

SECOND YEAR ANNUAL ACTION PLAN



2022

City of Grand Junction, Colorado

Community Development Block Grant (CDBG) Program
U.S. Department of Housing and Urban Development

The City of Grand Junction Community Development Block Grant (CDBG) 2022 Annual Action Plan was produced by the Grand Junction Community Development Division Office

For more information on the plan contact:

Para obtener más información sobre el plan ponerse en contacto:

Kristen Ashbeck
Principal Planner/CDBG Administrator
City of Grand Junction
Community Development Division
250 North 5th Street
Grand Junction, Colorado 81501

(970) 244-1491
kristena@gjcity.org

Written comments must be submitted to the City no later than July 14, 2022 at 5:00 pm

Los comentarios escritos deben ser presentados a la ciudad a más tardar el 14 de julio 2022 a las 5:00 pm

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

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 (CDBG) 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 July 2021. 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 March deadline for each Program Year. Applications that are funded become a part of the respective program year action plan. The 2022 Program Year Annual Action Plan outlines how the City of Grand Junction intends to spend CDBG funds during the time period from September 1, 2022 through August 31, 2023.

The objectives and proposed outcomes identified in the 2022 Annual Action Plan are to address decent housing, human services and non-housing community development needs. Specific proposed outcomes and objectives for the 2022 Program Year that reflect the City's Five-Year Consolidated Plan objectives are discussed in the full Annual Action Plan report.

Summarize the Objectives and Outcomes Identified in the Plan

The 2021 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:

Create a Suitable Living Environment

1. Need for Non-Housing Community Development Infrastructure
2. Need for Neighborhood Program
3. Special Needs Populations and Other Human Service Needs
4. Youth

Provide Decent Affordable Housing

1. Increase the inventory of affordable housing units
2. Address lead-based paint hazards
3. Prevent and Reduce Homelessness

Create Economic Opportunities

1. Childcare
2. Economic Development

Proposed objectives and outcomes within the 2020 Program Year include the activities listed in section AP-35, shown on the following map and summarized by goal to be addressed below.

1. CDBG program administration and furthering fair housing - administer program including staff salary, subrecipient monitoring, reporting, public participation, training, and fair housing activities .
2. Suitable Living Environment - Non-Housing: STRiVE Remodel Shop - Place of Employment for Disabled; Hilltop Bacon Campus Community Resource Building Roof Replacement; Hilltop Resource Center Fencing; Safe Neighborhood Route 27 Road South of Highway 50; and Safe Routes to School Rocket Park Crosswalk.
3. Suitable Living Environment - Homeless: HomewardBound Pathways Shelter Security System.
4. Suitable Living Environment - Services: CEC Low Income Counseling; Eureka! Science Museum Transportation; Meals on Wheels Food Purchase; and Riverside Educational Center Bookcliff Middle School After School Program Transportation.
5. Decent Affordable Housing: STRiVE Group Home Rehabilitation; Housing Resources of Western Colorado Housing Counseling and Support; Housing Resources of Western Colorado Emergency Payments for Housing Stability; Housing Resources of Western Colorado Critical Home Repair; and Housing Resources of Western Colorado Emergency Repair for Mobile Homes.

Evaluation of Past Performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The past performance of the City of Grand Junction and its CDBG subrecipients has been thorough and timely. Many persons with low and moderate income have benefited through housing activities, human services and community facilities construction. A summary of the CDBG activities for the previous program year with progress status is provided below.

2021 Program Year – Activities Underway Except as Noted

- Program Administration
- CEC Low Income Counseling (Completed)
- HopeWest Extended Caregiver Support
- STRiVE Repair Accessible Bus (Completed)
- REC Chipeta Elementary Transportation (Completed)
- Partners WCCC Vehicle (Completed)
- HomewardBound Homeless Shelter Remodel
- Grand Valley Catholic Outreach Pre-Development Costs
- MindSprings Health Oasis Day Center Rehabilitation
- Karis Inc. The House Remodel

- Housing Resources of Western Colorado Mobile Home Repair
- Housing Resources of Western Colorado Critical Home Repair
- Safe Routes to School 27 Road Unaweeep to B.75 Road

All Consolidated Plan Objectives will be monitored and reported to the U.S. 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 remains steady, 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.

Summary of Citizen Participation Process and Consultation Process

The City has adopted a Citizen Participation Plan to describe citizen involvement in the Five-Year Consolidated Plan and Annual Action Plans. The City's Community Development Department, as lead agency for the Consolidated Plan and Action Plan, has invited human service agencies and citizen involvement. The findings and needs identified by those who serve and work with the low/moderate income populations are the basis of the Plan. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings.

A meeting was held in February 2022 to inform and receive input from the public. Invitations were mailed to 70 citizens, housing entities and human service providers throughout the area. An advertisement was placed in the Daily Sentinel inviting citizens to participate. Efforts to broaden public participation included invitations to and working with agencies that serve minority, disabled and special needs populations regarding CDBG applications for funding. These agencies include the Riverside Task Force Inc, Mind Springs Health, STRIVE, Hilltop Community Resources, Meals on Wheels, Foster Grandparents, Western Colorado Center for Children, Riverside Education Center and The Arc of Mesa County. Of these, applications were received from STRiVE, Hilltop Community Resources, Meals on Wheels and Riverside Education Center. In total, the City received 21 requests for CDBG funding that totaled \$634,343 (excluding administration funds request).

On June 15, 2022 a public hearing before City Council was held to discuss projects and determine funding for the 2022 Program Year. On July 20, 2022 City Council will conduct a public hearing to seek public comment and consider adoption of the 2022 Annual Action Plan. The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings; none were requested for the June 15, 2022, public meeting; aids and services will be available for the July 20, 2022 public meeting.

A 30-day public review period will occur from June 13 to July 14, 2022. The Annual Action Plan will be available in the City Community Development Department, the City Clerk's office and on the City's web

site. A note in Spanish language is included on the cover page that the Community Development Department should be contacted if someone requests the document in the Spanish language. The City also has phone translation services available as requested.

