

# FIFTH YEAR ANNUAL ACTION PLAN



2025

City of Grand Junction, Colorado

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

## **Executive Summary**

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

#### **1. Introduction**

In 1996, the U.S. Department of Housing and Urban Development (HUD) designated Grand Junction as a community eligible to receive Community Development Block Grant (CDBG) funds. Every five years, the City prepares and adopts a new Five-Year Consolidated Plan. The current plan was adopted by the Grand Junction City Council in July 2021. Additionally, each year, the City prepares and adopts a Program Year Action Plan, which becomes part of the Five-Year Consolidated Plan.

Applications for CDBG funds are made available to all City departments in February, with a March deadline for each Program Year. Funded applications become part of the respective Program Year Action Plan. The 2025 Program Year Annual Action Plan outlines how the City of Grand Junction intends to spend CDBG funds from September 1, 2025, through August 31, 2026.

The objectives and proposed outcomes identified in the 2025 Annual Action Plan primarily address housing development and unhoused services and non-housing community development needs as requested by the Grand Junction City Council. Specific proposed outcomes and objectives for the 2025 Program Year, which reflect the City's Five-Year Consolidated Plan objectives, are discussed in the full Annual Action Plan report.

The City of Grand Junction shall use funds in accordance with all applicable laws and executive orders.

Grand Junction shall administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S. C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 or other Executive Orders or immigration laws.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic 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. This allows agencies, groups, and all citizens to work together to improve the quality of life for residents. The plan identifies specific needs and actions to address these needs over its duration. The objectives of the Consolidated Plan are:

Create a Suitable Living Environment

Address non-housing community development infrastructure  
Develop neighborhood programs  
Support special needs populations and other human services  
Focus on youth services

Provide Decent Affordable Housing

Increase the inventory of affordable housing units  
Address lead-based paint hazards  
Prevent and reduce homelessness

Create Economic Opportunities

Provide childcare services  
Promote economic development

Proposed objectives and outcomes within the 2025 Program Year include the activities listed in section AP-35, as summarized by the goals below.

- CDBG Program Administration and Furthering Fair Housing  
Administer the CDBG program, including staff salaries, subrecipient monitoring, reporting, public participation, training, and fair housing activities.
- Suitable Living Environment - Non-Housing  
Public Parks Equipment/Improvements
- Suitable Living Environment – Homeless  
Unhoused Services & Capital
- Suitable Living Environment – Services  
Unhoused Services & Capital
- Decent Affordable Housing  
Affordable Housing Incentive Program

### **3. 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 low- and moderate-income individuals have benefited from housing activities, human services, and community facilities construction. Below is a summary of the CDBG activities for the previous program year, along with their progress:

#### **2024 Program Year – All Activities Under Way**

##### **Program Administration**

- Ella Street Safe Route to School
- Hermosa Avenue Safe Neighborhood Route
- West Lake Park Improvements
- Columbine Park Improvements

All Consolidated Plan objectives are 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
3. Sustainability

These measurements aim to promote livable and viable communities. Despite the increased competition for CDBG funds and the decline in annual allocations, the City will continue to balance the disbursement of these funds among the various needs of the community throughout the Five-Year Consolidated Plan.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

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

##### **Public Hearings and Review Periods:**

**June 4, 2025:** A public hearing before City Council was held to solicit input, discuss projects, and determine funding for the 2025 Program Year.

**July 16, 2025:** City Council conducted a public hearing to seek public comments and consider the adoption of the 2025 Annual Action Plan. The City provided appropriate aids and services, upon request, for effective communication to qualified persons with varying support needs to participate in these meetings. There were no aids and services requested for the June 4 or July 16, 2025 public meetings.

A 30-day public review period occurred from June 6 to July 7, 2025. The Annual Action Plan was made available at the City Community Development Department, the City Clerk's office, on the City's website, and at the Mesa County Central Library. A note in Spanish was included on the cover page, instructing individuals to contact the Community Development Department if they needed the document in Spanish. Phone translation services were also available upon request, and the document was provided in an ADA-compliant format.

**Legal Notices:**

Legal notices for public meetings were placed in the local newspaper in both English and Spanish. Additionally, the legal notice for the Annual Action Plan public hearing included a statement about the accessibility of City Hall for people with varying support needs. The notice stated:

"The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with varying support needs 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 of the meeting. TDD access is available through Colorado Relay at 711."

**Accessibility Compliance:**

The City utilizes an Accessibility Tracker for its website and regularly updates any concerns. In compliance with Colorado HB 21-1110, all government agencies must bring web content into accessibility compliance. The City has created a plan that met Web Content Accessibility Guidelines (WCAG) Level AA compliance. This major undertaking involved collaboration between IT and Communications and Engagement departments.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The opportunities for public input described above comply with the City's CDBG Citizen Participation Plan. There were no members of the public that addressed City Council at its June 4, 2025 meeting. There were no public comments received at the July 16, 2025 City Council hearing.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

There were no comments received that were not accepted.

## **7. Summary**

Refer to Section 4 for a detailed discussion regarding the summary of citizen participation. The City continues to engage its citizens in the planning process to ensure that the needs of the community are effectively met.

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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GRAND JUNCTION	
CDBG Administrator	GRAND JUNCTION	Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative (optional)

The City of Grand Junction is the lead agency administering the development and implementation of this plan. Key stakeholders and decision-makers include 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.

### Consolidated Plan Public Contact Information

City of Grand Junction Community Development Department  
Keira Auld CDBG & Housing Programs Specialist

250 North 5th Street Grand Junction Colorado 81501  
970-256-4114 keira.auld@gjcity.org

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

### **1. Introduction**

The 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, communicates electronically with representatives of various organizations, and meets in focus groups to formulate the plans. Community entities play 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.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private 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; residents of assisted housing; non-English speaking persons; persons with varying support needs; 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, both the City CDBG staff and Housing Division staff have on-going interaction with these agencies as sub-recipients or through participation in various local organizations and ad-hoc work groups.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Continuum of Care is a local system designed to assist people experiencing or at imminent risk of homelessness by providing housing and services tailored to a range of community needs. The most recent preliminary numbers from the 2025 point-in-time survey, conducted in January 2025, estimated that there are 338 unhoused citizens in shelters or transitional housing options in Grand Junction, and 387 unsheltered citizens.

### **Key Components and Service Providers**

#### **Shelter Services:**

HomewardBound of the Grand Valley  
Grand Valley Catholic Outreach (GVCO)

The Joseph Center  
The Latimer House

**Food and Day Services:**

GVCO Day Center and Soup Kitchen  
HomewardBound/United Way of Mesa County Resource Center  
District 51 REACH  
KidsAid Program  
Salvation Army Day Center  
Food Banks

**Housing Services:**

Grand Junction Housing Authority (GJHA) Next Step Program  
The Phoenix Project  
Pathways Village  
GVCO Permanent Supportive Housing

**Case Management:**

Grand Valley Catholic Outreach (GVCO)  
Grand Junction Housing Authority (GJHA)  
HomewardBound  
Hilltop Community Services

