



Fifth Program Year Action Plan

The CPMP Fifth 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

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 February with a late March 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 2008 was 53,662.

Until the recent nation-wide recession, the area's economy demonstrated strong growth but housing market appreciation continues to exceed wage increases. These trends are expected to continue in 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 2010 funding

available for the CDBG Program and received eighteen requests that totaled \$1,174,694.

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 \$200,000 (CO Association of Realtors, September, 2009) which is approximately \$12,000 less than the previous year due to the nation-wide recession. According to the State of Colorado Department of Local Affairs, the average rental rate for the Grand Junction market area is \$674.31 with a vacancy rate of 7.5%.

As of May 2010, the waiting list statistics for assisted housing units are as listed below. The total number of families on the waiting list has doubled in the past year due to the current economic conditions including high unemployment and foreclosure rates in the community. The average wait time for the limited number of existing assisted housing units is 550 days.

Total Families on Waiting Lists	2,289
Male Head of Households	513
Female Head of Households	1,776
Elderly	204
Disabled	554
Families with Children	1,410
Total Number of Children	2,592
30% of AMI	1,578
50% of AMI	673
80% of AMI	45

Homeless Needs

Homelessness presents a growing challenge to Grand Junction. The combination of low local wages, high unemployment rate 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 approximately 500 homeless children that attend schools in the community. Including the families of the homeless school-aged children, the total number of homeless persons is approximately 1,650 persons. Twenty-seven percent of the chronically homeless adults are veterans and fifty percent of those are disabled.

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 2006-2009

2006 Program Year - \$348,286 – All Projects Completed

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

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

- Program Administration - \$24,575 (reallocate portion to 2010)
- 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

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

2009 Program Year - \$546,222 (includes funds transferred from 2007 and CDBG-R funds)

- Program Administration - \$30,000 (partially expended)
- HomewardBound of the Grand Valley Van Purchase - \$26,000 (completed – reallocate remaining to 2010)
- St. Mary’s Senior Companion Program - \$12,000 (underway)
- GJHA Walnut Park Apartments - \$100,000 (underway)
- Riverside Task Force Property Acquisition - \$173,201 (completed – reallocate remaining to 2009 and 2010 projects)
- MDS Group Home Remodel - \$40,000 (underway)
- HRWC Garden Village Learning Center - \$120,000 (CDBG-R and CDBG – underway)
- WSCC Program Office Building Remodel - \$65,000 (underway)

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.

2010 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 17, 2010 the Grand Junction City Council approved 2010 CDBG funding requests totaling \$388,007 for the following nine projects, which will be made a part of the 2010 Action Plan. The total amount to be allocated includes the \$374,550 2010 entitlement allocation plus \$13,457 in funds from previous years.

- City of Grand Junction Program Administration (Adm) \$60,000
- St. Mary’s Hospital Foundation Gray Gourmet Program (Pub Svc) \$20,500
- St. Mary’s Hospital Foundation Foster Grandparent Program (Pub Svc) \$12,000
- Partners Western Colorado Conservation Corps Van Purchase (Pub Svc) \$17,000
- Counseling and Education Center (Pub Svc) \$6,682
- Hawthorne Park Restroom (Pub Fac) \$158,000
- Homeless Shelter Repairs and Improvements (Pub Fac) \$6,000
- Center for Independence Energy Improvements to Main Program Office (Pub Fac) \$34,100
- Grand Valley Catholic Outreach Soup Kitchen Remodel (Pub Fac) \$73,725

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

3. 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.

Program Administration

The City's *CDBG Consolidated Plan* is done every 5 years, along with the *Analysis of Impediments to Fair Housing* study. Both of these reports were last adopted in 2006. Thus, new reports are required to be adopted in June 2011 so the work must be completed during the 2010 Program Year. In the past, the City has hired an intern to assist with the Consolidated Plan and a consultant to complete the Fair Housing study. However, with recent work program changes, staff is proposing to complete both studies in-house and allocate \$60,000 in order to cover two-thirds staff salary and community participation costs for the studies as well as administration of the overall CDBG program.

