



# 3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## GENERAL

### Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

3-5 Year Strategic Plan Executive Summary:

The Community Development Department of the City of Grand Junction offers a special thanks to the following Consolidated Plan Advisory Committee members:

Jody Kole	Grand Junction Housing Authority
Lori Rosendahl	Grand Junction Housing Authority
Elizabeth Rowan	Housing Resources of Western Colorado
Sister Karen Bland	Grand Valley Catholic Outreach
Beverly Lampley	Grand Valley Catholic Outreach
Jo Rosenquist	Western Colorado Aids Program (WestCAP)
Cathy Haller	District 51 REACH Program
Terri Klements	Tree House
Ray Coca	PARTNERS
Mary Moore	Center for Independence
Marilee Wood	Mesa Developmental Services
Brian Barry	St. Mary's Hospital
Thea Chase	Business Incubator Center
Russ Schuckman	Marillac Clinic
Karen Brownlee	Mesa Youth
Julie Hinkson	United Way

### Introduction

In 1996 the US Department of Housing and Urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant Funds. Every five years the City prepares and adopts a new five-year consolidated plan. The 2006 Five-Year Consolidated Plan will be considered by the Grand Junction City Council for adoption on June 19, 2006. 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

Grand Junction Colorado is located in Western Colorado 250 miles from Denver. It is the largest city in Western Colorado, the County seat for Mesa County and home of Mesa State College. It is the economic and service center for more than 300,000 people living in Western Colorado and Eastern Utah. The City's population has grown to over 50,000 (local estimate) people in 2006. The surrounding Grand Valley has about 120,000 residents, and Mesa County's population is approximately 130,000. (local estimates)

While the area's economy has demonstrated strong growth, housing market appreciation far exceeds wage increases. These trends are expected to continue for the foreseeable future, making the need for affordable housing one of many issues facing local government in Grand Junction.

### Citizen Participation

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 process. The Community Development Department of the City of Grand Junction, as lead agency for the development of the Consolidated Plan and Program Year Action Plan, has invited human service agencies and 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. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings. The City solicited applications for 2006 funding available for the CDBG Program and received nine requests that totaled \$1,156,157, three times the amount of CDBG funds the City expects to receive from HUD.

### Institutional Structure

Grand Junction will carry out its Consolidated Plan through a mixture of public, private, and non-profit organizations that specialize in serving the identified needs of this plan and other needs of the low and moderate income residents of Grand Junction. Highly effective non-profit organizations deliver a wide array of services to Grand Junction citizens. The City depends upon these private agencies to meet the needs of the low and moderate income population.

### Housing Needs

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. Waiting lists for the limited number of existing assisted housing units are up to 300 days. A Housing Needs Assessment of Mesa County, conducted in 2002 for the Colorado Blue Ribbon Panel on Housing, estimated a 2005 need of 1,670 rental housing units serving households earning less than 60% Median Income. Home ownership needs is estimated to be 867 units.

According to the Mesa County Assessors Office, the cost of a single family home within the county has increased 14% from 2004 to 2005, to an estimated average sales price of \$210,000.

### 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.

Prior to 2000, local data collection about the homeless had been primarily anecdotal and informal, as there has not been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, a point-in-time survey conducted in March 2001 indicates that there are approximately 500 homeless persons in Grand Junction. A new point-in-time survey is planned for August 28, 2006.

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 still being used and implemented. It is intended to provide a continuous network of housing and service support for persons working to permanently leave the streets.

#### Special Needs Housing

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

#### 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 the 2006 Five-Year Consolidated Plan, describes community activities to:

- Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends;
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from entering poverty situations;
- Encourage efforts to raise earned income levels;
- Maintain a strong diversified economic base;
- 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.

- Focus affordable housing development near employment centers.

#### Consolidated Plan

The 2006 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 Consolidated Plan Objective and Priority Need, specific Objectives have been identified which define how the community will respond over the life of the five year consolidated plan.

### CONSOLIDATED PLAN OBJECTIVES

#### I. Suitable Living Environment

##### Need for Non-Housing Community Development Infrastructure

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

Objective 1 Maintain, improve and develop City infrastructure and public facilities.

Objective 2 Maintain, improve and develop City parks and facilities.

Objective 3 Conduct planning studies such as Comprehensive Plans, Neighborhood Plans and small area plans, etc.

Objective 4 Provide code enforcement.

Objective 5 Assist with the preservation of the community's historic sites and structures.

##### Need for Community Development Neighborhood Program

Priority Need Category: City Council's 2002 Strategic Plan identifies "Vital Neighborhoods" as one of six Solutions.

Objective 1 Use of CDBG funds for neighborhood projects in Low and Moderate Income (LMI) qualified neighborhoods.

##### Needs of Special-Needs Populations and Other Human Service Needs

Priority Need Category: Other Special Needs

Objective 1 Support efforts to reduce the possibility of catastrophic expense.

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

Objective 3 Support programs helping the elderly, persons with HIV/Aids, the homeless and other special need populations.

Objective 4 Increase access to drug and/or alcohol treatment programs and resources for victims of domestic violence.

Priority Need Category: Youth

Objective 1 Promote and support healthy recreational activities and other youth programs.

Objective 2 Establish programs aimed at providing preventative measures for at risk youth.

Objective 3 Establish programs aimed at helping youth that are victims of "meth" households.

## II. Decent 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.
- Objective 5 Reduce the impact of barriers to affordable housing.
- Objective 6 Establish programs that include the provision of security deposits, legal services and other advocate programs helping renters/owners obtain and maintain housing.

Priority Need Category: Lead Based Paint Hazards

- Objective 1 Evaluate and reduce lead-based paint hazards.
- Needs of the Homeless

Priority Need Category: Prevent and Reduce Homelessness, including Chronic 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.
- Objective 5 Provide permanent supportive housing opportunities.

## III. Creating Economic Opportunities

Priority Need Category: Childcare

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

Priority Need Category: Economic Development

- Objective 1 Support Prevention and Intervention Strategies and Activities.
- Objective 2 Support activities that foster increased household stability and/or increased household income.
- Objective 3 Increase access to employment.
- Objective 4 Support efforts intended to expand and /or diversify the local business base and increased pay scales.
- Objective 5 Support efforts of job creation for low/moderate income residents.

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

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

## Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The intent of this plan is to identify and prioritize local needs and objectives through the coordinated efforts of the City of Grand Junction, various local organizations, and citizen participation.

## General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

1. Grand Junction is centrally located between Denver and Salt Lake, is the largest city on the Western Slope of Colorado, and serves as the County Seat for Mesa County. The Colorado State Demography office estimates Grand Junction's 2004 population to be approximately 44,700. Mesa County's 2004 population is estimated to be almost 127,808. Assistance will be directed to areas of low and moderate income concentrations, such as the Orchard Mesa, Riverside, El Poso, Downtown, and Central Grand Junction neighborhoods.
2. Investments will be allocated geographically according to HUD regulations. CDBG funding must meet national objective requirements of serving low and moderate income persons.
3. Obstacles to meeting underserved needs are addressed in the following sections, however, limited funding and the increasing demand for services by a growing population are the community's major obstacles. Additionally, the need to connect persons with needs to available programs continues to be an obstacle.

## Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

\*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

1. The City of Grand Junction Community Development Department is the lead organization in the development of the Consolidated Plan. The public and private agencies listed below (#2) along with:

Marillac Clinic,  
Salvation Army,  
Colorado West Mental Health,  
Hilltop;

and member agencies of:

the Benevolent Community Partnership,  
the Grand Valley Homeless Coalition,  
the Grand Valley Housing Partnership;

among others, participate in and are responsible for administering programs covered by this Consolidated Plan.

2. Significant aspects of the planning process are included in part 3 below. Many organizations participated in the development of this Consolidated Plan including an advisory committee comprised of the following agencies:

The Grand Junction Housing Authority - Housing Programs  
Housing Resources of Western Colorado - Housing Programs  
The Grand Valley Catholic Outreach - Homeless Programs  
PARTNERS - Youth Programs  
The Treehouse - Youth Programs  
The Center for Independence - Disabled and Special Needs Programs  
School District 51 - Youth and Homeless Programs  
WestCap - HIV/AIDS  
St. Mary's Hospital - Medical and Special Needs  
The Grand Junction Economic Partnership - Economic Development  
The Business Incubator - Economic Development

3. The City held 8 formal consultations with representatives of various organizations, including those listed above, who met in committee and special focus group meetings to formulate this Consolidated Plan. This 2006 Consolidated Plan committee played a major role in identifying the needs of the low and moderate income persons in the Grand Junction area. Additionally, several representatives organized and met several times to formulate the homeless needs of the community. Drafts of the planning document and portions of the plan were sent out electronically and in paper to committee members and others for review and feedback.

### **Citizen Participation (91.200 (b))**

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

1. An open house meeting was held in March 2006 to educate and receive input from the public. Invitations were mailed to over 85 citizens and human service providers. Additionally, an advertisement was placed in the Grand Junction Sentinel inviting citizens to attend and participate. On May 17, 2006 a public hearing before City Council was conducted to discuss funding for 2006 and determine what projects would be funded out of nine formal applications received by the City for CDBG funding. Citizen comments included:

On June 19, 2006 City Council conducted a public hearing to seek for public comments and to consider adoption of the 2006 Analysis of Impediments Study, the 2006 Five-Year Consolidated Plan, and the 2006 One Year Action Plan. A 30 day public review period occurred from June 8th to July 8th, 2006. No comments were received during the 30-day public review period except comments received on June 19th during the public hearing. (See City Council June 19th minutes, below) These opportunities for public input comply with the City's CDBG citizen participation plan.

