

CITY OF GRAND JUNCTION

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



2003 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, 2003

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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 upon adoption will also become a part of the City's 2001 Five-Year Consolidated Plan.

2003 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 44,000. The surrounding Grand Valley has about 95,000 residents, and Mesa County's population is approximately 118,000.

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.

Need for Affordable Housing

Priority Need Category: Increase the Inventory of Affordable Housing Units

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

Needs of the Homeless

Priority Need Category: Prevent and Reduce Homelessness

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

Needs of Special-Needs Populations and Other Human Service Needs

Priority Need Category: Other Special Needs

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

Priority Need Category: Youth

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

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

1. City of Grand Junction Neighborhood Program Administration

Recently Council has discussed and recommended that the City set aside its 20% administration dollars from the CDBG 2003 Program Year to spend on a proposed neighborhood based CDBG program. 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 for this. Last year the City allocated \$50,000 for administration of the CDBG 2002 Program Year of which enough is left over from that allocation to continue administration of the CDBG program through the 2003 Program year. Those dollars pay for the annual costs to administer the CDBG program. HUD guidelines allow up to 20% for Administration.

Funds being requested are \$83,400

BUDGET NOTE: The above project #1 is eligible for CDBG funding under Administration and Planning and HUD allows the City to spend up to 20% of its total CDBG funds within this category. For 2003, the City can spend up to \$83,400.

2. Center for Independence – Equipment (new 14-passenger van) (\$20,000) –

Funds to be used to purchase a new 14 seat (4 wheel chair accessible) van to transport clients. The van will be used to transport clients (people with disabilities) to various types of activities including trainings, conferences, community and government events, volunteer opportunities, assistive technology services, employment counseling and training, housing transition services and recreational activities. Total cost of the van is \$42,755 with grants totaling \$16,000 already received from GJ Lions and Redlands Lions Clubs.

3. Western Region Alternative to Placement (WRAP) – (\$7,500) -

Funds will provide client services with support services to avoid out of home placement for youth, maintain youth at the lowest level of care and to support family unification. This program secures stable, affordable housing for families at risk. Last year the City funded WRAP with a \$10,000 CDBG grant which matched State funding dollar for dollar. This year there is no state funding.

4. **The Treehouse (\$20,000)** – The Treehouse is requesting funds for a new Tree House Teen Bistro for high school aged youth and funding for an Americorp volunteer to help children with homework. Funds for the Teen Bistro will be used for Coffee Shop Equipment, Interior Decorations and Stage Equipment.
5. **St. Mary's Foundation – Gray Gourmet Meals for Elderly Program (\$5,050)** – 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 by volunteers five days per week to low and moderate income, frail elderly who live in the Grand Junction City limits.
6. **St. Mary's Foundation – Foster Grandparent Program (\$5,000)** – Funds requested to be used for mileage reimbursement for program volunteers. Income eligible Foster Grandparent volunteers will have the opportunity to help children while receiving a small monthly stipend for their services.
7. **St. Mary's Foundation – Senior Companion Program (\$5,000)** – Funds requested to be used for mileage reimbursement for low income senior volunteers. The Senior Companion Program is in its 13th year of service to the community. CDBG funds will help them serve an increase 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.

BUDGET NOTE: Proposed projects 2 through 7 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 categories. For 2003, the City can spend up to \$62,550.

8. **Grand Junction Housing Authority – Linden Avenue Affordable Housing Development (\$271,050)** – Funds to be used for infrastructure improvements for an affordable 90 unit housing development on GJ Housing Authority's property at 276 Linden Avenue. The Grand Junction Housing Authority purchased this approximately 7.5 acre parcel of vacant land, zoned RMF-16, for development of affordable housing units serving households earning 60% or less of the area median income.

2003 PROGRAM TOTAL \$417,000

2003 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, 2003 through August 31, 2004. Program Year activities are accomplished through the use of a variety of resources, including the annual allocation of CDBG Funds.