Legal notices for public meetings were placed in the local newspaper, in both English and Spanish. In addition, the legal notice for the Annual Action Plan public hearing included a statement regarding the location of the public hearing. City Hall is accessible to people with disabilities: "The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings. If you are planning to attend the public meeting and require special assistance, please notify the City Clerk's office at 970-244-1509 at least one day in advance to the meeting. TDD access is available through Colorado Relay at 711."

Summary of Public Comments

The opportunities for public input described above comply with the City's CDBG Citizen Participation Plan. This section will be updated after the public hearings are completed.

Summary of Comments Not Accepted and the Reasons for Not Accepting Them

This section will be updated after the public hearings are completed.

PR-05 Lead & Responsible Agencies – 91.200(b)

Agency Role	Name	Department/Agency
Lead Agency	GRAND JUNCTION	
CDBG Administrator	GRAND JUNCTION	Community Development Department

Table 1 – Responsible Agencies

The City of Grand Junction is the lead agency administering the development and implementation of this plan. The Grand Junction Housing Authority, Housing Resources of Western Colorado, the Mesa County Departments of Health and Human Services, and many local nonprofit and faith-based organizations are key stakeholders and decision-makers in administering activities described in the plan. The City of Grand Junction is entering its second year of its current Five-year Consolidated Plan. This plan covers requirements for use of those funds. The time period covered by this plan is September 1, 2022 through August 31, 2023.

Consolidated Plan Public Contact Information

City of Grand Junction Community Development Department
 Kristen Ashbeck AICP Principal Planner/CDBG Administrator
 250 North 5th Street
 Grand Junction Colorado 81501
 970-244-1491
 kristena@gjcity.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

Development of the Five-Year Consolidated Plan and each subsequent Annual Action Plan is a community effort, managed by the City of Grand Junction. The City conducts consultations and communicates electronically with representatives of various organizations, and meets in focus groups to formulate the Plans. The community entities played a major role in identifying the needs of low and moderate income persons in the Grand Junction area. The primary participating agencies are summarized in Table 2.

Summary of Activities to Enhance Coordination between Housing providers and Governmental Health, Mental Health and Service Agencies - 91.215(I)

The City of Grand Junction provides for and encourages citizen participation, especially by: very low, low and moderate income persons; persons that live in areas that CDBG funds are proposed to be used; persons living in slum and blighted areas; minority residents; residents of assisted housing; non-English speaking persons; persons with disabilities; and nonprofit agencies who are currently providing direct services to the persons above. The City encourages participation through the CDBG planning process, including identification of priority needs, adoption of goals, objectives and strategies, development of the Five-Year Consolidated Plan and Annual Action Plans, substantial amendments to the plans, and the Consolidated Annual Performance and Evaluation Report. In addition, the City has on-going interaction with these agencies as sub-recipients or through participation in various local organizations and ad-hoc work groups.

Coordination with the Continuum of Care and Efforts to Address the Needs of Homeless Individuals and Families

The Continuum of Care is a local system for helping people experiencing or are at imminent risk of homelessness by providing housing and services appropriate to the range of needs in the community. The most recent point in time survey was conducted in January 2022 and resulted in an estimated population of 654 sheltered and 451 unsheltered homeless persons. In Grand Junction, the Shelter component is served by: Community Homeless Shelter, Rescue Mission, Grand Valley Catholic Outreach (GVCO), Karis, Inc. and the Latimer House. Food and Day Services are provided by GVCO Day Center and Soup Kitchen, District 51 REACH, KidsAid program, Salvation Army Day Center and food banks. The Housing component is provided by the Grand Junction Housing Authority (GJHA) Next Step program, the Phoenix Project, Pathways Village, GVCO Permanent Supportive Housing and Karis, Inc. Case Management is covered by many agencies but primarily GVCO, GJHA and HomewardBound. The City coordinates with all of these agencies in various ways as described above.

Consultation with the Continuum(s) of Care to Determine Allocation and Use of ESG Funds

The City of Grand Junction does not receive ESG Funds but does provide letters of support/certification for other agencies that seek these funds, indicating that its goals are consistent with the adopted Five-Year Consolidated Plan.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Grand Junction
	Agency/Group/Organization Type	Other government - Local Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Public Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Grand Junction is the lead coordinating agency for development of the Consolidated Plan and subsequent Annual Action Plans. Several departments helped identify non-housing community development needs.
2	Agency/Group/Organization	Grand Junction Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Housing Authority participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2021-2025 Consolidated Plan and subsequent Annual Action Plans. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.

3	Agency/Group/Organization	Housing Resources of Western Colorado
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Resources of Western Colorado participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2021-2025 Consolidated Plan and subsequent Annual Action Plans. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
4	Agency/Group/Organization	Grand Valley Catholic Outreach
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Grand Valley Catholic Outreach participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2021-2025 Consolidated Plan and subsequent Annual Action Plans. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
5	Agency/Group/Organization	MESA COUNTY
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Employment Health Agency Child Welfare Agency Other government - County Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various departments of the Mesa County government participate in focus group and public meetings, provide data and reviewed draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
6	Agency/Group/Organization	Mind Springs Health West
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mind Springs Health participates in focus group and public meetings and provide data. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
7	Agency/Group/Organization	STRiVE
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	STRiVE participates in focus group and public meetings, provided data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
8	Agency/Group/Organization	Hilltop Health Services Corporation
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hilltop participates in focus group and public meetings and provide data. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
9	Agency/Group/Organization	HomewardBound of the Grand Valley
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HomewardBound participates in focus group and public meetings, provide data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
10	Agency/Group/Organization	Latin Anglo Alliance
	Agency/Group/Organization Type	Business Leaders Civic Leaders Mnority Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Latin Anglo Alliance was invited to participate in focus group and public meetings but had limited participation. They have, in the past, participated in the CDBG application process and submitted grant applications.

