



HOUSING

ANNUAL REPORT

2023

CITY OF
Grand Junction
COLORADO

Housing & Houselessness as a City Priority

Grand Junction's 2020 Comprehensive Plan serves as a blueprint for the city, with its foundation resting on the community's vision for the future. This vision provides guidance for the formulation of goals, strategies, and overall development in Grand Junction.

The Strategic Plan, updated every two years, integrates the priorities identified as most crucial by the City Council into the broader framework of city planning and development.



Comprehensive Plan Principle 5: Strong Neighborhoods and Housing Choice

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes
2. Partner in developing housing strategies for the community.
3. Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.
4. Promote the integration of transportation mode choices into existing and new neighborhoods.
5. Foster the development of neighborhoods where people of all ages, incomes and backgrounds live together and share a feeling of community.

2023-2025 City Council Strategic Outcome: Welcoming, Livable, Engaging

Grand Junction fosters a sense of belonging, where people are accepted as themselves and have access to the amenities and services they need to thrive, and actively seeks participation from our community.

Grand Junction Housing Strategy

The Grand Junction Housing Strategy was formally adopted by City Council in 2021 which included twelve housing strategies for implementation to increase housing options, affordability, and increase access to services. In 2022, the City adopted a thirteenth housing strategy focused on community engagement and education.

Vision

The City of Grand Junction is committed to enacting housing policies and partnering with outside organizations that seek to increase affordable housing options, diversify housing choice, decrease the gap between need and housing inventory, and assist those without homes to access supportive and housing services.

Housing Division Overview

The Housing Division was launched in 2022 following the adoption of the City of Grand Junction Housing Strategy. The Housing Division has grown to three full time staff and has supported a Colorado Mesa University intern, Bachelor of Social Work student, and a Americorp Hometown Fellow.

Funding

In the last two years, the City has committed \$19 million in housing and houseless needs. This funding encompasses capital projects, operational support for service providers, emergency assistance during COVID, funding for housing and homeless projects, matching and securing grants for housing initiatives, and actively expanding the City's role in addressing housing and houselessness issues.

Award Recipient

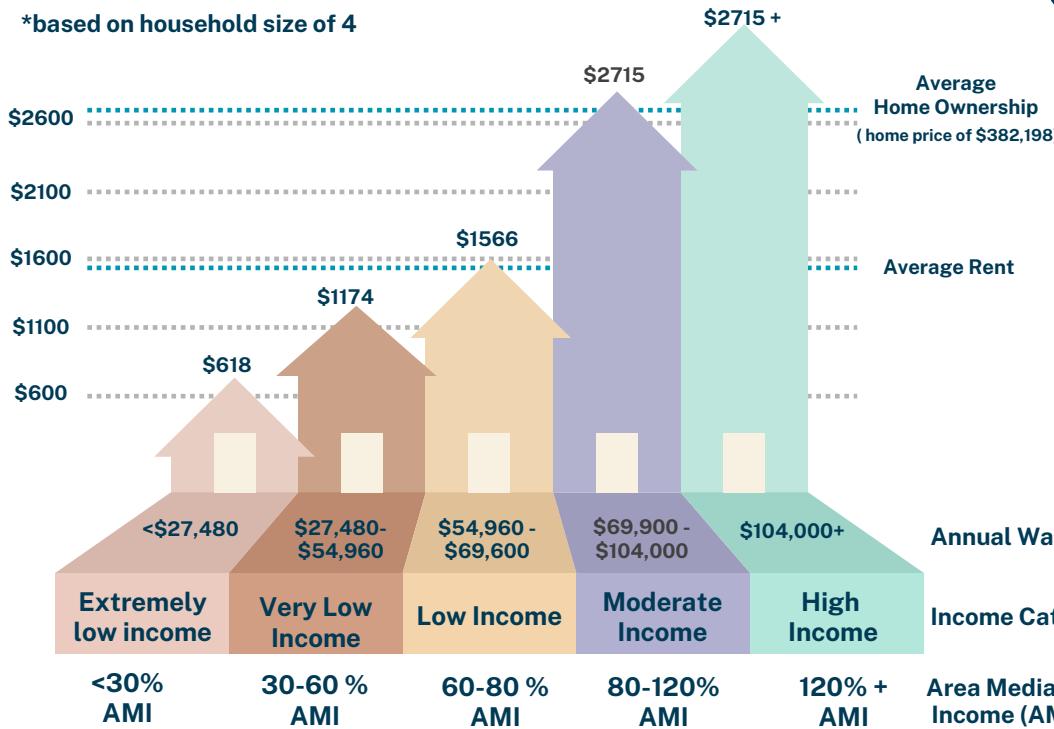
The City of Grand Junction's Housing Division received the 2023 Mary J. Nelson Inspirational Award from United Way of Mesa County for their outstanding work in implementation of housing initiatives and community education efforts.

