

replace windows and install programmable thermostats.

a. Funds Committed or Received
2004 Program Year CDBG Funds \$ 50,000



8. Hope Haven will use CDBG funds to purchase and install 43 energy efficient vinyl windows at the Hope Haven facility located at 811 Ouray Avenue. Hope Haven provides shelter, support and education to pregnant and parenting adolescents (typically 16-23 years of age) so that they receive the necessary support to become self-sufficient and to make healthy choices for themselves and their babies. The

young women are able to live at Hope Haven for up to 18 months

a. Funds Committed or Received	
2004 Program Year CDBG Funds	\$ 7,500

Monitoring

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

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

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

Evaluate and Reduce Lead-Based Paint Hazards

See Consolidated Plan Chapter 5 "Lead-Based Paint Hazards" (page 58) for background information. The City of Grand Junction has identified the following objective and the strategies that will be used to accomplish the objective.

Objective: Evaluate and reduce lead-based paint hazards

Strategies:

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

Reduce the Number of Poverty Level Families

Anti-Poverty Strategy

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

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

Strategies:

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

Partners Youth Conservation Corps (PYCC) targets troubled youth, and has a structured training and employment program that works with public land management organizations. PYCC provides employment, on the job

training, computer skills training, and college tuition credit after 900 hours in the program.

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

2) Encourage increased access to employment

- Public Transportation
In February 2000 Grand Valley Transit began public transportation delivery to Grand Junction residents. Since 2000 additional busses and routes have been added expanding the transit's ability to serve more residents. Grand Valley Transit has significantly enhanced the ability of all residents, including low-income and special needs persons, to access employment, healthcare, and retail centers.
- Childcare
The growing disparity between local pay scales and rising housing costs sometimes requires two incomes for many families to maintain their household expenses. In addition many household have only a single parent. Due to the scheduling challenges for families, families with children may not be able to hold two jobs without outside childcare. To effectively address the childcare needs of this population, the care should be affordable, available to children of parents that work evenings and weekends, care for ill children, and care for special-needs children.

3) Foster increased household stability

- Educational programs (Life Skills)
Classes in home purchase and maintenance, parenting, family planning, and vocational training are among the many current programs addressing this need.
- Many households struggle to maintain housing and employment due to lack of basic life skills. Classes in money management, literacy, healthy recreational activities, tenant responsibilities in rental housing, energy efficiency programs are beneficial.
- Maintain and expand existing drug and alcohol rehabilitation services.
- Maintain and expand existing services to people with special needs.

4) Support efforts to reduce the possibility of catastrophic expense

- Provide essential healthcare to the uninsured.
- Provide effective public transportation to reduce the need for private automobiles and related costs.

Develop Institutional Structure

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

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

The Grand Junction City Council has provided guidance in the development of the Consolidated Plan, particularly the One-Year Action Plan. A subcommittee made up of five City Council members met on May 10, 2004 to discuss funding the 2004 applications for CDBG funding. From this City Council subcommittee, a recommendation was formed for 2004 projects and forwarded to the full City Council at the Consolidated Plan Public Hearing held May 19, 2004.

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

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

Enhance Coordination Between Public and Private Housing and Social Service Agencies

City staff is represented in the Community as part of the Homeless Coalition and the Affordable Housing Coalition which both meet monthly to coordinate and plan for the needs of the community in their respective areas.

Many different businesses, citizens groups, agencies and nonprofit organizations work individually and collectively to deliver housing, community development and special needs services to Grand Junction citizens. Throughout the creation of the 2001 Five Year Consolidated Plan, an effort was made to contact the majority of these service providers to determine their mission and current organizational status, understand their future operational plans, and to request their involvement in the creation of the Consolidated Plan.

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

The Grand Junction Homeless Coalition sponsored a series of work sessions with community leaders in February and March 2001 to collectively assess the scope of homelessness in Grand Junction and clarify the needs of homeless men, women, and children. That assessment, and the data compiled in the point-in-time survey conducted March 15, 2001, provided the Coalition's working groups with the information needed to plan a community response to this growing challenge. The Coalition's recommendations and action plans to complement existing services through the development of a more complete Continuum of Care to the homeless are included in this Consolidated Plan.

