



# 2nd Program Year Action Plan

The CPMP Second Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

## Narrative Responses

### GENERAL

#### **Executive Summary**

#### **PROGRAM YEAR 2 (2007)**

##### **Introduction**

In 1996 the US Department of Housing and Urban Development (HUD) established Grand Junction as an Entitlement Community to receive Community Development Block Grant (CDBG) Funds. Every five years the City prepares and adopts a new Five-Year Consolidated Plan to establish priorities and needs relevant to the CDBG program. In 2006 a new Consolidated Plan was adopted by City Council. The City Council also prepares and adopts a new Action Plan every year, which becomes a part of the Consolidated Plan.

Applications for CDBG funding are made available to all interested parties in March with an April deadline for each Program Year. Projects that are selected for funding become a part of the respective Program Year Action Plan. Several projects have been approved for CDBG funding by the City Council and are included in the new 2007 Program Year Action Plan. The 2007 Program Year will begin on September 1, 2007.

##### **Community Profile**

Grand Junction, the largest city in Western Colorado, is located 250 miles west of Denver. It is the seat of Mesa County, home of Mesa State College, and the economic and service center for more than 300,000 people living in Western Colorado and Eastern Utah. The Colorado State Demography Office estimates Grand Junction and Mesa County 2006 populations to be 52,000 and 133,000.

While the area's economy has demonstrated strong growth, housing market appreciation continues to exceed wage increases. This trend is expected to continue for the foreseeable future, making the increased 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 facilitate citizen involvement in the Five-Year Consolidated Plan (Plan) and annual Program Year Action Plan process. The Neighborhood Services Division of the City of Grand Junction, as lead agency for the development of the 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 low to moderate income populations are the basis of the Plan's development. The City meets the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings. The City solicited applications for the 2007 Program Year and received 15. The total amount of funding requested was \$1,014,412.

### **Institutional Structure**

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

### **Housing Needs**

Population growth in Grand Junction continues to rapidly exceed availability of affordable housing units. Long waiting lists exist for the limited number of units. A Housing Market Analysis of the Grand Junction Metro Area published by the Colorado Housing and Finance Authority on January 12, 2007 states that the average home price has increased to over \$190,000, and the rental unit vacancy rate is 3%. The Grand Junction Housing Authority currently has 35 low income families with vouchers who cannot find affordable rentals, and 1,058 families on the waiting list to obtain vouchers. According to the Mesa County Assessors Office, the cost of a single family home within the county has increased 27% from 2005 to 2007, to an estimated average sales price of \$222,810.

### **Homeless Needs**

Homelessness is rapidly increasing in the Grand Junction community due to a combination of low wages, rising housing costs, and lack of affordable health insurance.

Prior to 2000, local data collection about the homeless was anecdotal and informal due to the absence of a coordinated community effort to build local demographic statistics. Point-in-time surveys were conducted by the Grand Valley Coalition for the Homeless on August 28 - 29, 2006 and January 28 - 29, 2007 as part of a statewide effort to determine the number of homeless. These counts indicate that the number is approximately 450 - 500. When the definition of homelessness is expanded to cover those considered homeless under the McKinney-Vento Act (families living in weekly motels, doubled up with friends or relatives, or moving from place to place) this number expands to approximately 1500.

A Continuum of Care Plan was completed in the summer of 2001 by a coalition of community homeless service providers. The Plan identified emergency shelter, transitional housing, case management, and housing placement for individuals and families as the highest priority needs to prevent/reverse homelessness. While several programs addressing these needs are currently in place, the need for additional emergency and transitional housing is still significant.

### **Special Needs Housing**

Grand Junction is the largest community available to serve the needs of residents living on the Western Slope of Colorado and in Eastern Utah. Medical and other special needs services are provided here that are not available in smaller communities. As a result, Grand Junction's special needs population (approximately 27%) is higher than that of surrounding communities. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV/AIDS to compete in the housing market is limited in many cases by lack of income and the need for special housing accommodations.

