



Fourth Program Year Action Plan

The CPMP Fourth 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. The Executive Summary narratives are optional.

Narrative Responses

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. The most recent estimate of the Grand Junction population as of 2007 was 51,631.

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 2009 funding

available for the CDBG Program and received thirteen requests that totaled \$896,100.

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. The median sales price in Mesa County of an existing single family home is \$212,903 (CO Association of Realtors, February, 2009) which is slightly above the US average of \$206,200 (NAR, 4th Quarter, 2007).

As of May 2009, 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	1,093
Male Head of Households	263
Female Head of Households	830
Elderly	103
Disabled	302
Families with Children	667
Total Number of Children	1,155
30% of AMI	728
50% of AMI	347
80% of AMI	18

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 had not been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, the Grand Junction community has regularly attempted to provide a count since 2000. The most recent point in time survey was conducted in January 2009. Results of the survey indicate that there are approximately 444 homeless adults and 478 homeless children that attend schools in the community.

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, outlines 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 2005-2008

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 (completed)

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

- 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 (cancel–reallocate 2009)
- Hilltop Community Resources Daycare/Family Center Remodel - \$24,547

2008 Program Year - \$337,972 – All Projects Completed or Underway

- Senior Multiuse Campus Feasibility Study - \$80,000 (RFP in process)
- Riverside Educational Center Americorps Personnel - \$5,000 (completed)
- St. Mary's Gray Gourmet Program - \$20,500 (balance \$6,243)
- Riverside Task Force Acquisition for Campus Expansion - \$220,900 (balance \$80,052)
- Partners Acquisition for W CO Conservation Corps - \$100,000 (completed)
- Center for Independence Vocational Center Remodel - \$9,500 (balance \$3,871)
- Melrose Park Restroom and Shelter Relocation - \$108,201 (Bid in process)

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.

2009 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 18, 2009 the Grand Junction City Council approved 2009 CDBG funding requests totaling \$896,100 for the following eight projects, which will be made a part of the 2009 Action Plan. The total amount to be allocated includes the \$344,439 2009 allocation plus \$110,000 in funds from previous years.

- City of Grand Junction Program Administration (Adm) \$30,000
- Homeward Bound of the Grand Valley Purchase Vehicle (Pub Svc) \$26,000
- St. Mary's Hospital Foundation Senior Companion Program (Pub Svc) \$12,000
- Grand Junction Housing Authority site preparation for new housing at Walnut Park Apartments (Other) \$100,000
- Riverside Task Force – Property Acquisition/Structure Demolition (Acqu) \$173,222
- Mesa Developmental Services - Remodel office (Public Fac) \$40,000
- Housing Resources of Western Colorado – Garden Village Apartments Learning Center (Public Fac) \$8,217
- Western Slope Center for Children (Public Fac) – Remodel Office \$65,000