Overall, Mesa County real estate data indicates a slowdown in the housing market due to the impact of rising interest rates and construction costs. As of December 2023, interest rates averaged 6.89%. While home prices have remained relatively consistent between 2022 and 2023, the higher interest rates have contributed to a deceleration in the home purchasing process. Despite this slowdown, the region continues to experience historically high overall home prices.

Since 2019, home prices have surged by more than 60%, and rental costs have seen a notable increase of 44%. Meanwhile, the household median income has experienced a modest uptick of 4.7%, rising from \$60,629 in 2019 to \$63,531 in 2021. This reveals a concerning trend where the cost of housing has outpaced wage growth, leading to an average rent-to-income ratio approaching the cost-burdened threshold of 30%.

Housing Affordability

*based on household size of 4



MEDIAN RENT: \$1500

44% INCREASE SINCE 2019

MEDIAN HOME PRICE: \$382,198

60% INCREASE SINCE 2019

LESS THAN

53.5%

of households can afford current rental rates in Grand Junction

LESS THAN

74%

of households can afford current home prices in Grand Junction

907

D51 STUDENTS FACING HOUSELESSNESS OR HOUSING INSECURITY AS OF JUNE 2023

The Unhoused population has increased by almost

43%

since 2019.

In 2023, the City of Grand Junction completed the Unhoused Needs Survey Report and engaged JG Research to conduct a comprehensive Unhoused Needs Assessment. The contributing factors to homelessness among People Experiencing Houselessness (PEH) are varied, encompassing economic, social, and health-related issues. Drawing on data from HUD Point-in-Time Count, By Name List, and D51 school district, it is estimated that approximately 2300 individuals experienced houselessness in Mesa County over the past 12 months.

Significantly, over 50% of individuals listed on the By-Name registry reported having a disability, and more than 67% experienced chronic houselessness, defined as individuals or families with a disabling condition unsheltered for over one year or having faced at least four episodes of houselessness in the last three years. Approximately 60% of the community's unhoused population remains unsheltered. The Unhoused Needs Survey Report unveiled that 54% of surveyed individuals had been residents of Mesa County for more than four years, with many choosing Grand Junction for employment opportunities or establishing connections through friends or family in the area.

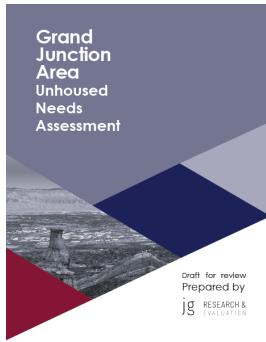
In 2023, 41 individuals tragically passed away while being unsheltered or recently housed. Notably, none of these deaths were attributed to weather-related causes; rather, many were a result of medical concerns, natural causes, car accidents, and drug overdoses.