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

2004 CDBG PROGRAM YEAR ACTION PLAN

LOCAL GOVERNMENT CERTIFICATIONS

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

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

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

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

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

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

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

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

(including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

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

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

David Valley
Signature / Authorized Official

09 JULY 2004
Date

ACTING CITY MANAGER
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2004, 2005, 2006 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low- and moderate-income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low-and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to

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

Excessive Force -- It has adopted and is enforcing:

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

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

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

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

David Valdez
Signature / Authorized Official

09 JULY 2004
Date

ACTING CITY MANAGER
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

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

B. Drug-Free Workplace Certification

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

6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).

8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

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

250 North 5 th Street	2549 River Road
Grand Junction, Mesa, CO 81501	Grand Junction, Mesa, CO 81505

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

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

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

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

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

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant,

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

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name City of Grand Junction

Priority Need Program Administration

Specific Objective Planning and administration

Project Title City of Grand Junction CDBG Administration Budget

Project Description

Administration costs to manage and administer the City's CDBG Entitlement Program

Location Community Wide

		Funding	
Project ID 001	Local 2004-01		
Type of Recipient Public	HUD Matrix 21A General Program Administration	CDBG ESG HOME	20,000 0 0
CDBG Citation 570.206 Admin Costs	National Objective Low-mod Income Persons Admin/Planning	HOPWA Total	0 20,000
Start Data (mm/dd/yyyy) 09/01/04	Completion Date (mm/dd/yyyy) 08/31/05	Prior Year Funds Other Funding Assisted Housing	0 0 0
Performance Indicator	Units	PHA Total Other Funding	0 0

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

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name City of Grand Junction

Priority Need Program Administration

Specific Objective Planning and administration for a Planning Study

Project Title Analysis of Impediments to Fair Housing Study

Project Description

Provide a budget for the City to contract for professional services to conduct an Impediments to Fair housing Study

Location Community Wide

		Funding	
Project ID	Local		
002	2004-02	CDBG	15,000
Type of Recipient	HUD Matrix	ESG	0
Public	21D Fair Housing Activities	HOME	0
CDBG Citation	National Objective	HOPWA	0
570.205 Planning	Low-mod Income Persons	Total	15,000
	Admin/Planning	Prior Year Funds	0
Start Data (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Other Funding	0
09/01/04	08/31/05	Assisted Housing	0
Performance Indicator	Units	PHA	0
		Total Other Funding	0

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

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name St. Mary's Foundation

Priority Need Needs of Special-Needs Populations and Other Human Service Needs

Specific Objective Support programs helping the elderly and other special needs populations

Project Title Gray Gourmet

Project Description

Provide home-delivered meals to the elderly.

Location Community Wide

		Funding	
Project ID	Local		
003	2004-03	CDBG	10,000
Type of Recipient	HUD Matrix	ESG	0
Private Non-Private	05A Senior Services	HOME	0
CDBG Citation	National Objective	HOPWA	0
570.201(e) Public	Low-mod Income Persons	Total	10,000
Services		Prior Year Funds	0
Start Data (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Other Funding	9,875
09/01/04	08/31/05	Assisted Housing	0
Performance Indicator	Units	PHA	0
Persons	1,500	Total Other Funding	9,875

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

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name St. Mary's Foundation

Priority Need Needs of Special-Needs Populations and Other Human Service Needs

Specific Objective Support programs helping the elderly and other special needs populations

Project Title Foster Grandparent Program

Project Description

CDBG funds will pay for transportation costs towards volunteer mileage reimbursement for travel to-from schools.