Need for Non-Housing Community Development Infrastructure

Hawthorne Park Restroom

This project would replace the restroom at the downtown Hawthorne Park with a new combined restroom/shelter facility. The Hawthorne Park neighborhood is CDBG-eligible. The existing restroom was constructed in 1955 and is dated, dilapidated and requires significant ongoing maintenance. Cost savings can be realized on the project through City Parks employees doing some of the initial site preparation and reusing the architectural plans from the shelter/restroom facility constructed in Rocket (Melrose) Park in 2009.



Special Needs Populations and Other Human Service Needs

St Mary's Hospital Gray Gourmet Program

This program delivers meals to homebound elderly residents. Funding is requested for food, personnel, travel, and other operating expenses to serve an additional 32 seniors. The program served 63,614 meals in 2009 and expects an increase to 66,795 in 2010. Funding is received through several in-kind and financial sources including the Area Agency on Aging and the State of Colorado.



St. Mary's Hospital Foster Grandparent Program

This program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding would reimburse 55 volunteers for gas and mileage to be able to serve 1,650 children. \$290,000 in funding has been secured from other sources including United Way and the Anschutz Foundation.



Partners Western Colorado Conservation Corps Vehicle Purchase

The Western Colorado Conservation Corps (WCCC) operated under Partners 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. WCCC continues to grow at a rate of 15-20 percent



per year both in budget and the amount of youth and young adults served in the program. Currently, the program serves 178 local youth and young adults.

CDBG funds would be used to purchase a new 12-passenger van to transport youth from the WCCC program office to and from service projects that will generate revenue for the Corps program.

Counseling and Education Center Low Income Counseling Services

This program provides counseling services for low income citizens. Funds are requested to help pay for 230 counseling sessions for an estimated 34 more persons. The number of persons served is directly related to the amount of funding received. In 2009, CEC served over 600 clients for a total of over 3,900 service hours. Of these, 407 clients were at or below the Federal Poverty Guidelines.



Public Facilities

HomewardBound of the Grand Valley Homeless Shelter Repairs and Improvements

Homeward Bound operates the Community Homeless Shelter at 2853 North Avenue. Since plans to expand the shelter have been withdrawn, there are urgent and critical capital repairs/improvements needed for the existing building in order to continue operating a safe and healthy shelter. CDBG funds would be used towards: 1) replace sprinkler system gauges; 2) roof repair; and 3) professionally clean the HVAC system.





Center for Independence Energy Improvements to Main Program Office

CFI operates programs for disabled persons in our community at its main program office located at 740 Gunnison Avenue. The building was originally constructed as a church in 1940 and is in need of updating. CDBG funds will be used to increase energy savings by replacing a failing heating system and installing an outdoor reset on the boiler pipes with insulation.

Grand Valley Catholic Outreach Soup Kitchen Remodel

GVCO operates the Soup Kitchen located at 245 South 1st Street. The facility served 81,337 persons in 2009-2010 and expects the number to increase to 85,404 in 2010-2011. The flat roof on the building has been repaired numerous times and has exceeded its serviceable life. Even after repairs, water finds another entry point and during storms it pours into the Soup Kitchen, several offices and the Clothing Bank, often ruining items stored in the building. In addition, GVCO recently conducted an energy audit of the facility which demonstrated that a more energy-efficient cooling system and additional insulation would benefit the facility. CDBG funds would be used towards: 1) replacing the roof; 2) adding insulation; and 3) installing a new swamp cooler.



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 \$374,550 from HUD for the 2010 Program Year and will carry over \$13,457 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 administers 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 eight 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
- Center for Independence
- Mesa County Health Department
- Mesa County Human Services Department
- School District 51
- WestCap
- St. Mary's Hospital
- Grand Junction Economic Partnership
- Business Incubator
- Latin Anglo Alliance
- Riverside Task Force
- Colorado West Mental Health
- Hilltop Community Resources

The City of Grand Junction will need to adopt a new 5-year Consolidated Plan in 2011 thus, City staff and these agencies will again be convening to develop the 2011 Plan during the 2010 Program Year. The majority of the Program Administration funds set aside in the 2010 Action Plan will be used for this purpose.

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.

In addition to the annual open house, the City will be developing its 2011 5-Year Consolidated Plan during the 2010 Program Year which will include enhanced coordination between the public and private entities as listed and discussed above.