2003 Program Year Community Development Block Grant Awards

On May 21, 2002, the Grand Junction City Council approved 2003 CDBG funding requests totaling \$417,000 for the 8 projects listed in Exhibit 6-1 below. A description of each funded activity is provided in the 2003 Program Year Objectives and Program Year Activities sections in this chapter and on HUD Table 3.

Exhibit 6-1

2003 Community Development Block Grant Recipients		
Organization	Activity	Grant Award
City of Grand Junction Neighborhood Program	Administration, Planning and Implementation costs	\$ 83,400
Center for Independence	Purchase 14-passenger van	\$ 20,000
Western Region Alternative to Placement (WRAP)	Funding for client support services	\$ 7,500
The Treehouse Teen Bistro	Funding for equipment and interior decorations and Americorp Volunteer	\$ 20,000
St. Mary's Foundation – Gray Gourmet Meals for Elderly Program	Purchase Food	\$ 5,050
St. Mary's Foundation – Foster Grandparent Program	Funding for transportation	\$ 5,000
St. Mary's Foundation – Senior Companion Program	Funding for transportation	\$ 5,000
Grand Junction Housing Authority	Linden Avenue Affordable Housing Development – funding for infrastructure	\$ 271,050
Total Funds Awarded		\$ 417,000

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 2003 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.

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.

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.

B. 2003 Program Year Objectives, Performance Measures, and Project Locations

- The City will expend \$3,699,605 to improve street and pedestrian systems throughout the City.
- The City will expend \$3,621,273 to improve water and sewer systems throughout the City
- The City will expend \$ 5,151,844 to improve storm sewer systems throughout the City.
- The City will expend \$679,900 to improve parks and recreation facilities.
- The City will expend \$530,600 for ongoing maintenance and construction of public facilities

C. 2003 Program Year Activities:

1. Other Infrastructure Improvements: The following specific activities are budgeted for the 2003 Program Year in the City's Capital Improvement Plan. Projects include street, pedestrian, water and sewer, and storm sewer system improvements.

- | | |
|---|--------------|
| • Contract Street Maintenance | \$ 1,950,605 |
| • Neighborhood Alley Improvements | \$ 340,000 |
| • Curb, Gutter & Sidewalk Improvements/Replacements | \$ 340,000 |

- Accessibility Improvements \$ 50,000
- 29 Road Improvements from 1-70B to F Road \$ 1,200,000
- 25-1/2 Road Improvements from Independent to F Road \$ 75,000
- Horizon Drive Bridge Replacement \$ 40,000
- Riverside Parkway; Highway 340 to Highway 50 \$ 1,300,000
- Street Light & Traffic Control / Calming Updates \$ 613,000
- Intersection Improvements Citywide \$ 142,000
- Highway 340 Corridor Improvements \$ 314,245
- Ranchman's Ditch Storm Drainage \$ 722,318
- Move Kannah Creek Flowline / Orchard Mesa \$ 2,112,000
- 25-1/2 Road Drainage \$ 369,010
- Orchard Mesa Drainage Improvements \$ 44,584
- Bunting Avenue Storm Drain \$ 97,344

3. Parks and Recreation Facilities: The following specific activities are budgeted for the 2003 Program Year in the City's Capital Improvement Plan. Projects include streetscape improvements, community-wide parks improvements and neighborhood parks development and improvements.

- Resurface Lincoln Park Tennis Courts \$ 140,000
- Paradise Hills Park Development \$ 65,000
- Trail Construction – Canal ROW \$ 50,000
- Land Acquisition for Neighborhood Parks \$ 75,700
- Darla Jean Park Improvements \$ 28,000
- Parks Improvements – Citywide \$ 261,000

4. Maintenance and Construction of Public Facilities: The following specific activities are budgeted for the 2003 Program Year in the City's Capital Improvement Plan.

- Initial Phase Fire Station #5 \$1,322,040
- Maintenance & Repair in Existing Parks / Trails \$ 192,700
- Park Restroom Facility Reconstruction \$ 153,200

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. 2003 Program Year Objectives, Performance Measures, and Project Locations

- The Grand Junction Housing Authority will begin development of a multi-family affordable housing complex on 7.5 acres it owns at 276 Linden Avenue.
- Habitat for Humanity will purchase single family residential lots to be developed 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 2004.