Location Community Wide

		Funding	
Project ID	Local		
004	2004-04		
Type of Recipient	HUD Matrix	CDBG	7,000
Private Non-Profit	05A Senior Services	ESG	0
	05D Youth Services	HOME	0
	05E Transportation Services	HOPWA	0
CDBG Citation	National Objective	Total	7,000
570.201(e) Public	Low-mod Income Persons	Prior Year Funds	0
Services		Other Funding	377,000
Start Data (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Assisted Housing	0
09/01/04	08/31/05	PHA	0
Performance Indicator	Units	Total Other Funding	377,000
Youth	1,630		

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

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name St. Mary's Foundation

Priority Need Needs of Special-Needs Populations and Other Human Service Needs

Specific Objective Support programs helping the elderly and other special needs populations.

Project Title Senior Companion Program

Project Description

CDBG funds will pay for transportation costs towards senior companion mileage reimbursement for travel to/from homes of frail elderly.

Location Community Wide

		Funding	
Project ID 005	Local 2004-05		
Type of Recipient Private Non-Profit	HUD Matrix	CDBG	8,000
	05A Senior Services	ESG	0
	05E Transportation Services	HOME	0
		HOPWA	0
		Total	8,000
CDBG Citation 570.201(e) Public Services	National Objective Low-mod Income Persons	Prior Year Funds	0
		Other Funding	132,163
		Assisted Housing	0
		PHA	0
		Total Other Funding	137,163
Start Data (mm/dd/yyyy) 09/01/04	Completion Date (mm/dd/yyyy) 08/31/05		
Performance Indicator Persons	Units 175		

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

form HUD-4090(05/27/99)

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name Radio Reading Services of the Rockies

Priority Need Needs of Special-Needs Populations and Other Human Service Needs

Specific Objective Improve and Expand disabled client services

Project Title Grand Junction Audio Information Services

Project Description

Funds for radio/headset telephones for listeners, program schedules, outreach and Grand Junction specific programming.

Location Community Wide

		Funding	
Project ID 006	Local 2004-06		
Type of Recipient Private Non-Profit	HUD Matrix 05B Handicapped Services	CDBG	4,500
		ESG	0
		HOME	0
CDBG Citation 570.201(e)	National Objective Low-mod Income Persons Public Services	HOPWA	0
		Total	4,500
		Prior Year Funds	0
Start Data (mm/dd/yyyy) 09/01/04	Completion Date (mm/dd/yyyy) 08/31/05	Other Funding	27,600
		Assisted Housing	0
Performance Indicator Persons	Units 2,633	PHA	0
		Total Other Funding	27,600

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

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name Mesa County Health Department

Priority Need Needs of Special-Needs Populations and Other Human Service Needs

Specific Objective Improve and Expand disabled client services

Project Title Health Care Program for Children with Special Needs

Project Description

Funds to purchase Clinical Equipment for Special Needs Children

Location Community Wide

		Funding	
Project ID	Local		
007	2004-07	CDBG	5,000
Type of Recipient	HUD Matrix	ESG	0
Public	05B Handicapped Services	HOME	0
		HOPWA	0
CDBG Citation	National Objective	Total	5,000
570.201(e)	Low-mod Income Persons	Prior Year Funds	0
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Other Funding	6,000
09/01/04	08/31/05	Assisted Housing	0
Performance Indicator	Units	PHA	0
Persons	565	Total Other Funding	6,000

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

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name City of Grand Junction

Priority Need Non-housing Community Development Infrastructure

Specific Objective Provide funding for the City's Neighborhood Program. CDBG funds are being set aside for qualifying LMI neighborhoods.

Project Title Neighborhood Program

Project Description

Provide a budget for the City's neighborhood based CDBG program within qualifying LMI neighborhoods. Projects could include curb, gutter and sidewalk construction; drainage improvements; neighborhood park improvements; neighborhood facilities improvements; youth programs; daycare programs; job training programs; etc. All funded activities will require an Action Plan amendment and environmental assessment prior to expenditure of funds.

Location Community Wide (Qualifying Neighborhoods)

		Funding	
Project ID	Local		
008	2004-08		
Type of Recipient	HUD Matrix	CDBG	120,000
Public	03 Public Facilities and Improvements	ESG	0
CDBG Citation	National Objective	HOME	0
570.201 (c) Public Improvements	Low-mod Income Persons	HOPWA	0
		Total	120,000
		Prior Year Funds	0
Start Data (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Other Funding	0
09/01/04	08/31/05	Assisted Housing	0
Performance Indicator	Units	PHA	0
		Total Other Funding	0

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

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name Hilltop Community Resources, Inc.