Identify Agency Types Not Consulted

The entities that represent minorities were contacted during the planning process but there was limited participation. The primary agencies representing minority populations that did participate were the Riverside Task Force and the Riverside Educational Center.

Other Planning Efforts Considered when Preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Coalition	Goals regarding homeless activities in the Consolidated Plan overlap with the goals and priorities of the Continuum of Care plan.
Analysis of Impediments to Fair Housing Choice	City of Grand Junction	Goals regarding the development of housing are consistent with findings of impediments and actions in the Analysis of Impediments to Fair Housing Choice.
Grand Valley Housing Needs Assessment and Housing	City of Grand Junction	Goals regarding the development of affordable housing, homelessness and special needs housing align with those identified in the Grand Valley Housing Needs Assessment completed in 2021.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

Summary of Citizen Participation Process

Citizen participation largely occurs through the various agencies whose Board members are citizens, business leaders and civic leaders. Goals are set within each organization as to current operations and future expansion, new projects or new programs and services. In turn, those goals are often directly translated into overall goals for the community's Five-Year Consolidated Plan. Refer to the summary of citizen participation for the 2022 Annual Action Plan in the table on the following pages.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	The virtual public meeting was advertised in the newspaper and on the City's website. Individual invitations to over 65 agencies were individually emailed or mailed. 33 people were in attendance at the meeting and several others were unable to attend but requested application materials.	CDBG administration staff provided information about the 2022 Program Year grant process and those in attendance asked questions about the application, the funding available, HUD regulations and potential activities.	There were no comments that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	June 15, 2022 Public Hearing - This section will be updated after the public hearing is completed	This section will be updated after the public hearings are completed.	This section will be updated after the public hearings are completed.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	July 20, 2022 Public Hearing - This section will be updated after the public hearing is completed.	This section will be updated after the public hearings are completed.	This section will be updated after the public hearings are completed.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

The only Federal resources available to the City of Grand Junction are Community Development Block Grant funds. However, other agencies and organizations in the community are able to leverage funds from other sources including the Housing Choice Voucher Program, Low Income Housing Tax Credits, the Weatherization Program, Energy Assistance Programs, NeighborWorks, SBG and ESG funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	421,451	0	20,000	441,451	1,260,000	

Table 5 - Expected Resources – Priority Table

Leveraged Funds

The City of Grand Junction shares HUD’s goals of using CDBG funds to seed programs and projects that will ultimately prove financially self-sufficient and demonstrate growth in the program or service provided. The City of Grand Junction does not have matching requirements for CDBG funds. However, as the City is assessing projects for potential funding, the ability of the applicant to leverage other funding sources whether public or private to complete a proposed project is reviewed. In many cases, recipients have been able to leverage other public and

private funding sources by using CDBG dollars for the required local match.

The funds provided by the City's CDBG program have leveraged a substantial amount of other public and private resources despite difficult economic circumstances in recent years. The amount of funds leveraged by subrecipients is reported in the CAPER each Program Year. Typically, for every one CDBG dollar allocated, subrecipients are able to leverage five times that from other public and/or private resources.

Public Property Used to Address the Needs Identified in the Plan

Some activities within the non-housing community development goals will be accomplished within City rights-of-way and on City-owned properties to be able to make infrastructure and facilities improvements that will benefit low- and moderate-income neighborhoods in Grand Junction. These projects include improvements to streets, utilities and parks and recreation facilities.

AP-20 Annual Goals and Objectives – 91.420, 91.220(c)(3) and (e)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Suitable Living Environment - Non-Housing	2021	2025	Non-Housing Community Development	Census Tracts City-Wide	Non-Housing Infrastructure and Facilities	CDBG: \$212,048	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16687 Persons Assisted
2	Suitable Living Environment - Homeless	2021	2025	Homeless Non-Housing Community Development Special Needs Populations and Other Human Services	City-Wide	Homeless	CDBG: \$49,864	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1740 Persons Assisted
3	Suitable Living Env - Special Needs/Minorities	2021	2025	Non-Housing Community Development Special Needs Populations and Other Human Services	Census Tracts City-Wide	Special Needs Populations and Other Human Services	CDBG: \$40,600	Public service activities other than Low/Moderate Income Housing Benefit: 40600 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Decent Affordable Housing	2021	2025	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City-Wide	Special Needs Populations and Other Human Services Increase the Inventory of Affordable Housing Units	CDBG: \$113,939	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 345 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Suitable Living Environment - Non-Housing
	Goal Description	The 2022 CDBG activities addressing this goal include: STRiVE Remodel Wood Shop, Hilltop Bacon Campus Community Building Roof, Resource Center Fencing, Safe Neighborhood Route 27 Road South of Highway 50 and Safe Routes to School Rocket Park Crosswalk.
2	Goal Name	Suitable Living Environment - Homeless
	Goal Description	The 2022 CDBG activity addressing this goal is the Pathways Shelter Security System.
3	Goal Name	Suitable Living Env - Special Needs/Minorities
	Goal Description	The 2022 CDBG activities addressing this goal include: CEC Low Income Counseling Services, Eureka! Science Museum Van Purchase, Meals on Wheels Food Purchase and REC Bookcliff Middle School After School Program Transportation.

4	Goal Name	Decent Affordable Housing
	Goal Description	This 2022 CDBG activities addressing this goal include: HRWC Housing Counseling and Support, HRWC Emergency Payment Assistance, HRWC Critical Repair Program, HRWC Emergency Repair for Mobile Homes Program and the STRiVE Group Homes Remodel.

AP-35 Projects – 91.220(d)

The purpose of the Program Year Annual Action Plan is to identify One-Year Strategies for each of the Objectives set in the 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 June 15, 2022 the Grand Junction City Council approved 2022 CDBG funding requests totaling \$441,451 (\$421,451 allocation plus \$20,000 unexpended funds from previous year) for sixteen activities which will be made a part of the 2022 Action Plan. The total amount is based on the City’s allocation for the 2022 Program Year.