2. The City received many supportive comments of the Consolidated Plan and planning process.

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

June 19, 2006

The City Council of the City of Grand Junction convened into regular session on the 19th day of June 2006, at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Jim Spehar, and President of the Council Jim Doody. Absent was Councilmember Doug Thomason. Also present were City Manager Kelly Arnold, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Coons led in the pledge of allegiance. The audience remained standing for the invocation by Reverend Michael Torphy, Religious Science Spiritual Center.



Public Hearing – 2006 CDBG Program Year Action Plan, 2006 Five-year Consolidated Plan, and the 2006 Analysis of Impediments to Fair Housing Study

The two plans and the one study (the City’s CDBG 2006 Five-year Consolidated Plan; the 2006 Program Year Action Plan and the 2006 Analysis of Impediments to Fair Housing Choice Study) are required by the Department of Housing and Urban Development (HUD) for the use of CDBG funds. The 2006 Action Plan includes the CDBG projects for the 2006 Program Year City Council approved for funding on May 17, 2006.

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

David Thornton, Principal Planner, reviewed this item. He noted the number of partnerships in this community. The Consolidated Plan is required by HUD every three to five years. The City does it every five years. There are seven elements included in the Plan. Since the City has been in entitlement, since 1996, the program and the community as a whole have done a number of elements in the plan. For each new program year, a one-year Action Plan is adopted. The 2006 entitlement is \$348,286. He reviewed the 2006 Plan. The third requirement is the Study on Impediments to Affordable Housing. A consultant from Denver, D. J. Consulting, was hired for the Study. Five impediments were identified and some recommendations were made on how to remove the impediments. The impediments were fairly obvious: #1 Land development costs. Some ways to alleviate the impediment were to develop land banking and land trusts, establish an affordable housing fund, and develop joint venture projects.

Councilmember Spehar recommended that the wording in the 2006 Action Plan does not limit the City to just buying land but includes other options. Mr. Thornton agreed that it would be a good idea to clarify that in the Plan.

Mr. Thornton continued with impediment #2: Not In My Back Yard (NIMBY) mindset and mitigation of that. The City and housing providers should continue the good efforts to promote awareness of the need for affordable and fair housing through seminars, fair housing forums and public awareness campaigns and the solicitation of neighborhood input to housing development should be part of the City’s Zoning and Development Code.

Impediment # 3: A lack of affordable housing units, one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities continues to be an impediment to fair housing choice. Efforts need to be expanded for tenant/landlord mediation and for foreclosure prevention.

The consultant recommendations for mitigation were that the City should continue the usage of CDBG funding to support affordable housing projects, the City should encourage usage of the City’s local matching funds for affordable housing development and revisit the evaluation of goals, objectives, policies, regulations, and fees as to their impact on affordable housing and implement the objectives determined from that evaluation, particularly number 22 goal of Grand Junction’s Strategic Plan to implement the results of the Affordable Housing Forum. Also the City should have a staff person who is involved exclusively in housing projects whose job would consist of being a liaison with public and private housing providers, serve as a member of the Affordable Housing Partnership, a contact for people with fair

housing complaints, and a resource for funding of housing projects. This person could also look into additional funding for security deposits and utility costs.

Impediment #4: The lack of transitional housing units, particularly for homeless families and the mentally ill is still an impediment to fair housing choice. The housing providers are to be commended on all their efforts to supply transitional housing in the community. The same effort needs to be continued to meet future needs.

Recommendations to eliminate were that the City should continue its support of area housing agencies in the pursuit of additional funding, from public and private sources, for the provision of additional transitional housing units. The staff person recommended in recommendation 3E could be the City contact person to assist in additional funding as well as a resource person on how other cities are handling homelessness. One reviewer of this study disagrees with this recommendation because that person thinks that it is not the job of the City to perform this function. Also the area agencies should continue to provide services such as transitional housing, homeless prevention training, health care referrals, and housing counseling to homeless person and families, to assist in the prevention of homelessness.

Impediment #5: Low income or wage levels are still an impediment to fair housing choice. While this is an impediment that involves private enterprise even more than the City or public agencies, it is one that will need all the effort from the City and public agencies that can be given.

Recommendations for mitigation include that the City needs to continue to work with the Grand Junction Economic Partnership and the Business Incubator to promote opportunities to develop new businesses or expand existing ones and to improve wage levels for Grand Junction's residents and the City and the Grand Junction Economic Partnership should continue to work with area job training agencies to determine if additional training needs exist in the community and can be met through any potential local, state, or federal funding sources.

Council President Doody asked for specifics on hiring the additional person. Mr. Thornton advised that HUD has developed more requirements for entities receiving funds and staff wants to make sure the City meets all these requirements. An additional person would also allow Planners Thornton and Ashbeck to work more on planning activities instead of the CDBG requirements.

Councilmember Hill noted that he went back to national committee meeting upon which he serves to bring up the matter of the costs of administering these funds. He felt the requirements were wasting money on paperwork in order to justify the program, to the tune of \$800 million. His committee is leading the charge to try to reduce those requirements. He applauded the City's efforts to be below the maximum administrative fees allowed in previous years.

Terri Clements, 2204 N. 1st Street, director of the Tree House Program, thanked the City Council for the opportunity to comment. She expressed her disappointment that not one dime of the City's CDBG funding is going to youth programs this year.

Jody Kole, Grand Junction Housing Authority Director, 229 Pine Terrace Court, thanked Council for its commitment to affordable housing. She pointed out that Grand Junction has the fastest growing group of homeless, especially homeless

families with children. She feared that there will be a reorganization of the program that will eliminate Grand Junctions annual entitlement.

There were no other comments.

The public hearing was closed at 8:25 p.m.

Councilmember Coons stated that there are always more deserving needs than there is money for. She felt the affordable housing funding is a good choice for this year.

Councilmember Spehar supported the proposal to put the whole lump toward housing which was suggested by Councilmember Palmer. The City's annual allocation has decreased and this is an opportunity to have a major impact using the entire sum. He also supports the move to increase administrative fee in order to hire a person to administer the fund.

Resolution No. 73-06 – A Resolution Adopting the 2006 Five-Year Consolidated Plan as a Part of the City of Grand Junction's Community Development Block Grant (CDBG) Program

Resolution No. 74-06 – A Resolution Adopting the 2006 Program Year Action Plan as a Part of the City of Grand Junction's 2006 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Resolution No. 75-06 – A Resolution Adopting the 2006 Analysis of Impediments to Fair Housing Choice Study for the Grand Junction Community Development Block Grant (CDBG) Program

Councilmember Coons moved to adopt Resolution Nos. 73-06, 74-06, and 75-06 with the amendment in the 2006 Program Year Action Plan, item #2 being changed to "Funding for the creation of affordable housing". Councilmember Spehar seconded the item. Motion carried by roll call vote.

Council President Doody called a recess at 8:33 p.m. and excused Councilmember Palmer from the remainder of the meeting as he was ill.

Stephanie Tuin, MMC  
City Clerk

3. Over 85 open house invitations were mailed to various organizations, including those listed above. The Hispanic/Latino Alliance, the Center for Independence, Mesa Developmental Services, Hilltop, and Senior Companions were among the many organizations, who assist minorities and the disabled, that were invited to the open house.

4. There were no comments that were not accepted.

## **Institutional Structure (91.215 (i))**

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

1. Grand Junction will carry out its administration of the CDBG program through a mixture of public, private, and non-profit organizations that specialize in serving the identified needs of this plan and other needs of the low and moderate income residents of Grand Junction. Much of the needs and programs described in the Consolidated Plan will be met and accomplished.

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

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

The Grand Junction City Council has provided guidance in the development of the Consolidated Plan, particularly the annual One-Year Action Plan. A subcommittee made up of City Council members meets in May of each year to discuss applications for CDBG funding. From this City Council subcommittee, a recommendation is formed and forwarded to the full City Council at the Consolidated Plan Public Hearing held June of each year.

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

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

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

GJHA provides affordable rental opportunities for over 1,300 households in the Grand Valley. Additional services including home buyer education, mortgage default counseling, and housing advocacy reach hundreds more families every year. Unfortunately, GJHA's Consolidated Waiting Lists exceed 1,100 unduplicated names, and are expected to reach 1,500 by the end of the fiscal year. The number of families in need exceed the resources available. Federal funding for affordable housing continues to decline, despite growing needs. Local resources are inadequate to make up for the federal funding gaps. The City invests in GJHA housing developments on a case-by-case basis, but does not fund any of GJHA's programs or properties' operating budgets.

GJHA's Board of Commissioners has set ambitious goals to become less dependent on federal funding and less constrained by the attendant regulatory framework. Development of two properties financed under the Low Income Housing Tax Credit program is evidence of this direction. The City's financial investment in these two developments was essential to their success. GJHA hopes to be able to develop a mixed-use, mixed-income property in the downtown area, in cooperation with the Downtown Development Authority and the City.

In addition, GJHA is actively pursuing a Demo-Disposition of its 30 unit Public Housing development. The regulatory burdens of the Public Housing program are disproportionately onerous as compared to the small size of the property. The property is well maintained, but may better serve the low income population through a more decentralized approach. Some negative social patterns emerge when very low income households are concentrated in a dense property. GJHA's Demo-Dispo. goals include retaining the deeply subsidized units, through relocation or replacement Vouchers.

Operationally, GJHA functions independent of the City of Grand Junction, and does not have access to either the personnel or the purchasing functions within the City organization. Periodically, GJHA is able to take advantage of bulk bidding processes completed by the City. GJHA purchases its gas for agency vehicles from the City, resulting in considerable savings. Additionally, City Staff members are always willing to provide technical assistance and advice to the Housing Authority.

## **Monitoring (91.230)**

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

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

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

### **Priority Needs Analysis and Strategies (91.215 (a))**

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

1. Although it is recognized that there are needs in all programs serving LMI persons and special needs populations, priority is given to the needs that are most likely to be satisfied and most needed to be dealt with during the next five years.
2. Grand Junction as a community has many human services agencies. Several of these agencies have formed partnerships to better serve the community's needs. Partnerships will continue to be forged, resulting in better communication, less duplication of services, and better, more efficient services being provided. Two very identifiable obstacles to meeting underserved needs are: (1) a lack of funding, and; (2) the increasing demand for services by a growing population.