The City of Grand Junction, through its Housing Division, coordinates with all these agencies to provide comprehensive services to those in need. This collaboration ensures a robust support system for addressing homelessness and related issues within the community.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Grand Junction does not receive ESG funds to be allocated but provides letters of support for those entities that seek funds for their respective operations.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Grand Junction
	<b>Agency/Group/Organization Type</b>	Other government - Local Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Grand Junction is the lead coordinating agency for development of the Consolidated Plan and subsequent Annual Action Plans. Several departments and divisions helped identify non-housing community development needs.
2	<b>Agency/Group/Organization</b>	GRAND JUNCTION HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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, homelessness, 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	<b>Agency/Group/Organization</b>	Housing Resources of Western Colorado (1)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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, homelessness, 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	<b>Agency/Group/Organization</b>	Grand Valley Catholic Outreach
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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, homelessness, 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	<b>Agency/Group/Organization</b>	MESA COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Employment Health Agency Child Welfare Agency Government - County Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various departments Mesa County participates in focus group and public meetings, provides data and reviews draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homelessness, 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	<b>Agency/Group/Organization</b>	STRiVE
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	STRiVE participates in focus group and public meetings, provides data and reviews draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homelessness, 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	<b>Agency/Group/Organization</b>	HILLTOP HEALTH SERVICES CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hilltop participates in focus group and public meetings, provides data and reviews draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homelessness, 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	<b>Agency/Group/Organization</b>	HomewardBound of the Grand Valley
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HomewardBound participates in focus group and public meetings, provides data and reviews draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homelessness, 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	<b>Agency/Group/Organization</b>	Latin Anglo Alliance
	<b>Agency/Group/Organization Type</b>	Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 any Agency Types not consulted and provide rationale for not consulting

Other agencies were contacted during the planning process but there was limited participation.

### Other local/regional/state/federal planning efforts considered when preparing the Plan

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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 and the Unhoused Strategy & Implementation Plan.

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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	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 and a Housing Strategy developed in 2022 and updated in 2024.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Citizen participation largely occurs through the various agencies whose board members consist of citizens, business leaders, and civic leaders. Goals are set within each organization regarding current operations, future expansion, new projects, or new programs and services. These organizational goals often directly translate into overall goals for the community's Five-Year Consolidated Plan.

These agencies and organizations play a crucial role in shaping the goals and objectives of the community's Annual Action Plan, ensuring that it addresses the variety of needs and priorities of Grand Junction residents.

## 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 Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Unhoused Representatives</p>	June 4, 2025 Public Hearing, there were no persons attending the public hearing for this item.	No persons spoke to answer questions from City Council.	There were no comments received 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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Unhoused Representatives</p>	July 16, 2025 Public Hearing, there were no persons attending the public hearing for this item.	No persons spoke to answer questions from City Council.	There were no comments received that were/were not, accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Grand Junction primarily relies on Community Development Block Grant (CDBG) funds as its main federal resource. However, other agencies and organizations in the community have access to a variety of funding sources, including:

Housing Choice Voucher Program

Low-Income Housing Tax Credits

Weatherization Program

Energy Assistance Programs

NeighborWorks

Small Business Grants (SBG)

Emergency Solutions Grants (ESG)

These additional funding sources enable agencies and organizations in the community to leverage resources effectively, supplementing CDBG

funds and expanding the scope of programs and services available to Grand Junction residents.

### 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	407,684.00	0.00	3,416.22	411,100.22	0.00	2025 is the City of Grand Junction's final year under the current 5-Year Consolidated Plan.

**Table 5 - Expected Resources – Priority Table**

### Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Grand Junction aligns with HUD's goals of using CDBG funds to seed programs and projects that will eventually become financially self-sufficient and demonstrate growth in the provided services. While the City does not have matching requirements for CDBG funds, it assesses projects for their potential to leverage other funding sources, whether public or private, to complete proposed projects. In many cases, recipients have successfully leveraged other public and private funding sources by using CDBG dollars for the required local match.

Despite challenging economic circumstances in recent years, the funds provided by the City's CDBG program have leveraged a significant amount

of other public and private resources. The amount of funds leveraged by subrecipients is reported in the Consolidated Annual Performance and Evaluation Report (CAPER) each Program Year. Typically, for every one CDBG dollar allocated, subrecipients can leverage approximately five times that amount from other public and/or private resources. This demonstrates the effectiveness of CDBG funds in catalyzing additional investment and maximizing community impact.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Non-housing community development activities will take place within City rights-of-way and on City-owned properties. This approach supports infrastructure and facility improvements—such as upgrades to parks and recreation areas—that benefit low- and moderate-income neighborhoods in Grand Junction. By focusing on areas under City control, these projects are designed to directly improve quality of life and support neighborhood revitalization.

On October 16, 2024, the City adopted Resolution 74-24, formally approving the City of Grand Junction Housing Strategy Update. This plan builds on three years of investment and progress, aligns with the recently completed Unhoused Strategy, and outlines eleven strategies to address the community’s housing needs.

One initiative—Housing Strategy 3—focuses on using City-owned land or acquiring new sites to support affordable and mixed-income housing. The strategy calls for creating an inventory of publicly held land. The City has completed its own land inventory and identified viable parcels for housing. This effort has already led to the acquisition of a 21.78-acre site with plans to develop 324–550 affordable and attainable units. The project is backed by \$2.2 million from the State of Colorado’s Land Banking Program and a \$1 million match from the City’s General Fund.

Following the approval of Ballot Measure 2B in November 2023, the City now has the authority to lease public land for up to 99 years to support affordable housing development. It also contributed \$750,000 to help the Grand Junction Housing Authority acquire a 15-acre site planned for approximately 300 affordable rental units, supplemented by \$2.25 million in grant funding. Several other City-owned parcels are being evaluated for future housing projects aimed at serving low- to moderate-income households.

**Discussion**

No further discussion needed.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Affordable Housing	2021	2025	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	City-Wide	Increase the Inventory of Affordable Housing Units		
2	Suitable Living Environment - Homeless	2021	2025	Homeless Non-Housing Community Development Special Needs Populations and Other Human Services				
3	Suitable Living Environment - Non-Housing	2021	2025	Non-Housing Community Development				

**Table 6 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Decent Affordable Housing
	<b>Goal Description</b>	
<b>2</b>	<b>Goal Name</b>	Suitable Living Environment - Homeless
	<b>Goal Description</b>	
<b>3</b>	<b>Goal Name</b>	Suitable Living Environment - Non-Housing
	<b>Goal Description</b>	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The purpose of the Program Year Annual Action Plan is to outline one-year strategies for each of the objectives set in the Five-Year Consolidated Plan. These strategies are achieved by utilizing various resources, including the annual allocation of Community Development Block Grant (CDBG) funds. Each program year, a new one-year action plan is completed and adopted as part of the Five-Year Consolidated Plan.

On June 4, 2025, the Grand Junction City Council approved \$411,100.22 in CDBG funding requests for four activities, which will be included in the 2025 Action Plan. This total amount is based on the City's allocation for the 2025 Program Year, supplemented by funds remaining from a previous year. These funded activities will contribute to the implementation of the city's objectives and initiatives outlined in the Consolidated Plan, ultimately working towards improving the quality of life for residents in Grand Junction.

#### Projects

#	Project Name
1	2025 CDBG Program Administration
2	Parks and Recreation Department Equipment and Improvements
3	Affordable Housing Incentive - Sewer and Water Tap Fees
4	Homeless Services and Capital

**Table 7 - Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

All CDBG funds are expended within the City limits or directed towards services and public improvements for city residents. The City does not restrict the use of CDBG funds to any specific location within the City. Instead, all funds are allocated to benefit persons with low to moderate incomes within the City limits.

CDBG allocation priorities are determined based on need, the income level of persons to be served, and whether a proposed activity meets one of the national objectives as well as the City's objectives outlined in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2021-2025 timeframe will be utilized to address at least one of the priority need categories outlined in the Five-Year

Consolidated Plan.