Priority Need Needs of Special-Needs Populations and Other Human Service Needs

Specific Objective Improve and Expand special-needs client services

Project Title The Resource Center Building – Energy Conservation Project

Project Description

Funds to replace existing windows at the Resource Center Building and install programmable thermostats

Location 1129 Colorado Avenue

		Funding	
Project ID 009	Local 2004-009		
Type of Recipient Private Non-Profit	HUD Matrix 14F Energy Efficiency Improvements	CDBG	50,000
		ESG	0
		HOME	0
		HOPWA	0
CDBG Citation 570.201(c)	National Objective Low-mod Income Persons Facilities and Improvements	Total	50,000
		Prior Year Funds	0
		Other Funding	33,743
Start Data (mm/dd/yyyy) 09/01/04	Completion Date (mm/dd/yyyy) 08/31/05	Assisted Housing	0
		PHA	0
Performance Indicator Persons	Units 2,633	Total Other Funding	33,743

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

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name Housing Resources of Western Colorado

Priority Need Needs of the Homeless

Specific Objective Provide shelter for homeless adults

Project Title Permanent Supportive Housing for Homeless Veterans

Project Description

Funds to eight (8) dwelling units, each a one-bedroom unit, to house homeless veterans

Location Citywide

		Funding	
Project ID	Local		
010	2004-10	CDBG	50,000
Type of Recipient	HUD Matrix	ESG	0
Private Non-Profit	03C Homeless Facilities	HOME	0
		HOPWA	0
CDBG Citation	National Objective	Total	50,000
570.201(a)	Low-mod Income Persons	Prior Year Funds	0
Start Data (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Other Funding	481,500
09/01/04	08/31/05	Assisted Housing	0
Performance Indicator	Units	PHA	0
Persons	8	Total Other Funding	481,500

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

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name Hope Haven Residence and Education Center for Pregnant Teens, Inc.

Priority Need Needs of Special-Needs Populations and Other Human Service Needs

Specific Objective Support programs helping the elderly and other special need populations.

Project Title Hope Haven Purchase and Installation of Vinyl Windows

Project Description

Funds to purchase and install 43 vinyl windows at the Hope Haven facility

Location 811 Ouray Avenue

		Funding	
Project ID 011	Local 2004-11		
Type of Recipient Private Non-Profit	HUD Matrix 14F Energy Efficiency Improvements	CDBG ESG HOME HOPWA	7,500 0 0 0
CDBG Citation 570.201(c)	National Objective Low-mod Income Persons	Total	7,500
Start Data (mm/dd/yyyy) 09/01/04	Completion Date (mm/dd/yyyy) 08/31/05	Prior Year Funds	0
Performance Indicator Persons/Infants	Units 15/7	Other Funding Assisted Housing PHA	11,300 0 0
		Total Other Funding	11,300

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

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name City of Grand Junction

Priority Need Non-Housing Community Development Infrastructure

Specific Objective Improve Street and Pedestrian Systems

Project Title Riverside Neighborhood Sidewalk Improvements

Project Description Funds to construct new sidewalk and replace existing deteriorated sidewalk on several blocks

Location Riverside Neighborhood

Funding

Project ID 012	Local 2004-12		
Type of Recipient Public	HUD Matrix 03K/L Street Improvements/Sidewalks	CDBG ESG HOME HOPWA Total Prior Year Funds Other Funding Assisted Housing PHA Total Other Funding	50,000 0 0 0 50,000 0 0 0 0 0
CDBG Citation 570.201(c)	National Objective Public Facilities and Improvements		
Start Date (mm/dd/yyyy) 09/01/04	Completion Date (mm/dd/yyyy) 08/31/05		
Performance Indicator Linear Feet of Sidewalk	Units 3,500		

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

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2004 Program Year Action Plan