### **Lead-based Paint (91.215 (g))**

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

3-5 Year Strategic Plan Lead-based Paint response:

1. It is estimated that 10,000 housing units were built before 1978 and that a high percentage of these homes may contain lead-based paint. While it is not known how

many of the homes containing lead-based paint are occupied by low to moderate income residents, it is known that older homes are typically more affordable and that a high percentage of these older housing units are occupied by low and moderate income persons.

According to the Colorado State Health Department, children from age six months to seventy two months are at the greatest risk of lead poisoning because of their crawling and chewing behavior at that age and because their physiological development is most influenced by lead during that period. From 2003 to 2004, 968 children were tested for lead in the blood in Mesa County and 3 of those were at levels above 10ug / dL. All others tested were below 10ug / dL. All tests must be reported to the State of Colorado. If one test is over 20 or two consecutive tests are over 15 the child's environment should be investigated for lead-based paint and other causes to determine why the level is dangerously high.

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

2. The Housing Resources of Western Colorado currently has no certified HUD inspectors who can perform inspections and wipe sample tests, however they anticipate having an inspector within the next six months. Inspecting for lead is currently done by Eastern Colorado consultants authorized to oversee remediation activities and perform remediation themselves.

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

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

Strategies include the following

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

## HOUSING

### Housing Needs (91.205)

\*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

#### 3-5 Year Strategic Plan Housing Needs response:

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 up to 300 days. A Housing Needs Assessment of Mesa County, conducted in 2002 for the Colorado Blue Ribbon Panel on Housing, estimated a 2005 need of 1,670 rental housing units serving households earning less than 60% Median Income. Home ownership needs is estimated to be 867 units.

1. Projected housing needs for the next five years are based upon the number of applications for housing assistance lead agencies received in 2005. Other indicators of housing needs are the number of waitlisted applicants and the average number of days those applicants wait before receiving assistance or dropping out. Please see the Housing Needs Table for housing needs identified from the 2000 U.S. Census.

#### 30% LMI -

As of May 2006, the Grand Junction Housing Authority (GJHA) reported 1105 applicants for housing assistance, with an average number of days on a waiting list of 294. Of these 1105 applicants, 816 (74%) are categorized at 30% LMI.

In 2005, Housing Resources of Western Colorado (HRWC) received 176 applications for housing assistance, with a waiting list average of 120 days. Of the 176 applicants, 162 (92%) are categorized at or below 30% LMI.

#### 50% LMI -

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 278 (25%) categorized at 50% LMI.

Out of 176, HRWC received 14 (8%) applications for housing assistance in 2005.



80% LMI -

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 11 (1.2%) categorized at 80% LMI.

Renters/Owners

Housing Resources of Western Colorado met with 323 individuals in 2005 to determine if they qualify for the Self Help Housing Homeownership Program, a "sweat-equity" home building program that provides new construction of single family homes on subdivision lots for home buyers that earn a low to moderate income. Two primary disqualifiers for this program are poor credit and low income.

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 up to 300 days. A Housing Needs Assessment of Mesa County, conducted in 2002 for the Colorado Blue Ribbon Panel on Housing, estimated a 2005 need of 1,670 rental housing units serving households earning less than 60% Median Income. Home ownership needs is estimated to be 867 units.

Elderly -

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 82 (about 7.4%) to be from elderly persons as follows: 48 at 30% LMI, 29 at 50% LMI, and 5 at 80% LMI

Out of 176 applications in 2005, HRWC received 6 (about 3.5%) applications from elderly persons at 30% LMI

Persons w/ Disabilities, HIV/AIDS & Families -

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

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 264 (about 24%) to be disabled persons as follows: 210 at 30% LMI, 51 at 50% LMI, and 3 at 80% LMI.

Out of 176 applicants, HRWC received 13 (about 7.4%) from disabled persons. Mesa Developmental Services waitlist for section 8 housing at any given time averages 9 people and 30 families with children.

WestCAP currently has 7 clients in their program and two waitlisted. 6 people in the program are living in single room units; 1 is a family of four. As the HIV population changes, WestCAP is seeing an increase of families affected by HIV/AIDS, increasing the need to assist with larger sized on-going and temporary housing units.

Single Persons -

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 367 (33%) to be single persons as follows: 273 at 30% LMI, 89 at 50% LMI, and 5 at 80% LMI.

Large Families -

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 87 to be large family households (5 or more persons) as follows: 61 at 30% LMI, 26 at 50% LMI, and 0 at 80% LMI.

Public Housing Residents -

As of May 2006, the GJHA reported 29 Housing residents and 223 waitlisted for public housing.

Families on Public Housing and Section 8 Tenant-Based Waiting Lists -

As of May 2006, the Grand Junction Housing Authority (GJHA) reported 1105 applicants for housing assistance, with an average number of days on a waiting list of 294. Of these 1105 applicants, 738 are households with 2 or more persons.

HRWC received 176 in 2005 with a wait list average of 120 days.

Cost Burden -

See Housing Needs Table

Severe Cost-Burden -

See Housing Needs Table

Substandard Housing -

School District 51 estimates that out of 276 families with school age children assisted by the Resources, Education, and Advocacy for Children who are Homeless (REACH) program in 2005, 5% live in substandard housing.

Overcrowding -

School District 51 estimates that out of 276 families with school age children assisted by the REACH program in 2005, 60% live in overcrowded (more than 1 person per room) conditions.

2. Disproportionate Need - According to the 2000 US Census, there is a disproportionately greater need for Hispanics families at less than 30% MFI and 30-50% MFI levels who rent than the total families at these income levels who also rent. Additionally, Hispanic families at the 30-50% MFI level who own their home are disproportionately greater than the total families at these income levels who are also home owners.

## **Priority Housing Needs (91.215 (b))**

1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need

category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

Information was obtained with the help of previous studies and reports, including the 2002 Grand Valley Housing Needs Assessment and the 2005 Colorado Blue Ribbon Panel on Housing Study. Additionally, the 2006 Consolidated Plan Committee, comprised of representatives from many human service agencies, provided information from their respective agencies.

1. Generally, higher priority will be given to those subpopulations where the greatest gap occurs, such as renters that earn less than 30% MFI and renters earning between 30% and 50% MFI. Please refer to the Housing Needs Table.
2. The basis for determining the priority of each housing need category is rooted in the gap evident in the 2000 U.S. Census data, the 2002 Grand Valley Housing Needs Assessment, and the waiting lists of the GJHA and other housing assistance providers in the community.
3. A 2005 Colorado Blue Ribbon Panel on Housing Study identified the following Grand Valley affordable housing priorities:
  - A. Target Populations:
    - Homeless families and individuals who request housing help
    - Families and individuals who are in need of homeless prevention
    - Workforce renters
  - B. Affordable housing units should be scattered throughout all jurisdictions in the Grand Valley
  - C. Housing needs should be addressed on a regional basis
4. Obstacles to meeting underserved needs were identified during CDBG committee meetings and by various organizations, such as Mesa Developmental Services, the Center for Independence, the GJHA, and HRWC. Obstacles that were identified include the following:
  - Applicants and recipients of housing assistance have difficulty fronting a security deposit along with a first and last month rent payment.
  - Some applicants for housing assistance and other services are unable or have difficulty obtaining required documentation and identification.
  - Single adults tend to go unassisted – priority is given to disabled persons and single parents with children.
  - Employed applicants and recipients for housing assistance are given priority over unemployed.

- Transportation, particularly during nontraditional hours, is difficult or non-existent in many housing areas.
- Housing that accommodates persons with disabilities, particularly wheelchair dependent, is difficult to find.
- Many of the families served are described as the "hidden homeless", meaning that if it were not for kind (and equally poor) friends or relatives who take them in, they would not have a place to live. This is partly due to long waiting lists for Section 8 housing.
- There is a shortage of affordable housing that meets HUD's rent guidelines.
- Many families and adult clients are barely over the HUD income limit and several clients pay more than 50% of their income on housing. About 80% of their income goes to rent and utilities. One client had a \$230 utility bill for a small one bedroom house (which was probably poorly insulated and not energy efficient). As of mid February 2006, none of MDS clients had received assistance through the LEAP program for utilities.
- Most housing in this community is not affordable for the average worker, especially not for the elderly and disabled.
- There is a huge need for families with children with disabilities to have single level homes with yards - this would be for safety and accessibility reasons. Also, single family dwellings are preferable because many severely disabled children are very noisy and/or are up all hours of the night with seizures, medications, etc. - these families are not very popular neighbors in apartment situations.

WestCap Barrier Assessment:

- Limited inventory of affordable housing units, specifically affordable housing that meets the standards of sharing bedrooms in a large family with limited financial resources.
- HOPWA funding is for limited time periods only and as the wait-lists for programs such as Section 8 extend longer and longer, people may lose their eligibility in one program before a slot opens up in another.
- Security deposits are becoming a barrier as well, particularly with the intermittent nature of illness with HIV disease. It is not unusual for a client to need assistance with a deposit, start working, become ill and unable to work, lose their housing, then need assistance with a security deposit again when they get out of the hospital. This scenario may occur two or three times during the onset of complicated, new treatment regimens which save their lives, but are very difficult to tolerate. And as all SSI and SSDI applications are automatically denied upon initial submission, income may be a long way down the road for many of these very ill people.
- Other barriers include monolingual clients who are not able to advocate for themselves.