A Snapshot of Local Housing & Houseless Data



Unhoused Needs Survey Report

In the Fall of 2022, the City launched a survey to directly engage individuals experiencing houselessness (PEH). The primary objective was to identify the entry points into houselessness and the barriers hindering individuals from transitioning out of this situation. Over 70 surveys were completed. The survey illuminated various intervention points within our community where solutions could be implemented. The results emphasized the need for a more comprehensive system assessment to inform effective policy solutions. The complete report is available by visiting the City's Housing Division website: <https://www.gjcity.org/353/Housing>.



Unhoused Needs Assessment (UHNA) & Strategies

In June 2023, the City, in collaboration with various partners, initiated an Unhoused Needs Assessment aimed at comprehending the current and anticipated requirements of People Experiencing Homelessness (PEH) and the housing and supportive service agencies dedicated to assisting them. The assessment was conducted to evaluate and pinpoint crucial housing and service gaps, identify barriers, and gauge the present system's capacity to address both existing and future needs. Its overarching purpose was to guide community strategies, ensuring that instances of houselessness are infrequent, brief, and not recurring. The assessment was completed in November 2023. The second part of the work, creating a strategy to address the needs presented in the UHNA, is expected to be finalized in early 2024. To access the complete draft Unhoused Needs Assessment (UHNA), please visit the City's website <https://www.gjcity.org/353/Housing>

Looking Ahead...

Unhoused Strategies

The Unhoused Strategy will expand on the Unhoused Needs Assessment (UHNA) by identifying strategies to fill key gaps and address significant needs of people experiencing houselessness (PEH) in the Grand Junction area in support of reaching the community goal of functional zero. Recommended actions and timelines will be provided for each strategy as how the city, county and other partners can work to identify approaches to implementation as well as opportunities that can facilitate implementation.

In 2019, the Homeless Coalition, a collaboration of more than 43 local service agencies, government entities, and community members, pledged to transition into a "Built for Zero" community—a movement focused on achieving functional zero in homelessness by implementing a systematic approach to minimize new entries into homelessness, promptly identify and address individuals' needs, and ensure swift exits, aiming to make homelessness rare and brief.

**Built
For
Zero.**

City of Grand Junction Summary of Housing/Unhoused Funding

Over the past two years leading into 2024, the City has committed \$19 million in direct funding, which includes \$4.45 million in awarded grants. This investment has been instrumental in leveraging over \$43 million from partners, resulting in a total housing investment of \$62 million. These funds have facilitated the construction of at least an additional 102 units currently in progress and have laid the groundwork for the future development of an additional estimated 500 units of affordable housing within the community. Additionally, this investment has provided crucial operational support and capital improvements for housing and homelessness partners. Looking ahead, if the City allocates its \$8.3 million in 2023 and 2024 PAB (Private Activity Bond) allocation towards housing initiatives, the investment and unit count are expected to increase further, reinforcing the City's commitment to addressing housing needs.

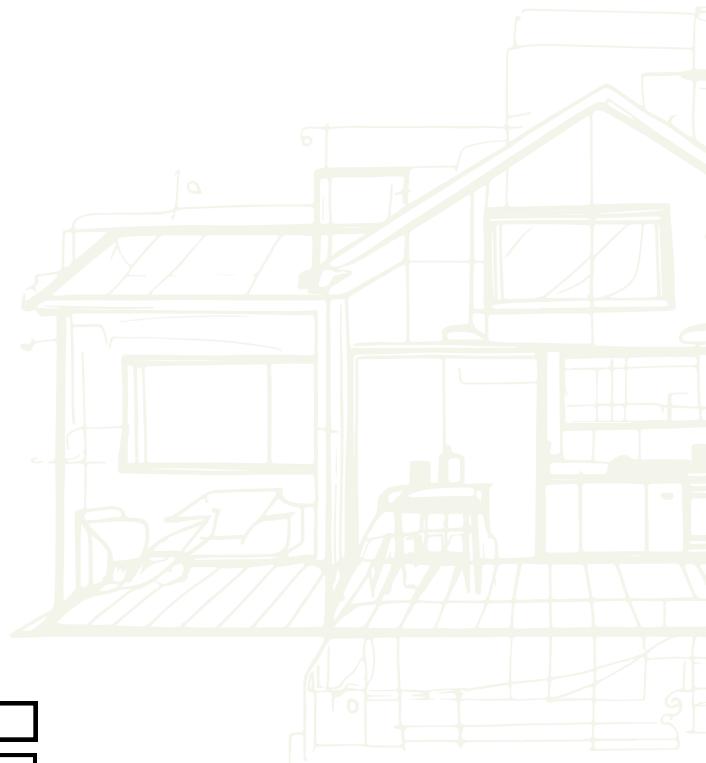
City of Grand Junction Direct Funding & Grants