- Housing Resources of Western Colorado will operate a Comprehensive Home Ownership Program through the 2003 Program Year.
- The Grand Junction Housing Authority will apply for additional Section 8 vouchers available to Grand Junction.

C. 2003 Program Year Activities:

1. The Grand Junction Housing Authority will seek development approval and construct infrastructure and 90 units of low income housing on a 7.5 acre vacant parcel located at 276 Linden Avenue by December 2004. Total development costs are estimated at \$10 million.



Resources:

- a. Funds Committed or Received

2003 Program Year CDBG Funds \$ 271,050

- b. Other Income either received or being requested

CHFA Smart Loan	\$2,250,000
CHFA HOF Loan	\$ 480,000
Colorado Division of Housing	\$ 765,000
2002 CDBG Grant	\$ 41,720
Affordable Housing Program	\$ 400,000
Tax Credits Proceeds	\$ 5,958,567

2. 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 year-end 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 2004. 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 2004.
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

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

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

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

Objective 4 Improve homeless prevention activities

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

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

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

Strategy 4: The Grand Junction Housing Authority will conduct renters education, 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. 2003 Program Year Objectives, Performance Measures, and Project Locations

- Grand Valley Catholic Outreach will relocate its Soup Kitchen and other homeless/low income services to a new and larger location

allowing them to serve a larger number of homeless and low income people within the next year.

- Grand Valley Catholic Outreach will obtain the funding and develop a scattered site transitional housing program by September 2004.
- The Rescue Mission will raise the funds and apply for the construction permits required to add 8-10 beds of transitional housing to their existing facility. These housing units are due for completion by May 2004.
- 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.
- Homeward bound 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. 2003 Program Year Activities:

1. Grand Valley Catholic Outreach will relocate its soup kitchen and other homeless/low income services to a new and larger facility located at 245 South First Street by the end of 2003. *2002 Program Year CDBG Funds is \$50,000.* Total project cost is \$ 1,083,500.
2. Grand Valley Catholic Outreach will rent housing units for transitional housing and provide support services for 15 individuals and 2 families for a 12-24 month residency term. *2001 Program Year CDBG Funds is \$10,000.* Annual project cost is \$245,349.
3. The Rescue Mission will raise the funds and apply for the construction permits required to develop 8-10 beds of transitional housing for families at their existing site in Grand Junction. The project is planned for completion by May 2004.
4. The Salvation Army will obtain financing, gain site control and associated approvals for a facility to house its expanded drug and alcohol rehabilitation program. This program will house men and women for 6 months while residents maintain sobriety and develop the employment and social skills needed to successfully reintegrate with the larger culture.
5. The Grand Junction Housing Authority (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.
6. Homeward bound and the Veterans Administration will begin a transitional program for homeless veterans in the Grand Valley by the end of 2004.

7. 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:

Objective 1 Increase the capacity of existing medical and dental facilities

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

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

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

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

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

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

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

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

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

Objective 5 Promote healthy recreational activities with youth

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

B. 2003 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.
- Center For Independence will purchase a new 14 seat (4 wheel chair accessible) van to transport clients. The van will be used to transport clients to various types of activities.

- The Treehouse will expand their program to include a Teen Bistro for high school aged youth and funding for an Americorp volunteer to help children with homework
- 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

C. 2003 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.



Resources:

a. Funds Committed or Received		
2003 Program Year CDBG Funds		\$ 7,500
b. Additional Funding Requests		
School District 51		\$ 45,000
MC Dept of Human Services		\$ 55,000
Gateway Youth and Family Services		\$ 1,000
Colorado West Mental Health		\$ 13,000
MC United Way		\$ 24,000
Hilltop Community Resources		\$ 24,000
Client Donations		\$ 3,000
CO DHS/PSSF Flex Dollars		\$ 15,000
c. In-kind Contributions		
Volunteers		\$ 54,696