Applicant's Name City of Grand Junction

Priority Need Non-Housing Community Development Infrastructure

Specific Objective Improve Street and Pedestrian Systems

Project Title Grand Avenue Sidewalk and Street Improvements

Project Description Funds to construct new sidewalk and other street improvements on four blocks

Location Grand Avenue between 24th Street and 28 Road

		Funding	
Project ID 013	Local 2004-13		
Type of Recipient Public	HUD Matrix 03K/L Street Improvements/Sidewalks	CDBG	60,000
		ESG	0
		HOME	0
		HOPWA	0
CDBG Citation 570.201(c)	National Objective Public Facilities and Improvements	Total	60,000
		Prior Year Funds	0
		Other Funding	0
Start Data (mm/dd/yyyy) 09/01/04	Completion Date (mm/dd/yyyy) 08/31/05	Assisted Housing	0
		PHA	0
Performance Indicator Linear Feet of Sidewalk	Units 1,500	Total Other Funding	0

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

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED 07/09/2004	Applicant Identifier B-04-MC-08-0013
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	3. DATE RECEIVED BY STATE	State Application Identifier	
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name: CITY OF GRAND JUNCTION		Organizational Unit:	
Organizational DUNS: 069715217		Department: COMMUNITY DEVELOPMENT DEPARTMENT	
Address:		Division: COMMUNITY PLANNING	
Street: 250 NORTH FIFTH STREET		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: GRAND JUNCTION		Prefix: Mr.	First Name: David
County: MESA		Middle Name: Lee	
State: COLORADO		Last Name: Thornton	
Zip Code: 81501		Suffix:	
Country: USA		Email: davidt@gjcity.org	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 84-600059		Phone Number (give area code) (970) 244-1450	Fax Number (give area code) (970) 256-4031
8. TYPE OF APPLICATION: <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 description of letters.)		7. TYPE OF APPLICANT: (See back of form for Application Types) C. MUNICIPAL Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Community Develop 14-218 Block Grant - Entitlement Grants		9. NAME OF FEDERAL AGENCY: US Dept of Housing and Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): GRAND JUNCTION, MESA COUNTY, COLORADO		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Community Development Block Grant (CDBG) Program for the City of Grand Junction, Colorado for Program Year 2004.	
13. PROPOSED PROJECT		14. CONGRESSIONAL DISTRICTS OF:	
Start Date: 9/1/04	Ending Date: 8/31/05	a. Applicant: Third	b. Project: Third
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal \$ 407,000.00		a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant \$ 0.00		b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State \$ 0.00		<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local \$ 0.00		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other \$ 0.00		<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income \$ 0.00			
g. TOTAL \$ 407,000.00			
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.			
a. Authorized Representative			
Prefix: Mr.	First Name: Kelly	Middle Name:	
Last Name: Arnold		Suffix:	
b. Title: City Manager		c. Telephone Number (give area code): (970) 244-1508	
d. Signature of Authorized Representative: <i>David Valdez</i>		e. Date Signed: 09 JULY 2004	

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ACTING CITY MANAGER

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

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

May 19, 2004

The City Council of the City of Grand Junction convened into regular session on the 19th day of May 2004, at 7:30 p.m. in the City Auditorium. Those present were Councilmembers Harry Butler, Dennis Kirtland, Gregg Palmer, Bill McCurry, Jim Spehar and President of the Council Bruce Hill. Councilmember Cindy Enos-Martinez was absent. Also present were City Manager Kelly Arnold, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order. Councilmember Dennis Kirtland led the pledge of allegiance. The audience remained standing for the invocation by Pastor Mark Quist, New Life Church.

Public Hearing – 2004 CDGB Program Year Funding for the 2004 Action Plan, a Part of the 2001 Five-Year Consolidated Plan

City Council will consider which activities and programs to fund and will prioritize and recommend levels of funding for CDBG projects for the 2004 Program Year.

The public hearing was opened at 8:55 p.m.