General Questions

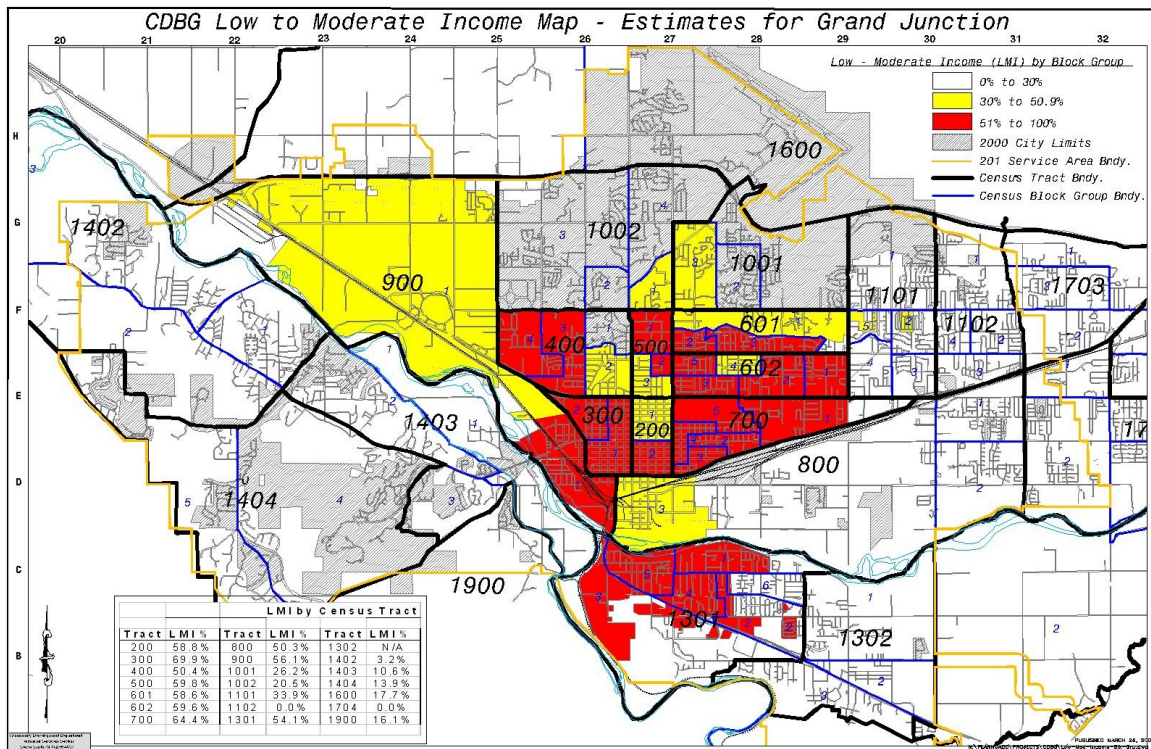
1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate 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. The most recent estimate of the Grand Junction population as of 2007 was 51,631. 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.

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

Riverside Task Force, Inc. Campus Expansion

The Riverside Task Force (RTF) is seeking to expand the Riverside School Campus through the acquisition of four residential parcels east of the school. 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, the after-school programs and other community uses on evenings and weekends.



The City awarded 2008 CDBG funds to RTF in the amount of \$220,900 towards purchase of the two closest residential properties (542 and 538 West Main Street). RTF purchased 542 West Main (shown in red above) in March 2009 for a cost of \$140,848.50, leaving a balance of \$80,051.50 in their 2008 grant. Additional funds were granted RTF for 2009 in order to purchase at least a second property at 522 West Main Street (shown in green above) and begin demolition and surface the lots until a permanent use is established. If more funding is secured, RTF will pursue acquisition of 538 if they are willing sellers.

The City and RTF is working closely with HUD Relocation specialist staff in order to ensure that the acquisitions are carried out properly in regards to the Uniform Relocation Act. Per HUD, the following steps/items are required for this type of acquisition: 1) Appraisal documentation; 2) Copy of letters and documentation of how they have been delivered to the property owners; 3) Establish voluntary acquisition through the letters; and 4) Demonstrate compliance with a Residential Anti-Displacement and Relocation Assistance Plan as set forth by the City of Grand Junction.

Need for Affordable Housing

Grand Junction Housing Authority (GJHA)

GJHA owns and operates the Walnut Park Apartments located at 2236 North 17th Street. The complex provides affordable housing for seniors. The units were built prior to the 1990 American with Disabilities Act (ADA) and, until recently, GJHA has been given waivers for the units. GJHA is now being required to make at least 10% of the units accessible. The current floorplan of the units is not conducive to remodeling to provide the accessibility so GJHA is proposing to add 14 units on the site that will meet the ADA requirements.



CDBG funds cannot be used to construct the new units themselves so CDBG funds will be used for eligible costs of site and infrastructure work to include rerouting underground utilities in the areas where the new units will be placed, demolition and site preparation and construction of parking areas for the anticipated new units.

