



City of Grand Junction, Colorado

Third Program Year Action Plan

GENERAL

Executive Summary

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 current Five-Year Consolidated Plan was adopted by the Grand Junction City Council in June 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 communities in Western Colorado and Eastern Utah. As of July 2007, Grand Junction's population is estimated to be 139,082.

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 Neighborhood Services Division 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 2008 funding available for the CDBG Program and received twelve requests that totaled \$744,459.

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. According to the National Association of Realtors, the median home price in Grand Junction as of the fourth quarter of 2007 was \$220,238 which is an increase of 4.9% over 2005 housing prices.

As of June 2008, the waiting list statistics for assisted housing units are as listed below. The average wait time for the limited number of existing assisted housing units is 440 days.

Total Families on Waiting Lists	1,265
Male Head of Households	282
Female Head of Households	938
Elderly	151
Disabled	305
Families with Children	740
Total Number of Children	1,312
30% of AMI	882
50% of AMI	343
80% of AMI	40

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 was conducted in January 2007. Results of the survey indicate that there are approximately 444 homeless adults and 500 homeless children in the community. The next point in time survey will be conducted in January 2009.

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. Consolidated Plan Objectives and specific needs have been identified along with actions that define how the community will respond over the life of the five year consolidated plan.

The Consolidated Plan has three Objectives:

1. Create a Suitable Living Environment
 - a. Need for Non-Housing Community Development Infrastructure
 - b. Need for Neighborhood Program
 - c. Special Needs Populations and Other Human Service Needs
 - d. Youth

2. Provide Decent Affordable Housing
 - a. Increase inventory of affordable housing units

- b. Lead-based paint hazards
 - c. Prevent and Reduce Homelessness
3. Create Economic Opportunities
- a. Childcare
 - b. Economic Development

Summary of CDBG Activities for Program Years 2004-2007

2004 Program Year - \$407,000 – All Projects Completed

- Program Administration - \$20,000
- Five-Year Analysis of Impediments to Fair Housing Study - \$15,000
- Gray Gourmet Program - \$10,000
- Foster Grand Parents Program - \$7,000
- Senior Companion Program - \$8,000
- Radio Reading Services of the Rockies - \$4,500
- Mesa County Health Dept Purchase Equipment - \$5,000
- Riverside School Roof Repair/Rehabilitation - \$47,650
- Senior Center Masterplan Study – \$20,000
- Hilltop Community Resources Energy Improvements - \$50,000
- Housing Resources Permanent Supportive Housing - \$50,000
- Hope Haven Roof Replacement - \$7,500
- Riverside Sidewalk Improvements - \$50,000
- Grand Avenue Sidewalk Improvements - \$60,000

2005 Program Year - \$387,644 – All Projects Completed

- Program Administration \$25,000
- Salvation Army Adult Rehab Program - \$25,000
- Mesa County Partners Purchase 12-passenger Van - \$15,000
- GJHA Bookcliff Property Acquisition - \$120,000
- Housing Resources Handicap Lift at 8-plex for Homeless Veterans - \$30,000
- Ouray Avenue Storm Drain Enlargement - \$172,644

2006 Program Year - \$348,286

- Program Administration - \$69,656
- GJHA Village Park Property Acquisition - \$178,630 (completed)
- Orchard Mesa Drainage Improvements - \$100,000

2007 Program Year - \$412, 043 (includes funds transferred from 2001 and 2002 – All Projects Underway

- Program Administration - \$24,575
- Audio Information Network of Colorado - \$4,500
- Center for Enriched Communication - \$7,181
- Gray Gourmet Program - \$20,500
- Foster Grandparent Program - \$10,000
- Senior Companion Program - \$10,000
- Riverside Head Start Classroom Addition - \$110,610
- Hilltop Community Resources Daycare/Family Center Remodel - \$24,547

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.

2008 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. The Consolidated Plan Strategies are accomplished by utilizing a variety of resources including the annual allocation of CDBG funds. For each program year, a new one-year action plan is completed and adopted as part of the five year Consolidated Plan. On May 21, 2008 the Grand Junction City Council approved 2008 CDBG funding requests totaling \$584,101 for the following seven projects, which will be made a part of the 2008 Action Plan. The total amount to be allocated includes the \$337,951 2008 allocation plus \$246,150 in funds from previous years.