### **Antipoverty Strategy**

The City has developed an Anti-Poverty Strategy to reduce the number of people earning low to moderate income wages. This Strategy, described in the 2001 and 2006 Five-Year Consolidated Plans, includes community activities to:

- Collect data regarding poverty levels and local demographics to better identify poverty issues and monitor current needs
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from living in poverty
- 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 public transportation system and the availability of quality affordable childcare
- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs
- Reduce the possibility of catastrophic expense by increasing the availability of affordable healthcare and effective public transportation
- Create affordable housing developments near employment centers
- Form an anti-poverty coalition

### **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 local agencies, groups, and citizens can work together to improve quality of life issues. Consolidated Plan Objectives as mandated by HUD and specific community needs have been identified along with actions that define how the community will respond over the life of the Plan.

The first Objective, to create a Suitable Living Environment, addresses the following needs:

1) Non-housing community development infrastructure, 2) Neighborhood Programs and 3) Services for Special Needs populations and other human service needs.

The second Objective, to provide Decent Affordable Housing, addresses the following needs:

1) Increased inventory of affordable housing units, 2) Elimination of lead-based paint hazards and 3) Prevention of homelessness

The third Objective, to Create Economic Opportunities, addresses the following needs:

1) Availability of affordable reliable childcare and 2) Economic development

All Consolidated Plan Objectives will be monitored and reported to the US Department of Housing and Urban Development (HUD) by outcome and performance based measurements defined as one of the following:

1) Availability/Accessibility 2) Affordability 3) Sustainability.

## **2007 PROGRAM YEAR ACTION PLAN**

The purpose of the Program Year Action Plan is to identify one-year strategies for each of the objectives set in the 2006 Five-Year Consolidated Plan. Although the competition for CDBG funds continues to increase and CDBG funding 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.

The Grand Junction City Council is committed to continuing the use of CDBG funds for the following 5 priorities, established by the Council in 2001:

### **1) Need for Non-Housing Community Development Infrastructure**

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

CDBG funds will be expended to improve infrastructure in low to moderate income residential areas within the City. Streets, curb, gutter and sidewalk maintenance and installation, drainage, water and flood protection system enhancements, and improvements in accessibility for the disabled are among the appropriate uses of

these funds. It is in the provision of these services that the City feels it can most effectively meet the needs of its citizens.

## **2) Need for Affordable Housing**

The gap between availability of affordable housing and low wages continues to increase in our area. The Grand Junction Housing Authority was formed to provide safe, well-maintained, affordable housing in Grand Junction. To achieve the objectives within this priority, the City has and will continue to support specific programs proposed by the Housing Authority and other appropriate housing development agencies.

## **3) Needs of the Homeless**

The City realizes that homelessness presents an increasing challenge in Grand Junction. The City works with and supports appropriate agencies efforts to minimize the occurrence of homelessness, provide essential services to people living on the streets, and support the efforts of the homeless to resolve their issues and promote a successful transition to independent living.

## **4) Special Needs Populations and Other Human Service Needs**

There are numerous private organizations, government agencies, and private nonprofit organizations in Grand Junction which address the special needs population.

Services available include treatment for alcohol/drug addiction, mental illness assessment and treatment, health care for the uninsured and case management support for persons suffering from HIV/AIDS. Additional services include food provision, day care, help for the elderly, programs meeting the needs of public housing residents, the youth and the disabled. This service delivery network has very effectively and efficiently delivered essential services to this segment of the population.

The most efficient method of continuing to meet these needs is for existing organizations to continue to provide these services while collaborating with others to fill gaps in the service continuum.

## **5) City of Grand Junction Neighborhood Program**

CDBG funds are utilized in low and moderate income (LMI) qualified neighborhoods. The neighborhood program will use CDBG funding for eligible activities identified by residents of these neighborhoods.

## **2007 PLAN STRATEGIES**

The Plan strategies and priorities are implemented through a variety of resources including the annual allocation of CDBG funds. For each Program Year a new Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. On May 16, 2007 the Grand Junction City Council approved \$412,043 in funding for the 2007 CDBG Program Year. This amount includes the City of Grand Junction's 2007 funding of \$347,877 and \$64,166 of monies carried forward from previous years. Amendments to Action Plans of previous years will be completed prior to expending any funds for project(s) funded by these carryover funds. The City of Grand Junction approved the 10 projects listed below which will become part of the 2007 Action Plan.

### **Administrative Activities**

**1) City of Grand Junction CDBG Administration** - \$24,575 for administration, planning and implementation. The 2007 allocation will primarily be used toward training of existing and new staff.