Special Needs Populations and Other Human Service Needs

Homeward Bound of the Grand Valley

Homeward Bound operates the Community Homeless Shelter at 2853 North Avenue. CDBG funds will assist with purchase of a 12-15 passenger van that will be used to transport overflow shelter guests to other facilities in the community that provide shelter for the overflow persons as well as for daily operational needs of the shelter such as to pick up laundered bedding and purchase supplies.

St Mary's Hospital Senior Companion Program

Utilizing senior volunteers, the program provides weekly transportation services for elderly or disabled city residents who can no longer drive. Funding is for reimbursement for gas and mileage for 12 additional volunteers.

Public Facilities

Western Slope Center for Children (WSCC)

WSCC is a child advocacy center with the mission of reducing trauma of investigations of child sexual abuse and to promoting justice and healing. CDBG funds will be used for improvements to the existing WSCC building at 259 Grand Avenue, primarily for energy conservation. Improvements would include replacing the HVAC system and spraying high density foam over existing batts in the ceiling and wall areas for added insulation.



Housing Resources of Western Colorado

CDBG funds will be used to construct a new 2,000 square foot learning center on the grounds of the Garden Village Apartment complex that is owned and operated by

Housing Resources. The learning center will be used as a community center for the residents of Garden Village as well as provide accessible office and classroom space for self improvement classes such as budgeting, financial management and homebuyer education. The classes may also be available to residents of other low-income housing complexes in Grand Junction. The classes and available equipment in the learning center would provide families with the tools they need to better educate themselves and graduate to more gainful employment and more independent living situations.



Mesa Developmental Services (MDS)

MDS provides services for all children and adults in Mesa County with developmental disabilities and their families, and for infants and toddlers diagnosed with a developmental delay or at risk for life-long disability. Thus, all of the clients are considered special needs persons due to their disabilities and all qualify as low income persons.

A facility condition assessment was recently completed for all of the facilities that MDS owns and operates, including the main office and service center at 950 Grand Avenue and twelve group homes. Specific deficiencies were identified and MDS is requesting funds to do some of the remodeling work to correct deficiencies, much of which is relating to improving energy efficiency in the facilities. CDBG funds will specifically be used for remodeling the main facility which houses the following programs: Infant and Toddler Early Intervention Services; Family Support Services to assist families raising a child with significant disabilities; day programs with a training or therapeutic focus; and case management for clients that live in other MDS-owned facilities.



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 \$344,418 from HUD for the 2009 Program Year and will carry over \$110,000 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 February of each year. The outreach includes to various minority entities in the community including the Latin Anglo Alliance and the Riverside Task Force.

Citizen Participation

1. Provide a summary of the citizen participation process.

RESPONSE: A meeting was held in February 2009 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 18, 2009 a public hearing before City Council was conducted to discuss funding for 2009 and determine which projects would be funded out of 13 formal applications received and reviewed by the City.

On June 17, 2009 City Council conducted a public hearing to seek public comment and consider adoption of the 2009 One Year Action Plan. A 30-day public review period occurred from June 8 to July 9, 2009. 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: Comments were received from some of the 2009 Subrecipients at the Action Plan Public Hearing – refer to the minutes of the meeting provided at the end of this report.

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 and to participate in the annual CDBG Program year process.

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

RESPONSE: No comments not accepted.

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 measures 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.

The City of Grand Junction will not be working with any CDBG-funded housing projects during the 2009 Program Year that will need to evaluate or reduce the number of housing units containing lead-based paint but the following activities will continue.