- City of Grand Junction Senior Multi-Use Campus Feasibility Study \$80,000
- Riverside Educational Center – Two Americorps Personnel Positions \$5,000
- St. Mary’s Hospital Foundation Gray Gourmet Program \$20,500
- Riverside Task Force – Property Acquisition for Campus Expansion \$220,900
- Mesa Youth Services (Partners) – Property Acquisition for Western Colorado Conservation Corps Facility - \$100,000
- Center for Independence – Remodel for Vocational Program \$9,500
- City of Grand Junction – Capital Improvements Project \$108,201

New 2007 Project

In addition to the seven projects above, the City allocated a portion of the excess 2007 Program Year funds for the project listed below. This project represents an amendment to the 2007 Program Year Action Plan.

- Homeward Bound of the Grand Valley – Shelter Screen Wall \$40,000

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.

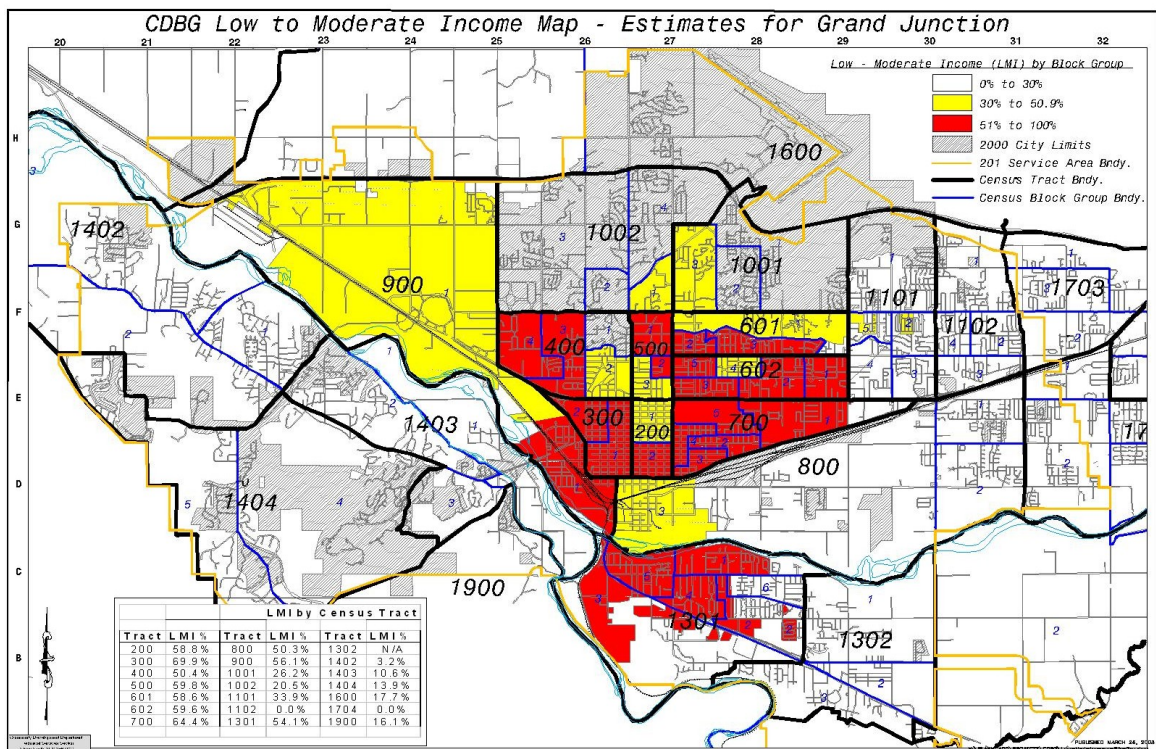
RESPONSE: Grand Junction Colorado is located in Western Colorado 250 miles from Denver. It is the largest city in Western Colorado, the County seat for Mesa County and home of Mesa State College. It is the economic and service center for communities in Western Colorado and Eastern Utah. According to Census figures released in early 2008, the Grand Junction Metropolitan Statistical Area (MSA) is the 9th fastest growing metropolitan area in the United States from 2006 - 2007. As of July 2007, Grand Junction's population is estimated to be 139,082. In one year, Grand Junction's population increased 3.7%, ranking it 9th among all MSAs in percentage change in one year, and 1st among Colorado cities.