Grand Junction Housing Authority	\$5,043,495
Salt Flats Project	\$3,200,000
Pro Housing - LAP	\$2,000,000
Grand Valley Catholic Outreach	\$1,846,765
Resource Center	\$1,302,025
Housing Resources of Western CO	\$1,161,667
Remaining - ADU & Unassigned 2024	\$1,152,133
Housing Division Operations & Programming	\$1,123,825
Joseph Center	\$947,707
Homeward Bound	\$367,500
Non-Profit & CDBG	\$359,713
Hilltop Family Resources	\$300,000
Habitat for Humanity	\$217,014

Total Direct Funding & Grants \$19,021,844

Partner Investment \$43,000,000

Total Investment Generated \$62,021,844





Housing Strategies & Implementation

In 2019, The City of Grand Junction and several partners began work with Root Policy Research on the Grand Valley Housing Needs Assessment. In 2021, the Housing Needs Assessment informed the creation of a City of Grand Junction Housing Strategy. On October 6, 2021, City Council adopted Resolution 82-21 which included the 12 original housing strategies. On December 21, 2022, the City adopted Resolution 96-22 which added a thirteenth housing strategy.

Strategy 1

Participate in regional collaboration regarding housing/houselessness needs and services.

Housing & Homeless Coalitions

On a monthly basis, staff actively engage in two local coalitions established to keep all service providers informed about housing and homelessness issues, coordinate collaborative efforts, and enhance awareness of the available services.

Mesa County Collaborative for the Unhoused

City staff actively participate in the Collaborative on a monthly basis. Collaborate is structured to unite service providers with the aim of establishing a comprehensive system of care for the unhoused in Mesa County. Launched in 2022, this collaborative has played a crucial role in facilitating the implementation of assessment tools, referral mechanisms, and grant applications dedicated to enhancing services for the unhoused population.

Feedback Sessions

In 2023, the City hosted over 40 meetings with local constituents, service providers, and community groups to talk about housing, houselessness and work towards finding solutions.

Strategy 2

Adopt a local affordable housing goal.

On June 1, 2022, the City Council adopted Resolution 48-22, establishing a Housing Goal of adding 45 affordable housing units annually. Subsequently, in August 2023, City Council approved Resolutions 64-23 and 65-23, empowering the City Manager to commit to Proposition 123 and adjusting the City's definition of affordable and attainable housing to align with Prop 123 definitions. The City formally committed to Prop 123 unit production goals in August 2023. For the year 2023, there were 44 new rental units, one new for-sale unit, and five potential units counted toward the Prop 123 commitment (those built after August 2023). Due to being a partial year, all 2023 units will contribute to the 2024 unit production goals.

City Goal:

To Increase affordable housing stock by 9% over three years (374 units) or approximately 125 units annually by December 31, 2026.

Affordable Housing is defined as:

- Housing that costs no more than 30% of a household's income
- Rental units affordable to households earning less than 60% AMI
- For-Sale units affordable to households earning less than 100% AMI



Strategy 3 | Implement land code changes that facilitate housing development.

The City contracted with Clarion & Associates in December 2021 to update the City's Zoning & Development Code (ZDC) with the intent to update regulations to better reflect the key principles and policies described in the 2020 One Grand Junction Comprehensive Plan, achieve a higher level of regulatory efficiency, consistency, and simplicity, and identify constraints and opportunities for affordable and attainable housing, consistent with housing strategies. City Council adopted the new ZDC on December 20, 2023 through Ordinance No. 5190.