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 *Grand Valley Housing Strategy* was released in April 2009. The *Strategy* is the product of a public-private initiative to create long-term, sustainable solutions for housing challenges in the Grand Valley. Grand Valley jurisdictions, in partnership with private and non-profit entities, are seeking to address barriers to housing investment, while also capitalizing on market opportunities and attending to product voids through development of a comprehensive housing strategy. The recommendations of the *Strategy* are to:

- Improve the process for developing housing projects
- Provide community outreach
- Maximize public and non-profit resources to leverage private investment
- Focus, monitor and adjust the strategy over time as conditions change

Early implementation steps of the *Grand Valley Housing Strategy* will occur during the 2009 Program Year. The City did not receive any applications for any housing projects for the 2009 Program Year. However, the City will be supporting the predevelopment costs for a housing project to be constructed by the Grand Junction Housing Authority at the Garden Village Apartments. The project will ultimately provide 14 new affordable living units for elderly, disabled seniors. Successful completion of this project will exceed the community goals set forth in 2006 Consolidated Plan for senior 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.
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 in the 5-Year Consolidated Plan. The City will not be spending any CDBG funds on public housing in 2009, other than to assist the Grand Junction Housing Authority with the eligible costs for the Walnut Park Apartments project as previously discussed.

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. Consequently, since those projects have been underway, there were no applications received for housing projects in 2008.

For the 2009 Program Year, the following actions will take place towards progress on the impediments identified in the 2006 study.

- Adoption of an updated Zoning and Development Code that removes some impediments to implementation
- Support construction of new housing and housing strategy implementation to address impediments to lack of affordable housing units

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

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.
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.
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: The City will only receive CDBG funds that could be used to address homeless needs and to prevent homelessness. For the 2009 Program Year Action Plan, funds will be allocated to the following projects that will assist with or help prevent homelessness:

- Homeward Bound of the Grand Valley – Purchase 12-15 passenger van to transport overflow guests from the Community Homeless Shelter to local churches that will provide temporary accommodations.
- Housing Resources of Western Colorado – Garden Village Apartments Learning Center will provide for classes on financial management and home ownership that will help prevent persons and families from becoming homeless.

In addition, 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 opened a 23-unit apartment complex in 2008 that will be used for permanent housing for the homeless. As such projects are completed, they are 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.

The City will also 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)

(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.

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

RESPONSE: The only specific non-housing community development need addressed in the Community Development Needs table is the need for child care services. The City is funding the Riverside Task Force for projects related to child education and day care needs. This project is described in detail on page 7 of this report.

The City of Grand Junction also supports a variety of community services and programs, many of which are eligible for CDBG funding. Such projects funded for the 2009 Program Year are:

- Mesa Developmental Services Office Remodel
- Western Slope Center for Children Remodel

These projects are described in detail on pages 7 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.

*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.

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: Although the median household income has increased from \$52,015 in 2006 to \$55,212 in 2007, Mesa County poverty levels are still above the state average. According to the U.S. Census Bureau's American Community Survey, 13.4 percent of Mesa County residents lived below the poverty level in 2007 and 18.4 percent of Mesa County children were below the poverty level. The Colorado average for people below the poverty level was 11.8 percent in 2007, and 15.6 percent of Colorado children lived below the poverty line.

Actions to be taken during the 2009 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

- Mesa County Human Services data
- School District 51 data including Free and Reduced Lunch statistics
- Grand Junction Housing Authority depth of poverty data

b) Continue Work on an Anti-Poverty Coalition

- Economic Development Partners and other stakeholders continue to work on issues and forming an Anti-Poverty Coalition. The Coalition would ultimately be responsible for implementing the Community's Anti-Poverty Strategy. Currently, a number of agencies and groups provide programs and services that improve poverty status including the Grand Valley Catholic Outreach, the Red Cross and the Grand Valley Interfaith Network.

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.

RESPONSE: The City of Grand Junction will be funding the following project in the 2009 CDBG Program Year that will provide for non-homeless special needs including the elderly of the community.

- St. Mary's Hospital Foundation Senior Companion Program

This project is 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 2009 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 17, 2009**

The City Council of the City of Grand Junction convened into regular session on the 17th day of June 2009 at 7:01 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Tom Kenyon, Gregg Palmer, Bill Pitts and Council President Bruce Hill.

