

**CITY OF GRAND JUNCTION  
COLORADO**

**CONSOLIDATED PLAN FOR 1999  
ANNUAL UPDATE AND ACTION  
PLAN**

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**



MAY 1999

# GRAND JUNCTION, COLORADO CONSOLIDATED PLAN FOR 1999 ANNUAL UPDATE

## EXECUTIVE SUMMARY

### I. ACTION PLAN

The update to the Consolidated Plan includes an Action Plan constituting an application for funds under the Community Development Block Grant Program (CDBG) in the amount of \$472,000.

In 1996, the City developed its five year Consolidated Plan and submitted it to the US Department of Housing and Urban Development for approval. This plan was approved by HUD and the City began its first program year as an entitlement city on September 1, 1996.

This document is the annual update to the City's five year Consolidated Plan for the annual CDBG Program. In addition to the application for federal assistance, this document contains the Action Plan which outlines the projects which will be funded with CDBG funds for the City's 1999 Program Year.

### II. CITIZEN PARTICIPATION

The City's Citizen Participation Plan outlines the requirements of citizen involvement. These requirements have been met through public notices and public meetings. On March 11, 1999 a public meeting was held to solicit citizen input on community needs and priorities and discuss the CDBG Program. At this meeting applications for CDBG funds were made available and the process for the City's 1999 Program Year was explained and discussed. Notices of this meeting were mailed to relevant organizations in the City and a notice was published in the local daily newspaper.

A second public meeting was held at the regularly scheduled City Council meeting of May 19. At this meeting a public hearing was held to receive input regarding the City's needs and the proposed use of CDBG funds. The City Council discussed the proposed projects and received testimony regarding these projects. A motion was made and a vote was taken indicating how the 1999 Program Year funds would be allotted.

### III. COMMUNITY PROFILE

Grand Junction is located on the Western Slope of Colorado in Mesa County, situated along Interstate 70, approximately 30 miles east of the Utah border. The

population of Grand Junction is approximately 45,000 and the population of Mesa County is approximately 105,000. Large urban areas continue to develop adjacent to the City limits in unincorporated Mesa County.

Grand Junction continues to experience population growth which creates challenges for service providers. The City also continues to grow in its role as the regional trade, services, transportation and health care hub for Western Colorado and Eastern Utah.

Since 1980, Mesa County's economy has shifted from a mining-based economy to one based on services and unearned income (transfer payments such as social security, rents, dividends, interest, etc.). The retail and service sectors now provide over 52% of Mesa County's jobs. These retail and service jobs, on average, are among the lowest paying jobs in the County along with jobs in the agriculture, forestry and fishing sectors.

#### **IV. HOUSING & COMMUNITY DEVELOPMENT NEEDS**

##### **A. CONDITIONS**

The 1990 US census reported a total of 36,250 occupied housing units in Mesa County. For the most part, the County's housing stock is in good condition. No statistics exist as to the number of units in substandard condition. The Energy Office has also been designated as a Community Housing Development Organization (CHDO) and participates in the HOME Program.

##### **B. HOUSING NEEDS**

The City of Grand Junction and Mesa County lack an adequate supply of rental housing affordable to those households earning less than 30% of the median family income. According to the 1990 census, 50% of the renter population resides in the City of Grand Junction. The majority of renter households (70%) earned less than the median family income.

In 1990, the median family income for the City of Grand Junction was \$23,799. The percent of the population below the poverty line for the City was 22%. The most prevalent housing problem experienced is excess cost burden or paying more than 30% of gross monthly income for housing costs.

##### **C. HOUSING MARKET CONDITIONS**

During the past several years Grand Junction has experienced fairly strong population growth. Generally, construction of new housing units has kept pace with the growth of households. Since 1990, the City of Grand Junction and Mesa County have issued close to 9,000 residential building permits. Of this total, 66% were single family units, 32% were mobile homes and 2% were multi-family units. The past year

or two has shown a softening in the rental market. Generally, vacancy rates in the area are going up and rental rates are holding steady or slightly decreasing.

D. AFFORDABLE HOUSING NEEDS

The current housing stock in the City is not meeting the needs of low and moderate income households. The Grand Junction Housing Authority reports that it cannot accommodate all the people seeking housing assistance. Many families pay more than half of their monthly gross income for housing costs. In 1990, 3,243 Mesa County households were paying more than half of their monthly gross income for housing. This included 2,052 renters and 1,367 owners.