## **Housing Market Analysis (91.210)**

\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

1. Supply -

The Mesa County Assessor's office reported an estimated 53,979 housing units in the housing market area as of May 2006. The housing inventory is comprised of approximately 41,072 (76%) single family homes, 7,700 (14.3%) manufactured homes, and 5,207 (9.6%) town homes, condos, and multifamily homes. Of the multifamily homes built since 2000, approximately 80% are for senior or age restricted housing. This may be attributable to in-migration of retirees and the migration from renter to owner as a result of available financing and low interest rates.

Supply of multifamily units is relatively flat. Additionally, a national trend has reached Grand Junction: Owners of multifamily rental properties sell the individual apartments as condos. Town North Apartments has recently completed this transition. Others are expected to follow suit.

According to the GJHA, a total of 2,371 subsidized and below market units were available in 2005, consisting of 949 Section 8 subsidized units, 996 Section 8 vouchers, 303 Low Income Housing Tax Credit units, and 123 publicly financed units.

Demand -

A Housing Needs Assessment of the Grand Valley, conducted in 2002 for the Colorado Blue Ribbon Panel on Housing, estimated a 2005 need of 1,670 rental housing units serving households earning less than 60% AMI. The homeownership need is estimated to be approximately 867 units.

In migration of workers to service the oil & gas industry is putting upward pressure on rental rates and on entry-level home prices. The run-up in mortgage rates has also priced some prospective home buyers out of the market for now, adding to the pressure on the rental market. Though rental rates have remained relatively flat for the past 9 years, area landlords are voicing their plans to raise rental rates. This has become apparent in the GJHA Housing Choice Voucher Program. The Grand Valley has historically seen a large portion of the rental market represented in single-family homes, in addition to apartment complexes. It is difficult to predict the impact of home sale price appreciation on the continued availability of the single family homes in the rental market.

The GJHA and HRWC reported 2005 average waiting lists of 1,014 and 176 respectively.

Condition -

The 2002 Grand Valley Housing Needs Assessment reported the following housing condition survey results:

Condition	Own	Rent
Excellent	47.2%	23.9%
Good (minor repairs)	42%	50%

Fair (major repairs)	10.2%	21.6%
Poor	.5%	4.5%

Since the multifamily rental market has experienced limited new construction in the last 15 years, the existing rental stock is aging, and is generally in need of rehab. If rental rates increase as expected, landlords may be motivated to upgrade units to remain competitive at market rental rates.

Cost of housing -

From an average sales price of \$67,060 in 1990 to an average sales price of \$185,690 in 2004, home prices have increased \$118,630 or 176%. This is an average increase of 12.57% a year.

Housing stock available to serve persons with disabilities -

Of the 1,735 subsidized and below market rate units available in 2005, 58 or 3.3% are reported to be accessible to the disabled.

There appears to be a mis-match between the needs of persons with disabilities and the housing available to serve this population. Organizations that serve persons with disabilities express a need for additional units, but the existing accessible rental units in the market have experienced long vacancies while the property managers seek a qualified renter. GJHA's recently completed Linden Pointe development added four 2-bedroom apartments and one 3-bedroom apartment to the accessible inventory. In addition, all first floor units at Linden Pointe are visitable and fully adaptable to persons with disabilities.

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

Housing serving persons with HIV/AIDS and their families -

In 2005, the Denver CAP provided the Western Colorado AIDS program \$48,771.

WestCAP reports an existing unmet gap of affordable rental units to serve 24 individuals and 4 family units for persons with HIV/AIDS.

Home sale prices continue to escalate, The Mesa County Assessor's office reported the average single family home sales price in 2005 to be approximately \$210,000. Rental rates have remained relatively flat for the past 9 years, but are expected to rise over the next year due to increased pressure on the rental market.

2. The following is a list of subsidized units and their contract expiration date:

- Clifton Townhouses - Expires 2/21/2007
- Willow Grove (Rocky Mountain Mutual Housing) - Expires 5/31/07
- Garden Village (Housing Resources of Western Colorado) - Expires 6/13/2022
- Little Bookcliff (Colorado West Mental Health) - Expires 7/23/2007
- Monterey Park (Colorado West Senior Citizens) - Contract terminated on 9/30/01
- Racquet Club Apartments - Expires 1/20/2007
- Monument Ridge Town homes - Expires 12/31/2022

According to the GJHA, a total of 2,371 subsidized and below market units were available in 2005, consisting of 949 Section 8 subsidized units, 996 Section 8 vouchers, 303 Low Income Housing Tax Credit units, and 123 publicly financed units.

Of the currently assisted housing programs/units, a few may be in danger of being lost from the inventory during the next 5 year period, such as Clifton Townhomes, Willow Grove, Little Bookcliff, and Racquet Club Apartments. Preservation of existing low-income housing is important to maintaining the community's existing housing stock.

Federal: The GJHA is considering a demolition/disposition of its 30 unit Public Housing Development, Capitol Terrace Townhomes. IF GJHA completes the Demo-Dispo, the proceeds of the sale of the property will be reinvested in other affordable housing units in Grand Junction. Most of the residents at this property have incomes at or below 30% of AMFI. If any residents are displaced by the demo-dispo proposal, they will be entitled to relocation benefits.

State: The new Tenant Based Rental Assistance program, called "Next Step" has a two year funding contract from the State Division of Housing. At the end of the two year period, many of the assisted households will have become self-sufficient, but some may not be financially independent. GJHA intends to provide transitional housing for these households, either via provision of rental units or by allocation of some of its Housing Choice Vouchers.

3. Rental assistance, production of new units, rehabilitation, and preservation, often through the acquisition of existing units, are all significantly important in providing needed housing opportunities to Grand Junction low and moderate income residents. As the costs of land and housing development continues to rise in the Grand Junction area, all aspects of housing including rental, new construction, rehabilitation, preservation, and acquisition will be influenced in that funds available will become diluted and not stretch as far as they once did.

### **Specific Housing Objectives (91.215 (b))**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

1. The following is a summary of various organizations and the goals they desire to achieve over the next five years:

Grand Junction Housing Authority:

1. Public Housing Demo-Dispo: Analyze potential to sell Capital Terrace Townhomes to generate cash that can be reinvested and leveraged to provide more than 30 units of affordable housing while preserving at least 30 deeply subsidized units. Implement if feasible.

2. Aggressively pursue reinvestment of the DHE funds in partnership with the Downtown Development Authority.
3. Explore potential to provide property management services and residential rehab services for private property owners, under a newly incorporated subsidiary.
4. Expand the single-family home acquisition & rehab program, both for lease-to-purchase and for resale to generate cash.
5. Update the 2002 Housing Needs Assessment, in collaboration with the Grand Valley Housing Partnership.
6. Develop Employer-Assisted Home Ownership Program in Partnership with Freddie Mac and approximately 20 Local Employers
7. Complete HUD Required Selection Process to Site-Base Vouchers for Family Unification Program, and to hold down per-unit cost in Voucher program.
8. Develop Proposal for Tenant-Based Rental Assistance in Partnership with Mesa County, School District 51
9. Actively Participate in "Grand Valley Housing Partnership"
10. Complete Close-out of Linden Pointe; Compliance Requirements; Full Lease-up; Audit; Perfect Tax Credits; Obtain All Equity Pay-ins, Receive Earned Developers Fees
11. Seek Options to Develop Child Care at Linden Pointe
12. Seek entrepreneurial opportunities to expand services and earn unrestricted revenue to be reinvested in affordable housing resources, both new ventures and ongoing programs

Housing Resources of Western Colorado:

- Acquire/rehab rental units in danger of being lost from inventory—approx. 100 units serving 30-60% AMI.
- Rehab approximately 60 homes for homeowners at or below 80% AMI.
- Build approximately 30 single family homes for homeowners at or below 120% AMI. Some of these homes will be built through a self-help program, others through various housing development programs.
- Look for opportunities to infill within the city limits.
- Purchase/rehab approximately 30 foreclosure homes. These homes will be either lease/purchase or sold to those at or below 80% AMI.
- Provide pre-purchase/foreclosure counseling for approximately 1,500 homeowners in the Grand Junction area.
- Weatherize approximately 600 units for those at or below 185% federal poverty level.
- Manage 126+ rental units for eligible renters ranging from 30-60% AMI.
- Provide down payment assistance to approximately 50 potential first-time homebuyers at or below 80% AMI.

Housing Resources of Western Colorado Priorities and Objectives for 2007

- Acquire/rehab rental units in danger of being lost from inventory—approx. 50 units serving 30-60% AMI.
- Rehab approx. 10 homes for homeowners at or below 80% AMI.
- Build approximately 10 single family homes for homeowners at or below 80% AMI.
- Purchase/rehab approximately 5 foreclosure homes. These homes will be either lease-purchase or sold to those at or below 80% AMI.
- Provide pre-purchase/foreclosure counseling for approximately 300 homeowners in the Grand Junction area.
- Weatherize approx. 150 units for those at or below 185% federal poverty level.
- Provide transitional housing for 8 homeless veterans at 30-40% AMI.
- Manage 126+ rental units for eligible renters ranging from 30-60% AMI.



- Provide down payment assistance to approximately 10 potential first-time homebuyers at or below 80% AMI.

Habitat for Humanity of Mesa County building projections in units:

2006-2007	6
2007-2008	6
2008-2009	8
2009-2010	8
2010-2011	10

School District 51:

- Expansion of the Next Step Housing Program and the Tree House Youth Shelter to include a transitional living piece.
- Expansion of the REACH program in response to an anticipated full level of participation at all of our schools, which will likely double the population of identified students.

Grand Valley Catholic Outreach:

- Build a 10 unit permanent supportive housing facility to house chronically homeless disabled individuals.
- Continue operating Catholic Outreach Transitional Housing – HUD granted renewal for an additional two-year period which begins September 1, 2006. The success of this program thus far has been good with 80% of the individuals and families completing the program remaining housed after one year.
- Continue operating Catholic Outreach Emergency Housing program.
- A new program, La Mariposa, begins in the late spring, 2006. This program is designed to build self-esteem in homeless and formerly homeless women.
- Continue current assistance programs and expand with new ones as needed.