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.

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. These correspond to the red areas shown on the CDBG Low to Moderate Income Map on the following page.

- 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.

RESPONSE: Investments will be allocated geographically according to HUD regulations. CDBG funding must meet national objective requirements of serving low and moderate income persons.



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

RESPONSE: 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 continue to publicize available programs to those in need continues to be an obstacle. The City will encourage local non-profits who serve low to moderate income persons to apply for various funding sources through their respective programs by writing letters of support and identifying appropriate projects consistent with the 2006 Consolidated Plan.

Need for Non-Housing Community Development Infrastructure

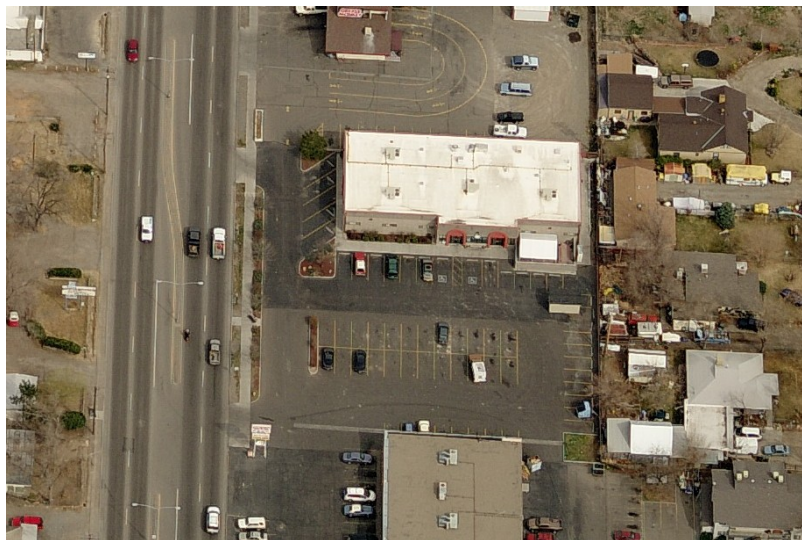
City of Grand Junction Senior Multi-Use Campus Feasibility Study and Concept Design

The Grand Junction Parks and Recreation Department will conduct a feasibility study and conceptual design of senior complex in the vicinity of the current library/senior recreation center/Gray Gourmet area. The study will examine the possibility of collaboration between interested user groups as well as the demand for such services. The conceptual design of the complex, based on the findings of the feasibility study, would help determine possible site plans, cost estimates and specific programmatic elements. CDBG - \$80,000



Homeward Bound of the Grand Valley

CDBG funds will be used to construct an 8-foot masonry screen wall along the south boundary of the existing homeless shelter to mitigate impacts on the adjacent residential neighborhood. CDBG - \$40,000



Riverside Task Force Acquisition for Campus Expansion

The Riverside Task Force will acquire two of the residential parcels east of the existing campus. The current 2-acre campus consists of the Dual Immersion Elementary School, the Community Center in the old Riverside School which also houses some uses for the elementary school, playground and parking areas. The restored school has achieved optimal usage, with the majority of the 4,000 square feet of functional space being utilized by the elementary school, after-school programs and other community uses.

In this final phase of campus development, the Riverside Task Force will utilize \$220,900 CDBG funds to purchase the two closest residential properties – 542 and 538 West Main Street. The acquisition would add functional acreage to the existing campus.



City of Grand Junction Public Works or Parks Project

The City will allocate \$108,201 2008 CDBG funds for a Public Works or Parks Capital Improvements Project that is already funded in 2009. Staff has identified the replacement of the restroom in Hawthorne Park as a potential project that could be funded in part by CDBG funds. It is in an eligible neighborhood and the CIP already allocates \$200,000 for the replacement. Another potential project is the replacement of playground equipment in Duck Pond Park on Orchard Mesa which is also an eligible neighborhood.