### **Public Service Activities or Priorities**

**2) Radio Reading Services of the Rockies** - \$4,500 for audio information services for Grand Junction's blind, visually impaired, and print handicapped citizens. The service provide access to ink print materials not otherwise available to these persons.

(Objective: Suitable Living Environment; Outcome: Availability/Accessibility and Affordability; Indicator: 12 more persons assisted)

**3) Counseling and Education Center (CEC)** - \$7,181 for counseling services for low income citizens. CEC provides counseling services or low income citizens. Funds will be used to pay for approximately 200 client sessions to address a variety of mental health problems including depression, post-traumatic stress, marriage counseling, family dysfunction and behavioral problems caused by divorce, abuse and violence.

(Objective: Suitable Living Environment; Outcome: Sustainability and Availability/Accessibility; Indicator: 200 counseling sessions funded.)

**4) Gray Gourmet** - \$20,500 to deliver meals to homebound elderly residents. CDBG funds will be used for food, personnel, travel and other operating expenses to serve an additional 50 seniors.

(Objective: Suitable Living Environment; Outcome: Sustainability and Availability/Accessibility; Indicator: 50 more persons assisted)

**5) Foster Grandparents** - \$10,000 to place low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children

with special needs. Funding will reimburse 33 volunteers for gas and mileage for 33,000 hours of service.

(Objective: Suitable Living Environment; Outcome: Sustainability and Availability/Accessibility; Indicator: 33 persons assisted)

**6) Senior Companion** - \$10,000 for senior volunteers to provide weekly transportation services for elderly or disabled city residents who can no longer drive. Funding will reimburse volunteers for gas and mileage.

(Objective: Suitable Living Environment; Outcome: Sustainability and Availability/Accessibility; Indicator: 10 persons assisted)

### **Special Assistance or Homeless Public Service Activities or Priorities**

**7) The Tree House Center for Youth** - \$101,610 for acquisition of the Tree House Youth Shelter building. The Treehouse Center for Youth is one of two licensed homeless youth shelters in Colorado and the only one between Denver and Salt Lake City. CDBG funds will be used to purchase the existing shelter facility that has been leased with an option of purchase since September 2005.

(Objective: Suitable Living Environment; Outcome: Sustainability and Availability/Accessibility; Indicator: Purchase of Real Property)

### **Community Infrastructure Activities or Priorities**

**8) Western Slope Head Start** - \$110,000 to remove an old building at the Riverside School site and replace it with a parking lot; construction of a new classroom for 34 preschool children who are on the waiting list for services. The Head Start program provides health, nutrition, early care and education to low-income and disabled children ages 3-5 years.

(Objective: Suitable Living Environment; Outcome: Sustainability and Availability/Accessibility; Indicator: completion of construction project)

**9) Hilltop Child and Family Center** - \$24,547 for improvements to entrances and landscaping. The Center is comprised of three programs: prenatal health care; parenting skills for families with increased risk for involvement in Child Protective Services and a child daycare center. CDBG will fund building and site improvements at the daycare center.

(Objective: Suitable Living Environment; Outcome: Sustainability and Availability/Accessibility; Indicator: Completion of construction project)

**10) Hale Avenue Sidewalk Improvements** - \$99,130 for installation of 1,110 linear feet of curb, gutter and sidewalk in the Riverside neighborhood on the north side of Hale Avenue from Park Avenue to Lawrence Avenue

(Objective: Suitable Living Environment; Outcome: Sustainability; Indicator: Completion of construction project)

## 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 during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

Grand Junction, the largest city on the Western Slope of Colorado, is centrally located between Denver and Salt Lake City and serves as the Mesa County Seat. It is the economic and service center for more than 300,000 people living in Western Colorado and Eastern Utah. The Colorado State Demography Office estimated the 2006 Grand Junction and Mesa County populations to be approximately 52,000 and 133,000.

While the area's economy has demonstrated strong growth, housing market appreciation far exceeds wage increases. This gap is expected to continue to increase in the foreseeable future, increasing the need for affordable housing.