#	Project Name
1	Program Administration
2	HRWC Housing Counseling and Support
3	HRWC Maintain Housing Stability
4	CEC Low Income Counseling Program
5	Eureka! McConnell Science Museum Purchase Vehicle
6	Meals on Wheels Food Purchase
7	REC Bookcliff Middle School Transportation
8	HRWC Critical Repair Program
9	HRWC Emergency Repair for Mobile Homes
10	STRiVE Group Home Remodel
11	STRiVE The Wood Shop Remodel
12	Hilltop Bacon Campus Community Resource Building Roof
13	Safe neighborhood Route 27 Road South of Highway 50
14	Safe Routes to School Rocket Park Crosswalk
15	HBGV Pathways Security System
16	Hilltop Resource Center Fencing

Table 8 - Project Summary

Allocation Priorities and Obstacles to Addressing Underserved Needs

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City does not limit the use of CDBG funds to any specific location within the City. Nor does the City limit the use of CDBG funds to any groups based on race, minority or ethnic concentration. All funds will be used for persons with low to moderate income within the City limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City’s objectives outlined in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2021-2025 timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan. Allocation of investments must be within the City limits and, as applicable, in areas of low to moderate income which are more prevalent in the central and east/southeast parts of the city. Areas of

racial/minority concentration are more prevalent in the central and eastern parts of the city. Refer to the map of the locations of the 2022 project locations included in Section AP-05.

AP-38 Project Summary (Table 9)

1	Project Name	Program Administration
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Non-Housing Decent Affordable Housing Suitable Living Environment - Homeless Suitable Living Env - Special Needs/Minorities
	Needs Addressed	Non-Housing Infrastructure and Facilities Special Needs Populations and Other Human Services Increase the Inventory of Affordable Housing Units Homeless
	Funding	CDBG: \$25,000
	Description	The 2022 program year will incur typical staff time from previous years to cover a portion of staff salary, training, advertising, and HUD reporting requirements.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	City-Wide
	Planned Activities	General program administration, fair housing activities, annual reports to HUD
2	Project Name	HRWC Housing Counseling and Support
	Target Area	City-Wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Support Retention of Affordable Housing Units
	Funding	CDBG: \$5,717

	Description	The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds are requested for general administration of the Housing Counseling and Education program including salaries and administrative costs of the counseling.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 293 families will benefit from the proposed activities.
	Location Description	524 30 Road
	Planned Activities	CDBG funds are requested for general administration of the Housing Counseling and Education program including salaries and administrative costs of the counseling.
3	Project Name	HRWC Maintain Housing Stability
	Target Area	City-Wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Support Retention of Affordable Housing Units
	Funding	CDBG: \$10,000
	Description	The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds are requested to continue to maintain housing stability for families in the community when faced with the possibility of eviction or foreclosure. Funds would be used to provide emergency payments.
	Target Date	8/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 16 low- and moderate-income families will be assisted by this activity.
	Location Description	524 30 Road
	Planned Activities	CDBG funds would be used to provide emergency payments.
4	Project Name	CEC Low Income Counseling Program
	Target Area	City-Wide
	Goals Supported	Suitable Living Env - Special Needs/Minorities
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$10,000
	Description	CEC provides counseling to individuals in crisis or those dealing with difficult emotional issues and ensures access to professional counseling, regardless of income or ability to pay. CDBG funds would provide subsidy for 362 more counseling sessions for at least 36 individuals.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds would provide subsidy for 362 more counseling sessions for at least 36 individuals.
	Location Description	2708 Patterson Road
	Planned Activities	CDBG funds would provide subsidy for 362 more counseling sessions for at least 36 individuals.
5	Project Name	Eureka! McConnell Science Museum Purchase Vehicle
	Target Area	City-Wide
	Goals Supported	Suitable Living Env - Special Needs/Minorities
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$7,800

	Description	Eureka!'s hands-on science programs provide local students over 150,000 STEAM learning hours each year. The programs serves nearly 4,000 students and seek to provide equitable access to educational enrichment and increase opportunities for low-income and underserved youth to participate in hands-on science and outdoor learning experiences. CDBG funds will be used to purchase a transit van, which will increase Eureka!'s ability to serve more low-income and underserved youth that otherwise lack access to transportation necessary for the to participate.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 250 persons will benefit from the proposed activity.
	Location Description	1400 North 7 th Street
	Planned Activities	CDBG funds will be used to purchase a transit van, which will increase Eureka!'s ability to serve more low-income and underserved youth that otherwise lack access to transportation necessary for the to participate.
6	Project Name	Meals on Wheels Food Purchase
	Target Area	City-Wide
	Goals Supported	Suitable Living Env - Special Needs/Minorities
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$15,000
	Description	Meals on Wheels serves hot and nutritious lunchtime meals for Mesa County seniors age 60 and older. The program fosters health, independence and wellbeing. Each weekday it produces 500-600 meals from its downtown Grand Junction kitchen.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,080 persons will receive benefit from this activity.
	Location Description	551 Chipeta Avenue
	Planned Activities	CDBG funds would be used to offset the cost of food for an estimated 10% growth in the program.