E. HOMELESS NEEDS

The community has several agencies working to prevent homelessness and provide shelter for the homeless. The actual number and demographics of homeless persons in the City is difficult to determine. It is believed, however, that there is a need for additional assistance in this area. In December 1998, a community emergency night shelter for men was opened. Between its opening and April 30, 1999, this facility had over 2,000 overnight stays and served 146 different individuals.

Several agencies in Grand Junction provide services that are used by homeless persons. These agencies include the Grand Valley Catholic Outreach, Colorado West Mental Health Center, Mesa Developmental Services, The Center for Independence, The Salvation Army and The Western Colorado Aids Project.

F. Public and Assisted Housing Needs

The Grand Junction Housing Authority is the primary provider of assisted housing in the City of Grand Junction. The Housing Authority owns and manages 268 housing units. In addition to this, the Housing Authority is now able to assist a total of 772 households under the Section 8 Rental Assistance Program. This is an increase of 280 over the previous year. There is, however, still a shortage of assisted housing for needy families. The Housing Authority has the capacity to serve 1,040 households but as of March 31, 1999 there were 939 unduplicated names on the Housing Authority's waiting list.

A total of 64 subsidized apartments at the Maurice Arms Apartments have been moved out of the HUD subsidized programs by the new owners. To protect the interests of the low income tenants HUD has provided the Housing Authority with 64 new vouchers.

G. Barriers to Affordable Housing

During the past several years there has been little development of affordable housing in Grand Junction and Mesa County. Cost remains the biggest barrier to providing affordable ownership and rental housing. The cost to develop housing

affordable to low and moderate income households has made such development unattractive to the private sector.

Another barrier to affordable housing is the inability of people to pay for housing because of low paying jobs. Many of the jobs in the Grand Junction area are low wage and/or part-time jobs that offer limited benefits and limited availability of affordable daycare. The average wage rate of the families receiving assistance from the Grand Junction Housing Authority is \$5.07 per hour.

H. Fair Housing

The City is in the process of adopting its Analysis of Impediments to Fair Housing Choice. This study has just been completed and is in public review and comment phase. The Analysis of Impediments to Fair Housing Choice contains findings and recommendations that will be adopted and implemented by the City.

I. Lead-Based Paint

According to the Mesa County Health Department there is no available data that shows how many houses in Grand Junction contain lead-based paint. The Health Department has not identified this as a major problem in the City. The Comprehensive Housing Affordability Strategy (CHAS) estimates that there are 18,745 housing units in Mesa County that may contain lead-based paint.

I. Community Development Needs

The major planning document for the City of Grand Junction is its Growth Plan. This plan was adopted after an extensive public participation process. The Growth Plan identifies the City's vision for the future and is used to help the City achieve its future goals and objectives.

The City also adopts a two year operating budget and a ten year capital improvement plan. The capital improvement plan contains major capital projects and identifies funding resources and a timeline for construction of these projects. Community development needs are addressed in the ten year capital plan as well as in the City's operating budget. These two documents are used to help the City address its various community development needs.

## V. HOUSING & COMMUNITY DEVELOPMENT STRATEGY

A. Vision for Change

Grand Junction's vision is to use its resources to help provide a framework for a livable and sustainable community where people will have good jobs, affordable housing and a safe and healthy living environment. The City encourages economic development that creates jobs at a variety of pay levels and skills. Grand Junction is working towards a desirable living environment for all its citizens. The City is helping

to develop a community that provides opportunities for all of its citizens to have adequate education, jobs and housing.

B. Housing Priorities

Several different groups in the City have identified housing as a priority need for the community. The City's support of affordable housing has been through the creation and operation of the Grand Junction Housing Authority. The City recognizes that adequate housing is very important to all residents. The Grand Junction Housing Authority currently serves 826 low income households and will soon be able to serve 230 more as a result of new funding initiatives. The City of Grand Junction supports the Housing Authority and has funded a major housing project with CDBG funds.

C. Non-Housing Community Development Priorities

The City has identified its top priorities in this area as infrastructure upgrades and improvements, parks development and improvements and economic development. Millions of dollars of needed improvements have been identified for streets, public facilities and other infrastructure. The City prioritizes these needs in its ten year capital improvement program. For the 1999 fiscal year the City has budgeted over \$13 million for capital improvements. Many of these improvements will be in the area of public works and utilities. Additional improvements and developments to the City's park system have also been identified as a high priority.

D. Anti-Poverty Strategy

One of the best ways for the City to reduce the number of persons in poverty is to provide good, stable jobs that pay a livable wage. The City's strategy to help with this goal is to support various economic development efforts. Each year the City contributes \$300,000 to its economic development fund. The bulk of these funds have been used by the Mesa County Economic Development Corporation to attract new businesses and industry to the area. The City will continue this practice of making this appropriation.