Some key changes to increase housing opportunities included:

- Increase a range of allowed housing types
- Incorporate higher levels of bicycle and overall pedestrian connectivity
- Revising standards to increase flexibility in design, setback, and buildable area
- Decreasing parking requirements for residential uses and for affordable housing development

Strategy 4 | Encourage Accessory Dwelling Unit (ADU) Development.

In an effort to enhance neighborhood density, offer additional income and affordability for homeowners, diversify housing options, maximize existing infrastructure, meet multigenerational community needs, and expedite housing unit creation, the City implemented several measures:

Updated ADU Code (Ordinance 5115): The City revised the Code for Accessory Dwelling Units (ADUs), permitting on-street parking, eliminating entry requirements, amending design standards, and increasing ADU allowances on two-family or duplex properties. Furthermore, the update permits one attached and one detached ADU per site.

ADU Toolkit Development: A comprehensive ADU Toolkit was developed to streamline the planning process for homeowners, providing essential resources and guidance for those interested in incorporating ADUs on their properties.

Educational Workshops: The City hosted seven ADU educational workshops, attracting more than 170 participants. These sessions aimed to educate and inform the community about the benefits and processes associated with Accessory Dwelling Units, fostering greater understanding and engagement in this housing initiative.

ADU Production Program - \$250,000

The City adopted Ordinance No. 5136 which established an ADU Production Program to incentivize and support the construction of ADUs within the City of Grand Junction. Eight ADUs were approved for funding in 2023.

Strategy 5 | Formalize existing incentives and consider additional incentives for affordable housing development.

Affordable Housing Incentive

In 2022, the City embarked on an initiative to create an Affordable Housing Incentive, intending to offer developers a significant reduction in Impact Fees if they allocated more than 10% of units in their projects to affordable housing. Despite organizing several feedback sessions with local developers, their lack of interest led to the incentive not receiving approval. However, as part of the annual non-profit funding request process, the City consistently supports non-profit agencies by covering Impact and Development Fees for affordable housing units.

Strategy 6

Utilizing City owned land and/or acquire vacant or underutilized properties for Affordable and Mixed-Income Housing.



Ballot Measure 2b: Passed November 2023

In the November ballot, Grand Junction voters approved question 2b, amending the City of Grand Junction charter to extend the lease duration of City-owned property from 25 years to up to 99 years, specifically for Affordable or Workforce housing. This amendment aims to enhance the likelihood of securing future grants for land acquisition, land banking, and the development of vacant City-owned land.

Proposition 123: Landbanking Grant Application – Requested \$2,200,000

In November 2023, the City approved Resolution 93-23, endorsing the submission of an application for the Colorado Housing and Finance Authority (CHFA) Land Banking Program grant totaling \$2,200,000. This grant is intended for the acquisition of 21.45 acres, earmarked for future affordable housing development comprising 300-500 units. The application incorporated a \$1,000,000 grant match from the City's general fund. *The City anticipates receiving notification of grant approval or denial in early 2024.*

Grand Junction Housing Authority - \$750,000 Cash Match; \$2,250,000 Grant -Received

In 2022, City Council allocated \$1,000,000 to support implementation of the housing strategies. The budget amount was carried forward into the 2023 budget. Of those funds the City set aside \$750,000 to be utilized for a cash match for the DOLA Innovative Affordable Housing Incentive Grant. The City received notification of the \$2.25 million grant in early 2023. The grant would assist with the purchase of a 15-acre property for the GJ Housing Authority. The property was purchased in November 2023 and will support the development of approximately 300 units of affordable housing.

Strategy 7

Create a dedicated funding source to address housing challenges.



In 2022, the City proposed two ballot measures to raise lodging tax by 1% and introduce a 6% short-term rental tax, but both measures were unsuccessful. As of now, the City lacks a dedicated funding source; nevertheless, it has designated its Private Activity Bond allocation to prioritize affordable housing projects.