Approximately 94% of this year's allocation will be directed to serve areas of low and moderate income concentration, such as the Orchard Mesa, Riverside, El Poso, Downtown, and Central Grand Junction neighborhoods and agencies that serve those areas as shown on the CDBG Low Moderate Income Map or to other low and moderate income persons throughout the City.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a) (1)) during the next year and the rationale for assigning the priorities.

Funding will be allocated geographically according to HUD regulations and will continue to meet national objective requirements to serve low and moderate income persons.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Obstacles to meeting underserved needs are addressed in the following sections. Limited funding and the increasing demand for services by a growing population are the City's major obstacles. The City provides letters of support and Consolidated Plan consistency for local agencies who serve low to moderate income persons.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.



The City will receive \$347,877 from HUD for the 2007 Program Year and will carry over \$64,166 of unspent funds from previous years. The City will not receive any other federal funding that will help address the needs identified in the Plan.

## **Managing the Process**

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

The City of Grand Junction is the lead entity with the Neighborhood Services Division under the City Manager being responsible for administering the CDBG Program.

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.

The City held 8 formal consultations with representatives of various organizations, including many of those listed below, who met in committee and special focus groups to formulate the 2006 Five-Year Consolidated Plan. The Plan committee played a major role in identifying the needs of the low and moderate income persons in the Grand Junction area. 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.

Many organizations participated in the development of this Consolidated Plan including:

- Grand Junction Housing Authority
- Housing Resources of Western Colorado
- Grand Valley Catholic Outreach
- Mesa County Partners
- The Treehouse Center for Youth
- The Center for Independence
- School District 51
- WestCap
- St. Mary's Hospital
- The Grand Junction Economic Partnership
- The Business Incubator
- Colorado West Mental Health
- Hilltop Community Resources

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

The City holds a public meeting each year in March inviting local human service agencies to meet and discuss needs within the community and to participate in the CDBG process.

## **Citizen Participation**

1. Provide a summary of the citizen participation process.

A public meeting was held in March 2007 to discuss the CDBG program, receive input from the public, and provide applications for the 2007 Program Year. Invitations were mailed to over 85 citizens and human service providers. An advertisement was placed in the Grand Junction Daily Sentinel inviting citizens to attend and participate. On May 16, 2007 a public hearing before City Council was conducted to discuss funding and projects for 2007.

2. Provide a summary of citizen comments or views on the plan.

On June 20, 2007 City Council will conduct a public hearing to seek public comment and consider adoption of the 2007 Action Plan. A 30-day public review period will be held from June 8th to July 9th, 2007. These opportunities for public input comply with the City's Citizen Participation 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.

A 30-day public review period will be held from June 8th to July 9th, 2007 to allow time for citizen input.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Not Applicable – no written comments were received.

## **Institutional Structure**

1. Describe actions that will take place during the next year to develop institutional structure.

The Neighborhood Services Division will administer the CDBG program by following the City's Citizen Participation Plan and by following federal regulations that govern the program. In this role, the City will disburse CDBG funds, oversee their effective use and compliance with federal regulations, and submit required reports to HUD including the annual Consolidated Action Plan Evaluation Report (CAPER).

## **Monitoring**

1. Describe actions that will take place during the next year to monitor housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

The City of Grand Junction will use adequate and timely techniques to ensure the funded projects are compliant with CDBG requirements. This includes continued monitoring of subrecipients for program objectives and outcomes and compliance with federal regulations. Labor standards will be adhered to when applicable. The City uses telephone, email, mail, and site visits to ensure program compliance. Performance measures will be calculated and entered into HUD's IDIS system.

## **Lead-based Paint**

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Housing Resources of Western Colorado and The Grand Junction Housing Authority will continue to meet the requirements of the Federal Rule and provide information to residents concerning potential hazards of lead-based paint.

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.

## **HOUSING**

### **Specific Housing Objectives**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

No housing projects are planned for the 2007 Program Year using CDBG funds.

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 this Action Plan.

The Grand Junction Housing Authority, Housing Resources of Western Colorado, Habitat for Humanity, and other nonprofit organizations will continue to work to meet the increasing demand for affordable housing.

### **Needs of Public Housing**

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

The City of Grand Junction has no public housing and will not be spending any CDBG money on public housing in 2007. There are 30 units of public housing in Grand Junction owned by The Grand Junction Housing Authority.

2. 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 during the next year.