2. Determining the allocation of resources that are expected to be available will be done based on the following:

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

For the 2006 Action Plan year, the City of Grand Junction plans to spend approximately 3/4 of a million dollars, including over \$278,000 in CDBG funds, for an affordable housing project. The number of people and what income level will be targeted has not yet been determined.

## **Needs of Public Housing (91.210 (b))**

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects

located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

The GJHA is actively pursuing a Demo-Disposition of its 30 unit Public Housing development known as Capital Terrace. The regulatory burdens of the Public Housing program are disproportionately onerous as compared to the small size of the property. The property is well maintained, but may better serve the low income population through a more decentralized approach. Some negative social patterns emerge when very low income households are concentrated in a dense property. GJHA's Demo-Dispo. goals include retaining the deeply subsidized units, through relocation or replacement Vouchers.

As of May 2006, the GJHA reported 29 Public Housing residents and 223 waitlisted for public housing.

As of May 2006, the Grand Junction Housing Authority (GJHA) reported 1105 applicants for all forms of housing assistance, with an average number of days on a waiting list of 294. Of these 1105 applicants, 738 are households with 2 or more persons.

HRWC received 176 in 2005 with a wait list average of 120 days.

Out of 1105 waitlisted applicants as of May 2006, the GJHA reported 264 (about 24%) to be disabled persons as follows: 210 at 30% LMI, 51 at 50% LMI, and 3 at 80% LMI.

Out of 176 applicants, HRWC received 13 (about 7.4%) from disabled persons. Mesa Developmental Services waitlist for section 8 housing at any given time averages 9 people and 30 families with children.

## **Public Housing Strategy (91.210)**

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will

provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

1. GJHA strives to expand its services to persons of modest means. In 2006, GJHA initiated the "Next Step Program", a Tenant Based Rental Assistance Program, funded primarily by the Colorado Division of Housing. Local Partners include the Grand Valley Catholic Outreach, School District 51, Mesa County Department of Human Services, the City of Grand Junction, and local shelter organizations. Additionally, moderate income households are likely to be eligible for another new program, "Calling Mesa County Home", an employer-assisted home ownership program. Low income households will be served by GJHA's efficient operation of its Voucher Program and the Public Housing development. GJHA's consideration of the Demo-Dispo of the Public Housing development will be strongly influenced by the Housing Authority's assessment of client needs and the ability to preserve, and perhaps expand, the number of deeply-subsidized units available.

The GJHA owns one Public Housing development, Capital Terrace Townhomes, which is a 30-unit family development on a split site. The properties are in good condition. If a demo-dispo application is pursued, we propose to build fences in the back yard of the 6 single family homes, providing each house with its own dedicated back yard. Over the years, GJHA has tried a number of approaches to providing family-friendly, durable floor coverings in these units. Ceramic tile may be installed in some units in 2007 to assess its desirability and durability. The outcome of the Demo-Dispo assessment will determine the direction of any other physical improvements.

Single family homes are not the most cost effective way to provide affordable rental housing to low- and very-low-income households. The Demo-Dispo assessment may reveal that we can provide more than 30 units of housing if the resources are realigned.

Pursuing a Demo-Dispo application for the Public Housing units is being explored as a way to disperse the extremely low-income families currently residing in Public Housing. Provision of a Relocation Voucher to each of the 30 families will allow them to select suitable housing in the private market, close to jobs or schools or other amenities. Additionally, the pending funding reductions in the Public Housing program is expected to be detrimental to GJHA's ability to maintain its Public Housing units in a manner acceptable to community standards and conducive to healthy interaction among its residents.

2. One Public Housing development, Capital Terrace, is located in Grand Junction.
3. The GJHA is not designated as troubled by HUD nor considered to be performing poorly.

### **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other

property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

1 & 2. The 2006 Analysis of Impediments to Fair Housing Study identified affordability as a major impediment to local housing needs. The following current impediments and recommendations are listed in the 2006 Analysis of Impediments to Fair Housing study:

Impediment 1: Land development costs continue to be an impediment to fair housing choice.

Recommendations:

- 1A. The City should take steps to develop land banking and land trusts for future projects.
- 1B. The City should establish an affordable housing fund financed through developers making payments in lieu of providing required affordable housing on-site and from the City's General Fund.
- 1C. The City should work in conjunction with the Homebuilder's Association and area homebuilders, service providers and other interested groups and organizations to develop joint venture projects.

Impediment 2: The "not in my backyard" (NIMBY) syndrome is still an impediment to fair housing choice to a lesser degree. This remains an impediment not because the City and housing providers have not made efforts to reduce NIMBY feelings. It is agreed that all the actions that were recommended in 1999 have been taken. The City and providers are to be commended on those efforts. It is just that NIMBY is such a strong part of any development, whether it is housing or commercial development. Where one group sees the project as positive and think the project should be placed in a certain location, another group will see the placement of the project as a negative.

Recommendations:

- 2A. The City and housing providers should continue the good efforts to promote awareness of the need of affordable and fair housing through seminars, fair housing forums and public awareness campaigns.
- 2B. The solicitation of neighborhood input to housing development should be part of the City's Zoning and Development Code.

Impediment 3: A lack of affordable housing units, one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities continues to be an impediment to fair housing

choice. Efforts need to be expanded for tenant/landlord mediation and for foreclosure prevention.

Recommendations

3A. The City should continue the usage of CDBG funding to support affordable housing projects.

3B. Encourage usage of the City's local matching funds for affordable housing development.

3C. Revisit the evaluation of goals, objectives, policies, regulations and fees as to their impact on affordable housing and implement the objectives determined from that evaluation, particularly number 22 goal of Grand Junction's Strategic Plan to implement the results of the Affordable Housing Forum.

3D. The City should have a staff person who is involved exclusively in housing projects whose job would consist of being a liaison with public and private housing providers, serve as a member of the Affordable Housing Partnership, a contact for people with fair housing complaints, and a resource for funding of housing projects. This person could also look into additional funding for security deposits and utility costs.

Impediment 4: The lack of transitional housing units, particularly for homeless families and the mentally ill is still an impediment to fair housing choice. The housing providers are to be commended on all their efforts to supply transitional housing in the community. The same effort needs to be continued to meet future needs.

Recommendations:

4A. The City should continue its support of area housing agencies in the pursuit of additional funding, from public and private sources, for the provision of additional transitional housing units. The staff person recommended in recommendation 3E could be the City contact person to assist in additional funding as well as a resource person on how other cities are handling homelessness.

4B. The area agencies should continue to provide services such as transitional housing, homeless prevention training, health care referrals and housing counseling to homeless person and families, to assist in the prevention of homelessness.

Impediment 5: Low income or wage levels are still an impediment to fair housing choice. While this is an impediment that involves private enterprise even more than the City or public agencies, it is one that will need all the effort from the City and public agencies that can be given.

Recommendations:

5A. The City needs to continue to work with the Grand Junction Economic Partnership and the Business Incubator to promote opportunities to develop new businesses or expand existing ones and to improve wage levels for Grand Junction's residents.

5B. The City and the Grand Junction Economic Partnership should continue to work with area job training agencies to determine if additional training needs exist in the community and can be met through any potential local, state or federal funding

sources.

## HOMELESS

### **Homeless Needs (91.205 (b) and 91.215 (c))**

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

#### 3-5 Year Strategic Plan Homeless Needs response:

The homeless population in Grand Junction and the greater Mesa county area is estimated to be near 400 adults and 350 - 400 children by McKinney Vento standards. This homeless population has increased over the past five years and is expected to continue to increase over the next five years as a result of such conditions as a lack of affordable housing and in-migration from the oil and gas industry. Additionally, wages have not kept pace with the rising costs of living expenses such as energy needs. The need for emergency shelter increases as more and more people lose their housing. In the past, the visible homeless population primarily consisted of adults. Now families with children are more common, particularly single parent families. Since priority in emergency shelter in Grand Junction is given to families and women, single men are often left outside. With this problem now obvious, plans are moving forward to open a new family shelter. Additionally, a new shelter for homeless and runaway youth has just opened.

Typically, low income single individuals and low income families (1 or 2 parent) are either unemployed or underemployed. Pressure (see 1) on housing that such individuals can afford is increasing at a very rapid rate, resulting in an increased number of evictions. Additionally, Colorado is currently experiencing the highest foreclosure rate in the nation.

The homeless population in Grand Junction is overwhelmingly White/Caucasian, approximately 90% with perhaps less than 10% Hispanic. The veteran population is estimated at 37%.

Please see Table 1A in the Strategic Plan Folder for a breakdown of the Homeless and Special Needs Population.

## Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

### 3-5 Year Strategic Plan Priority Homeless Needs response:

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.

Prior to 2000, local data collection about the homeless had been primarily anecdotal and informal, as there has not been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, a point-in-time survey conducted in March 2001 indicates that there are approximately 500 homeless persons in Grand Junction. A new point-in-time survey is planned for August 28, 2006.

A series of planning sessions was 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 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 still being used and implemented. It is intended to provide a continuous network of housing and service support for persons working to permanently leave the streets.

1 & 2. High priority status is given to emergency shelters for families and transitional housing for individuals, as can be seen by consulting the Continuum of

Care Population and Subpopulation Chart. As part of this Consolidated Plan effort, a small committee with members from Catholic Outreach, Homeward Bound of the Grand Valley, District 51 (REACH program), and the Tree House formed to identify Grand Junction's homeless and homeless prevention priorities. This prioritization is based on the reasoning that homeless individuals are easier to shelter and often need assistance in transitioning into permanent housing, whereas homeless families need immediate emergency shelter.