Dave Varley, Assistant City Manager, reviewed this item and the actions being proposed. In reviewing the background, this will be the first public hearing; the second public hearing will be June 16th. The City's Action Plan lays out the process. The program year run from September 1st until August 31st. The City anticipates it will receive \$407,000 for the upcoming program year. A list of the requests and recommendations was displayed. There is a thirty day comment period before the plan can be adopted. Once adopted, it will be available to the public. After that review period, it will be submitted to the Federal Government. Each organization recommended to receive funds has been invited and is present at the meeting.

Council President Hill asked if Council had any questions. There were none.

There were no public comments.

The public hearing was closed at 9:02 p.m.

Councilmember Kirtland stated this is his third year going through the process and it is an opportunity for the organizations to speak to Council but since they have gone through the program and the public process, he is comfortable with the request. He congratulated the organizations and thanked them for coming.

Councilmember Spehar said he was not involved this year but the subcommittee has done a good job with the recommendations. It is difficult when so many more requests are received than can be funded.

Council President Hill concurred that it is a difficult decision. He recognized other projects previously funded by CDBG funds.

Councilmember Kirtland moved to accept the CDBG City Council subcommittee recommendation for funding thirteen projects for the City's 2004 CDBG Program Year Action Plan. Councilmember McCurry seconded the motion. Motion carried.

Stephanie Tuin, MMC
City Clerk

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

June 16, 2004

The City Council of the City of Grand Junction convened into regular session on the 16th day of June 2004, at 7:30 p.m. in the City Auditorium. Those present were Councilmembers Harry Butler, Cindy Enos-Martinez, Dennis Kirtland, Bill McCurry, Jim Spehar and President of the Council Bruce Hill. Absent was Councilmember Gregg Palmer. Also present were City Manager Kelly Arnold, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order. Councilmember Kirtland led the pledge of allegiance. The audience remained standing for the invocation by Pastor Eldon Coffey, Central Orchard Mesa Community Church.

Public Hearing – Adoption of CDBG 2004 Action Plan

City Council will consider final adoption of the 2004 Program Year Action Plan. This annual plan is required by the Department of Housing and Urban Development (HUD) for the use of CDBG funds. The Action Plan includes the CDBG projects for the 2004 Program Year City Council approved for funding on May 19, 2004.

The public hearing opened at 8:27 p.m.

David Varley, Assistant City Manager, reviewed this item. He described the purpose for the public hearing and that each year the City is required to put together an Action Plan. Every five years the Consolidated Plan is put together. The request tonight is for the 2004 Program year. There is a thirty day review/comment period before it will be submitted to HUD. The program year begins September 1st.

There were no public comments.