### **Barriers to Affordable Housing**

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

In April of 2006 the City completed An Analysis of Impediments to Fair Housing Choice study to address this issue. The City minimized the amount of 2006 funding allocated to CDBG program administration and dedicated all remaining funding to affordable housing projects. \$100,000 was allocated to Grand Valley Catholic Outreach for construction of 23 units of permanent supportive housing and \$178,630 was allocated to the Grand Junction Housing Authority to acquire property for a future affordable housing project.

In addition, The Tree House, Counseling and Education Center, Gray Gourmet, and Senior Companion all received funding for the 2007 program year. These nonprofit agencies provide services that contribute to the prevention of homelessness.

### **HOME/ American Dream Down payment Initiative (ADDI)**

Not Applicable to the City of Grand Junction

### Specific Homeless Prevention Elements

1. Sources of Funds—identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

For the 2007 Program Year, there will be 5 new projects referenced above that provide services contributing to the ability of individuals and families to provide for themselves and avoid homelessness. Those projects are The Counseling and Education Center, Hilltop Community Resources, The Tree House, Senior Companion, and Gray Gourmet.

2. Homelessness—in a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—the jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

2. & 3. The City is supportive of the services in the community that address homeless issues. The Grand Valley Coalition for the Homeless is responsible for the Balance of State CoC (Continuum of Care) for the Grand Junction community. Included in the Coalition plans are the construction of a permanent supportive housing project for Catholic Outreach and acquisition of a new 20-bed family emergency shelter for Homeward Bound of the Grand Valley. As these projects are completed, the data will be reported through the HMIS (Homeless Management Information System) by agencies as mandated by HUD. \$100,000 in CDBG funding was allocated to the Catholic Outreach project in the 2006 Program Year and progress will be reported to HUD as required.

4. Homelessness Prevention—the jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

As referenced above, for the 2007 Program Year Action Plan, there are 5 projects being funded that offer services to help individuals and families provide for themselves and avoid homelessness. Those projects are The Counseling and Education Center, Hilltop Community Resources, The Tree House, Senior

Companion, and Gray Gourmet. The City will continue to support all agencies that provide services for the homeless and continue to provide those agencies with letters of support and Consolidated Plan consistency as they compete for and request other funding including federal and state government grants.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Local agencies in the community have their own discharge coordination policies. 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 (GJCHS) is available so that no one needs to be discharged to the streets. This includes persons discharged from correctional facilities, foster care, and mental health and health care facilities. For the vast majority of persons in these situations, 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 recuperation, there is a policy allowing limited daytime shelter at the Homeless Shelter during periods of recovery. Other alternatives to homelessness in Mesa County include the Freedom House for formerly incarcerated persons and the Rescue Mission. Recent trends indicate that these alternatives may soon be insufficient to meet increasing needs.

### **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.

Not Applicable to the City of Grand Junction

## **COMMUNITY DEVELOPMENT**

### **Community Development**

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), public facilities, public improvements, public services and economic development.

The City of Grand Junction provides a variety of services and programs to its citizens, many of which are eligible for CDBG funding.

2. 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.

The City continues to fund a variety of community development activities. If funded through CDBG, activities are required to meet one of the following program objectives:

- (1) Provide decent housing (2) Create a suitable living environment and/or (3) Create economic opportunities for low and moderate income persons.

### **Antipoverty Strategy**

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Actions described in the 2006 Five-Year Consolidated Plan will be continued during the 2007 Program Year in an effort to reduce the number of families living at poverty level.

The Anti-Poverty Strategy detailed in the 2006 Five-Year Consolidated Plan is an effort to reduce the number of people earning low to moderate income wages and therefore at risk of becoming homeless. This Strategy includes the following recommendations:

- Collect data regarding poverty levels and local demographics to better identify poverty issues and monitor current needs
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from living in poverty
- 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 public transportation system and the availability of quality affordable childcare
- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs
- Reduce the possibility of catastrophic expense by increasing the availability of affordable healthcare and effective public transportation

- Create affordable housing developments near employment centers
- Form an anti-poverty coalition

Actions taken to address the above recommendations include the following: Point-in-Time Homeless Surveys were conducted in 2006 and 2007; The Grand Valley Housing Partnership and Homeless Coalitions meet on a regular basis to discuss and implement anti-poverty strategies; The Hilltop Child and Family Center provides day care for children with special needs; The Grand Junction Housing Authority is working on plans to construct a day care center for low income families on Orchard Mesa at the Linden Pointe affordable housing project site.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### **Non-homeless Special Needs (91.220 (c) and (e))**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
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 this Action Plan.