Private Activity Bond (PAB) – 2023 Allocation \$4,031,651

Each year the State of Colorado allocates tax-exempt Private Activity Bond directly to local governments for the sole purpose of financing qualified projects including affordable housing. In years past, the City has utilized the fund to support entities like the Colorado Housing and Finance Authority (CHFA) or return the balance to the state. In 2023, having no affordable housing projects, the City approved Resolution 80-23 to carry forward the 2023 allocation for three years until a qualified affordable housing project that aligns with the City's goals has made a request.

Strategy 8

Provide financial support to existing housing and houseless services and promote resident access to services.

Public Safety Support

Staff have collaborated with the Western Colorado Health Network (WCHN) to enhance outreach within the unhoused community, focusing on educating City Parks and Rec Dept, Union Pacific Railroad, and volunteer organizations about sharps, drugs, and associated hazards. City staff secured a grant for a Sharps Kiosk at the WCHN building, providing a safe disposal location for sharps containers. Additionally, City staff, alongside volunteers and organizations, engaged in educational initiatives with unhoused individuals addressing trash and refuse issues along the river, resulting in the collection of over 500 bags of debris beyond the City's routine efforts.

Neighbor-2-Neighbor Referral Team



The Neighbor-to-Neighbor Referral Team was launched in 2023 as a response to the needs observed during outreach to unhoused camps along the river. City staff, in partnership with local providers, provided harm reduction supplies and identified a lack of real-time referral services in those spaces. In 2023, the team expanded to include professionals from mental/behavioral health providers, case managers, medical staff, and housing navigators. Homeward Bound secured a state grant to fund additional outreach and medical services in collaboration with the Neighbor-to-Neighbor Team.

Over the last year, City staff developed rapport with the unhoused, referral agencies, and established systems for programmatic success. They have made over 47 visits to encampments, properties, parks, businesses, and areas where people experiencing houselessness (PEH) were present. This resulted in the engagement of approximately 164 PEH distribution of approximately 232 emergency resource brochures and made 202 referrals, resulting in positive outcomes such as additions to the By-Name List, housing vouchers, employment, and reuniting families through Travelers Aid.

Court Referral Program

The Court Referral Program involves City staff collaborating with the City of Grand Junction courts and Community Resource Officers (CROs) to offer housing and resource referrals as an alternative to fees related to trespassing tickets.

Community Involvement

The City is committed to participating in the ongoing efforts to end houselessness in the community and participated in several educational initiatives and committees throughout 2023. Some highlights include: serving with the Colorado Balance of State Committee to develop a Coordinated Community Plan to End Youth Homelessness, serving with Mesa County Hunger Alliance to reduce food insecurity, providing a monthly feedback session in collaboration with local service providers to identify current and future needs of PEH and their families, and participate at the Weekend of Service and Understanding, and the Homeless Winter Immersion Experience Fundraiser to bring awareness to living outdoors.

Housing & Houseless Efforts funded through ARPA funding:

Mother Teresa Place, Grand Valley Catholic Outreach - \$1,500,000

The project will include 40 one-bedroom units of permanent supportive housing for most at-risk individuals experiencing houselessness and facing physical or behavioral health challenges. Wrap-around services will be provided by GVCO to ensure housing stability for these individuals.

American Rescue Plan Act (ARPA)

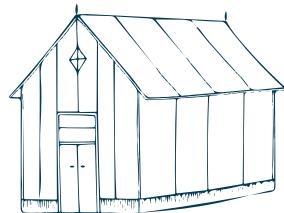
Due to the Covid-19 pandemic, the City received \$10.4 million in ARPA dollars from the federal government to facilitate economic recovery. In 2022, City Council allocated \$1.4 million to address lodging revenue loss, leaving \$9 million available for distribution. In 2023, City Council decided to allocate the remaining \$9 million to support behavioral health, housing, and houselessness initiatives.