E. Housing and Community Development Resources

The City of Grand Junction receives approximately \$472,000 from the US Department of Housing and Urban Development as a Community Development Block Grant entitlement city. Each year these funds go toward housing and/or non-housing community development projects. The Energy Office, not the City of Grand Junction, is the local CHDO and can be the recipient of HOME funds. The majority of housing assistance funds received in the City of Grand Junction are received by the Grand Junction Housing Authority.

F. Coordination of Strategic Plan

The City of Grand Junction is the main entity responsible for coordinating the implementation of the City's Consolidated Plan. The City does, however, work with other agencies to implement various elements of the plan. These agencies provide services that are not provided by the City. Some of the agencies the City works with include the Grand Junction Housing Authority, the Grand Valley Catholic Outreach, the Marillac Clinic, Habitat for Humanity, the Salvation Army, Colorado West Mental Health, The Energy Office and Mesa Developmental Services.

## VI. ONE YEAR ACTION PLAN – 1999 PROGRAM YEAR

A. Description of Key Projects

During the May 19, 1999 City Council meeting the City Council formally voted to fund the following projects with Community Development Block Grant funds during the 1999 Program Year which begins September 1, 1999.

1. \$16,000 for the OUTREACH DAY CENTER FOR THE HOMELESS: This is an ongoing activity that is run by the Grand Valley Catholic Outreach. The Day Center provides various services during the day for homeless persons.
2. \$205,000 for the GRAND JUNCTION HOUSING AUTHORITY HOMELESS SHELTER ACQUISITION: This project is a coalition of several service providers that are working together to open a permanent homeless shelter. This shelter will provide overnight stays for homeless persons in Grand Junction.
3. \$25,000 for the SALVATION ARMY HOPE HOUSE SHELTER: The Hope House Shelter provides lodging and other services to needy women and children.
4. \$200,000 for the RIVERSIDE DRAINAGE IMPROVEMENTS PROJECT, PHASE I: This project will make drainage improvements in a low/mod income area of the City. This will entail separating the stormwater system from the sanitary sewer system and will help reduce flooding and other problems in the Riverside area.
5. \$26,000 for PROGRAM ADMINISTRATION COSTS: This project includes the expenses needed to plan, program and administer the City's Community Development Block Grant Program for the 1999 Program Year.

B. Locations

The City of Grand Junction plans to spend CDBG funds in various locations throughout the community. All the projects funded are located in low/mod income areas and will serve low/mod income persons.

**CITY OF GRAND JUNCTION  
CONSOLIDATED PLAN FOR 1999  
ANNUAL UPDATE AND ACTION PLAN**

**MAY 1999**

**I. INTRODUCTION**

In 1995, the federal government established the Grand Junction Metropolitan Statistical Area (MSA) and designated the City of Grand Junction as the central city in this MSA. This designation qualified Grand Junction as a Community Development Block Grant (CDBG) Entitlement Community for federal fiscal year 1996.

In 1996, the City developed its five year Consolidated Plan and submitted it to the U.S. Department of Housing and Urban Development for approval. This plan was approved by HUD and the City began its first Program Year as an entitlement city on September 1, 1996. The City received an allotment of \$484,000 for its first Program Year. These funds were awarded to three projects. In the 1997 Program Year the City received \$477,000 in CDBG funds and used this money to fund three different projects. The 1998 Program Year received \$469,000 and funded five projects.

This document is the Annual Update to the City's five year Consolidated Plan for the CDBG Program. In addition to the application for federal assistance, this document contains the Action Plan which outlines the projects which will be supported with CDBG funds for the City's 1999 Program Year.

**II. CITIZEN PARTICIPATION**

The City's Citizen Participation Plan outlines the requirements of citizen involvement. These requirements have been met through public notices and public meetings. On March 11, 1999 a public meeting was held to solicit citizen input on community needs and priorities and discuss the CDBG Program. At this meeting applications for CDBG funds were made available and the process for the City's 1999 Program Year was explained and discussed. Notices of this meeting were mailed to relevant organizations in the City and a notice was published in the local daily newspaper.