The City of Grand Junction is supportive of human service agencies that provide housing for this population. The City provides letters of support and Consolidated Plan consistency when needed.

### **Housing Opportunities for People with AIDS**

No CDBG funds are being allocated for HOPWA in the 2007 Program Year. WestCAP will continue to be the local agency receiving HOPWA funding through DenverCAP and will continue to serve this population with existing programs. All HOPWA goals and programs are reported through DenverCAP.

### **Specific HOPWA Objectives**

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 Action Plan.

The City of Grand Junction does not receive HOPWA funding.

## Other Narrative

### **Summary of CDBG Activities for Program Years 2001-2006**



### 2001 Program Year

- The Energy Office - acquisition of Garden Village Apts. (91 units for permanent affordable rental housing) \$200,000
- Catholic Outreach - client services for transitional housing program \$10,000
- Marillac Dental Clinic - expansion and relocation \$200,000
- Mesa County Partners - construction of Activity Center parking lot and landscaping \$15,000
- Mesa Developmental Services - installation of group home barrier-free lift system and Arjo Tub \$40,000

*2001 TOTAL \$465,000*

### 2002 Program Year

- Grand Valley Catholic Outreach - purchase of equipment and materials for Soup Kitchen \$50,000
- Western Region Alternative to Placement - program costs \$10,000
- Homeward Bound of the Grand Valley - bunk beds for Community Homeless Shelter \$10,000
- Western Slope Center For Children - interior remodel/renovation \$101,280
- Grand Junction Housing Authority - affordable housing development/design/market analysis and engineering costs \$41,720
- City of Grand Junction - Bass Street drainage improvements \$231,000
- City of Grand Junction - CDBG program administration \$50,000

*2002 TOTAL \$494,000*

### 2003 Program Year

- City of Grand Junction - Neighborhood Program \$19,000
- Center For Independence - purchase of 14-passenger wheel chair accessible van \$20,000
- Western Region Alternative to Placement - housing support, security deposits, rental assistance and other client services \$7,500
- The Tree House Teen Bistro - rehabilitation and Americorp volunteer program \$20,000
- Gray Gourmet Program - program costs \$5,050
- Foster Grand Parents Program - program costs \$5,000
- Senior Companion Program - program costs \$5,000
- Grand Junction Housing Authority - Linden Point affordable housing infrastructure \$335,450

*2003 TOTAL \$417,000*

### 2004 Program Year

- City of Grand Junction - CDBG and Neighborhood Program Administration \$20,000
- City of Grand Junction - CDBG Five-Year Analysis of Impediments to Fair Housing \$15,000
- Gray Gourmet Meals on Wheels Program – program costs \$10,000
- Foster Grand Parents Program - program costs \$7,000
- Senior Companion Program - program costs \$8,000
- Radio Reading Services of the Rockies - program costs \$4,500
- Mesa County Health Department - purchase of clinical equipment for children with special needs \$5,000
- City of Grand Junction - Neighborhood Program \$120,000
- Hilltop Community Resources - replacement of Resource Center windows and installation of energy efficient window coverings \$50,000
- Housing Resources of Western Colorado - acquisition of emergency transitional housing (8-plex for homeless veterans) \$50,000
- Hope Haven - roof replacement \$7,500
- City of Grand Junction - construction of new sidewalks and other street improvements in Riverside Neighborhood \$50,000
- City of Grand Junction - construction of new sidewalks and other street improvements on Grand Avenue \$60,000

*2004 TOTAL \$407,000*

### 2005 Program Year

- City of Grand Junction - CDBG and Neighborhood Program administration \$25,000
- The Salvation Army Adult Rehab Program - program costs \$25,000
- Mesa County Partners - purchase of 12-passenger van \$15,000
- Grand Junction Housing Authority - property acquisition \$120,000
- Housing Resources of Western Colorado - installation of handicap lift at 8-plex for homeless veterans \$30,000
- City of Grand Junction - Ouray Avenue drain enlargement \$172,644