With more and more families becoming homeless, the Community Homeless Shelter is no longer adequate to shelter families and single adults. In order to address this priority in Grand Junction, the Tree House opened an 8 bed youth shelter for homeless teens in May, 2006 and Homeward Bound is expecting to open a shelter that will house 9 families sometime within the next year. These additional 17 beds will result in more shelter availability for chronically homeless individuals.

The ultimate homeless prevention activities include: a vigorous economy, workforce training, and affordable housing, access to drug and/or alcohol treatment programs, and resources for victims of domestic violence. Even in an economy that is a reflection of this, there will always be a population that at any given time will be without housing. Available adequate shelter that is clean, safe and open will always be a priority. The opening of the family shelter and the teen shelter will add an additional 17 beds to the supply of shelter and the needs of the chronically homeless will be closer to being met.

### **Homeless Inventory (91.210 (c))**

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Homeward Bound of the Grand Valley operates the Community Homeless Shelter, a year round shelter facility with a capacity of 87 individuals, from October 1 to April 15 of each year and 45 more individuals during the remainder of the year. Currently this number is divided between single adults and families. Families and women are given priority.

Homeward Bound expects to open another family shelter with a capacity of about 30 by the end of 2006. This will allow more single adults to be housed in the current emergency shelter.

Homeward Bound has a transitional program for 9 families.



The Grand Valley Catholic Outreach has a transitional program with a capacity of 23 adults and two families. Both of these programs also provide assessment, referrals and intensive case management.

The Catholic Outreach expects to construct a permanent supportive housing facility with 10 –12 one-bedroom apartments within the next year.

Mesa County Department of Human Services, Grand Junction Housing Authority, School District 51, Homeward Bound, and Grand Valley Catholic Outreach collaborate to oversee a grant-funded program, called Next Step, to provide transitional housing for 50 homeless families for up to two years.

Collaboration between Homeward Bound and Housing Resources of Western Colorado provides 8 transitional housing units for homeless veterans.

In May, 2006 the Tree House Youth Shelter opened with a capacity of 8.

The Rescue Mission can house 31 homeless men year round.

Faith Partners offers a mentoring program to help families avoid behaviors that could lead to homelessness.

### **Homeless Strategic Plan (91.215 (c))**

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

1. In order to develop a strategy to prevent homelessness, a method must be developed to determine exactly what the magnitude of the problem is. Therefore, a point in time survey will be conducted in August and January of each year. A comparison of the two numbers should accurately predict the magnitude of the problem. Other data can also be accumulated which will indicate the causes of homelessness. Emergency shelter can be used to house individuals temporarily. At this point, employment and /or training can be accessed. Incentives can be made available to employers who are willing to work with homeless individuals with the purpose of getting them back into productive society. Transitional housing programs can be developed for chronically homeless persons that will need casework and other resources to get back to self-sufficiency. Most often these programs allow individuals to stay in supported housing up to two years to develop resources to prevent recurrent homelessness. Some homeless individuals who are disabled will need to be transitioned to permanent supportive housing with necessary supportive casework. Some chronically homeless people will never be otherwise – preferring to live home free. (For other strategies to end homelessness refer to the “Anti –Poverty” section)

2. The strategy for ending chronic homelessness is much the same as the strategy for ending homelessness. The difference is in the behaviors which seem to be more entrenched in the chronically homeless –those with a longstanding recurrent pattern of homelessness. In order to mainstream those individuals, housing options such as those described above must be partnered with intensive casework in the areas of job skills training, mental health, work ethics, substance abuse, – any or all.

The Colorado Coalition for the Homeless is the agency responsible for the Continuum of Care (CoC) for a large part of Colorado, known as "Balance of State CoC" which includes Grand Junction and Mesa County, and has the responsibility and authority to (1) define the number and characteristics of homeless persons, (2) implement a strategic 10 year plan to end chronic homelessness, (3) implement a plan to move homeless individuals and families into permanent housing and (4) submit an annual application for HUD McKinney-Vento competitive grant funds. The Balance of State CoC uses the HMIS performance measurement system to track the outcomes of homeless programs and activities. Local agencies with projects in the 10-year Plan include the Grand Valley Catholic Outreach's Permanent Supportive Housing Project; and Homeward Bound of the Grand Valley's proposal to acquire a new family emergency shelter. These and other local projects will be reported to HUD through the Colorado Coalition for the Homeless as they are completed.

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

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

4. Private industry, nonprofit organizations, government and industry can collaborate in the war against homelessness. Some components of the strategy against homelessness would include the following:

- Housing Authority and partners – The Next Step program, designed to house 50 homeless families with children in school, and the Permanent Supportive Housing unit proposed by Catholic Outreach and Homeward Bound are example of a collaborative effort of government, private, and nonprofit agencies to transition people from homelessness to self sufficiency. All of these programs leverage HUD dollars with collaborative community support to address homeless needs.
- Training programs designed to work with entry level employees as well as more skilled employees help individuals earn more income, which is a key to being able to afford housing. Incentives to employers to encourage their participation in these efforts are crucial.
- Affordable housing – Public, private, collaborative

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

## Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:  
Not applicable to the City of Grand Junction

## COMMUNITY DEVELOPMENT

### Community Development (91.215 (e))

\*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

Each year many human services agencies serving the low and moderate and special need populations in Grand Junction request CDBG dollars to help fund "Public Services" needs. Many have been funded. Often the requests for dollars far exceeds the amount of CDBG dollars that can be spend on such services (15% of the CDBG budget allotment). The City anticipates that this will continue and each year applications for funding will be continue to be evaluated and considered for CDBG funding.

#### 1. PUBLIC FACILITIES AND IMPROVEMENTS

Community Development Block Grant (CDBG) funds are limited with the City currently receiving less than \$350,000 each year. Generally the City provides infrastructure and urban services and community development needs through its general funds and programs such as its Capital Improvement Program (CIP), Parks and Recreation program, along with participation with the Grand Junction Economic

Partnership (GJEP), the Business Incubator and other great programs and activities. Historically CDBG funds have been used to help fund smaller community development projects such as street reconstruction, storm drainage projects and sidewalk construction. Infrastructure projects using CDBG funds are not planned for program year 2006 CDBG funds, but through the life of this five year Consolidated Plan, CDBG funds may be spent on eligible infrastructure and community development projects.

#### Public Services

The Consolidated Plan Committee identified several priority non-housing community development needs specified in the Community Development Needs Table, such as:

#### Youth:

- Youth need mentoring and safe places to "hang out"
- More resources need to be dedicated to preventing youth from becoming at-risk
- Various organizations that provide youth services, such as School District 51, Partners, and the Tree House, identified a need for more youth-centered activities and facilities (ie. recreation center) in Grand Junction

#### Substance Abuse Services:

Substance abuse, particularly the abuse of methamphetamines, was identified as a growing problem within the community. The Salvation Army operates the Adult Rehabilitation Program (ARP) - an intensive, confidential, clinical, and highly structured six-month residential treatment program for men and women. The ARP provides counseling, education, structure, housing, meals, and other needs for successful recovery. ARP's goal is to successfully discharge clients to the community with the ability to become active, healthy, productive, law-abiding community members no longer dependent on social programs. This program currently has 32 beds, 18 for men and 10 for women. CDBG grant funds from 2005 are currently helping to provide scholarships for eligible participants and program expenses.

Mesa County expects to open a meth treatment facility in March 2007 as part of the County's community corrections program, with 48 beds dedicated (24 at opening) to an intensive long-term meth treatment program. This program will accept participants from several local entities including the court system, Mesa County Human Services, and voluntary walk-in clients. These participants are expected to stay anywhere from 45 days to 9 months, depending on their progress and risk to the community.

#### Health/Medical Care:

- Uninsured and immigrant healthcare needs are rising
- A lack of documentation is a barrier for some residents to receiving healthcare assistance
- Increasing numbers of physicians are not accepting Medicare and Medicaid
- Dental care is becoming less accessible

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

Childcare (also see Antipoverty Strategy) :

- Due to affordability, childcare is limited or unavailable to persons of low income
- Childcare during non traditional hours is costly and less available
- Childcare centers charge according to a five day contract even if less services are used
- Infant care requires more staff, causing it to be more costly
- Children with behavioral problems require more staff

Childcare continues to be a major need in the community. The growing disparity between local pay scales and rising housing costs requires two incomes for many families to maintain their household expenses. Due to the scheduling challenges of two income families, families with children may not be able to hold two jobs without outside childcare. For the single parent household's childcare is a huge need.

Transportation:

- Accessible and available GVT routes do not include travel to and from all areas
- Hours of operation are limited after normal business hours and on weekends
- Required travel time from a to b is often much longer as a result of stops and indirect routes
- Costs of transportation for low income populations, particularly for the disabled and seniors, is commonly a burden

Legal Services:

- Little help is available for landlord/tenant disputes such as wrongful evictions and timely security deposit return
- 65% of Dissolution and Allocation of Parental Responsibilities (Custody) cases are by pro-se litigants. (Meaning without an attorney)
- More families are in crisis situations because of increased meth use and mental health issues; these families struggle with child abuse, child custody, domestic violence, various criminal activities and job loss.
- There is a shortage of parenting time supervisors. Thesesupervisors facilitate the safe exchange of children with parents who are in violent situations and have court-ordered parenting time with the offending parent while one parent has protection orders against the other.
- The 75-84 age group has grown by 23% and the 85 and older has grown by 38%. 40% live at poverty level; legal issues are taking a back seat to medications, utilities, and food.
- Many low-income clients come from "generational poverty" and have inherited mindsets and skills that differ from those of middle-class clients.
- Prior encounters with the legal system may have been disappointing and therefore establishing a trusting relationship is difficult and interferes with an attorney's ability to provide effective representation.
- Inadequate funding for CFI's, (child family investigators) and custody evaluations. These are necessary for Judges to make decisions regarding the best interest of the children in families where domestic violence, meth addiction and mental health issues are present.