While investments must be within the City limits, they are directed, as applicable, to areas of low to moderate income, which are more prevalent in the central and east/southeast parts of the city.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	2025 CDBG Program Administration
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$81,536.00
	<b>Description</b>	General program administration funding for staff and consultant time, training, housing needs assessment update for purposes of upcoming 5-Year Consolidated Plan, fair housing activities, and annual reports to HUD.
	<b>Target Date</b>	9/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are no families directly supported from the activities which are to be expended for Program Administration.
	<b>Location Description</b>	Not Applicable
	<b>Planned Activities</b>	General program administration funding for staff and consultant time, training, housing needs assessment update for purposes of upcoming 5-Year Consolidated Plan, fair housing activities, and annual reports to HUD.
2	<b>Project Name</b>	Parks and Recreation Department Equipment and Improvements
	<b>Target Area</b>	Census Tracts City-Wide
	<b>Goals Supported</b>	Suitable Living Environment - Non-Housing
	<b>Needs Addressed</b>	Non-Housing Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$50,000.00
	<b>Description</b>	Funding for landscaping, playgrounds, benches, and other amenities for identified parks located in CDBG-eligible census tracts in the City of Grand Junction.
	<b>Target Date</b>	9/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3800 persons will benefit from this activity.

	<b>Location Description</b>	The location of this activity will be within City-owned public parks in CDBG-eligible census tracts in the City of Grand Junction.
	<b>Planned Activities</b>	Parks improvements such as landscaping, playgrounds, benches, and other amenities.
<b>3</b>	<b>Project Name</b>	Affordable Housing Incentive - Sewer and Water Tap Fees
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Decent Affordable Housing
	<b>Needs Addressed</b>	Increase the Inventory of Affordable Housing Units
	<b>Funding</b>	CDBG: \$218,410.82
	<b>Description</b>	Funding for water and sewer tap fees for affordable housing development as part of the City of Grand Junction's affordable housing incentive program. Would augment funding approximately 18-21 new housing units.
	<b>Target Date</b>	9/1/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 18 households will be supported by the proposed activities.
	<b>Location Description</b>	A low and moderate income housing development within the City of Grand Junction.
	<b>Planned Activities</b>	Payment of water and sewer tap fees to support new housing development.
<b>4</b>	<b>Project Name</b>	Homeless Services and Capital
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Suitable Living Environment - Homeless
	<b>Needs Addressed</b>	Special Needs Populations and Other Human Services Homeless
	<b>Funding</b>	CDBG: \$61,152.60
	<b>Description</b>	Funding may support projects selected through the City's RFP process to cover key capital expenses such as fire sprinkler installation, alarms, emergency exit signage, transportation, or shelter furnishings and equipment, as well as direct service staffing and other program-related needs.
	<b>Target Date</b>	9/1/2026

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,900 homeless persons will benefit from the proposed activities.
<b>Location Description</b>	Homeless shelters and day centers within the Grand Junction City limits.
<b>Planned Activities</b>	Direct services and programming to the unhoused for homeless services and capital needs.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Grand Junction encompasses a wide range of geographic areas within its entitlement boundaries, including neighborhoods with concentrations of low-income households and varying demographic characteristics. Assistance provided through the Community Development Block Grant (CDBG) program is directed towards these areas, ensuring that all residents have access to necessary services and public improvements.

Except for funds expended for the administration of the CDBG program, all funds are utilized within the City limits or directed towards services and public improvements for city residents. The City does not restrict the use of CDBG funds to any specific geographical location within its boundaries. Instead, all funds are utilized to serve persons with low to moderate income who reside within the Grand Junction city limits.

CDBG allocation priorities are determined based on need, the income level of persons to be served, and whether a proposed activity meets one of the national objectives as well as the City's objectives outlined in the Five-Year Consolidated Plan. Throughout the 2021-2025 timeframe, all CDBG funds received from the U.S. Department of Housing and Urban Development (HUD) will be dedicated to addressing at least one of the priority need categories outlined in the Five-Year Consolidated Plan. This approach ensures that resources are effectively utilized to address the most pressing needs within the community, promoting development, and enhancing the quality of life for all residents.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Census Tracts	15
City-Wide	85

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The allocation of investments through the Community Development Block Grant (CDBG) program must adhere to specific criteria. Investments must be made within the City limits and, directed towards areas with low to moderate income households. These areas are predominantly found in the central and east/southeast parts of the city.

## **Discussion**

No further discussion needed.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The housing landscape in the Grand Junction area continues to shift, marked by persistent challenges and ongoing change. Mesa County saw continued population growth through 2022, 2023, and 2024, according to Colorado State Demographer estimates.

As of the 2023 American Community Survey, the city’s housing stock reached 29,431 units, up from 27,973 in 2019. Between 2021 and 2022, the poverty rate in Grand Junction held steady at 13%, while Mesa County saw a decrease from 12% to 11%. Median renter income kept pace with rising rents between 2021 and 2022, but affordability remains a concern. From 2020 to 2022, the market saw a loss of units priced below \$800/month and a rise in units over \$1,500. As of 2025, median market-rate rent in Grand Junction is \$1,500—well above the \$1,007 affordable to the median renter household (2022 data). Vacancy rates remain low (3.1%–3.8%), highlighting the need for more housing.

Renter cost burden—households paying over 30% of income on rent—declined from 47% in 2021 to 44% in 2022 but still affects roughly 4,500 households. The Grand Junction Housing Authority currently has over 2,500 unduplicated individuals on the housing choice voucher waitlist, with 94% earning less than 50% of AMI. A rental gaps analysis shows a shortfall of 1,211 units affordable to households earning under \$25,000 annually (units priced under \$625/month). This is an improvement from the 2019 gap of 2,168 units, largely due to rising renter incomes, though significant need remains.

Population growth continues to outpace affordable housing development, contributing to rising home prices. After peaking in 2006, housing production fell sharply but has been gradually recovering, with steady increases in annual permits. The housing stock remains older, with 72.6% of units built before 1970. In May 2025, the median sales price for an existing single-family home reached \$450,000—a 12.5% increase over the prior year and a 48% jump since 2019. While home prices have stabilized after sharp increases through 2022, high interest rates continue to limit affordability. In 2021, 42% of homes sold were affordable to households earning 0–80% AMI; this fell to 14% in 2022, 11% in 2023, and 9% in 2024 (YTD). Investor cash purchases are increasingly common at entry-level price points, particularly those affordable to households at 50%–80% AMI. A for-sale gaps analysis shows a growing affordability mismatch, now affecting households earning up to \$75,000 (or 120% AMI), compared to 80% AMI in 2019.

Economic conditions compound these pressures. Mesa County’s unemployment rate rose to 5.0% in March 2025, up from 4.3% in 2023 and 3.1% in 2022.

In response, the City adopted a goal via Resolution 48-22 (and Prop 123-aligned Resolutions 64-23 and 65-23) to increase affordable housing stock by 3% per year. Based on the current baseline, this equates

to a 9% increase over three years—374 units by December 31, 2026, or approximately 125 units annually. The City formally committed to the Prop 123 production goal in August 2023.

In Year 1 (2023–2024), the City produced approximately 97 affordable housing units, a 177% increase from the historical average of 35 units/year. Although the City was on track to meet its 2024 goal, permitting delays pushed 54 units into January 2025. For Year 2 (2024–2025), projections estimate 80–155 additional affordable units will be permitted.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	1,900
Non-Homeless	0
Special-Needs	0
Total	1,900

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	18
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	18

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## Discussion

In the last two years, the City committed \$19 million to housing and houseless needs. This funding encompassed 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. (However, limited General Funds and a lack of dedicated revenue makes future funding uncertain).