7	Project Name	REC Bookcliff Middle School Transportation
	Target Area	Census Tracts
	Goals Supported	Suitable Living Env - Special Needs/Minorities
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$7,800
	Description	Riverside Educational Center provides structured tutoring and educational enrichment activities in the after-school hours and beyond for Mesa County students in grades 1-12, in order to improve academic achievement and foster positive social and emotional development. REC provides transportation home for students enrolled in REC programming at Bookcliff Middle School.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 191 persons will benefit from this activity.
	Location Description	540 29-1/4 Road
	Planned Activities	CDBG funds would be used to purchase a 14-passenger bus for this purpose.
8	Project Name	HRWC Critical Repair Program
	Target Area	City-Wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Retain the Inventory of Affordable Housing Units
	Funding	CDBG: \$10,000
	Description	The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds would be used for critical homes for households of low- and moderate-income.
	Target Date	8/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 households will receive benefit from this activity.
	Location Description	City-Wide
	Planned Activities	CDBG funds would be used for critical home repairs for households of low- and moderate-income.
9	Project Name	HRWC Emergency Repair for Mobile Homes
	Target Area	City-Wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Retain the Inventory of Affordable Housing Units
	Funding	CDBG: \$25,000
	Description	The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 households will benefit from this activity.
	Location Description	City-Wide
Planned Activities	CDBG funds would be used to make emergency repairs for mobile homes.	
10	Project Name	STRiVE Group Home Remodel
	Target Area	City-Wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Increase the Inventory of Affordable Housing Units
	Funding	CDBG: \$63,222

	Description	STRiVE provides a variety of support for Mesa County residents with intellectual/developmental disabilities and their families. Services include group homes, vacation and day programs, supported living and family support and infant/toddler early intervention. CDBG funds would be used to replace air conditioning units in two group homes that house a total of 16 individuals and a new heater at the Wood Shop which employs STRiVE clients.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	A total of 16 persons reside in the group homes to be remodeled through this activity.
	Location Description	2746 Olson Avenue and 680 29-1/2 Road
	Planned Activities	CDBG funds would be used to replace air conditioning units in two group homes that house a total of 16 individuals.
11	Project Name	STRiVE The Wood Shop Remodel
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities Special Needs Populations and Other Human Services
	Funding	CDBG: \$13,000
	Description	STRiVE provides a variety of support for Mesa County residents with intellectual/developmental disabilities and their families. Services include group homes, vacation and day programs, supported living and family support and infant/toddler early intervention. CDBG funds would be used for a new heater at the Wood Shop which employs STRiVE clients.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	23 STRiVE clients employed at the Wood Shop will benefit from this activity.
	Location Description	2850 Chipeta Avenue
Planned Activities	CDBG funds would be used for a new heater at the Wood Shop which employs STRiVE clients.	

12	Project Name	Hilltop Bacon Campus Community Resource Building Roof
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities
	Funding	CDBG: \$39,871
	Description	Hilltop has been serving individuals and families in Western Colorado since 1950 with an array of programs and services that cover the lifespan from pre-natal health care access to assisted living. The Bacon Campus has been home to housing and services for brain-injured persons with 130 residents.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	145 persons will benefit from this activity.
	Location Description	1405 Wellington Avenue
	Planned Activities	CDBG funds would be used for roofing repairs on the Community Resource building on the campus that includes the dining hall, kitchen, staff and nursing offices, meeting room and life skills training area.
13	Project Name	Safe Neighborhood Route 27 Road South of Highway 50
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities
	Funding	CDBG: \$99,501
	Description	Expand the SRTS improvements along 27 Road to complete a connected corridor south of US Highway 50. North section was previously approved. Construct 620 feet of curb, gutter and sidewalk and 2 accessible ramps.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The neighborhood with a population of 8,772 will benefit from this project.

	Location Description	27 Road from U.S. Highway 50 south to B-1/2 Road
	Planned Activities	Construct 620 feet of curb, gutter and sidewalk and 2 accessible ramps. The City would need to budget for \$40,499 in its 2023 capital improvements plan to complete this project.
14	Project Name	Safe Routes to School Rocket Park Crosswalk
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities
	Funding	CDBG: \$40,000
	Description	Provide a safe, accessible crossing of Orchard Avenue to provide access to Rocket Park, GVT stops and nearby schools.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The neighborhood with a population of 4,627 will benefit from this project.
	Location Description	Orchard Avenue at 26 th Street
	Planned Activities	Construct 120 feet of curb, gutter and sidewalk, 2 accessible ramps and 1 crosswalk.
15	Project Name	HBGV Pathways Security System
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Homeless
	Needs Addressed	Homeless
	Funding	CDBG: \$49,864
	Description	HomewardBound provides emergency shelter for up to 270 individuals per night, with each guest having access to a clean bed, meals, showers/toiletries, clothing and a safe place to stay during the day.
	Target Date	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,740 persons will benefit from this activity.

	Location Description	562 and 564 29 Road
	Planned Activities	CDBG funds will be used to improve the security system at the Pathways Family Shelter.
16	Project Name	Hilltop Resource Center Fencing
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities
	Funding	CDBG: \$19,676
	Description	Hilltop has been serving individuals and families in Western Colorado since 1950 with an array of programs and services that cover the lifespan from pre-natal health care access to assisted living.
	Target Date	8/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,120 persons will benefit from this activity.
	Location Description	1129 Colorado Avenue
	Planned Activities	CDBG funds would be used to provide fencing around an area that has a concrete slab to basketball and grass to improve safety for the youth and families that use the area while participating in Hilltop program activities.

AP-50 Geographic Distribution – 91.220(f)

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City of Grand Junction does not limit the use of CDBG funds to any specific geographical location within the City. Nor does the City of Grand Junction limit the use of CDBG funds to any specific groups based on race, minority or ethnic concentration. All funds will be used to serve persons with low to moderate income who live within the Grand Junction city limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City’s objectives outline in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2021-2025 timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan.

Target Area	Percentage of Funds
Census Tracts	33
City-Wide	67

Table 10 - Geographic Distribution

Rationale for Geographic Allocation Priorities

Allocation of investments must be within the City limits and, as applicable, in areas of low to moderate income households. These areas are more prevalent in the central and east/southeast parts of the city and areas of racial/minority concentration are more prevalent in the central and eastern parts of the city. Refer to the map included in AP-05 that illustrates the locations of the 2022 Program Year projects.

AP-55 Affordable Housing – 91.220(g)

The housing stock in the Grand Junction area rose to 27,973 units reported in the 2019 ACS data. Owner-occupied units accounts for 58.1% of total units, up from 56.4% reported in 2014 ACS data. There was a decrease in the number of vacant units. 6.3% of housing units were vacant in 2010, and 2017 ACS data indicates 1,594 units or 5.7% housing units are vacant. This is a slight increase over the number of units vacant reported in the previous Five-Year Consolidated Plan. This number is a concern since they are not available to the market which has the capacity and need for more units. However, these units may present opportunities for rehabilitation and should be further assessed.