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

ECONOMIC DEVELOPMENT

Economic activities through the Business Incubator program continue to benefit low and moderate income residents in the community. The Grand Junction Economic Partnership (GJEP) continues to seek more business and economic opportunities for community residents. There are currently an inadequate number of jobs that pay wages above federal poverty guidelines. The Business Incubator and GJEP work to address the needs of commercial enterprises. Their scope of activity includes; helping new business start up; relocating new business to Grand Junction, providing incentives and expertise to support the needs of new operations, identifying employer's needs for employees with specialized skills and then developing programs to train the local labor force to meet those needs.

The HUD determined Fair Market Rent (FMR) for a modest 2 bed/1 bath apartment in Grand Junction, including utilities, is \$582.00 per month. The wage needed, at 30 percent of MFI income in 2006, to afford this 2 bed/1bath unit at FMR is \$11.19 per hour. The Colorado Division of Housing's 2006 semi-annual Multi-family Housing Vacancy and Rental Survey reports that a local wage of \$13.06 per hour is needed to afford a 2 bed/1 bath unit renting for \$679 a month.

Low area wages and rising real property costs are creating a significant challenge to Grand Junction residents, especially those receiving less than the hourly pay needed to afford a two bedroom apartment. While approximately half of the jobs in the local economy are in the Retail and Service industries, the hourly wage in these industries is well below the wage needed to pay Fair Market Rent rates. To help the low and moderate income access employment, an extension of the Grand Valley Transit's evening and weekend hours of operation is needed. Additionally, job training opportunities, including a support system to end or reduce dependence on public transportation, are needed to increase access to employment.

2. With CDBG funds very limited, the priority for community development projects and activities are judged annually through the CDBG application process and are considered by each project's ability or likeliness to be successful and meet CDBG timeliness requirements.

3. Limited funding is the primary obstacle in meeting under-served community development needs. Other obstacles, including a lack of transportation, accessible childcare, and affordable healthcare become roadblocks for the underserved community.

#### 4. CONSOLIDATED PLAN OBJECTIVES

Creating Suitable Living Environments, Providing for Decent Affordable Housing, and Creating Economic Opportunities are all long term objectives. Creating a suitable living environment relates to activities that are designed to benefit the community, families or individuals by addressing issues in their living environment. Providing decent housing covers the wide range of housing activities whose purpose is to meet individual, family or community needs. Creating economic opportunities applies to activities related to economic development, commercial revitalization or job creation.

Outcomes are the second part of each objective and are closely related to the objective. The program outcome helps further refine the Plan's objective and is designed to capture the nature of the change or the expected result of the objective that the community seeks to achieve.

These objectives will on the most part be accomplished through ongoing programs and activities the City provides its citizenry, programs provided by the many human service agencies (non-profits) serving the community and only in a small way will be funded through the use of future CDBG funds. However the use of CDBG funds often helps to leverage other funding sources and plays a big role in providing need services and projects for Grand Junction low and moderate income residents.

All Consolidated Plan Objectives and outcomes will be monitored and reported to the US Department of Housing and Urban Development (HUD). These outcome performance based measurements promoting livable and viable communities are narrowed down to the following three outcomes:

- Availability/Accessibility – Applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate income people, including persons with disabilities.
- Affordability – Applies to activities that provide affordability in a variety of ways in the lives of low and moderate income people, including the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- Sustainability – Applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate income or by removing or eliminating slums or blighted areas.

Short term objectives are identified as only those activities that will be funded with CDBG funds. It is not known at this time what activities will be funded by CDBG for program years 2007 through 2010. Each one year annual action plan will address this in the future. For 2006, there is one project that will be CDBG funded that will help address the Objective of "Providing Decent Housing" and will be measured by the outcome of "Availability/Accessibility". For further information on this activity please refer to the 2006 Program Year Action Plan.

#### I. OBJECTIVE: Suitable Living Environment

Need for Non-Housing Community Development Infrastructure

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

#### LONG TERM OBJECTIVES:

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

Need for Community Development Neighborhood Program

Priority Need Category: City Council's 2002 Strategic Plan identifies "Vital Neighborhoods" as one of six Solutions.

#### LONG TERM OBJECTIVE:



Objective 1 Use of CDBG funds for neighborhood projects in Low and Moderate Income (LMI) qualified neighborhoods.

Needs of Special-Needs Populations and Other Human Service Needs

Priority Need Category: Other Special Needs

LONG TERM OBJECTIVES:

Objective 1 Support efforts to reduce the possibility of catastrophic expense.

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

Objective 3 Support programs helping the elderly, persons with HIV/Aids, the homeless and other special need populations.

Objective 4 Increase access to drug and/or alcohol treatment programs and resources for victims of domestic violence.

Priority Need Category: Youth

LONG TERM OBJECTIVES:

Objective 1 Promote and support healthy recreational activities and other youth programs.

Objective 2 Establish programs aimed at providing preventative measures for at risk youth.

Objective 3 Establish programs aimed at helping youth that are victims of "meth" households.

II. OBJECTIVE: Decent Affordable Housing

Need for Affordable Housing

Priority Need Category: Increase the Inventory of Affordable Housing Units

LONG TERM OBJECTIVES:

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.

Objective 5 Reduce the impact of barriers to affordable housing.

Objective 6 Establish programs that include the provision of security deposits, legal services and other advocate programs helping renters/owners obtain and maintain housing.

Priority Need Category: Lead Based Paint Hazards

LONG TERM OBJECTIVES:

Objective 1 Evaluate and reduce lead-based paint hazards.

Needs of the Homeless

Priority Need Category: Prevent and Reduce Homelessness, including Chronic homelessness

LONG TERM OBJECTIVES:

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.

Objective 5 Provide permanent supportive housing opportunities

### III. Creating Economic Opportunities

Priority Need Category: Childcare

#### LONG TERM OBJECTIVES:

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

Priority Need Category: Economic Development

#### LONG TERM OBJECTIVES:

Objective 1 Support Prevention and Intervention Strategies and Activities.

Objective 2 Support activities that foster increased household stability and/or increased household income.

Objective 3 Increase access to employment

Objective 4 Support efforts intended to expand and /or diversify the local business base and increased pay scales.

Objective 5 Support efforts of job creation for low/moderate income residents

Following is a summary of the goals and objectives of just a few of the organizations that are involved in community development activities specified in the Community Development Needs Table:

#### Partners (Youth):

- Continue to contract with City and County to work Restitution crews
- Revitalize Fund Raiser Programs
- Continue to revamp PARTNERS programs and employment structure
- Expand computer system, website, and computer laboratory
- Continue working with the Meth Task Force to establish avenues for youth whose parents are users, preventing drug addition
- Continue underage drinking classes
- Expand PARTNERS coordination and involvement with School Dist. 51 to increase the number of high school graduates and decrease the number of 'dropouts'
- Expand educational courses and lean towards helping students graduate from high school.

#### Tree House (Youth):

- To open the Shelter.
- To expand our collaborations to keep programs open and available to all youth regardless of ability to pay, every day, nights weekends and holidays.
- To grow the Tree House organization to any area that supports projects for youth, in whatever capacity that may include.

#### Pro Bono Project (Legal):

- Increase number of legal clinics to help pro se litigants in divorce, APR
- Increase pool of mental health providers to act as CFI's by supplementing the amount paid by the State for indigent clients.

- Increase availability of pro bono attorneys by providing the resources needed to represent high conflict cases. Resources include costs of CFI's, custody evaluations, expert witness testimony, private investigators, and private process servers.
- Establish a program for professional parenting time supervisors to assist in high conflict parenting situations.

St. Mary's (Health)

- 2007 - 2009: complete the development of the Century Project addition in order to meet both current and future healthcare needs with facilities and technology that bring our patients and medical partners the best healing environment.
- Continue our long-standing tradition in providing Community Benefit to the Grand Junction area, particularly the poor, minorities and other underserved groups, to improve their health status and quality of life.

### **Antipoverty Strategy (91.215 (h))**

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

While essentially every community is challenged to meet the essential needs of its low-income citizens, the growing disparity between wages and housing costs in Grand Junction is creating an increasing need for an effective multi-faceted community response. To help realize the potential of community resources, utilize those resources, and identify priorities, it is recommended that a grassroots effort to form an "Anti-Poverty Coalition" occur. This coalition should be made up of various Economic Partners and other stakeholders in the Grand Junction/Mesa County area. The Anti-Poverty Coalition should lead the charge in implementing this Anti-Poverty Strategy.

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

Strategies:

A. Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends. Data will be collected continually over time and tracked for progress or other trends. Data from many sources will be used including the following:

- Point in Time Homeless Survey
- Mesa County Human Services data
- School District 51 data including Free and Reduced Lunch statistics

- Grand Junction Housing Authority depth of poverty data

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

1) Form an Anti-Poverty Coalition.

- Economic Development Partners and other stakeholders will be invited to the table to form an Anti-Poverty Coalition that will be responsible for implementing the Community's Anti-Poverty Strategy.
- Look for models from other communities to find solutions and accomplish anti-poverty work.

2) Support efforts of existing partnerships (Meth Task Force, Benevolent Community partnership, Grand Valley Housing Partnership, Grand Valley Coalition for the Homeless, etc.) and develop new partnerships.

3) Develop work ethic programs.

- Partner with School District 51 to establish basic requirements for high school graduation that require some form of work.
- Deduce high drop-out rates in high school. No diploma equals poverty in today's world.

4) Develop programs to help people be better prepared for retirement (i.e establish income sources in addition to Social Security benefits).

C. Encourage efforts to raise earned income levels:

1) Increase employability of the workforce including recipients of public benefits.