More specifically, the City's adopted Housing Strategy 2: Explore New Incentives For Affordable And/or Attainable Housing Development which is designed to utilize sewer and tap fees tied to a contractual commitment to produce an agreed-upon share of affordable units (can be rental or owner-occupied). As such, through the Affordable Housing Incentive Program, a portion of CDBG funds will be used to cover sewer and tap fees as incentives for developers of new affordable housing developments. Grand Junction already has a policy to pay impact fees (police, fire, parks, and transportation) on behalf of projects (contingent on funding) for affordable units and has created a fast-track review protocol for affordable developments in compliance with State Proposition 123.



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

While the City of Grand Junction does not maintain any public housing units, it remains committed to enacting housing policies and partnering with outside organizations that seek to increase affordable housing options, increase housing choice, decrease the gap between need and housing inventory, and assist those without homes to access supportive and housing services. More specifically, it relies on community housing partners like the Grand Junction Housing Authority (GJHA) to develop public housing units and programs.

In the 2025 Program Year, the City will not allocate CDBG funds toward construction of public housing. However, a portion of funds will be used to cover sewer and tap fees for new affordable housing developments. Additionally, during the first three years of the current 5-year Consolidated Plan, CDBG funds have supported housing rehabilitation efforts led by Housing Resources of Western Colorado and the Grand Junction Housing Authority. Funds have also been used to facilitate homeownership opportunities through Habitat for Humanity and to support permanent supportive housing provided by Grand Valley Catholic Outreach. In 2024, CDBG funds were utilized to fund sewer and tap fees for 4 new units of housing for households earning less than 80% AMI for Habitat of Humanity. These efforts reflect the City's ongoing commitment to addressing a variety of housing needs within the community.

### **Actions planned during the next year to address the needs to public housing**

Through fee deferrals, reductions, and grants, the City has committed \$3,647,184 towards the development of 300 additional affordable housing units, with the first phase of 54 units expected to be completed by GJHA in 2026. Additionally, the City is anticipating a contribution of 3.6 acres of the 21.78 acres of the property to the GJHA in 2025, and is exploring additional contributions of land identified in the land inventory for future development projects. It is anticipated that the City will provide fee waivers in the estimated amount of an additional \$750,000 the development of an additional 70 units of public housing. The City anticipates continued implementation of its Housing Strategies with a goal to increase public housing and housing for low- and moderate-income households.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Residents of all housing developments, including those in accessible units, owned and operated by the Grand Junction Housing Authority, are actively encouraged to participate in their respective housing communities. Participation typically involves volunteering to serve on a community board or committee, where residents collaborate with staff to discuss issues, concerns, and potential resolutions aimed at enhancing housing conditions and community well-being. This engagement fosters a sense of ownership and empowerment among residents, promoting a supportive and vibrant living environment within the

housing communities.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

While the Grand Junction Housing Authority (GJHA) is not designated as troubled, the City has actively participated in various GJHA activities, offering financial assistance when requested and as funds have allowed. For instance, the City allocated approximately 50% of its Community Development Block Grant - Coronavirus (CDBG-CV) funds to GJHA for emergency housing assistance. Additionally, in the 2020 Program Year, the City allocated funds to GJHA for the rehabilitation of 8 affordable housing units.

While the GJHA did not receive 2024 Community Development Block (CDBG) funds, over \$3.6 million in recent years has been contributed from the City's housing budget for their projects, underscoring the City's commitment to addressing housing needs and ensuring the well being of its residents.

**Discussion**

No further discussion needed.

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

### **Introduction**

Homelessness continues to present a growing challenge in Grand Junction. A combination of factors, including low local wages, a rising unemployment rate, extremely low vacancy rates, and increasing housing costs, is making a larger share of the general population vulnerable to housing instability. These conditions make it even more difficult for individuals experiencing homelessness to regain stable housing. Compounding the issue, many individuals and families in the community lack access to health insurance, leaving them particularly vulnerable to housing loss in the event of a serious illness or medical emergency.

In 2023, the City of Grand Junction, in partnership with Mesa County and the Grand Junction Housing Authority (GJHA), completed the Unhoused Needs Assessment (UHNA). The assessment aimed to better understand the current and anticipated needs of people experiencing homelessness (PEH), as well as the housing and supportive service systems that serve them. Its goals included identifying service and housing gaps, evaluating system challenges, and assessing the overall capacity of the region's homeless response network. While the exact number of unhoused individuals is difficult to determine, the UHNA estimated approximately 2,300 people experiencing homelessness in Mesa County. As of May 2025, Mesa County Valley School District 51 reported 832 unhoused school-aged children. The 2025 Point-in-Time (PIT) Count preliminary numbers identified 338 individuals staying in shelters or transitional housing, up from 269 individuals in 2019, a 25.65% increase. Unsheltered homelessness continues to grow, rising from 92 individuals in 2019 to 387 in 2025 (a 320.65% increase), highlighting the ongoing gap in immediate shelter and outreach services. In total, 725 individuals were counted – a 100.83% increase since 2019. The increased use of shelter space, combined with housing market challenges delaying securing permanent housing, is causing people to stay in shelters longer. This, in turn, limits bed availability for newly unhoused individuals or those currently living unsheltered and is likely the driving force for the significant increase in unsheltered homelessness. Despite the challenges in accurately capturing the full extent of the issue, these data points highlight the urgent need for coordinated, data-informed strategies to support vulnerable individuals and families.

The UHNA informed the development of a strategic framework that includes actionable steps and timelines for addressing identified gaps. These strategies were compiled into a community-wide Unhoused Strategy and Implementation Plan, which was formally adopted by the Grand Junction City Council on July 3, 2024. The plan outlines seven core strategies, including expanding interim housing options such as shelter beds and transitional housing, improving access to hygiene services and basic needs, enhancing the Coordinated Entry system and overall system of care, increasing flexible funding through city and county sources, strengthening prevention, diversion, and housing navigation services, expanding access to mental health services, and improving transportation access for people experiencing homelessness.

To implement these priorities, the City, Mesa County, and local partners formed the Mesa County

Collaborative for the Unhoused (MCCUH), a multidisciplinary coalition focused on a regional response to homelessness. As part of this effort, nine implementation workgroups were launched in July 2024 to advance progress in key areas, including administrative integration, funding and resource stewardship, outreach and basic needs, access and mobility, housing stability, data analysis, policy and public engagement, community resilience and public health, and the creation of a People Experiencing Homelessness (PEH) advisory group.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City will continue implementing its Unhoused Strategy and Implementation Plan, adopted on July 3, 2024. This community-wide initiative outlines seven strategies to address service gaps and meet the immediate needs of individuals experiencing homelessness, outlined above. To support implementation, City staff will continue meeting with nine implementation workgroups launched in July 2024. The workgroups include approximately 85 individuals representing services providers, community and business leaders, and government agencies. The City also continues partnership through the Mesa County Collaboration for the Unhoused (MCCUH) and the Grand Valley Homeless Coalition.

In 2023, the City launched the Neighbor to Neighbor (N2N) Referral Team in response to gaps observed during outreach to encampments. What started as supply distribution evolved into a real-time referral service supported by eight local providers. The team includes case managers, behavioral health professionals, housing navigators, and medical staff. A state grant secured by Homeward Bound expanded services and outreach.

By 2024, the N2N team grew to 18 trained members. Compared to 2023, visits increased from 40 to 121, referrals from 145 to 527, individuals engaged from 110 to 625, and housing assessments from 30 to 87. The team also distributed 1,381 resource brochures, up from 150. The City anticipates continued expansion in 2025.

The City will also continue supporting the Resource Center, jointly operated by Homeward Bound and United Way of Mesa County. Launched in 2023 based on the Unhoused Needs Assessment, the center serves as a hub where providers connect directly with people experiencing homelessness. Since opening, the center has facilitated over 97,000 interactions.