Citizen Participation

1. Provide a summary of the citizen participation process.

RESPONSE: A meeting was held in February 2010 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 17, 2010 a public hearing before City Council was conducted to discuss funding for 2010 and determine which projects would be funded out of 18 applications received and reviewed by the City.

On June 14, 2010 City Council conducted a public hearing to seek public comment and consider adoption of the 2010 One Year Action Plan. A 30-day public review period occurred from June 1 to July 2, 2010. 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 comments received in writing or at public hearing. Refer to attached minutes of City Council meeting.

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: There were no comments that were 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 and a contact log is maintained in each activity file. Performance measures will be determined and entered into HUD IDIS. Longer term compliance is required through language in the standard CDBG Subrecipient Agreement executed between the City and each subrecipient prior to use of CDBG funds.

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 in Mesa County and eleven were at levels greater than 10ug/dL. During 2008-2009, only 3 children tested at levels above 10ug/dL per 2008 guidelines. Two of those tested were due to contact with contaminated soil. The State of Colorado no longer supports a significant lead-based paint testing program state-wide. Thus, Mesa County Health Department does not proactively tests persons unless there is reason to believe that a person has been exposed to lead.

The City of Grand Junction will not be working with any CDBG-funded housing projects during the 2010 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 2010 Program Year. The City did not receive any applications for any housing projects for the 2010 Program Year. However, the City has been supporting infrastructure costs for a housing project currently under construction by the Grand Junction Housing Authority at the Garden Village Apartments. The project is expected to be completed by December 2010 and will provide 12 new affordable living units for elderly, disabled seniors. Successful completion of this project will exceed the community goals set forth in 2010 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 the 2010 Program Year but will continue to support the housing entities in the community in their pursuit of other funding sources.

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. In 2009, the City provided \$100,000 CDBG funds for the elderly housing project at the Walnut Park Apartments as discussed above. Since those projects are underway and leveraging other housing funding is problematic during the current economic situation, there were no applications received for housing projects in 2010. The City will continue to support construction of new housing and housing strategy implementation to address impediments to or lack of affordable housing units whenever possible as prescribed in the 2006 Study.

In addition, the City recently adopted a new Comprehensive Plan and an updated Zoning and Development Code. Both have made some progress in removing barriers/impediments to fair/affordable housing. The areas improved in the Plan and Code are summarized below.

IMPROVED DEVELOPMENT FLEXIBILITY

1. Created new zone districts, including Form Based Districts, to implement the Comprehensive Plan. These new districts provide for a mixed use opportunity creating additional housing choice.
2. Increased allowed height in many zone districts which will allow taller buildings that can accommodate different housing options.
3. No maximum residential density now for Residential - Office (R-O) Zone district

STREAMLINE THE DEVELOPMENT REVIEW PROCESS

Expanded Director's Authority for administrative decisions. Director has the authority now to:

1. Approve subdivisions administratively (preliminary subdivision, final plat)
2. Approve Condominiums and Lease Holding

COMPREHENSIVE PLAN

The newly adopted Comprehensive Plan identifies "Housing" as one of the six Guiding Principles of the Plan. The Plan states, "Housing Variety—allow/encourage more variety in housing types (besides just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.

For this Guiding Principle the Plan identifies Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages. Policies under Goal 5: A. In making land use and development decisions, the City and County will balance the needs of the community. B. Encourage mixed-use development and identification of locations for increased density. C. Increasing the capacity of housing developers to meet housing demand.

The City of Grand Junction will need to adopt a new *Analysis of Impediments to Fair Housing Choice* study in 2011. Thus, during the 2010 Program Year City staff and community agencies will be looking at these concerns and identifying the areas in which the community has made progress and those where more work is needed to address fair and affordable housing issues.

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 2010 Program Year Action Plan, funds will be allocated to the following projects that will assist with or help prevent homelessness:

- HomewardBound of the Grand Valley – Remodel the existing community homeless shelter for safety and energy repairs and improvements.
- Grand Valley Catholic Outreach – Remodel the existing soup kitchen for safety and energy repairs and improvements.

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 is used for permanent housing for the homeless and are in the early stages of developing another similar project in the community. 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 Grand Junction Community Homeless Shelter 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 (formerly Table 2B), 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. Most recently, the City funded the Riverside Task Force and the Riverside Educational Center for projects related to child education and day care needs in 2008 and 2009. In 2010, CDBG funds are allocated to the Foster Grandparent Program which serves early and elementary-aged children with special programs at various child care and education locations. This project is described in detail on page 8 of this report.