- The Mesa County Workforce Center engages recipients of public benefits in employment training programs, linking them with potential employers, and supporting their movement into the workforce.
- Support Partners Youth Conservation Corps (PYCC) which targets troubled youth, and has a structured training and employment program.
- Support other programs that are implementing the Workforce Investment Act.
- Develop a pipeline to work model that will link people to potential employers.
- Work with employers on providing job training and advancement opportunities.
- Focus on entry level job training for people who lack entry-level job skills and can't yet obtain or be successful in an entry-level job.

2) Support efforts to maintain a strong diversified economic base.

D. Encourage increased access to employment.

1) Public Transportation

- Establish Grand Valley Transit (GVT) routes 7 days a week.
- Extend the hours each day of GVT to provide flexibility for service industry workers and shift workers.
- Increase frequency and total number of GVT routes

Address Childcare Needs:

- Childcare during non traditional hours is costly and less available.

- Childcare centers charge according to a five day contract even if less services are used.
- Infant care requires more staff, causing it to be more costly.
- Children with behavioral problems require more staff.

Objectives:

- Provide affordable childcare for low income workers.
- Provide childcare to children of parents that work evenings and weekends.
- Provide childcare for specials needs children.

E. Foster increased household stability

1) Support existing and promote new educational programs (Life Skills)

Such programs included classes in home purchase and maintenance, parenting, family planning, and vocational training which are among the many current programs addressing this need.

- Support existing and promote new educational programs (Skill Development)
- Offer classes in money management, literacy, healthy recreational activities, tenant responsibilities in rental housing, and energy efficiency programs, etc.

2) Maintain and expand existing drug and alcohol rehabilitation services.

3) Maintain and expand existing services to people with special needs.

F. Support efforts to reduce the possibility of catastrophic expense

1) Provide essential healthcare to the uninsured.

- Continue support of existing programs (i.e. Marillac Clinic, St Mary's Medicine Center, etc.)

2) Support and maintain efforts to reduce and control energy costs for low income persons energy cost programs (i.e LEAP, etc.).

G. Focus affordable housing development near centers of high employment such as downtown, Mesa Mall, North Avenue, Horizon Drive etc.

## **Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

Not Applicable to the City of Grand Junction

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## NON-HOMELESS SPECIAL NEEDS

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## Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

1. Following is a list of leading organizations in the community who serve non-homeless special needs populations and the priorities and specific objectives they hope to achieve over the next five years:

Colorado West Mental Health (CWMH):

CWMH, Mesa County Department of Human Services, Adult Protective Services Division, St. Mary's Hospital, and various nursing home medical directors have identified the need for a long term residential behavioral unit for adults in the community. Currently, these individuals most often are required to relocate to the Front Range to find the type of residential program that meets their needs. This often necessitates the individual leaving their family support system here in the Grand Valley. Most of these individuals are psychiatrically challenged as well as having co-morbid medical conditions.

CW plans on working with the organizations listed above to support an adult residential behavioral unit in Grand Junction.

Hilltop:

- Improve quality of life and facilities for brain-injured clients
- Work with other community providers to maximize limited resources
- Continue meeting the needs of low-income housing with the Bass apartments
- Remain committed to senior services – allow individuals to stay at home longer
- Provide adolescent programs with seamless services and care
- Meet the need with programs in the Montrose and Delta regions

Center for Independence (CI):

Outreach

- Establish offices (part-time to full time) in Delta/Montrose and Glenwood Springs to provide direct services to consumers in the southern and eastern areas of our catchment.
- Have a viable interactive web site for consumers to use to access the Center's staff.
- Send a quarterly newsletter out to consumers and supporters with information, activities, headlines and program information.
- Have CFI staff and Board members involved with other non-profit service providers to develop collaborative communication for mutual gain.
- Develop conservators for at-risk adults through our rep-payee program.

Program Development

- Grow our deaf services program to meet the needs of our deaf consumers, their families, the other human service providers.

- Provide consulting services to developers, businessmen and community leaders on handicapped access, ADA compliance, home modification, alternative format communication (Braille and TTY), and
- Develop a group of parent advocates to assist other parents of children with disabilities with accessing services through the School District, the Early Childhood Connections, the Dept of Human Services, and the medical system.
- Provide disability specific supports and information.
- Have state-of-the-art demonstration products that show the latest Assistive Technology for work and home life.
- Conduct more public forums for the needs and issues of the disabled to be brought to the attention of the planners and political leaders.
- Develop a housing task force to address the lack of universal design in new developments in Grand Junction. This would have the effect of increasing the capacity of our community to absorb people transiting out of nursing homes and assisted living to independent living.

#### Organizational Growth

- Reduce the percentage of funding from state and federal grants. Diversify with local government and community support, trust and endowments, and special events.
- Secure a permanent CFI building location.
- Increase direct service staff to provide more one-to-one services.
- Invest in staff through training, education grants and upward mobility

#### Mesa Developmental Services (MDS):

- Create a comprehensive structure of employment that creates a willingness to join the organization and stay, and promotion opportunities.
- Move our subcontracting service agencies to standards in line with ours.
- Begin transitioning programs to meet the service/health care needs of the clients of the future – more elderly clients with different needs, more severely disabled individuals, offenders, children, autism, family members as paid providers, etc.
- Find diversified sources of income

2. Determining the allocation of resources that are expected to be available will be done based on the following:

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

### **Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with

alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

1. Several organizations provide non-homeless special needs services in the community. Following is an estimate of special needs subpopulations served within the community:

Mesa Developmental Services (MDS)

MDS serves approximately 400 adults that require housing or supportive services.

Hilltop

Hilltop serves the following persons in various subpopulations that are not homeless, but may require housing or supportive services: 500 elderly, 2,000 frail elderly, and 1,500 persons with disabilities.

Colorado West

Colorado West serves an average daily census between 20 and 24, with an average of over 200 patients per month.

2. Priority housing and supportive service needs of persons who are not homeless but require supportive housing include:

Mesa Developmental Services (MDS)

- Low cost housing
- Handicap accessible housing
- Housing close to services, such as grocery store, public transportation, medical services



- Assistance with: budgeting, meal planning, shopping, medications, etc.

Hilltop

The priority of housing and supportive services needs of persons who are not homeless but require supportive housing by Hilltop are as follows:

1. Frail Elderly
2. Elderly
3. Persons with disabilities (mental, physical, developmental, HIV)
4. Alcohol or drug addiction

Colorado West Mental Health:

A committee comprised of Colorado West, Mesa County Department of Human Services, St. Mary's Hospital, and various nursing home directors identified the need for a long-term residential behavioral unit for psychiatrically challenged adults (many with medical conditions as well) and in the community. Currently, these individuals most often are required to move to the Front Range to find the type of residential program that meets their needs. This often requires the individual to leave their family support system in the community.

Colorado West serves those with drug and alcohol addiction and those with mental illnesses/disabilities. Of these persons served, priority is given to those who may be in immediate danger of injuring themselves or others.

3. MDS gives a high priority to high functioning individuals who need minimal services. These individuals are in danger of losing their funding from proposed changes in Medicaid that would cause them to lose what minimal services they have.

Hilltop

Hilltop prioritized their housing and supportive services by evaluating the ongoing demand of current programs and services. Currently, Hilltop has 225+ beds for the frail elderly and 225+ beds for the elderly who don't require as much assistance. These specific spots are constantly in demand and have active waiting lists. The traumatically brain-injured adults' program (Life Adjustment Program) and mental health program for youth (in partnership with Colorado West Mental Health) have 100 beds each and also are at capacity.

4. Limited funding is always an obstacle to meeting underserved needs.

Hilltop

The most highly identified unmet need by Hilltop is the growing senior population. A lack of resources required to serve the increased elderly population as well as their immediate and ongoing needs is an identified obstacle to meeting underserved needs.

Hilltop identifies the growing senior population to have the highest level of unmet needs. The biggest obstacle to meeting the needs of seniors is a lack of funding to continue building capacity in order to meet current and future needs.

5. MDS has 12 group homes, subcontracts for about 75 host homes, and provides support services for approximately another 150 people who live semi-independently and/or with family.

Hilltop

The following are facilities, services, and programs that assist persons who are not homeless but require supportive housing and/or supportive housing after returning from a mental or physical health institution:

- Life Adjustment Program – offers residential and adult-day services to traumatically brain-injured adults and those with related disorders.
- The Commons and Fountains Assisted Living Communities – Premier assisted living communities providing 24-hour access to staff, personal care, utilities paid, restaurant dining, activities and amenities.
- Temporary Assisted Living at the Commons– Perfect for anyone who needs extra assistance after a hospital visit or during an illness.
- The Cottages of Hilltop – provide independent, retirement living for active seniors.
- Residential Youth Services – Provides a 24-hour structured, supervised, residential setting for young people ages 12 – 18 who have demonstrated significant mental health needs and cannot be maintained in a less-restrictive setting.
- Latimer House – Provides a safehouse to victims of domestic violence.
- Bass Apartments – Transitional housing for victims of domestic violence and families in crisis. Many of these families are not homeless, but are on the verge of homelessness.

#### Colorado West Mental Health

Colorado West has a bed capacity of 46 to serve 16 children, 16 adults, and 14 available beds for triage with the following programs to serve the needs of their recipients:

- Assessment
- 24-Hour Observation
- Detox
- Adult Inpatient Services
- Child/Adolescent Inpatient Services

6. Grand Junction does not receive HOME funds

### **Housing Opportunities for People with AIDS (HOPWA)**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for

persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

The City of Grand Junction does not receive HOPWA funding. The Western Colorado AIDS Program (WestCAP), a nonprofit agency located in Grand Junction, receives pass-through HOPWA funding from DenverCAP located in Denver. WestCAP serves persons with HIV/AIDS and their families across Western Colorado, including Grand Junction. All reporting of WestCAP HOPWA funding and activities is done through DenverCAP.

### **Specific HOPWA Objectives**

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

See above

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## **OTHER NARRATIVE**

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Include any Strategic Plan information that was not covered by a narrative in any other section.