In 2025, the City will allocate its full 15% of allowable CDBG public services funding to Unhoused Services & Capital initiatives. These funds, distributed through the City's RFP process, may support fire safety upgrades, shelter furnishings, transportation, staffing, or other needs. This aligns with Housing

Strategy 5: continue or expand funding for existing housing and homelessness services.

In 2023, the City allocated \$8.66 million (including CDBG and ARPA) to support unhoused services. This included funds for launching the Resource Center and acquiring two buildings for the Joseph Center, adding 35 beds in total. In 2024, the City contributed approximately \$2.7 million, including support for the Resource Center and shelters that served about 250 individuals nightly. In 2025, \$812,985 is budgeted for unhoused services: \$537,985 for the Resource Center (which will shift to two smaller sites) and \$225,000 for shelters.

In May 2025, the City released an RFP and anticipates allocating an additional \$500,000 annually, outside of CDBG, for projects that address affordable housing shortages, acute shelter needs, housing instability, access to services, and system coordination.

While CDBG resources remain limited, the City remains committed to supporting providers through general fund contributions, letters of support, and alignment with the Consolidated Plan.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Grand Valley Homeless Coalition and the Mesa County Collaborative for the Unhoused are committed to utilizing the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT), the By Name List, and Coordinated Entry systems to address homelessness issues effectively. These tools help in identifying and prioritizing individuals in need of assistance and streamline the process of providing support.

In their Continuum of Care Plan, the Coalition has identified transitional housing, case management, and housing placement as priority needs. The objective is to establish a comprehensive housing and service network aimed at assisting individuals in permanently transitioning away from homelessness.

Currently, the City of Grand Junction is in the process of developing land and development codes to support transitional (interim) housing initiatives. This effort will enable service providers to establish sustainable options to address homelessness effectively. By facilitating the creation of transitional housing, the City aims to contribute to the broader goal of providing stable housing and support services to individuals experiencing homelessness in the community.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were**

## **recently homeless from becoming homeless again**

To support homeless individuals and families, especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, the City of Grand Junction and its partners have implemented various initiatives aimed at facilitating the transition to permanent housing and independent living.

HomewardBound, in collaboration with numerous local agencies, coordinates services to assist homeless individuals and families in transitioning to permanent housing and achieving self-sustainability in housing and employment. The community homeless shelter has adopted a new strategy that focuses on serving as a starting point rather than an endpoint in the journey from homelessness to stable housing and employment.

The City has played a role in funding initiatives to address homelessness, such as providing financial assistance to HomewardBound for the construction of a new family center to offer comprehensive services. Additionally, CDBG funds have been utilized to rehabilitate and expand the Community Homeless Shelter and the Community Day Center operated by Grand Valley Catholic Outreach. Projects funded in collaboration with Grand Valley Catholic Outreach aim to provide housing for the most vulnerable adults currently experiencing homelessness.

Moreover, Mesa County participates in the Built for Zero initiative, and the Grand Junction Housing Authority partners with VA HUD-VASH, Grand Valley Catholic Outreach, and Volunteers of America to focus on ending homelessness for veterans and chronically homeless individuals. Regular conferences are held to review the By-Name list of homeless individuals, facilitating coordinated efforts to address their needs and provide appropriate support services.

Through these collaborative efforts and targeted interventions, the City of Grand Junction and its partners strive to shorten the duration of homelessness, increase access to affordable housing units, and prevent individuals and families from experiencing homelessness again, ultimately promoting stability and self-sufficiency.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

To assist low-income individuals and families, especially extremely low-income individuals and families, and those at risk of homelessness due to discharge from publicly funded institutions and systems of care, the City of Grand Junction and its local agencies have implemented several strategies as listed

below.

**1. Shelter Accommodations:** Local agencies like HomewardBound of the Grand Valley have policies in place to accommodate individuals being discharged from publicly funded institutions, including correctional facilities, foster care, and health care facilities. Shelters provide viable alternatives to sleeping on the streets, ensuring that individuals have a safe place to stay upon discharge.

**2. Daytime Shelter Services:** The HomewardBound Resource Center, Joseph Center and the Grand Valley Catholic Outreach's Day Center provide daytime shelter options for individuals discharged from health care facilities who require follow-up care or rehabilitation, overnight shelters also offer limited daytime shelter during periods of recovery, providing a supportive environment and access to necessary resources.

**3. Transitional Housing Options:** Alternative housing options, such as sober living facilities, the Freedom Institute for formerly incarcerated persons, and Asset House for high utilizers of health care systems, provide pathways to stability for individuals transitioning from institutions back into the community.

**4. Community Development Needs:** The Consolidated Plan identified priority non-housing community development needs, including transportation, medical services, childcare, and youth-oriented activities. Funding has been allocated to support projects related to child education, daycare, youth programs, and other community services aimed at addressing these needs.

**5. Support for Agencies and Programs:** The City of Grand Junction supports various agencies and programs, such as the Joseph Center, Latimer House, Marillac Clinic, Riverside Education Center, Western Slope Center for Children, and HopeWest, which provide essential services to vulnerable populations. While specific projects may not have received funding through the 2024 CDBG program, many agencies receive support from the City's general funds to continue their activities.

Through these efforts, the City and its partners aim to prevent homelessness and support individuals and families in accessing the resources and services they need to achieve stability and self-sufficiency.

## Discussion

No further discussion needed.

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

### **Introduction:**

In 2024, the City completed a data refresh of the Grand Valley Housing Needs Assessment and an update to their Housing Strategy, the top needs identified were similar than in 2021:

- Affordable Rental Units specifically for those earning less than 30% AMI
- Starter homes and family homes priced at or below \$250,000 with a shortage impacting higher income households and exacerbation by interest rates.
- Housing for special needs populations including residents with accessibility/mobility needs, older adults, people experiencing homelessness, and low -income households.
- Housing options to accommodate evolving needs of residents and a wider array of market preferences and special needs.

To meet these needs, the City adopted the 2024 Housing Strategy Update, which provides a toolkit of eleven strategies to effectively address needs and respond to changing market and policy conditions. Strategies include key elements of providing funding to:

1. Fund - Generate resources for affordable housing development, preservation and services.
2. Create – support development of dedicated affordable housing, naturally occurring affordable housing, and a wide array of housing types to accommodate a broad spectrum of needs and preferences.
3. Preserve- Work to maintain existing dedicated and naturally occurring affordable housing.
4. Assist-increase access to resident housing services and programs through partnerships, funding, and tailored program development.

### **Housing Strategies:**

1. Continue to implement land use code changes that facilitate attainable housing development and housing variety.
2. Explore new incentives for affordable and/or attainable housing development.
3. Leverage city owned land and/or strategically acquire land for affordable and mixed-income housing.
4. Create a dedicated revenue source to address housing challenges.
5. Continue / expand funding for existing housing and homelessness services.
6. Support preservation of existing housing that serves low- and moderate-income households.
7. Evaluate inclusionary housing and/or a linkage fee ordinance.
8. Explore designation of Urban Renewal Areas and Tax Increment Financing for affordable housing.
9. Provide community engagement and education opportunities to address housing challenges and promote community participation.
10. Support legislative efforts at the state level to improve housing outcomes.

11. Monitor goal progress and housing program outcomes.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

As mentioned, the City has adopted eleven strategies to address the negative effects of public policies that serve as hurdles to affordable housing. The City remains committed to implementing these strategies. On December 20, 2023, the City adopted an update to the Zoning and Development Code with three primary goals: to align with the key principles and policies outlined in the 2020 One Grand Junction Comprehensive Plan—particularly around responsible and managed growth, strong neighborhoods, and housing choices; to achieve greater efficiency, consistency, and simplicity in development processes; and to identify constraints and opportunities for affordable and attainable housing in alignment with the Housing Strategies.