Riverside Head Start Classroom Addition

The City allocated \$110,610 for this project in 2007 and it will be completed during the 2008 Program Year. The project includes construction of two additional classrooms at the existing Head Start facility in the Riverside Neighborhood. The expansion will allow for 34 more preschool-aged children to attend the program. The Head Start program provides health, nutrition, early care and education to low-income and disabled children ages 3 to 5 years.



Orchard Mesa Drainage Improvements

The City allocated \$100,000 2007 CDBG funds for drainage improvements on Linden Avenue in the Orchard Mesa Neighborhood. The project will replace a 30-inch culvert that carries the Orchard Mesa Drainage Channel across Linden Avenue with a 12' x 2' concrete box. The improvements will alleviate flooding of residences in the area during intense rain storms. As of this date, the project is nearing completion.

Hilltop Community Resources Daycare/Family Center Remodel

Hilltop was awarded \$24,547 2007 CDBG funds 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. The project is underway and is expected to be completed late in the 2007 Program Year or early in the 2008 Program Year.



Special Needs Populations and Other Human Service Needs

St . Mary's Hospital Foundation Gray Gourmet Program

This program delivers meals to homebound elderly residents. CDBG funds in the amount of \$20,500 will be used for the purchase of food, personnel and travel to serve an additional 50 seniors. The program served 54,655 meals in 2007 and expects an increase to 57,388 in 2008. CDBG 2007 Program Year funds in the amount of \$20,500 were also awarded to this program and have been expended.

Audio Information Network of Colorado (AIN)

The City allocated \$4,500 in 2007 to AIN for audio information services for Grand Junction's blind, visually impaired, and print-handicapped citizens. The service provides access to ink print materials not otherwise available to these persons. The project is underway and funds should be expended by the end of the 2007 Program Year or early in the 2008 Program Year.

Center for Enriched Communications (CEC)

CEC was awarded \$7,181 in the 2007 Program Year to fund counseling services for low income citizens. Funds will be used to pay for approximately 200 client sessions to address a variety of mental health problems. The project is underway and is expected to be completed in the 2008 Program Year.

Foster Grandparent Program

The City allocated \$10,000 2007 CDBG funds for the Foster Grandparent Program that places 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. The project is underway and is expected to be completed in the 2008 Program Year.



Senior Companion Program

The Senior Companion Program received \$10,000 2007 CDBG funds for senior volunteers to provide weekly transportation services for elderly or disabled City residents who can no longer drive. Funding is to reimburse volunteers for gas and mileage. The project was recently completed in the 2007 Program Year.

Youth

Riverside Educational Center (REC)

REC provides qualifying K-12th grade students facing academic and financial challenges a no-cost, after-school tutoring and enrichment program, operated in the old Riverside School. REC has had significant growth since its inception in 2006 with just 22 students

to the current enrollment of 75 students. Services are primarily provided to the students by over 50 volunteers. Tutoring is provided 3 nights a week and enrichment activities are provided 1 night a week.

CDBG funds will fund 2 Americorps employees to be obtained through Mesa State College. These employees will provide 288 hours of additional contact hours with students. The additional personnel will also allow for more students to participate in the enrichment programs offered by the Center, particularly for middle and high school aged students.



Mesa Youth Services, Inc. (Partners) Western Colorado Conservation Corps
Partners will utilize \$100,000 CDBG funds towards the acquisition of property at 2818-1/2 North Avenue for purposes of relocating the facilities for the operation of its Western Colorado Conservation Corps (WCCC) program. WCCC is an employment and educational experience for a diverse population of youth ranging in age from 14 to 25. Members have the opportunity to learn life skills, provide service to their community and conservation groups, as well as take on civic and environmental responsibilities. The number of youth and young adults served by the program has increased by 45% in the last two years and anticipates growth of approximately 25% in 2008. Currently, the program serves 120 local youth and young adults.