*2005 TOTAL \$387,644*

### 2006 Program Year

- City of Grand Junction - CDBG program administration \$69,656
- Grand Junction Housing Authority - property acquisition \$178,630
- Grand Valley Catholic Outreach - construction of affordable housing \$100,000

*2006 TOTAL = \$348,286*

GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE REGULAR MEETING  
May 16, 2007

The City Council of the City of Grand Junction convened into regular session on the 16th day of May 2007, at 7:10 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Bruce Hill, Gregg Palmer, Doug Thomason and President of the Council Jim Doody. Absent were Councilmembers Teresa Coons and Linda Romer Todd. Also present were Acting City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. He introduced his mother-in-law, Jean Nicholson. Councilmember Thomason led in the pledge of allegiance. The audience remained standing for the invocation by Chaplain David Frost, Good News Jail & Prison Chaplain.

Public Hearing – 2007 CDBG Program Year Funding for the 2007 Action Plan  
Consideration of funding requests for the CDBG 2007 Program Year allocations and set a public hearing for June 20, 2007 to adopt the CDBG 2007 Action Plan.

The public hearing was opened at 7:50 p.m.

Kathy Portner, Neighborhood Services Manager, reviewed this item. She presented the 2007 CDBG Action Plan and explained the process. She also identified the criteria for projects to be funded under CDBG criteria as well as the City's established priorities for funding. Ms. Portner listed the CDBG committee recommendations for funding; noting the allocations as presented will leverage over \$2 million. She stated many of the applicants are present and would like the opportunity to address the City Council.

Council President Doody asked if anyone wanted to speak.

Penny Frankhauser, Center for Enriched Communication Counseling and Education Center at 2708 Patterson Road, thanked the City Council for the money for mental health programs.

Judy Lopez, Western Slope Headstart, 835 N 26th Street, thanked the Council for the award of funds. It will allow the addition of another classroom at the Riverside School site.

Marianne Cooper, representing the Tree House, thanked the Council. The Tree House is experiencing an 80% success rate.

Jacque Pipe, St. Mary's Senior Companion Program, thanked the Council for not forgetting the elderly. The program tries to keep the elderly in their homes. She also thanked Council for the funding for the Grey Gourmet and the Foster Grandparent Program.

Linda Taylor, Center for Independence, a program that was not funded, explained their request. The building purchased for use has some electrical issues. John Coombs, a board member, was also present. They said they will request funding again next year if the need still exists.

The public hearing was closed at 8:03 p.m.

Councilmember Hill advised he serves on a committee through the National League of Cities that fights to keep this funding program alive. There is continually a threat to cut funding from the program and it has been cut in half since the City became an entitlement City. Senator Salazar signed a letter opposing the budget cuts to this program. He encouraged all organizations benefiting from this program to continue to tell their stories about how this funding helps them leverage additional funds. The funding can leverage up to ten times the dollars received.

Councilmember Beckstein said it is important for the lawmakers in Washington D.C. to know how this funding helps families in need and how many funds it leverages for those families.