In addition, 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 2010 Program Year are:

- Partners Western Colorado Conservation Corps Vehicle Purchase
- Counseling and Education Center Counseling Services

These projects are described in detail on pages 8 and 9 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 pages 4 and 5 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. These overall objectives will be reviewed as the City develops its Consolidated Plan during the 2010 Program Year to be adopted in mid-2011.

Antipoverty Strategy

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

RESPONSE: The median household income in Mesa County has increased from \$55,212 in 2007 to \$57,200 in 2009. Poverty levels are consistent with averages for the State of Colorado. According to the U.S. Census Bureau's American Community Survey, 11.8 percent of Mesa County residents lived below the poverty level in 2008 and 7.4 percent of Mesa County families were below the poverty level. The Colorado average for people below the poverty level was 11.9 percent in 2008, and 8.3 percent of Colorado families lived below the poverty level.

Actions to be taken during the 2010 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 projects in the 2010 CDBG Program Year that will provide for non-homeless special needs including the elderly and disabled citizens of the community.

- St Mary's Gray Gourmet Program
- Center for Independence Program Office Remodel

These projects are described in greater detail on pages 8 and 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

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

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 14, 2010

The City Council of the City of Grand Junction convened into regular session on the 14th day of June 2010 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Tom Kenyon, Gregg Palmer, Bill Pitts, Sam Susuras, and Council President Teresa Coons. Absent was Councilmember Bruce Hill. Also present were Deputy City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Coons called the meeting to order. Councilmember Beckstein led the Pledge of Allegiance followed by an invocation by Executive Pastor Tim Roseberry, Fellowship Church.

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing—CDBG 2010 Program Year Action Plan, a Part of the 2006 Five-Year Consolidated Plan and Action Plan Amendments to Program Years 2007 and 2009 [File #2010 CDBG]

The request is to consider final adoption of the 2010 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 2010 Program Year City Council approved for funding on May 17, 2010. Adoption of the 2010 Program Year Action Plan will constitute amendments to the Action Plans for Program Years 2007 and 2009 to reallocate unspent funds from previous years.

The public hearing was opened at 8:23 p.m.

Kathy Portner, Neighborhood Services Manager, presented this item. This will conclude items for the 2010 Program year. She reviewed the history of the program. This is the 5th year of the Five Year Plan. The City's total allocation for the amended 2009 and 2010 Action Plan is \$422,478.

The purpose of the hearing tonight is to approve amendments to the Action Plans for Program Years 2007 and 2009 to reallocate unspent funds from these previous years and indicated in the budget below. Primarily the amendments are to reallocate 2009 funds for the DIA Slope Stabilization project so the work can get underway as soon as possible rather than waiting for the release of 2010 funds from HUD on September 1, 2010.

Ms. Portner then reviewed the other projects as follows:

1) City of Grand Junction Program Administration	\$ 60,000
2) St Mary's Foundation Gray Gourmet Program	\$ 20,500
3) St Mary's Foundation Foster Grandparent Program	\$ 12,000
4) Western CO Conservation Corps Van Purchase	\$ 17,000
5) Counseling and Educ Center Counseling Services	\$ 6,682
6) DIA Slope Stabilization and Landscaping (2009)	\$ 34,471
7) Hawthorne Park Restroom Replacement	\$158,000

8) HomewardBound Homeless Shelter Remodel/Repair	\$ 6,000
9) Center for Independence Program Office Remodel	\$ 34,100
10)GV Catholic Outreach Soup Kitchen Remodel/Repair	\$ 73,725

The total amount being put into the CDBG is leveraging over \$800,000 in funding. They will take public comments until July 8 and then submit the Plan to HUD for final approval.

There were no public comments

The public hearing was closed at 8:27 p.m.

Resolution No. 30-10—A Resolution Adopting the 2010 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 approve the amendments and Adopt Resolution No. 30-10 approving the 2010 Program Year Action Plan. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Adjournment

The meeting adjourned at 8:29 p.m.

Stephanie Tuin, MMC
City Clerk