Economic Development

Center for Independence (CFI) New Horizon Vocational Center

CFI expanded its program services in September 2007 to include vocational training for persons with disabilities. To date, the program has evolved to a 4 day per week class that has culinary training, janitorial training, computer skills training and is a self-directed consumer group that establishes goals for their own program. 22 persons are presently enrolled in the program and 10 more are expected to be added in the coming year.

CDBG funds in the amount of \$9,500 have been awarded to assist with capital funds to upgrade dated electrical systems in the kitchen used by the program at the 740 Gunnison Avenue facility.



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.

RESPONSE: The City will receive \$337,951 from HUD for the 2008 Program Year and will carry over \$246,150 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.

RESPONSE: The Neighborhood Services Division of the Public Works and Planning Department administer the Grand Junction 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.

RESPONSE: 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.

RESPONSE: The City holds a public open house each year inviting local human service agencies to meet and discuss the needs within the community and to participate in the CDBG process. This annual meeting occurs in March of each year.

Citizen Participation

1. Provide a summary of the citizen participation process.

RESPONSE: A meeting was held in March 2008 to educate and receive input from the public. Invitations were mailed to over 85 citizens and human service providers throughout the Grand Valley. Additionally, an advertisement was placed in the Grand Junction *Daily Sentinel* inviting citizens to attend and participate. On May 21, 2008 a public hearing before City Council was conducted to discuss funding for 2008 and determine which projects would be funded out of 12 formal applications received and reviewed by the City.

On June 18, 2008 City Council conducted a public hearing to seek public comment and consider adoption of the 2008 One Year Action Plan. A 30-day public review period occurred from June 6 to July 7, 2008. These opportunities for public input comply with the City's CDBG Citizen Participation Plan.

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

RESPONSE: No public comments were received 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.

RESPONSE: As previously stated, over 85 open house invitations were mailed to various organizations. The Hispanic/Latino Alliance, the Center for Independence, Mesa Developmental Services, Hilltop Community Resources, Audio Information Network and Senior Companions were among the many organizations that assist minorities and the disabled that were invited to the open house.

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

RESPONSE: Not applicable – no comments received.

Institutional Structure

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

RESPONSE: The Neighborhood Services Division of the Public Works and Planning Department will continue to administer the CDBG program by following the City's Public Participation Plan and by following the federal regulations that govern the program. In this role, the City will disburse CDBG funds, oversee their effective use and compliance with federal regulations, submit required reports to HUD including the Consolidated Annual Performance Evaluation Report (CAPER) and maintain performance data in the Integrated Disbursement and Information System (IDIS).

Monitoring

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

RESPONSE: The City of Grand Junction will use adequate and timely techniques to ensure the community development projects are compliant with CDBG requirements. This includes continued monitoring of sub-recipients for program objectives and outcomes and compliance with federal regulations such as environmental assessments. Labor standards will be adhered to when applicable. The City uses telephone, e-mail, mail and site visits to ensure program compliance. Performance measure will be determined and entered into HUD IDIS.

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.

RESPONSE: The number of cases of children with elevated levels of lead in their blood has dropped significantly over the last decade. In a 4-year period between 1996 and 1999 there were 165 children tested Mesa County and eleven were at levels greater than 10ug/dL. During a two year reporting period (2003-2004, 968 children were tested for lead and only 3 were at levels above 10ug/dL.

Actions to be Taken

- 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

Specific Housing Objectives

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

RESPONSE: The City did not receive any applications for any housing or housing-related projects for the 2008 Program Year. Thus, the City is not funding any housing projects in 2008.

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.
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.

RESPONSE: The City of Grand Junction has no public housing. The Grand Junction Housing Authority has 30 units of public housing which is addressed on the 5-Year Consolidated Plan. The City will not be spending any CDBG funds on public housing in 2008.

Barriers to Affordable Housing

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

RESPONSE: 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. These projects are still underway. Consequently, there were no applications received for housing projects in 2008.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.

- b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
- c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

RESPONSE: Not applicable to the City of Grand Junction

HOMELESS

Specific Homeless Prevention Elements

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

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.

RESPONSE: For the 2008 Program Year Action Plan, there are no CDBG funds allocated to specific homeless needs or to prevent homelessness.

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.