Applications were made available to all groups interested in applying for CDBG funds and City staff met with various groups. A sufficient amount of time was given for these applications to be completed and returned to the City. The City received the following applications and requests for 1999 CDBG funds:

1. *Grand Junction Housing Authority*  
Community Homeless Shelter acquisition. \$ 259,000



2. <i>The Energy Office</i>	Affordable Housing Acquisition	\$ 300,000
3. <i>Grand Valley Catholic Outreach</i>	Homeless Day Center rent	\$ 17,131
4. <i>The Salvation Army</i>	Hope House Shelter for women and children	\$ 30,000
5. <i>Latin Anglo Alliance</i>	Building Rehabilitation & Public Services	\$ 165,399
6. <i>Go-el, Inc.</i>	Commodity Supplemental Food Warehouse	\$ 250,000
7. <i>Western Colorado Business Development Corporation</i>	Community Kitchen Project study	\$ 10,000
8. <i>City of Grand Junction</i>	Struthers Street Improvements	\$ 300,000
9. <i>City of Grand Junction</i>	Riverside Drainage Improvements	\$ 400,000
10. <i>City of Grand Junction</i>	Riverside Park Shelter Construction	\$ 25,000
11. <i>City of Grand Junction</i>	Emerson Park Playground Equipment Replacement	\$ 65,000
12. <i>City of Grand Junction</i>	CDBG Program Administration Costs	<u>\$ 30,000</u>
	TOTAL	\$1,851,530

A committee of the Grand Junction City Council met on May 10, 1999, and reviewed these applications and made a funding recommendation for the 1999 Program Year.

A second public meeting was held at the regularly scheduled City Council meeting of May 19. At this meeting a public hearing was held to receive input regarding the City's needs and the proposed use of CDBG funds. The City Council discussed the proposed projects and received testimony regarding these projects. A motion was made and a vote was taken indicating how the 1999 Program Year funds would be allotted.

Another public hearing was held during the City Council meeting of June 2, 1999. The purpose of the hearing was to receive testimony regarding the City's Consolidated Plan for 1999 Annual Update and Action Plan. No public comment was received. Also, there was a thirty day public review and comment period for the Annual Update of the Consolidated Plan and no comments were received.

### III. COMMUNITY PROFILE

Grand Junction is located on the Western Slope of Colorado in Mesa County, situated along Interstate 70, approximately 30 miles east of the Utah border. Grand Junction is in a valley in which the Colorado and Gunnison Rivers intersect. The population of Grand

Junction is approximately 45,000 and the population of Mesa County is approximately 105,000. Large urban areas continue to develop adjacent to the City limits in unincorporated Mesa County. The urban area served by Grand Junction is much larger than the population figure implies.

Grand Junction continues to experience population growth which creates challenges for service providers. Both population levels and economic indicators continue in an upward trend. The City also continues to grow in its role as the regional trade, services, transportation and health care hub for Western Colorado and Eastern Utah. Economic growth is expected to continue in the near future and population is expected to grow at approximately 2% per year. Mesa County's unemployment rate remains at a fairly low level.

Since 1980, Mesa County's economy has shifted from a mining-based economy to one based on services and unearned income (transfer payments such as social security, rents, dividends, interest, etc.). The retail and service sectors now provide over 52% of Mesa County's jobs. These retail and service jobs, on average, are among the lowest paying jobs in the County along with jobs in the agriculture, forestry and fishing sectors.

Tourism continues to play an important role in the City's economy. One study shows that tourism is directly or indirectly responsible for 17% of the jobs and 11% of the income in Mesa County. Additionally, tourists pay directly or indirectly one-third of the sales taxes generated in the region.

#### **IV. HOUSING & COMMUNITY DEVELOPMENT NEEDS**

##### **A. CONDITIONS**

The 1990 US census reported a total of 36,250 occupied housing units in Mesa County. For the most part, the County's housing stock is in good condition. No statistics exist as to the number of units in substandard condition. The Energy Office (a non-profit organization that provides housing rehabilitation) defines the term substandard conditions as "any housing unit which does not meet Housing Quality Standards as defined by HUD in the Section 8 Rental Assistance Program, which would include inadequate sanitation, structural hazards, hazardous electrical wiring, plumbing, or mechanical equipment". The Energy Office has an annual program to rehabilitate and weatherize homes in the area.

The Energy Office has also been designated as a Community Housing Development Organization (CHDO) and participates in the HOME Program.

##### **B. HOUSING NEEDS**

The City of Grand Junction and Mesa County lack an adequate supply of rental housing affordable to those households earning less than 30% of the median family income. According to the 1990 census, 50% of the renter population resides in the City of Grand

Junction. The majority of renter households (70%) earned less than the median family income.