Down Payment Assistance Fund, Housing Resources of Western Colorado - \$1,000,000

The project aims to establish a down payment assistance revolving loan fund, facilitating homeownership for around 40 low-income households. The program offers a 0% interest loan of \$25,000 to eligible households, with no monthly payment, and the amount is recaptured when the home undergoes refinancing or is sold.

Joseph Center Expansion, The Joseph Center - \$947,707

The project expanded The Joseph Center by acquiring two adjacent buildings. The expansion will provide 15 more beds for the "Golden Girls" program, dedicated to women over 55 experiencing homelessness, and add an additional 20 emergency shelter beds for women and children experiencing homelessness. The project will also add showers and laundry facilities for their day center.



The Resource Center, Homeward Bound of the Grand Valley & United Way of Mesa County - \$912,400

The funds will provide for the acquisition of a temporary structure that will be used for the Center, a restroom and a shower trailer. The Center will serve the community as an ultra-low barrier facility that provides access to meals, services, support, housing navigation, and sanitation services.

Non-profit Funding

City Council has a longstanding tradition of supporting non-profit organizations within the community. Annually, these organizations have the opportunity to submit requests for consideration in the budget allocation process. In 2023, \$878,221 was allocated to the non-profit funding cycle.

2023 Non-profit funding totaling \$425,944 for projects related to housing and homelessness included:

- City Impact Fees, Habitat for Humanity - \$50,000
- Capital Funding for Operational Improvements, Housing Resources of Western Co - \$45,000
- First Aid Kits, Supplies and Transportation Passes for Mobile Clinics at Local Homeless Service Providers, Marillac Clinics, Inc. - \$21,444
- Operational Funding to Support Homeless Outreach Efforts, Mutual Aid Partners - \$35,000
- Capital to Support Affordable Housing Renovations, Grand Junction Housing Authority - \$83,000
- Funds to Support Domestic Violence Shelter Operations, Hilltop Family Resource Center - \$35,000
- Operational Funding for Emergency Shelter, Homeward Bound of the Grand Valley - \$100,000
- Operational Funding for Homeless Youth, Karis, Inc. - \$44,000
- Operational Support for Website Upgrades & Outreach, Solidarity Not Charity - \$12,500

Strategy 9

Support acquisition/rehabilitation that creates or preserves affordable housing.

The Land and Building Acquisition Program

In 2023, City Council enacted Resolution 30-23, initiating the Land and Building Acquisition Program (LAP) aimed at offering financial support to developers for property acquisition, thereby offsetting housing development costs and addressing the housing shortage in Grand Junction. City Council, via Ordinance No. 5137, dedicated \$3,373,337 to fund the program, effective until December 31, 2023. Projects that the LAP Program funded:

Hilltop Project, Hilltop Family Resources - \$300,000

City Council adopted Resolution 66-23, to provide funding for the purchase of a four-plex for low income/affordable housing for individuals and families facing domestic violence after their emergency safehouse stay.

PRO Housing Grant - Requested \$4,000,000, *status pending*

In November 2023, the City endorsed Resolution 94-23 to submit an application for The Pathways to Removing Obstacles to Housing (PRO Housing) grant from the U.S. Dept of Housing and Urban Development (HUD). The application sought to leverage \$2,000,000 in City funds as a grant match, with the purpose to expand funding for the LAP. *The City expects to hear approval or denial of grant in early 2024.*

Strategy 10 | Consider implementation of an inclusionary housing/linkage fee ordinance

A Linkage Fee Study was approved in the 2024 budget and is expected to be completed in Fall 2024.

Strategy 11 | Explore designation of an Urban Renewal Area (URA) and utilization of Tax Increment Financing for affordable housing.

Recommended timeline for implementation 4-6 years; no update at this time

Strategy 12 | Consider adoption of a voluntary rental registry program in conjunction with landlord incentives.

Expected implementation in the first quarter of 2024.