2. The Center for Independence will purchase a new 14 seat (4 wheel chair accessible) van to transport clients. The van will be used to transport clients (people with disabilities) to various types of activities including trainings, conferences, community and



government events, volunteer opportunities, assistive technology services, employment counseling and training, housing transition services and recreational activities. Total estimated cost of the van is \$42,755

a. Funds Committed or Received

2003 Program Year CDBG Funds	\$ 20,000
Lions Clubs	\$ 16,000



3. The Treehouse will expand their program to include a Teen Bistro for high school aged youth and funding for an Americorp volunteer to help students with homework. Funds for the Teen Bistro will be used for Coffee Shop Equipment, Interior Decorations and Stage Equipment. CDBG funding will only be spent on the Americorp

volunteer and the Bistro project.

a. Funds Committed or Received

2003 Program Year CDBG Funds	\$ 20,000
Lions Clubs	\$ 20,000
El Pomar Youth in Community Service	\$ 2,500
Junior Service League of Grand Junction	\$ 2,700

b. Additional Funding Requests

Coors Foundation	\$ 20,000
Goodwin Foundation	\$ 20,000
Individual Donations	\$ 8,000
Fourth Annual Golf Tourney	\$ 8,000
Third Annual Fall Ball	\$ 5,000

c. In-kind Contributions

Volunteers	\$ 12,000
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4. 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

2003 Program Year CDBG Funds	\$ 5,050
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b. In-kind Contributions

Volunteers	\$ 5,364
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5. 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	
2003 Program Year CDBG Funds	\$ 5,000
Corp for National and Community Service	\$250,411
Temple Hoyne Bell Foundation	\$ 10,000
Mesa County Community Block Grant	\$ 8,800
b. Additional Funding Requests	
United Way	\$ 6,000
Anschutz Family Foundation	\$ 5,000
Y-MA Foundation	\$ 2,500
Bacon Family Foundation	\$ 6,000
Goodwin Foundation	\$ 5,000
Burgess Foundation	\$ 2,000
Kenneth Kendall King	\$ 10,000
El Pomar – Fruita	\$ 1,000
El Pomar – Palisade	\$ 1,000
Kiwanis Club	\$ 1,000
Junior Service League	\$ 1,000
Cromwell Fund	\$ 3,000
Wal-Mart	\$ 1,000
Target	\$ 1,000
Newmann's Own	\$ 10,000
Edna Clark Foundation	\$ 10,000
Daniels Fund	\$ 10,000
c. In-kind Contributions	
Volunteers	\$195,700

6. 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	
2003 Program Year CDBG Funds	\$ 5,000
Mobil Corp Foundation	\$ 2,000

Mesa County Community Service Block	\$ 8,800
Wells Fargo Neighborhood Assistance	\$ 1,000
b. Additional Funding Requests	
El Pomar Foundation YCS Program	\$ 1,000
Client/family members donations	\$ 4,500
Fundraising Events	\$ 10,000
Junior Service League	\$ 1,500
Volunteer Station cash	\$ 6,700
c. In-kind Contributions	
Volunteers	\$ 19,356

Monitoring

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

Evaluate and Reduce Lead-Based Paint Hazards

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

Reduce the Number of Poverty Level Families

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

Develop Institutional Structure

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

Enhance Coordination Between Public and Private Housing and Social Service Agencies

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

2002 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.

Signature / Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2001, 2002, 2003 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low- and moderate-income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low-and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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

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

Excessive Force -- It has adopted and is enforcing:

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

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

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

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

Signature / Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

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

B. Drug-Free Workplace Certification

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

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

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

250 North 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).

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

MAY 21, 2003

The City Council of the City of Grand Junction convened into regular session on the 21st day of May 2003, at 7:35 p.m. in the City Auditorium. Those present were Councilmembers Cindy Enos-Martinez, Bruce Hill, Dennis Kirtland, Bill McCurry, Gregg Palmer, and President of the Council Jim Spehar. Councilmember Harry Butler was absent. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson, and City Clerk Stephanie Tuin.