In 1990, the median family income for Mesa County was \$27,637. The percent of the population below the poverty line was 15%. Median family income for the City of Grand Junction was \$23,799. The percent of the population below the poverty line for the City was 22%. Approximately 27% of Mesa County households reported experiencing one or more housing problems defined as any of the following: excess cost burden, physical inadequacy or overcrowding. The most prevalent housing problem was excess cost burden or paying more than 30% of gross monthly income for housing costs. Overall, renter households experienced a higher rate of housing problems (39%) than owner households (20%).

#### C. HOUSING MARKET CONDITIONS

During the past several years Grand Junction has experienced fairly strong population growth. Generally, construction of new housing units has kept pace with the growth of households. Since 1990, the City of Grand Junction and Mesa County have issued close to 9,000 residential building permits. Of this total, 66% were single family units, 32% were mobile homes and 2% were multi-family units.

Mobile homes made up 11% of the total County housing inventory in 1990. That number is now up to approximately 14%. During the last few years the ratio of mobile homes to single family homes has increased.

The past year or two has also shown a softening in the rental market. Generally, vacancy rates in the area are going up and rental rates are holding steady or slightly decreasing. This trend may be attributed to low interest rates and the strong presence of the manufactured housing industry in the County.

#### D. AFFORDABLE HOUSING NEEDS

The current housing stock in the City is not meeting the needs of low and moderate income households. In 1990, 1,381 Mesa County households received housing assistance of some form. In 1996, an estimated 1,614 households received some form of housing assistance. The Grand Junction Housing Authority reports that it cannot accommodate all the people seeking housing assistance. Most existing housing assistance programs serve only very low income families. Few programs have guidelines broad enough to serve low and moderate income families. In Mesa County 86% of the housing assistance units are restricted to serve only the very low income households. Single individuals without children typically do not receive any housing assistance unless they are elderly or disabled.

Many families pay more than half of their monthly gross income for housing costs. In 1990, 3,243 Mesa County households were paying more than half of their monthly gross income for housing. This included 2,052 renters and 1,367 owners.

The need for more affordable housing in Grand Junction has been recognized by various studies and task forces. This is a recurring problem which tends to get worse as the cost of housing keeps increasing. Large households are especially vulnerable as their wages do not provide a sufficient income for adequate housing.

Nearly 38% of Mesa County renter households earn incomes below 50% of the area median income, but less than 20% of the rental units are affordable to these very low income families.

<b>% OF AREA MEDIAN FAMILY INCOME BY FAMILY SIZE AND UNDUPLICATED FAMILIES ON GJ HOUSING AUTHORITY WAITING LIST</b>					
	<b>1 PERSON</b>	<b>2 PERSONS</b>	<b>3 PERSONS</b>	<b>4 PERSONS</b>	<b>5+ PERSONS</b>
<b><u>SINGLES</u></b>					
%Median Income	21%	28%			
Annual Income	\$5,623	\$8,562			
# on Waiting List	<b>169</b>	<b>32</b>			
<b><u>ELDERLY</u></b>					
%Median Income	34%	45%			
Annual Income	\$9,300	\$13,967			
# on Waiting List	<b>67</b>	<b>11</b>			
<b><u>DISABLED</u></b>					
%Median Income	29%	38%	25%	19%	
Annual Income	\$7,897	\$11,846	\$8,820	\$7,917	
# on Waiting List	<b>21</b>	<b>7</b>	<b>3</b>	<b>4</b>	
<b><u>FAMILY</u></b>					
%Median Income	21%	22%	20%		
Annual Income		\$6,502	\$7,855	\$8,304	
# on Waiting List		<b>233</b>	<b>196</b>	<b>98</b>	<b>98</b>
<b>TOTAL ON WAITING LIST</b>	<b>257</b>	<b>283</b>	<b>199</b>	<b>102</b>	<b>98</b>

E. HOMELESS NEEDS

The community has several agencies working to prevent homelessness and provide shelter for the homeless. The actual number and demographics of homeless persons in the City of Grand Junction is difficult to determine. It is believed, however, that there is a need for additional assistance in this area. On December 15, 1998 a community emergency night shelter for men was opened to serve the overnight needs of homeless

men. Between its opening and April 30, 1999, this facility had over 2,000 overnight stays and served 146 different individuals.

The City's Consolidated Plan prioritizes the needs for the homeless as the following.:

1. Traditional Housing, which includes supportive services to assist families with life skills, counseling, budgeting, problem-solving, stress management, self esteem management, assistance with daycare and parenting classes, employment training and preparation, job seeking assistance, alcohol and drug rehabilitation and educational assistance.
2. Day Center for homeless persons to shower, wash clothes, make and receive telephone calls and have lockers available for storage of personal items.
3. Assistance in the prevention of homelessness by providing one time emergency rental assistance and security deposit assistance.
4. Single room occupancy for homeless individuals moving toward self-sufficiency.
5. Emergency shelters for families, homeless single dads and victims of domestic violence.