The zoning update introduced several key changes. These included clarification of procedures and allowances to provide more flexibility and predictability in zoning and land use; the removal or adjustment of dimensional standards that had previously limited development in certain zoning districts; and reductions in parking minimums, along with increased opportunities for alternative parking plans. The City is committed to continuing its review of zoning requirements to support housing development. In addition, in 2025, the City completed an Impact Fee Study and incorporated smaller unit sizes at reduced rates to create more opportunities for multifamily housing development.

Looking ahead, the City anticipates further zoning-related changes consistent with Housing Strategy 1. These include aligning and loosening accessory dwelling unit (ADU) requirements in accordance with Colorado State House Bill 24-1152 and seeking designation as an ADU Supportive Jurisdiction. The City also plans to develop an expedited review process that would reduce the approval timeline for affordable housing projects to less than 90 days.

To continue incentivizing affordable housing development under Housing Strategy 2, the City will fund the Affordable Housing Incentive Program, which offers fee waivers for qualifying projects. It is also exploring new tools such as non-cash incentives and density bonuses to encourage developer participation.

In support of Housing Strategies 5, 6, 7, and 11, the City aims to expand housing-related programming by increasing educational opportunities for both tenants and landlords. This includes offering tenant education on fair housing laws and tenant rights and responsibilities for low- and moderate-income households. Landlord education will also be expanded to cover fair housing and their legal responsibilities. Additionally, the City plans to grow its landlord incentive program to create more opportunities for low-income tenants—particularly those who have completed the tenant education

program—to successfully lease housing.

Lastly, in alignment with Housing Strategy 10, the City will continue to support legislative efforts aimed at improving housing outcomes across the community.

**Discussion:**

No further discussion needed.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Many additional actions are slated for implementation during the 2025 Program Year, facilitated either by the City or local non-profit agencies. Given the breadth of services and facilities demanded by the community, the City heavily relies on collaboration with other agencies to meet these needs effectively.

### **Actions planned to address obstacles to meeting underserved needs**

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

1. Decreased financial support available to local government and organizations.
2. Rising number of foreclosures within the community due to job loss and other factors, leading to increased demand for housing and other services.
3. Disparity between wage levels and housing costs, contributing to poverty, higher unemployment rates, and an aging population in need of more services.

To address these challenges, several actions are planned, many of which involve coordination and participation activities ongoing in the community, as outlined in the Consolidated Plan:

- a) Support agencies and organizations in securing funding for priority projects, aiming to leverage maximum financial support.
- b) Promote and support classes offered by local housing entities focusing on foreclosure prevention.
- c) Sustain economic development efforts in collaboration with partners, while also supporting and coordinating with local housing agencies to provide affordable housing options. Additionally, endorse ongoing activities and services that foster family stabilization.

### **Actions planned to foster and maintain affordable housing**

During the 2025 Program Year, a portion of the CDBG allocation will be used to offset water and sewer tap fees for affordable housing developments through the City of Grand Junction's Affordable Housing Incentive Program. This funding is expected to support the development of approximately 18 to 21 new housing units.

### **Actions planned to reduce lead-based paint hazards**

The City of Grand Junction estimates that approximately 10,000 housing units constructed before 1978 may contain lead-based paint. While the exact number of these homes occupied by low- to moderate-income residents is unknown, it's recognized that older, more affordable housing units are often occupied by individuals in these income brackets.

All activities funded with CDBG dollars through the City of Grand Junction must adhere to federal

regulations regarding lead-based paint. These regulations are integrated into all legal agreements between the City and grant subrecipients. Any residential units or facilities built before 1978 involved in a CDBG activity must undergo a lead-based paint evaluation conducted by a certified inspector. Additionally, any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

Over recent decades, the number of child cases with elevated lead levels in their blood has notably decreased. The State of Colorado no longer maintains a statewide lead-based paint testing program, and the Mesa County Health Department does not conduct proactive testing unless there is a specific reason to suspect exposure to lead. Between 2010 and 2014, testing of physician-referred children yielded only three cases of abnormal results, none of which indicated acute levels of lead exposure.

### **Specific Lead-Based Paint Actions**

1. Housing Resources of Western Colorado and the Grand Junction Housing Authority will persist in fulfilling the mandates of the Federal Rule.
2. The City of Grand Junction will explore, identify, coordinate, and/or endorse further initiatives to tackle this potential health hazard. This encompasses compliance with the Federal Rule regarding the allocation of CDBG funds to applicable 2025 activities.
3. The Grand Junction Housing Authority and other local entities will maintain efforts to inform residents about the potential dangers associated with lead-based paint.

### **Actions planned to reduce the number of poverty-level families**

The Anti-Poverty Strategy aims to diminish the number of individuals earning low-to-moderate income wages and facing the risk of homelessness. This strategy delineates activities to achieve the following objectives:

- Gather demographic data on poverty levels to identify the issue and monitor its progression.
- Concentrate on a spectrum of preventive and intervention measures by age group to avert individuals from falling into poverty.
- Foster initiatives to enhance earned income levels and sustain a solid economic foundation.
- Enhance the employability of beneficiaries of public assistance.
- Attract employers offering higher wages to Grand Junction.
- Improve access to employment by expanding the public transportation system and providing accessible and affordable childcare.
- Promote household stability through educational programs, substance abuse rehabilitation programs, and services for individuals with special needs.
- Uphold endeavors to mitigate the risk of catastrophic expenses by offering healthcare to the uninsured and facilitating public transportation to reduce costs for low-income individuals.

- Channel efforts towards developing affordable housing in proximity to employment hubs.

### **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 REACH unhoused student data
- Unhoused Needs Survey and Assessment

b) The Mesa County Collaboration for the Unhoused will work towards implementing the Unhoused Needs Strategies.

c) The Hunger Alliance will continue monitoring data trends, adapting strategies to address food insecurity.

### **Actions planned to develop institutional structure**

The City's Community Development Department provides the staff and framework needed to administer the Community Development Block Grant (CDBG) program, with support from the Finance Department. No gaps have been identified in the current program 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 planned to enhance coordination between public and private housing and social service agencies**

The City of Grand Junction is committed to collaborating with both public and private housing and human service agencies to strengthen the implementation of the Five-Year Consolidated Plan and subsequent Annual Action Plans. Here are some actions the City will undertake:

- Facilitate meetings with community agencies and organizations to explore community needs, funding opportunities, and potential partnerships. This includes active participation in coordinating the Mesa County Collaborative for the Unhoused.
- Provide technical assistance to agencies, discussing available funding sources, application timelines, and optimal fund utilization.
- Extend technical support to potential developers and property owners considering new construction or refurbishment of existing housing.
- Conduct surveys of housing units to assess rehabilitation requirements aimed at preserving affordable

housing.

- Issue letters of support for affordable housing project proposals or other funding requests from agencies seeking external funding.
- Foster collaborative efforts among agencies to support the low-income homeowner population.

Moreover, in line with the Strategic Plan outlined in the Five-Year Consolidated Plan, the Community Development Department will employ rigorous monitoring mechanisms to ensure compliance with federal, state, and local regulations for programs funded by the CDBG. In the 2025 Program Year, staff will conduct desk monitoring, offer technical assistance, and perform on-site visits both before and after awarding funds. This may involve consultations with HUD CPD staff to ensure program adherence. Monitoring intensity will be tailored to the subrecipient's experience, performance, and project complexity. Furthermore, the City will ensure compliance throughout the setup, update, and closure phases of activity information in IDIS, a system tracking fund disbursements and ensuring project eligibility and compliance. Regular updates in IDIS will help verify timely expenditures and outcomes, enabling the City to identify subrecipient needs and offer additional support as required.