President of the Council Jim Spehar called the meeting to order. Councilmember Palmer led in the pledge of allegiance. The audience remained standing for the invocation by Reverend Michael Torphy, Religious Science Church of Grand Junction.

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

Public Hearing – CDBG 2003 Action Plan

City Council will consider which activities and programs to fund and will prioritize and recommend levels of funding for CDBG projects for the 2003 Program Year. The City will be receiving \$417,000 from the US Department of Housing and Urban Development for its 2003 CDBG Program Year.

The public hearing was opened at 8:05 p.m.

David Thornton, Principal Planner, reviewed this item and briefly described how the CDBG program works. He said the City of Grand Junction received 14 applications this year totaling \$1,138,585 in requests. However, funding is down and that the City only expects to receive \$417,000. He noted that some of the applicants were in the audience. Mr. Thornton listed each of the requests. He then identified the Subcommittee's recommendations for awarding the funds to the various applicants.

Council President Spehar noted that the City determined a set percentage for neighborhood projects, for neighborhoods that qualify, and Council's intention is to focus those funds in that direction.

Dr. Tom Updike, Colorado West Mental Health, said he understands funds are tight but wanted to explain his organization's request. He said they would like to build a new pediatric in-patient facility. He explained that currently they have to send children to Denver for treatment, while adults needing treatment are treated like animals and transferred to Pueblo.

Councilmember Palmer asked about the total cost of the facility. Dr. Updike said the property costs \$1 million, and the total cost of the project is about \$8 million.

Council President Spehar noted that there are no bad choices on the list, but that he appreciated Dr. Updike's efforts to educate the public about their plans.

Sharon Sturgess, Executive Director for WRAP, thanked Council for its past support and the current recommendation. She said the funds would be used to help families who need assistance in posting security deposits for housing.

City Manager Arnold asked Mr. Thornton to outline the rest of the process and the various dates.

David Thornton, Principal Planner, said the public hearing tonight was the budget portion of the Action Plan and the public hearing scheduled for June 16th would be the final acceptance of the 2003 Action Plan. He said the deadline of the 16th allows for a 45-day review period to submit the 2003 Consolidated Plan to HUD on July 11th so funding would be available on the 1st of September. He said because of notice requirements a public hearing on June 4th is not possible.

The public hearing was closed at 8:30 p.m.

Councilmember Enos-Martinez moved to adopt the CDBG City Council Subcommittee's recommendations for funding the City's 2003 CDBG Program Year Action Plan and to set a final hearing for June 16, 2003. Councilmember Kirtland disclosed his employment at Shaw Construction and that Shaw Construction is working with the Grand Junction Housing Authority on the Linden project. Councilmember Hill seconded the motion. Motion carried. Councilmember Kirtland abstained.

Stephanie Tuin, MMC
City Clerk

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

JUNE 16, 2003

The City Council of the City of Grand Junction convened into regular session on the 16th day of June 2003, at 7:32 p.m. in the City Auditorium. Those present were Councilmembers Harry Butler, Cindy Enos-Martinez, Bruce Hill, Dennis Kirtland, Gregg Palmer, and President of the Council Jim Spehar. Councilmember Bill McCurry was absent. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson, and City Clerk Stephanie Tuin.

President of the Council Jim Spehar called the meeting to order. Councilmember Butler led in the pledge of allegiance. The audience remained standing for the invocation by Pastor Glen Daly, Extended Arms Four Square Church.

Public Hearing – CDBG 2003 Action Plan

City Council will consider final adoption of the 2003 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 2003 Program Year City Council approved for funding on May 21, 2003.

The public hearing was opened at 7:51 p.m.

David Thornton, Principal Planner, reviewed this item and explained the purpose of the public hearing.

There were no public comments.

The public hearing was closed at 7:52 p.m.

Resolution No. 58-03 – A Resolution Adopting the 2003 Program Year Action Plan as a Part of the City of Grand Junction’s 2001 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Councilmember Palmer moved to adopt Resolution No. 58-03. Councilmember Enos-Martinez seconded the motion. Motion carried.

Stephanie Tuin, MMC
City Clerk