The Consolidated Plan also identified a need for transportation, child care assistance, job counseling and jobs that pay a self-supporting wage.

Several agencies in Grand Junction provide services that are used by homeless persons. These agencies include the Grand Valley Catholic Outreach, Colorado West Mental Health Center, Mesa Developmental Services, The Center for Independence, The Salvation Army and The Western Colorado Aids Project.

One of the main areas of support for the homeless comes from the Homeless Day Center that is operated by the Grand Valley Catholic Outreach. This project has received CDBG funding for three straight years since its opening. The Homeless Day Center provides a place where the homeless can shower, wash clothes, get a haircut and make telephone calls and receive calls and messages from prospective employers. This center is the only one of its kind in Grand Junction and Mesa County. Since the Center first opened in 1997, it is estimated that over 600 of the people served by the Center have found employment. The Colorado Coalition for the Homeless also provides services for the homeless.

#### F. Public and Assisted Housing Needs

The Grand Junction Housing Authority is the primary provider of assisted housing in the City of Grand Junction. The Housing Authority owns and manages 268 housing units. In addition to this, the Housing Authority is now able to assist a total of 772 households under the Section 8 Rental Assistance Program. This is an increase of 280 over the previous year. There is, however, still a shortage of assisted housing for needy families. The Housing Authority has the capacity to serve 1,040 households but as of March 31,

1999 there were 939 unduplicated names on the Housing Authority’s waiting list. Out of this total, 540 are one and two person households.

A total of 64 subsidized apartments at the Maurice Arms Apartments have been moved out of the HUD subsidized programs by the new owners. To protect the interests of the low income tenants HUD has provided the Housing Authority with 64 new vouchers. Tenants may rent in-place or located a different apartment in the private rental market.

**SECTION 8 RENTAL ASSISTANCE PROGRAM FOR 1999**

Certificates	343
Domestic Violence	40
Vouchers	150
Mainstream for Disabilities	75
Families being displaced from Maurice Arms Apts.	64
Family Unification	100
<b>TOTAL</b>	<b>772*</b>
GJ Housing Authority properties	268
<b>GRAND TOTAL</b>	<b>1,040</b>

(\*This is an increase of 280 over 1998)

**G. Barriers to Affordable Housing**

During the past several years there has been little development of affordable housing in Grand Junction and Mesa County. Cost remains the biggest barrier to providing affordable ownership and rental housing. The cost to develop housing affordable to low and moderate income households has made such development unattractive to the private sector. City policies concerning housing development in general may be barriers to the development of affordable housing but such policies have not been the major factor prohibiting construction. The cost of land, materials and labor has been the primary barrier.

Another barrier to affordable housing is the inability of people to pay for housing because of low paying jobs. Many of the jobs in the Grand Junction area are low wage and/or part-time jobs that offer limited benefits and limited availability of affordable daycare. The average wage rate of the families receiving assistance from the Grand Junction Housing Authority is \$5.07 per hour.

**H. Fair Housing**

The City is in the process of adopting its Analysis of Impediments to Fair Housing Choice. This study has just been completed and is in public review and comment phase. The Analysis of Impediments to Fair Housing Choice contains findings and recommendations that will be adopted and implemented by the City.

**I. Lead-Based Paint**

According to the Mesa County Health Department there is no available data that shows how many houses in Grand Junction contain lead-based paint. The Health Department has not identified this as a major problem in the City. The Comprehensive Housing Affordability Strategy (CHAS) estimates that there are 18,745 housing units in Mesa County that may contain lead-based paint. If we extrapolate from that and assume that approximately 36% of the County's population is within the City of Grand Junction then one "estimate" of the number of housing units in the City that may contain lead-based paint is 6,748.

The Mesa County Health Department deals with lead-based paint as this issue presents a health hazard to citizens. The Grand Junction Housing Authority has information that it makes available to residents concerning this potential problem.

#### I. Community Development Needs

The major planning document for the City of Grand Junction is its Growth Plan. This plan was adopted after an extensive public participation process. The Growth Plan identifies the City's vision for the future and is used to help the City achieve its future goals and objectives.