**Discussion:**

No further discussion needed.

## Program Specific Requirements

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

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(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
<b>Total Program Income:</b>	<b>0</b>

#### 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%

No further discussion needed.

## Attachments

## Citizen Participation Comments

### GRAND JUNCTION 2025 CDBG ANNUAL ACTION PLAN CITIZEN COMMENT SUMMARY

- **Public Hearing** – City Council – June 4, 2025, no public comment was made.
- **Public Review Period** - June 6, 2025, through July 7, 2025. No comments were received, there were no comments received that were not accepted.
- **Public Hearing** – City Council – July 16, 2025, no public comment was made.



## Grantee Unique Appendices

### THE DAILY SENTINEL GRAND JUNCTION, COLORADO

See Proof on Next Page

#### AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agents of Grand Junction Daily Sentinel, a newspaper printed and published 5 days a week in the City of Grand Junction, County of Mesa, State of Colorado, and that this affidavit is Page 1 of 3 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

#### **PUBLICATION DATES:**

Jun. 4, 2025

**NOTICE ID:** yjc2GFuplbP1fzYI82cV

**PUBLISHER ID:** COL-101434

**NOTICE NAME:** Legal Notice Public Hearing July 16 2025

*Edmar Corachia*

(Signed) \_\_\_\_\_



#### **VERIFICATION**

State of Florida  
County of Broward

Subscribed in my presence and sworn to before me on this: 06/06/2025

*S. Smith*

Notary Public

Notarized remotely online using communication technology via Proof.

---

Legal Notice Public Hearing July 16 2025 - Page 1 of 3

CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

SUMMARY OF THE  
2025 PROGRAM YEAR ACTION PLAN  
A Part of the 2021 Five-Year Consolidated Plan

The following information summarizes the City's 2025 Program Year Action Plan for the City's Community Development Block Grant Program. All interested parties are invited to submit comments to the City regarding the Plan. Copies of the Plan are available for public comment and review beginning June 6, 2025. Written comments must be submitted to the City no later than July 11, 2025 at 4:30 p.m. Copies of the plan may be obtained from, and written comments dropped off at or mailed to, the Community Development Department, 250 North 5th Street, Grand Junction, Colorado 81501. The Plan may also be viewed on the City's web site at [www.gjcity.org](http://www.gjcity.org) at the City of Grand Junction Community Development Department located at 250 North 5th Street or the Mesa County Public Library Main Branch located at 430 North 5th Street in Grand Junction. For questions regarding the Plan, please contact Robin Auld at 970.256-4114 or via email at [rjauld@gjcity.org](mailto:rjauld@gjcity.org). City Council will consider adoption of the 2025 Program Year Annual Action Plan on July 18, 2025.

Introduction

In 1956 the federal government established Grand Junction as a community entitled to receive Community Development Block Grant Funds. Every five years the City prepares and adopts a new five-year consolidated plan. The City adopted the current Five-Year Consolidated Plan 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. Planned projects and their associated activities will be included in the respective Program Year Action Plans.

Community Profile

Grand Junction, Colorado is located in Western Colorado, 250 miles from Denver. It is the largest city in Western Colorado, the County seat for Mesa County and home of Colorado State University. It is the economic and service center for communities in Western Colorado and Eastern Utah. The current estimated population of Grand Junction is population at 65,412 (United States Census Bureau 2024).

The area's economy has demonstrated growth, but housing market appreciation continues to exceed wage increases. These trends are expected to continue in the foreseeable future, making the need for affordable housing one of many issues facing local government in Grand Junction.

Planning Process

The City adopted a Citizen Participation Plan in 2021 to describe citizen involvement in the Five-Year Consolidated Plan, and annual Program Year Action Plans. The Neighborhood Services Division of the City of Grand Junction, as lead agency for the development of the Program Year Action Plan, has invited citizens to be involved in Plan creation. The findings and needs identified by those who serve and work with the city lay the foundation for the program year and the basis of the Plan's development. The City has met the requirements of the Citizen Participation Plan by publishing public notices and holding public meetings.

Housing Needs

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. The median sales price in Grand Junction of an existing single-family home is \$427,430 (2024) which is a 4.3% increase over the median sales price one year ago. The current median rental rate for the Grand Junction market area is \$1,500 with a vacancy rate of 5.1-8.8% (2024) low cost. Currently, Mesa County is experiencing an unemployment rate of 5.8% percent which has increased from 4.5% in 2024. However, with the job growth, Mesa County is experiencing an overall strong need for their services. The Grand Junction Housing Authority (GJHA) has been experiencing demand and as of April 2025 has over 2,500 households on the waiting list for housing and housing vouchers. The community completed a comprehensive housing needs assessment during the 2024 Program Year that updated information for current housing conditions throughout the Grand Valley.

Unhoused Needs

Homelessness presents a growing challenge to Grand Junction. The combination of low local wages, high unemployment rates, scarce vacancy rates and rising housing costs is making a growing percentage of the general population vulnerable to loss of housing. Making that much more difficult for the homeless to work their way off the streets. In addition, the high percentage of individuals and families without health insurance benefits make many households vulnerable to housing loss in the event of an expensive medical bill. In 2023, the City, in coordination with Mesa County and the GJHA, completed an Unhoused Needs Assessment (UNHA) with an aim of understanding the current and anticipated needs of people experiencing homelessness (PEH) and the housing and support services agencies dedicated to assisting them. The assessment key goals were to evaluate and improve outreach housing and service gaps, identify barriers, and gauge the present system's capacity to address. Although it is very difficult to accurately determine the number of unhoused in the community, the UNHA estimated roughly 200 unhoused citizens in Mesa County. As of May 2025, Mesa County Valley School District reported 835 unhoused school-aged children, while the 2024 Point in Time (PIT) survey counted 255 unhoused citizens in shelters or transitional housing.

The UNHA led to strategy recommendations, actions and timelines as to how the community could work together to address these gaps. Strategies were formulated into a community-wide Unhoused Strategy and Implementation Plan (plan) to work towards implementing effective solutions. The Plan was formally adopted by the Grand Junction City Council on July 5, 2024. The plan identified seven strategies, including the need for more transitional housing options such as transitional housing and shelter beds; improved access to basic needs and hygiene services; a strengthened homeless work-in-Consolidated City and the System of Care; flexible funding from both city and county sources; expanded prevention, diversion, and housing navigation services; increased availability of mental health care; and greater access to transportation.

To address these priorities, during the strategy development process, the City, Mesa County, and community partners formed Mesa County Collaborative for the Unhoused (MCCU), a collaborative multi-disciplinary implementation action team for a national resource to homelessness. Under MCCU, the implementation action teams began launched in July 2024 to begin implementation across key focus areas: administrative integration, funding and resource allocation, outreach and

basic needs, access and mobility, housing stability, data analysis, policy and public engagement, community resilience and public health, and the establishment of a Public Experiencing Homelessness (PEH) advisory group.

Special Needs Housing

Grand Junction is the largest community on Colorado's Western Slope and Eastern Utah and provides a wide spread of special needs services and provides these that are not available in smaller communities. As a consequence, the percentage of the special needs population in Grand Junction is higher than surrounding communities of approximately 14 percent of the total population. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV/AIDS to compete in the housing market for appropriate housing at an affordable price is limited in many cases by their lack of income and by their need for special housing accommodations.