In terms of housing production, the number of permits issued for construction for all units in Mesa County peaked in 2006 before declining sharply a decade ago. Since then, the number of new permits per year has steadily risen over the past decade. As measured between the 2014 and 2019 ACS data, the type of housing has shifted slightly. Most (72.6%) of the housing stock has been built since 1970. The proportion of single-family homes has remained steady, accounting for 73.5 percent of the housing stock in 2014 data and 72.9% of the housing stock reported in 2019 ACS data. All other housing types has remained steady as well during this time.

The median home value increased to \$237,100 reported in the 2019 ACS data which is a 10% increase over the 2010 data. The 2019 ACS data also reported a 1.8 % vacancy for rental units with a median rent

of \$770 which is 23% increase since 2010. Households that experience housing problems such as overcrowding, substandard utilities and cost burdens are considered to have unmet housing needs. There were 9,000 such households reported in the most 2019 ACS data. The most common type of housing problem is cost burden - households that spend more than 30% of their income on housing.

Based on this evaluation and the *Grand Valley Housing Needs Assessment*, the highest need is for rental assistance for lower income housing and those with special needs to ease cost burdens; provision of more affordable multifamily units; and provision of more transitional and emergency housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	329
Special-Needs	2
Total	331

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	16
The Production of New Units	0
Rehab of Existing Units	22
Acquisition of Existing Units	0
Total	38

Table 125 - One Year Goals for Affordable Housing by Support Type

The 2022 Annual Action Plan includes five activities that are represented in the Tables 11 and 12, which entail rehabilitation of housing units in order to maintain them as decent, affordable housing and provide for housing counseling and emergency payments : 1) STRiVE will rehabilitate 2 group homes for disabled persons; 2) Housing Resources of Western Colorado will provide housing counseling for 293 households; 3) Housing Resources of Western Colorado will provide emergency payments for 16 households; 4) Housing Resources of Western Colorado will provide funds to rehabilitate 15 homes; 5) Housing Resources of Western Colorado will provide funds to emergency repairs on 5 mobile homes.

AP-60 Public Housing – 91.220(h)

The City of Grand Junction has no public housing units but coordinated completion of the most recent Grand Valley Housing Needs Assessment to examine the current local housing situation. The report includes a thorough assessment of local market conditions, a detailed forecast of current and future demand across the spectrum of housing needs, identification of housing challenges and recommendations and actions to begin to address the market needs. It is anticipated that City staff and community entities will continue to collaborate on efforts based on the Housing Needs Assessment.

The Grand Junction Housing Authority no longer holds any public housing. Several other local

organizations hold vouchers, primarily for special needs populations. The City of Grand Junction has worked closely with the Grand Junction Housing Authority as it has phased out public housing in Grand Junction and constructs developments in a more sustainable affordable housing model. The City has a history of providing building and development fee deferrals or reductions and grants funds to the Housing Authority and other housing providers for the construction of new affordable units.

There are no public housing units in the Grand Junction area. Consequently, the City will not be spending any CDBG funds on public housing in the 2022 Program Year but will continue to support the housing entities in the community in their pursuit of other funding sources. So far, during the 2021 Five-Year Consolidated Plan some steps were taken to address housing needs. For example, in 2021, CDBG funds were used towards the rehabilitation of housing units through activities completed by Housing Resources of Western Colorado. In addition, 2020 CDBG funds were allocated for the Grand Junction Housing Authority to rehabilitate 8 units at its Linden Pointe apartment complex.

Actions to Address the Needs of Public Housing

The City will not be undertaking actions in the next year to address the needs of public housing specifically but there are three activities that address the upgrade of existing units as reported and described in section AP-55.

Actions to Encourage Public Housing Resident Involvement in Management and Homeownership

Residents of all housing developments, including those in accessible units, owned and operated by the Grand Junction Housing Authority and Housing Resources of Western Colorado are encouraged to participate in their respective housing communities. Participation typically involves volunteering to serve on a community board or committee that meets with staff to discuss issues, concerns and ways to resolve them to improve housing conditions for all residents.

Financial Assistance to Troubled PHA

The Grand Junction Housing Authority (GJHA) is not designated as troubled, but the City has participated in various GJHA activities, including financial assistance when requested and as funds allowed. Most recently, the City allocated approximately 50% of its CDBG-CV funds to GJHA for emergency housing assistance and the 2020 Program Year included an allocation to the GJHA for the rehabilitation of 8 affordable housing units. GJHA did not apply for 2022 CDBG funds.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Homelessness presents a growing challenge to Grand Junction. The combination of low 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 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 homeless data was primarily informal, as there had not been a coordinated effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, Grand Junction has regularly completed a count since 2000. The most recent point in time survey available was conducted in January 2022 and resulted in an estimated population of 654 sheltered and 451 unsheltered homeless persons. The results show that 12.7 percent of the homeless are under 18, while 26.8 percent are under 25. Three-quarters of the individuals who took the survey said they have some sort of disability, with chronic physical illness and substance abuse being the most common.

One-Year Goals and Actions for Reducing and Ending Homelessness

CDBG are the only federal funds allocated to the City that can be used to address homeless needs and to prevent homelessness. For the 2022 Program Year Action Plan, funds will be allocated to HomewardBound of the Grand Valley to improve the Family Shelter known as pathways with an improved security system. In addition, other 2022 activities will address homeless persons as a portion of the clients served by several organizations such as the Counseling and Education Center.

Generally, 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 Grand Junction. Over the past decade, Grand Valley Catholic Outreach has constructed 63 new apartments in 3 complexes that are used for permanent housing for the homeless. The City assisted with these projects through CDBG funds, development fee relief and general funds. As these projects are completed, they are reported through the MHIS system by the Coalition as part of the plan to end chronic homelessness. Obstacles include insufficient 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.