The City also adopts a two year operating budget and a ten year capital improvement plan. The capital improvement plan contains major capital projects and identifies funding resources and a timeline for construction of these projects. Community development needs are addressed in the ten year capital plan as well as in the City's operating budget. These two documents are used to help the City address its various community development needs.

## **V. HOUSING & COMMUNITY DEVELOPMENT STRATEGY**

#### A. Vision for Change

Grand Junction's vision is to use its resources to help provide a framework for a livable and sustainable community where people will have good jobs, affordable housing and a safe and healthy living environment. The City encourages economic development that creates jobs at a variety of pay levels and skills. Grand Junction is working towards a desirable living environment for all its citizens. The City is helping to develop a community that provides opportunities for all of its citizens to have adequate education, jobs and housing.

Grand Junction has adopted a Growth Plan that defines a set of values for the community. These values cover goals such as maintaining community character, supporting job growth and economic development, providing for affordable housing, providing adequate transportation, addressing public education and planning for future growth.

The City is in the process of implementing this Growth Plan through specific changes to various City zoning and development codes and requirements. The City's goal is to improve the living environment for all citizens by implementing the objectives that are identified in the Growth Plan.

B. Housing Priorities

Several different groups in the City have identified housing as a priority need for the community. The City's support of affordable housing has been through the creation and operation of the Grand Junction Housing Authority. The City recognizes that adequate housing is very important to all residents. The Grand Junction Housing Authority currently serves 826 low income households and will soon be able to serve 230 more as a result of new funding initiatives. The City of Grand Junction supports the Housing Authority and has funded a major housing project with CDBG funds.

In January, 1998 the Grand Junction Housing Authority began a home buyer education program in partnership with HUD and CHFA. This is the only ongoing program of its kind in Mesa County. Completion of this three part course provides prospective buyers with a comprehensive understanding of the complexities and processes of purchasing a home. Many of the graduates of the Home Buyer Education Program also qualify for special mortgage financing through CHFA or FHA. This program saves an average of \$395 for each home buyer at a closing for an FHA or CHFA loan. A total of 613 students have been served since its inception and it is estimated that these students have saved a total of \$170,000 in closing costs.

The following have been identified as priority objectives for affordable housing:

- Increase the supply of ownership opportunities available to low and moderate income homebuyers. Adding to the supply of affordable homeownership opportunities will benefit both the homebuyers and those still in the rental market.
- Increase the supply of affordable rental housing. Acquisition of existing market rate units for conversion to permanently affordable units, rehabilitation of deteriorating houses and preservation of existing affordable rental housing inventory are likely to be the most cost effective ways to increase the affordable housing stock.
- Remove substandard housing conditions. Rehabilitation of deteriorating housing has the potential to provide quality affordable housing and to revitalize neighborhoods. Demolition of dilapidated houses misplaced in non-residential areas can lead to more appropriate development.

There are several other agencies in Grand Junction that play a role in affordable housing. The City has assisted some of these agencies such as the Energy Office and Habitat for Humanity and will consider future assistance. The Energy Office is a private non-profit 501 (C)3 and is also designated as a Community Housing Development Organization (CHDO). As a CHDO The Energy Office is eligible for special HOME set-aside funds to help further affordable housing. The Energy Office also administers the Colorado Division of Housing Low/Mod Housing Rehabilitation Program and the Colorado Office



of Energy Conservation Low-Income Residential Energy Conservation Program for all jurisdictions in Mesa County. Each year the City of Grand Junction contributes \$4,000 from its general fund to the Energy Office's rehabilitation program.

Habitat for Humanity is a private, non-profit 501 (C)3 corporation dedicated to the elimination of substandard housing and the provision of new housing units in Mesa County. This organization builds housing using volunteer labor, donations or materials and "in-kind" services. Completed houses are sold to very low or low income families at cost with a 20 year interest free mortgage. Mortgage payments are used to finance additional houses. The City used CDBG funds during its first year as an entitlement city to help Habitat purchase four residential lots.

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C. Non-Housing Community Development Priorities

The City has identified its top priorities in this area as infrastructure upgrades and improvements, parks development and improvements and economic development. Millions of dollars of needed improvements have been identified for streets, public facilities and other infrastructure. The City prioritizes these needs in its ten year capital improvement program. For the 1999 fiscal year the City has budgeted over \$13 million for capital improvements. Many of these improvements will be in the area of public works and utilities. Also included in the 1999 budget is the beginning of a reconstruction of the City Hall building.

Additional improvements and developments to the City's park system have also been identified as a high priority. The City has listed over \$40 million of needs in this area. These needs range from several neighborhood parks in various parts of the City to a recreation center providing activities for both young and old. Each year the City budgets funds for parks improvements and actively seeks other sources of funding such as grants.