RESPONSE: For the 2008 Program Year Action Plan, there are no CDBG funds allocated to specific homeless needs or to prevent homelessness. However, the City of Grand Junction is supportive of the community's homeless providers. The Colorado Coalition for the Homeless is responsible for the Balance of State Continuum of Care (CoC) for the Grand Junction Community. Grand Valley Catholic Outreach will open a 23-unit apartment complex in 2008 that will be used for permanent housing for the homeless. As such projects are completed, they will be reported through the MHIS system by the Colorado Coalition for the Homeless as part of the 10-year plan to end chronic homelessness. Since CDBG funds are not being used for these projects, there will be no reporting through Grand Junction's Consolidated Plan. Obstacles include lack of sufficient CDBG funding to help fund these and other needed projects that help the homeless population of Grand Junction.

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.

RESPONSE: No CDBG funding is allocated for homeless activities in the 2008 Program Year Action Plan. The City will continue to support the various homeless providers with letters of support and letters of consistency with the Consolidated Plan as they compete for and request outside funding including other federal and state grants for homeless activities including prevention.

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.

RESPONSE: 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 is available so that no one needs to 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, there is a policy allowing limited daytime shelter at the Grand Junction Community homeless 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.

Emergency Shelter Grants (ESG)

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.

RESPONSE: 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.

RESPONSE: The only specific non-housing community development need addressed pm the Community Development Needs table is the need for child care services. The City is funding the Riverside Educational Center and the Riverside Task Force for projects related to child education and day care needs. These projects are described in detail on pages 7, 8 and 9 of this report.

The City of Grand Junction provides a variety of services and programs to its citizens, many of which are eligible for CDBG funding. Such projects funded for the 2008 Program Year are:

- Senior Multi-Use Campus Feasibility Study and Concept Design
- City of Grand Junction Public Works or Parks Project

These projects are described in detail on pages 6 and 8 of this report.

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.

RESPONSE: Through the use of long-term CDBG funding, the City anticipates funding many different non-housing community development activities as it has done in the past (refer to project listing on page 4 of this report). All such activities will meet the CDBG program's three objectives: 1) provide decent housing; 2) create a suitable living environment; and 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.

RESPONSE: Actions to be taken during the 2008 Program Year to reduce the number of poverty level families include the following:

- a) Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends including the following:
 - Point in Time Homeless Survey (January 2009)
 - Mesa County Human Services data
 - School District 51 data including Free and Reduced Lunch statistics
 - Grand Junction Housing Authority depth of poverty data
- b) 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.

NON-HOMELESS SPECIAL NEEDS HOUSING

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

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

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

RESPONSE: The City of Grand Junction will be funding the following projects in the 2008 CDBG Program Year that will provide for non-homeless special needs including the youth of the community.

- St . Mary's Hospital Foundation Gray Gourmet Program
- Riverside Educational Center (REC)
- Mesa Youth Services, Inc. (Partners) Western Colorado Conservation Corps

These projects are described in greater detail on page 9 of this report.

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.

RESPONSE: The City will not expend any other funds on these projects but is supportive of human service agencies that supply services to this population and will support them by providing letters of support and consistency with the Consolidated Plan when they apply for outside funding, including other HUD grants.

Housing Opportunities for People with AIDS

RESPONSE: No CDBG funds are being allocated for HOPWA in the 2008 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.

RESPONSE: Not applicable to the City of Grand Junction

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
June 18, 2008**

The City Council of the City of Grand Junction convened into regular session on the 18th day of June 2008 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Doug Thomason, Linda Romer Todd, and Council President Gregg Palmer. Councilmember Bruce Hill was absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Palmer called the meeting to order. Councilmember Beckstein led in the Pledge of Allegiance.

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing—Adoption of the CDBG 2008 Action Plan

City Council will consider final adoption of the 2008 Program year Action Plan. This annual plan is required by the Department of Housing and Urban Development (HUD) for the use of Community Development Block Grant (CDBG) funds. The action plan includes the CDBG projects for the 2008 Program Year City Council approved for funding on May 21, 2008.

The public hearing was opened at 7:12 p.m.