Addressing Emergency Shelter and Transitional Housing Needs of Homeless Persons

The Grand Valley Homeless Coalition will continue to use results of the Vulnerability Index study to formulate solutions form homeless issues. In its Continuum of Care Plan, the Coalition identified priority needs are transitional housing, case management, and housing placement. The Plan is to provide a continuous housing and service network for persons working to permanently leave the streets. The City granted 2021 CDBG funds to Karis, Inc. towards its project to rehabilitate The House - a shelter for high-risk homeless teens and young adults.

Helping Homeless Persons Transition to Permanent Housing and Independent Living

The community homeless shelter has adopted a new strategy that re-examines its role in the continuum of care that will focus attention on the shelter as a beginning rather than an end on moving individuals and families on a path from homelessness to self-sustainability in housing and employment.

HomewardBound is working with many other local agencies to coordinate services provided to transition homeless individuals and families to permanent housing and independent living. Previously, CDBG funds were used to help HomewardBound purchase a property for construction of a new family center to house these services which opened at the end of the 2019 Program Year. In recent years, the City funded several CDBG activities to rehabilitate and expand the Community Homeless Shelter and the Community Day Center that is operated by Grand Valley Catholic Outreach. In addition, the project funded in 2022 for HomewardBound will further improve the Pathways shelter facilities.

Helping Low-Income Individuals and Families Avoid Becoming Homeless

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 includes persons discharged from correctional facilities, foster care, and mental and general 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 rehabilitation period, there is a policy allowing limited daytime shelter at the 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.

Through development of the Consolidated Plan, the community identified needs in the following community development areas: Transportation, Medical Services, Child Care and Youth. The high priority non-housing community development need summarized in Section NA 40 of the Five-Year Consolidated Plan includes the following:

- Childcare for people transitioning to work and working low income
- Better coordination between public transportation and location of childcare
- Childcare with more flexible and weekend hours of operation
- Youth-oriented activities and programs that are coordinated in schedule and location for transportation to and from the facilities.
- Expansion of medical and mental health facilities
- Improvement and expansion of senior activity centers
- Facilities for abused adults and children
- Improvement and expansion of centers for the disabled
- Improvement and expansion of other facilities where human and public facilities are provided

In the past 5 years, the City funded Partners, STRiVE, Karis, Inc., the Marillac Clinic, Western Slope Center for Children and HopeWest for projects related to child education, day care and other youth needs. Funds have also been allocated several years for the Foster Grandparent Program which serves early and elementary-aged children with special programs at various child care and education locations.

In addition, the City of Grand Junction supports homeless facilities and a variety of community services and programs, many of which are eligible for CDBG funding. Such projects funded for the 2022 Program Year are:

- Counseling and Education Center
- HomewardBound of the Grand Valley
- Hilltop Community Resources
- Housing Resources of Western Colorado
- STRiVE

AP-75 Barriers to affordable housing – 91.220(j)

As part of the Grand Valley Housing Needs Assessment, a public opinion survey was conducted. One of the questions asked respondents to check from a list the perceived barriers to housing production and affordable housing in the Grand Junction area. The highest rated responses were the cost of land or lots, the current state of the housing market, and the cost of labor. These factors are typically outside the control of local governments. The next highest rated responses included community resistance, cost of materials, lack of adequate public transportation and lack of affordable housing development policies. Of these, the latter could be considered a negative effect of public policies on affordable housing and residential investment. The Housing Needs Assessment also suggested a series of actions pertaining to public policies listed below. Based on these, the City has an opportunity to continue this discussion with other housing interests and work towards making changes to public policies to better support affordable housing and residential investment.

RECOMMENDATION: Encourage Low to Moderate Income Housing

- Encourage affordable housing development through density bonus, fee deferments or waivers, and other forms of cost benefits to developers.
- Increase the density of housing in some areas that could accommodate higher density rental development to maximize housing in residential zone districts

RECOMMENDATION: Encourage Rental Housing Development

- Assess areas that can accommodate additional rental/multifamily development within the range of existing infrastructure and accommodations.
- Encourage rental developments through development incentives and fee waivers.
- Review zoning requirements that may limit rental/multifamily developments and areas of increased density, especially in areas adjacent to existing amenities and infrastructure.

Actions to Remove/Ameliorate Effects of Public Policies that May be Barriers to Affordable Housing

Based on the Housing Needs Assessment, the City will partner with others to develop an affordable housing strategic plan. Other actions to be undertaken in this area are outlined in the Analysis of Impediments to Fair Housing as listed below.

- Review zoning requirements that may limit multifamily developments
- Encourage mixed income development
- Encourage affordable housing development through incentives.

2022 activities that will accomplish fair housing goals are listed below.

- Administration funds will be used to improve information available to citizens regarding fair housing, allow for staff to attend appropriate training and complete all required HUD reporting.
- Four 2022 activities will improve/increase services for special needs populations that will help stabilize

lives and move them towards self-sufficiency

- Three 2022 activities will improve facilities for agencies that serve low and moderate income persons and help them attain fair and affordable housing.
- Two 2022 projects will improve physical infrastructure of low and moderate income neighborhoods and maintain the value of affordable housing areas.
- The City will continue to update and implement its Comprehensive Plan and updated Zoning and Development Code that help remove housing impediments/barriers.
- The local transit system will continue to expand its operating hours and routes to be more available to persons using the bus to travel to locations for education and employment.
- The City will continue to work with economic development partners to promote development of new businesses or expand existing ones and improve wage levels.

As described in the Five-Year Consolidated Plan and in AP-35, there are many community needs and obstacles to addressing them. These include a growing need for services, limited funds, availability of accessible and affordable housing, gaps in affordability, and increased compliance and technical skills required for administering the CDBG program.