Another high priority area for the City is economic development. The City believes that one of the best ways to help low and moderate income people is to provide good jobs with good wages. The City will continue its support in this area by making an annual contribution of \$300,000 to its economic development fund.

D. Anti-Poverty Strategy

One of the best ways for the City to reduce the number of persons in poverty is to provide good, stable jobs that pay a livable wage. The City's strategy to help with this goal is to support various economic development efforts. Each year the City contributes \$300,000 to its economic development fund. The bulk of these funds have been used by the Mesa County Economic Development Corporation to attract new businesses and industry to the area. The City will continue this practice of making this appropriation.

The mission statement of the Mesa County Economic Development Council reads: "The mission of the Mesa County Economic Development Council is to create quality jobs for the citizens of Mesa County. To ensure a viable diverse economy and solid tax base,

MCEDC shall recruit and develop manufacturing, national service and other industries that provide base jobs and long-term employment for our community.” To accomplish this goal the MCEDC focuses on recruiting financially solvent companies that pay at least 175% of the national minimum wage.

E. Housing and Community Development Resources

The City of Grand Junction receives approximately \$472,000 from the US Department of Housing and Urban Development as a Community Development Block Grant entitlement city. Each year these funds go toward housing and/or non-housing community development projects. The Energy Office, not the City of Grand Junction, is the local CHDO and can be the recipient of HOME funds.

The majority of housing assistance funds received in the City of Grand Junction are received by the Grand Junction Housing Authority. The Housing Authority receives grants and funds from several different federal and state sources including the Section 8 Program. This past year there was an increase of 280 Section 8 vouchers from the previous year.

There are other non-profit organizations in the City which receive various grants and funds to help them pay for the services they provide.

F. Coordination of Strategic Plan

The City of Grand Junction is the main entity responsible for coordinating the implementation of the City’s Consolidated Plan. The City does, however, work with other agencies to implement various elements of the plan. These agencies provide services that are not provided by the City. Some of the agencies the City works with include the Grand Junction Housing Authority, the Grand Valley Catholic Outreach, the Marillac Clinic, Habitat for Humanity, the Salvation Army, Colorado West Mental Health, The Energy Office and Mesa Developmental Services.

The City has met with various non-profit agencies in the community to discuss how the various efforts can be coordinated. It is recognized that there is some duplication of effort and additional coordination is possible. The City of Grand Junction is willing to work with these agencies and provide assistance to help increase the coordination effort.

## **VI. ONE YEAR ACTION PLAN – 1999 PROGRAM YEAR**

A. Description of Key Projects

During the May 19, 1999 City Council meeting the City Council formally voted to fund the following projects with Community Development Block Grant funds during the 1999 Program Year which begins September 1, 1999.

1. OUTREACH DAY CENTER FOR THE HOMELESS: This is an ongoing activity that is run by the Grand Valley Catholic Outreach. The Day Center provides various services for homeless persons including shower and laundry facilities, haircuts, a visiting nurse, storage of personal belongings, a telephone mail and message center staffed by volunteers and an address and telephone number which may be furnished to a prospective employer. This is the only center of its kind in Grand Junction.

This project will receive \$16,000 to pay monthly building lease costs.

2. GRAND JUNCTION HOUSING AUTHORITY HOMELESS SHELTER ACQUISITION: This project is a coalition of several service providers that are working together to open a permanent homeless shelter. This shelter will provide overnight stays for homeless persons in Grand Junction.

This project will receive \$205,000 which will be used for the purchase of a building to rehabilitate into a homeless shelter.

3. SALVATION ARMY HOPE HOUSE SHELTER: The Hope House Shelter provides lodging and other services to needy women and children.

The project will receive \$25,000 to help with lodging costs.

4. RIVERSIDE DRAINAGE IMPROVEMENTS PHASE I: This project will make drainage improvements in a low/mod income area of the City. This will entail separating the stormwater system from the sanitary sewer system and will help reduce flooding and other problems in the Riverside area.

This project will receive \$200,000 which will pay for the first one-half of this drainage improvement project.

5. PROGRAM ADMINISTRATION COSTS: This project includes the expenses needed to plan, program and administer the City's Community Development Block Grant Program for the 1999 Program Year.

This project will receive \$26,000.

#### B. Locations

The City of Grand Junction plans to spend CDBG funds in various locations throughout the community. All the projects funded are located in low/mod income areas and will serve low/mod income persons.