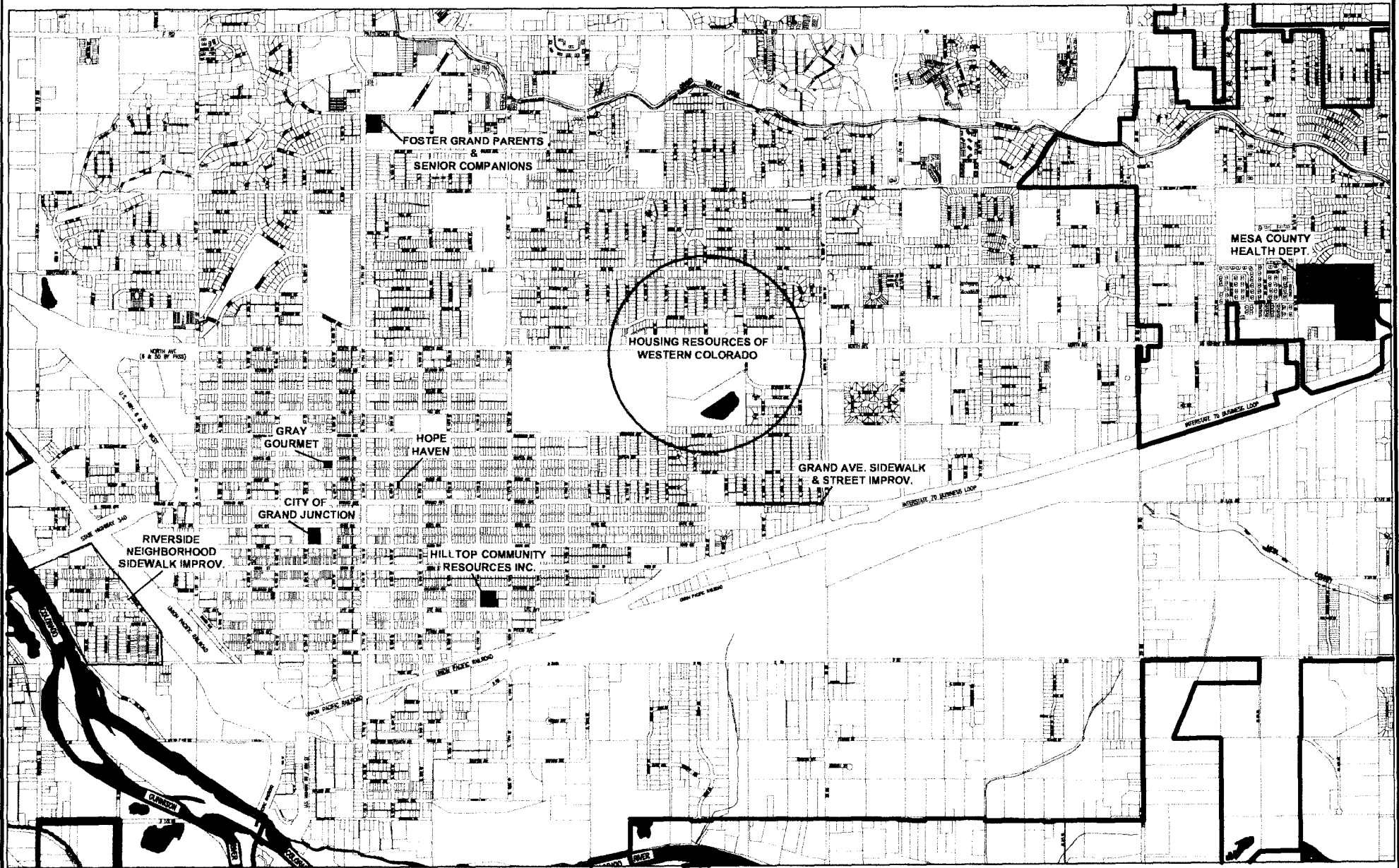
The public hearing was closed at 8:31 p.m.

Councilmember Kirtland noted there have been a number of public meetings on this item and applauded the efforts. Council President Hill identified three projects funded by CDBG – the Homeless Shelter, the Linden Point housing project and the Catholic Outreach Center.

Resolution No. 60-04 – A Resolution Adopting the 2004 Program Year Action Plan as a Part of the City of Grand Junction's 2001 Five-year Consolidation Plan for the Grand Junction Community Development Block Grant (CDBG) Program
Councilmember Butler moved to Adopt Resolution No. 60-04. Councilmember Kirtland seconded the motion. Motion carried by roll call vote.

Stephanie Tuin, MMC
City Clerk

2004 PROGRAM YEAR ACTION PLAN CDBG PROJECTS



Legend

-  City Limits
-  CDBG Project Boundary



Funding Approval/Agreement

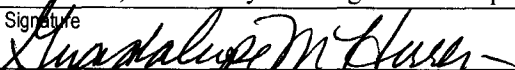
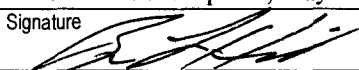
Title I of the Housing and Community Development Act (Public Law 930383)

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Community Development Block Grant Program

HI-00515R of 20515R

1. Name of Grantee (as shown in item 5 of Standard Form 424) Grand Junction, Colorado	3. Grantee's 9-digit Tax ID Number 84-6000592	4. Date use of funds may begin (mm/dd/yyyy) 09/01/2004
2. Grantee's Complete Address (as shown in item 5 of Standard Form 424) 250 North Fifth Street Grand Junction, CO 81501	5a. Project/Grant No. 1 B-04-MC-08-0013	6a. Amount Approved \$407,000
	5b. Project/Grant No. 2	6b. Amount Approved
	5c. Project/Grant No. 3	6c. Amount Approved