Strategy 13 | Provide community engagement and education opportunities to address housing challenges and promote community participation

Throughout 2023, City staff participated in a number of efforts including:

- Housing Book Club - In partnership with Mesa County Libraries, City Staff launched three book clubs, attracting approximately 60 participants. Featured book titles included, "Fixer Upper" by Jenny Schuetz, "Homelessness is a Housing Problem" by Coburn and Aldern, "Evicted" by Matthew Desmond.
- New Dimensions Class - Staff co-taught "Home for All: A Conversation about Housing in the Grand Valley" with the participation of 40 individuals.
- Staff served as panel participants at events such as Community Impact Council's State of the Community Event and GJEP Economic Summit.
- By invitation, staff spoke to numerous at local clubs, service organizations, community groups, churches, and schools about housing.

United To Solve Homelessness, Poverty Immersion Experience

In 2023, United Way of Mesa County, The City of Grand Junction and several service partners collaborated together to create a community-based education workshop and immersive experience to help raise awareness, inspire solutions, and help solve the issue of homelessness. Four Poverty Immersion Experiences hosted more than 268 community members

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) is a federal program administered by the U.S. Department of Housing and Urban Development (HUD) aimed at supporting local community development efforts. CDBG funds are allocated to eligible cities and counties to address a range of community needs, including affordable housing, infrastructure development, and economic revitalization. These grants are intended to enhance the quality of life for low and moderate-income individuals and communities, promoting sustainable development, job creation, and improved living conditions. Local governments use CDBG funds strategically to address specific challenges and foster comprehensive community development initiatives. In the 2022-2023 program year, the City of Grand Junction received an allocation of \$469,314, which included carry-over balances from previous years.

For the 2022 Program Year (Sept 2022-Aug 2023) projects included:

- Elm Avenue Safe Routes to School - \$120,000
- Grand Junction Housing Authority, Rental & Utility Assistance (CDBG-CV) - \$70,495
- Grand Valley Catholic Outreach, PreDevelopment for Mother Teresa Place -\$50,017
- Karis, Inc., The House Remodel - \$40,000
- STrive Group Home Remodel - \$63,222
- Hilltop, Bacon Campus Roof - \$39,871
- Housing Resources of Western Co, Mobile Home Repair - \$25,000
- Hilltop Family Resource Center fencing - \$19,676
- Meals on Wheels, Food Purchase - \$15,000
- STrive, Woodshop Remodel- \$13,000
- Riverside Education Center, Bookcliff Middle School After School Transportation -\$7,800
- Housing Resources of Western Co, Housing Counseling and Support - \$5717
- Counseling and Education Center, Low Income Counseling - \$10,000
- Hopewest, Extend Caregiver Support to Low & Moderate Income Families- \$6,367
- Mind Springs Health, Oasis Clubhouse Rehabilitation - \$4,667

Projects that will continue into the next program year:

- 27 Road - Safe Neighborhood routes
- Housing Resources of Western Co - Housing Stability
- Safe Routes to School Rocket Park Crosswalk

- Housing Resources of Western CO - Emergency Repairs for Mobile Homes and Critical Home Repair
- Counseling & Education Center - Low Income Counseling

2022 Consolidated Annual Performance Report (CAPER)

The CAPER is an end of Program Year report required by HUD and an opportunity to celebrate the accomplishments achieved with CDBG funding. To view the 2022 CAPER, please visit <https://www.gjcity.org/344/Community-Development-Block-Grant-CDBG>

Five-Year Consolidated Plan

To be eligible for CDBG funds, every five years the City is required to adopt a Five-Year Consolidated Plan that sets forth goals and priorities for expenditure of funds in the community. To view the Five-Year Consolidated Plan please visit <https://www.gjcity.org/344/Community-Development-Block-Grant-CDBG>

Contact Us :



Phone Number
970-256-4081



Email Address
housing@gjcity.org



Office Address
**250 North 5th St
Grand Junction, CO 81501**