Kathy Portner, Neighborhood Services Manager, reviewed this item. She listed the items under consideration including amendments to previous year plans as well as the 2008 Action Plan. She then briefly described each one of the projects as follows:

The City of Grand Junction Senior Multi-Use Campus Feasibility Study and Concept Design for the Senior Center is owned by the City and in the vicinity of the current library. The study would examine the possibility of combining a variety of activities that take place at the Center with other senior services such as Retired and Senior Volunteer Program (RSVP) and the Area Agency of Aging. The study will also tie into the Downtown Master Plan as it addresses the library and surrounding properties. The recommended funding is \$80,000.

The Riverside Educational Center (REC) provides after school tutoring for K through 12 students. REC has had significant growth since its inception in 2006 with just 22 students to the current enrollment of 75 students. Services are primarily provided to the students by over 50 volunteers. CDBG funds would fund 2 Americorps employees for the tutoring program. The recommended funding is \$5,000.

The St. Mary's Hospital Foundation Gray Gourmet Program delivers meals to homebound elderly residents. Funding is requested for food, personnel, travel, and other operating expenses to serve an additional 50 seniors. The program anticipates serving 57,388 meals in 2008. The recommended funding is \$20,500.

Funding for Homeward Bound of the Grand Valley is for the Homeless Shelter. CDBG funds would be used to construct an 8-foot masonry screen wall along the shelter's south boundary to mitigate impacts on the adjacent residential neighborhood. The neighbors are anxious to have the wall installed. The recommended funding is \$40,000.

The Riverside Task Force, Inc. is requesting funds for expansion of the Riverside School Campus through the acquisition of two residential parcels to the east of the school. The Task Force plans to acquire another two parcels in the future. The current campus consists of the Dual Immersion Elementary School, the Community Center in the old Riverside School which also houses some uses for the elementary school, playground and parking areas. The recommended funding is \$220,900.

Council President Palmer asked who would actually own the parcels. Ms. Portner replied she was unsure but would find out.

Mesa Youth Services, Inc. (Partners) Western Colorado Conservation Corps has outgrown their facility in south downtown and would like to utilize CDBG funds towards the acquisition of property at 2818 ½ North Avenue for purposes of relocating the facilities. The acquisition cost is \$347,000. The rest of the needed funds will be raised by Partners. The recommended funding is \$100,000.

The Center for Independence (CFI) New Horizon Vocational Center request will allow them to upgrade their electrical systems in the kitchen so they can offer additional services and instruction to students at the 740 Gunnison Avenue facility. The recommended funding is \$9,500.

The review committee recommended that the remainder of the funds be allocated to a City of Grand Junction Public Works or Parks Capital Improvement Project. A project has not been specified but two possible projects are the replacement of the restroom in Hawthorne Park or the replacement of playground equipment in Duck Pond Park on Orchard Mesa. The recommended funding is \$108,201.

Ms. Portner identified a number of other projects previously funded that are nearing completion. The next step is to submit the plan to HUD for review and then the funds can be expended.

There were no public comments.

The public hearing was closed at 7:22 p.m. Council President Palmer voiced concern that it appears one such funding is the purchase of property for the School District. Ms. Portner explained that even though the sellers are willing sellers since the Riverside Task Force does not

have condemnation authority, it makes a difference relative to relocation rules. The Riverside Task Force will be acquiring the property.

Councilmember Coons inquired if the intended use is for community center purposes.

Ms. Portner stated that is the primary purpose but there is not a restriction to prohibit school uses.

Resolution No. 87-08—A Resolution Adopting the 2008 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

Councilmember Thomason moved to adopt Resolution No. 87-08.
Councilmember

Coons seconded the motion.

Council President Palmer asked for a legal opinion from the City Attorney. City Attorney Shaver said the motion as stated has no conditions but Staff can certainly check into the concern regarding ownership of the property voiced by Council President Palmer. He advised there will be a subrecipient contract with the Riverside Task Force regarding the use but the contract does not restrict ownership.

Council President Palmer was concerned that ownership will ultimately be conveyed to the School District. City Attorney Shaver advised an amendment could be placed on the motion to make that condition.

No amendment came forward.

Motion carried by roll call vote with Council President Palmer voting NO.