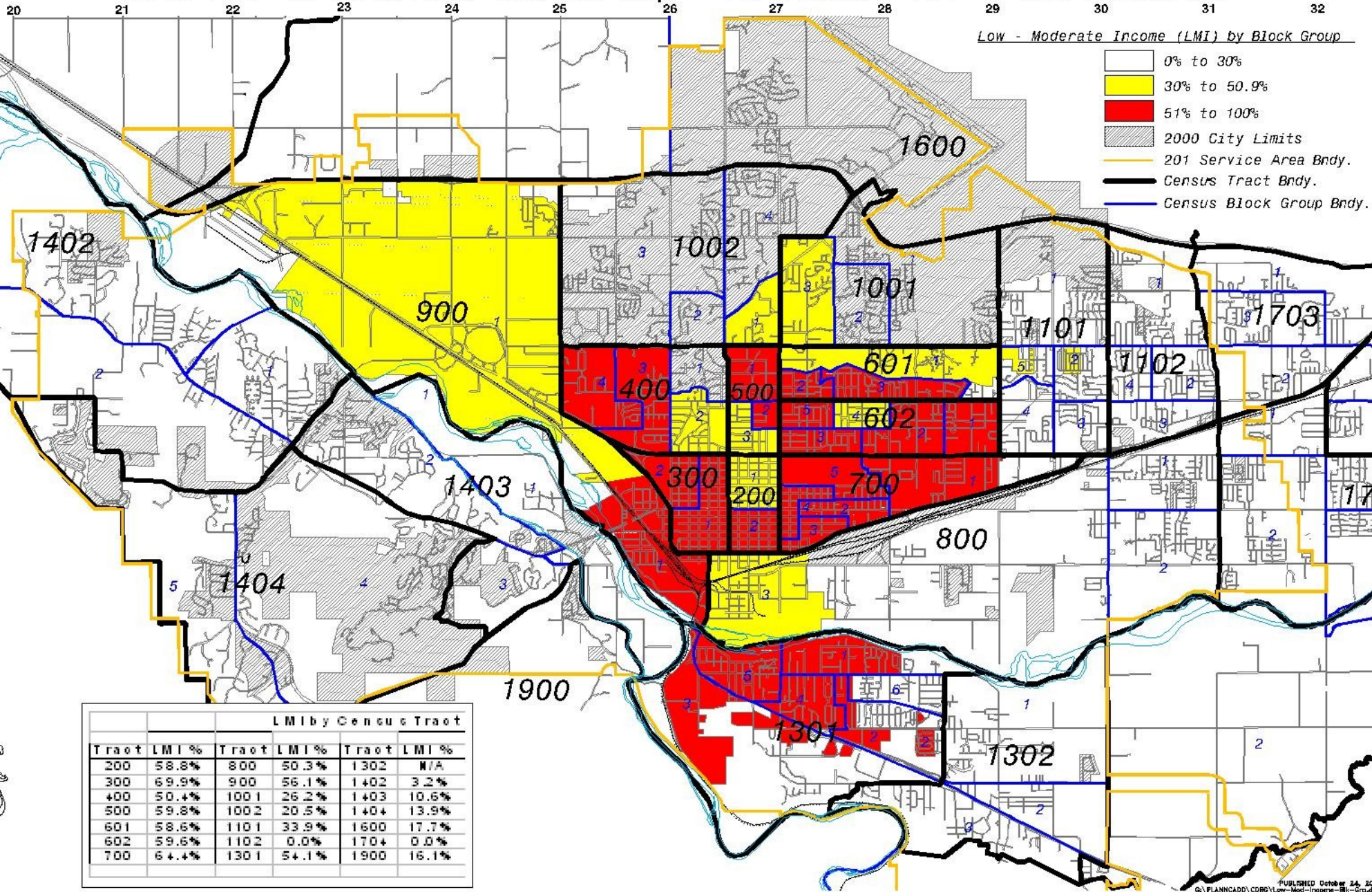
Councilmember Thomason noted that every project is worthwhile and deciding who to fund is difficult. The leverage factor is so important. Council President Doody knows the hard work these organizations do. His viewpoint on the committee was to spread out the funding this year. He encouraged organizations to keep applying.

Councilmember Thomason moved to set a Public Hearing for Adoption of the CDBG 2007 Action Plan, year 2 of the 2006 Five-year Consolidated Plan, for June 20, 2007. Councilmember Beckstein seconded the motion. Motion carried.

The meeting adjourned at 10:14 p.m.

Stephanie Tuin, MMC  
City Clerk

# CDBG Low to Moderate Income Map - Estimates for Grand Junction



- Low - Moderate Income (LMI) by Block Group**
- 0% to 30%
  - 30% to 50.9%
  - 51% to 100%
  - 2000 City Limits
  - 201 Service Area Bndy.
  - Census Tract Bndy.
  - Census Block Group Bndy.

LMI by Census Tract					
Tract	LMI %	Tract	LMI %	Tract	LMI %
200	58.8%	800	50.3%	1302	N/A
300	69.9%	900	56.1%	1402	3.2%
400	50.4%	1001	26.2%	1403	10.6%
500	59.8%	1002	20.5%	1404	13.9%
601	58.6%	1101	33.9%	1600	17.7%
602	59.6%	1102	0.0%	1704	0.0%
700	64.4%	1301	54.1%	1900	16.1%