AP-85 Other Actions – 91.220(k)

Actions to Address Obstacles to Meeting Underserved Needs

Obstacles to meeting underserved needs include, but are not limited to:

- 1) The decrease in financial support available to local government and organizations.
- 2) The number of foreclosures within the community caused by job loss and other factors, increasing the number of households in need of housing and other services.
- 3) The disparity of wage level and housing costs, increasing poverty, increasing unemployment and an aging population demanding more services.

Actions planned to address these obstacles involve many of the coordination and participation activities that are ongoing in the community, many of which are discussed throughout the Consolidated Plan.

- a) Support agencies and organizations as they seek funding for activities to be able to leverage as much financial support as possible for priority projects.
- b) Support and promote classes offered by local housing entities that address foreclosure prevention.
- c) Continue economic development efforts with partners; support and coordinate with local housing agencies that provide affordable housing options; and support ongoing activities and services that promote family stabilization.

Actions to Foster and Maintain Affordable Housing

During the 2022 Program Year, there are three activities all to be accomplished through rehabilitation of existing housing units to be funded with CDBG that will help foster and maintain affordable housing: STRIVE group homes; Housing Resources of Western Colorado loans for emergency repairs of owner-occupied mobile homes; and Housing Resources of Western Colorado critical repairs for owner-occupied homes.

Actions to Reduce Lead-Based Paint Hazards

The City of Grand Junction estimates that 10,000 housing units in Grand Junction were constructed prior to 1978 and that a high percentage of these homes may contain lead-based paint. While it is not known the number of the homes containing lead-based paint that are occupied by low- to moderate-income residents, it is known that older homes are typically more affordable and that a high percentage of these older housing units are occupied by low- and moderate-income persons.

All activities funded with CDBG dollars through the City of Grand Junction must comply with federal regulations concerning lead-based paint. Lead-based paint reduction regulations are incorporated into all legal agreements between the City and grant subrecipients. Any residential units or facilities constructed prior to 1978 involved in a CDBG activity must undergo a lead-based paint evaluation by a

certified inspector. Any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

The number of child cases with elevated lead levels in their blood has dropped significantly over the past few decades. The State of Colorado no longer supports a lead-based paint testing program state-wide. Thus, Mesa County Health Department does not proactively test persons unless there is reason to believe the person has been exposed to lead. The last available data between 2010 and 2014 testing of physician-referred children resulted in only 3 cases of abnormal results, none of which contained acute levels.

Specific Lead-Based Paint Actions

- 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 compliance with the Federal Rule as it applies to the expenditure of CDBG funds on the 2022 activities to which it applies.
- 3) The Grand Junction Housing Authority and other local entities will continue to provide information to residents concerning potential hazards of lead-based paint.

Actions to Reduce the Number of Poverty-Level Families

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 outlines activities to:

- Collect demographic data regarding poverty levels to 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 and maintain a diversified economic base.
- Increase the employability of recipients of public benefits.
- Attract higher paying employers to Grand Junction.
- Increase access to employment through expansion of the public transportation system and 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 by providing healthcare to uninsured and public transportation to reduce costs to low-income persons.
- Focus affordable housing development near employment centers.

Specific Actions for Reducing Poverty Level

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 continue to work on issues and forming an Anti-Poverty Coalition. The Coalition would be responsible for implementing the Anti-Poverty Strategy. Currently, many agencies provide programs and services that improve poverty status including Grand Valley Catholic Outreach, Red Cross and the Grand Valley Interfaith Network.

c) The Homeless Coalition will continue to address results of the Vagrancy and Vulnerability study to better understand the needs of poverty-level families and the homeless situation.

Actions to Develop Institutional Structure

The City Community Development Department provides the staff and framework for the institutional structure for administration of the Community Development Block Grant program with assistance from the Finance Department. No gaps have been identified in the institutional delivery system. The City will continue to facilitate and foster relationships with agencies to strengthen public services, work with other local jurisdictions and organizations to improve the community, and participate in community efforts that allow for information sharing and dialogue concerning affordable housing, homelessness and special needs populations.

Actions to Enhance Coordination between Housing and Social Service Agencies

The City of Grand Junction will work with public and private housing and human service agencies to enhance coordination in the implementation of the Five-Year Consolidated Plan and each subsequent Annual Action Plan. Some of the actions the City will take are listed below.

- Coordinate meetings with community agencies and organizations to discuss community needs, funding opportunities, and potential partnerships.
- Offer technical assistance to agencies to discuss the sources of funding available, associated timelines for applying for funds and most impactful uses of funds.
- Offer technical assistance for potential developers and/or property owners that are considering new development or rehabilitation of existing housing.
- Survey housing units to determine rehabilitation needs to maintain affordable housing.
- Provide letters of support on behalf of affordable housing project proposals or other proposals from agencies that are requesting funding from external sources.

- Facilitate agency to collaboration to help the low-income homeowner population they serve.

As discussed in the Strategic Plan section of the Five-Year Consolidated Plan, the Community Development Department uses monitoring efforts to ensure that programs funded with CDBG are compliant with federal, state and local requirements. In order to achieve this goal, the City has developed a monitoring procedure for all CDBG funded projects. In the 2022 Program Year, staff will perform desk monitoring, technical assistance and on-site monitoring both pre- and post-award, which often includes consultation with HUD CPD staff to ensure program compliance. The amount of monitoring will vary dependent on the subrecipient's previous CDBG experience, performance and complexity of the project. Also, the City ensures compliance during setup, update and closeout of activity information in IDIS. IDIS tracks funds drawn and provides another level of monitoring to ensure project eligibility and program compliance. Additionally, regularly updating IDIS helps verify that subrecipients are on track with timely expenditures and outcomes. This ongoing review helps the City of Grand Junction identify needs of the subrecipient and provide additional support as necessary.

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Projects planned with all CDBG funds available during the year are identified in Table 9. The City of Grand Junction will not incur program income for any of its 2022 Program Year activities. Inasmuch as possible, CDBG funds will be entirely expended to benefit persons of low and moderate income or presumed benefit with the exception of Program Administration funds.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%