Grant Agreement: This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Grantee is made pursuant to the authority of Title I of the Housing and Community Development Act of 1974, as amended, (42 USC 5301 et seq.). The Grantee's submissions for Title I assistance, the HUD regulations at 24 CFR Part 570 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions, constitute part of the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Grantee upon execution of the Agreement by the parties. The funding assistance specified in the Funding Approval may be used to pay costs incurred after the date specified in item 4 above provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-agreement costs may not be paid with funding assistance specified here unless they are authorized in HUD regulations or approved by waiver and listed in the special conditions to the Funding Approval. The Grantee agrees to assume all of the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to Section 104(g) of Title I and published in 24 CFR Part 58. The Grantee further acknowledges its responsibility for adherence to the Agreement by sub-recipient entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development (By Name) Guadalupe M. Herrera	Grantee Name City of Grand Junction, Colorado
Title Director, Community Planning and Development	Title Bruce Hill Honorable Jim Spehar, Mayor
Signature 	Signature 
Date (mm/dd/yyyy) SEP 16 2004	Date (mm/dd/yyyy) 9-28-04

7. Category of Title I Assistance for this Funding Action (check only one) <input checked="" type="checkbox"/> a. Entitlement, Sec 106(b) <input type="checkbox"/> b. State-Administered, Sec 106(d)(1) <input type="checkbox"/> c. HUD-Administered Small Cities, Sec 106(d)(2)(B) <input type="checkbox"/> d. Indian CDBG Programs, Sec 106(a)(1) <input type="checkbox"/> e. Surplus Urban Renewal Funds, Sec 112(b) <input type="checkbox"/> f. Special Purpose Grants, Sec 107 <input type="checkbox"/> g. Loan Guarantee, Sec 108	8. Special Conditions (check one) <input type="checkbox"/> None <input checked="" type="checkbox"/> Attached	9a. Date HUD Received Submission (mm/dd/yyyy) 07/14/2004	10. check one <input checked="" type="checkbox"/> a. Orig. Funding Approval <input type="checkbox"/> b. Amendment Amendment Number
		9b. Date Grantee Notified (mm/dd/yyyy) SEP 16 2004	
		9c. Date of Start of Program Year (mm/dd/yyyy) 09/01/2004	
11. Amount of Community Development Block Grant			
	FY (2004)	FY ()	FY ()
a. Funds Reserved for this Grantee			
b. Funds now being Approved	\$407,000		
c. Reservation to be Cancelled (11a minus 11b)			

12a. Amount of Loan Guarantee Commitment now being Approved N/A	12b. Name and complete Address of Public Agency N/A
Loan Guarantee Acceptance Provisions for Designated Agencies: The public agency hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development on the above date with respect to the above grant number(s) as Grantee designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided it.	12c. Name of Authorized Official for Designated Public Agency N/A
	Title N/A
	Signature

HUD Accounting use Only

Batch	TAC	Program	Y	A	Reg	Area	Document No.	Project Number	Category	Amount	Effective Date (mm/dd/yyyy)	F
	153											
	176											
			Y					Project Number		Amount		
								Project Number		Amount		

Date Entered PAS (mm/dd/yyyy)	Date Entered LOCCS (mm/dd/yyyy)	Batch Number	Transaction Code	Entered By	Verified By
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13. (b) Special conditions:

E. O. 12372 - SPECIAL CONTRACT CONDITIONS

1. Notwithstanding any provision of the Grant Agreement, no funds provided under this agreement may be obligated or expended for the planning or construction of water or sewer facilities until receipt of written notification from HUD of the release of funds on completion of the review procedures required under the Executive Order (E.O.) 12372, Intergovernmental Review of Federal Programs, and HUD's implementing regulations at 24 C.F.R. Part 52. The recipient shall also complete the review procedures required under E.O. 12372 and receive written notification from HUD of the release of funds before obligating or expending any funds provided under this agreement for any new or revised activity for the planning or construction of water or sewer facilities not previously reviewed under E.O. 12372 and implementing regulations.