Councilmembers Teresa Coons and Linda Romer Todd were absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order. Councilmember Kenyon led in the Pledge of Allegiance.

Council President Hill recognized former Mayor/Councilmember Gregg Palmer for his award as Lion of the Year. Councilmember Palmer thanked Council President Hill for mentioning it, noting it was a surprise and it is a pleasure being associated with a service group that does good for the community.

CONSENT CALENDAR

There were no items on the Consent calendar

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing—2009 CDBG Action Plan

City Council will consider final adoption of the 2009 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 2009 Program Year City Council approved for funding on May 18, 2009.

The public hearing was opened at 7:03 p.m.

Kristen Ashbeck, Senior Planner, presented this item. She reviewed the history of the program. This is the 14th year of participation in the CDBG program. The City's allocation is \$344,418 and the City received notice that this year's allocation was down \$21. In addition to the allocation, there are \$110,000 being returned so the total allocation is \$454,418. Also, the City received \$91,783 in stimulus funds that the Council allocated last month. The City is awaiting the release of those funds.

The purpose of the hearing tonight is to approve two more amendments and then adopt the 2009 Action Plan.

The first amendment was originally allocated to the Head Start Program who could not use the funds. Those were returned and will be included in the new allocation of funds. The first being to approve a revision to the Program Year 2008 Action Plan so that unspent funds for the Riverside Task Force may be used for demolition and site finish instead of acquisition.

Ms. Ashbeck then reviewed the other projects as follows:

- 1) City of Grand Junction Program Administration \$30,000
- 2) Homeward Bound of the Grand Valley Purchase Van \$26,000
- 3) St. Mary's Foundation Senior Companion Program \$12,000
- 4) Grand Junction Housing Authority Walnut Park Apartments \$100,000
- 5) Riverside Task Force Property Acquisition \$173,201
- 6) Mesa Developmental Services Office Remodel \$40,000
- 7) Housing Resources Garden Village Learning Center \$8,217 (in addition to \$91,783 stimulus funds previously approved)
- 8) Western Slope Center for Children Remodel \$65,000

The allocation of these funds leverages over \$2.1 million in other funding. There are some projects that are yet to be completed for the 2008 funding year. She reviewed those.

They will take public comments for the next 30 days and then submit the Plan to HUD for final approval.

Council President Hill then asked those wishing to speak to come forward.

Dan Whalen, Housing Resources of Western Colorado, 336 Iron Horse Court, thanked the Council for the Garden Village Learning Center funding. The Learning Center will include a Community Center for the residents and the public. The \$100,000 will help them leverage more funding. The Learning Center is for empowerment. Placing low income folks in these homes will help them move on.

Annette Aveda, 2539 A Shetland Court, Mesa Development Services, thanked the Council for the funds to remodel their office at 950 Grand.

Juanita Trujillo, 319 W. Ouray Avenue, representing the Riverside Task Force, thanked the Council for the funding to expand their campus.

Jacque Pipe, 952 Walnut, Senior Companion Program, thanked the Council for the funding. She has been with the program for 16 years and stated the elderly can, on average, stay in their own home after they no longer drive if they have a little bit of help. This funding provides mileage reimbursement for those that provide transportation for the elderly.

Dan Prinster, 679 Sperber Lane, past President and Board Member for the Western Slope Center for Children, thanked the Council for the funding for the Center. He explained the purpose of the Center.

There were no other public comments.

The public hearing was closed at 7:14 p.m.

Council President Hill noted for the record that the City Council has previously reviewed these applications in detail at a workshop, thus have few questions for the Staff at this meeting.

Resolution No. 58-09—A Resolution Adopting the 2009 Program Year Action Plan as a Part of the City of Grand Junction 2006 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program
Councilmember Palmer moved to adopt Resolution No. 58-09.

Councilmember Beckstein seconded the motion. Motion carried by roll call vote.