Anti-Poverty Strategy

The Anti-Poverty Strategy is an effort to reduce the number of people living in low-to-moderate income wages and at risk of homelessness. The Strategy, described in the 2021 Five-Year Consolidated Plan, describes community activities to:

- Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends;
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent vulnerable persons from entering poverty situations;
- Encourage adults to raise earned income level;
- Maintain a strong diverse local economic base;
- Increase the employability of residents of public benefits;
- Attract higher paying employers to Grand Junction;
- Increase access to employment through expansion of the service area and hours of operation of the public transportation system and through the availability of reasonable affordable housing;
- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs;
- Support efforts to reduce the possibility of catastrophic expense through the provision of essential health care to the uninsured and the availability of selective public transportation to reduce the dependence of low-income persons on private automobiles and their associated costs;
- Focus affordable housing development near employment centers.

Consolidated Plan

The 2021 Five-Year Consolidated Plan integrates economic, physical, and environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and individuals can work together to improve the quality of life of its residents. Grand Junction Plan Objectives and special needs have been identified along with actions that define how the community will respond over the life of the Five-Year Consolidated Plan.

The Consolidated Plan has three Objectives:

1. Create a Sustainable Living Environment
2. Provide Decent Affordable Housing
3. Create Economic Opportunities

2025 Program Year Action Plan

The purpose of the Program Year Action Plan is to identify One-Year Strategies for each of the Objectives set in the 2021 Five-Year Consolidated Plan. The One-Year Strategies are accomplished by utilizing a variety of resources, including the annual allocation of CDBG funds. For each program year, a two-year action plan can be developed and adopted as part of the Five-Year Consolidated Plan. On June 4, 2025, the Grand Junction City Council will initially approve 2025 CDBG funding totaling an estimated \$41,101.22 for the following 4 project areas:

- Program Administration - \$24,536.00
- Parks and Recreation - Parks Improvement Project - \$50,000.00
- Affordable Housing Initiative - Senior & Adult Day Care - \$219,410.52
- Homeless Services & Capital - \$61,105.60

CITY OF GRAND JUNCTION  
PROGRAMA DE SUBVENCIONES PARA EL DESARROLLO COMUNITARIO  
(CDBG), por sus siglas en inglés

RESUMEN DEL  
PLAN DE ACCIÓN DEL PROGRAMA ANUAL 2025  
Parte del Plan Consolidado Quinquenal 2021

La siguiente información resume el Plan de Acción del Programa Anual 2025 de la Ciudad para el Programa de Subvenciones para el Desarrollo Comunitario de la ciudad. Se invita a todos los interesados a enviar a la Ciudad sus comentarios con respecto a plan. Las copias del plan están disponibles para comentarios y revisión pública a partir del 6 de junio de 2025. Los comentarios por escrito se deben enviar a la Ciudad a más tardar el 11 de julio de 2025 a las 4:30 p.m.

Se pueden obtener copias del plan y entregar o enviar por correo los comentarios por escrito al Departamento de Desarrollo Comunitario, 250 North 5th Street, Grand Junction, Colorado, 81501. El plan también puede consultarse en el sitio web de la ciudad en [www.gjcity.org](http://www.gjcity.org) en el Departamento de Desarrollo Comunitario de la ciudad de Grand Junction, ubicada en 250 North 5th Street, o en la biblioteca pública del condado de Mesa, ubicada en 438 North 5th Street, Grand Junction. Si tiene alguna pregunta sobre el plan, por favor contacte con Robin Auld en el 970.256-4114 o al correo [rjauld@gjcity.org](mailto:rjauld@gjcity.org). El Consejo Municipal considerará la adopción del Plan de Acción del Programa Anual 2025 el 18 de junio de 2025.

Introducción

En 1956, el Gobierno Federal estableció que Grand Junction era una comunidad con derecho a recibir fondos de subvención en bloque para el desarrollo comunitario. Cada cinco años la ciudad prepara y adopta un nuevo plan consolidado quinquenal. Los datos adoptados actual Plan Consolidado Quinquenal en julio de 2021. Además, cada año la ciudad prepara y adopta un plan de acción para cada año del programa, que se convierte en una parte del plan consolidado quinquenal. Los proyectos planificados y sus actividades asociadas se incluyen en los respectivos planes de acción anuales del programa.

Perfil de la comunidad

Grand Junction, Colorado, está ubicada en el oeste de Colorado, a 250 millas de Denver. Es la ciudad más grande del oeste de Colorado, la capital del condado de Mesa y la sede de la Colorado Mesa University. Es el centro económico y de servicios para las comunidades del oeste de Colorado y el este de Utah. La población actual



See Proof on Next Page

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agents of Grand Junction Daily Sentinel, a newspaper printed and published 5 days a week in the City of Grand Junction, County of Mesa, State of Colorado, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:**

May. 17, 2025

**NOTICE ID:** 0ZJL6XKFGcw1EPs0RXH4

**PUBLISHER ID:** COL-101339

**NOTICE NAME:** June 4 CDBG Hearing

**Edmar Corachia**

(Signed) \_\_\_\_\_

**VERIFICATION**

State of Florida  
County of Orange



Subscribed in my presence and sworn to before me on this: 05/21/2025

**Notary Public**

Notarized remotely online using communication technology via Proof.

**June 4 CDBG Hearing**  
**PUBLIC HEARING**  
**2025 Community Development Block Grant (CDBG) Program**

Wednesday – June 4, 2025 9:30 P.M. City of Grand Junction Auditorium 250 North 5th Street  
City Council will receive input regarding community needs and funding priorities for CDBG funds for the City's 2025 Action Plan, a part of the 2024 Five-Year Consolidated Plan.  
The City will receive approximately \$401,699.22 in CDBG funds from the U.S. Department of Housing and Urban Development for the 2025 program year and a previous program year which begins September 1, 2025.  
City Hall is accessible to persons with disabilities. The City of Grand Junction will, upon request, provide appropriate aids and services including, but not limited to, 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 Council Office at 970-244-1509 at least one day in advance of the meeting. TDD access is available through Colorado Relay at 711. For information about the meeting please call 970-256-4114.

**AUDIENCIA PÚBLICA**  
**Programa de Subvenciones en Bloque para el Desarrollo Comunitario, conocido por sus siglas en inglés CDBG del año 2025**

Miércoles – 4 de junio de 2025 9:30 P.M. Auditorio de la Alcaldía de la Ciudad de Grand Junction 250 North 5th Street  
El Consejo Municipal recibirá comentarios sobre las necesidades de la comunidad y las prioridades de financiamiento de los fondos CDBG para el Plan de Acción de la Ciudad 2025, una parte del Plan Consolidado Quinquenal 2024.  
La Alcaldía de la Ciudad de Grand Junction recibirá aproximadamente \$401,699.22 en fondos CDBG del Departamento de Vivienda y Desarrollo Urbano de EE. UU. para el año del programa 2025 y un año del programa anterior que comienza el 1 de septiembre de 2025.  
La Alcaldía de la Ciudad de Grand Junction es accesible para personas con discapacidades. La Alcaldía de la Ciudad de Grand Junction, provide asistencia proporcionalmente asistida y servicios asociados que contribuyen a una comunicación efectiva para que las personas con discapacidades calificadas participen en las reuniones del Consejo Municipal. Si usted necesita ir a la reunión pública y necesita asistencia especial, notifique a la oficina de la Secretaría Municipal al 970-244-1509 por lo menos un día antes de la reunión. El acceso TDD está disponible a través de Colorado Relay al 711. Para obtener información sobre la reunión, llame al 970-256-4114.  
Published: May 17, 2025. CCL-101339

**RESOLUTION NO. 44-25**

**RESOLUTION ADOPTING THE 2025 PROGRAM YEAR ANNUAL ACTION PLAN AS  
A PART OF THE CITY OF GRAND JUNCTION 2021 FIVE-YEAR CONSOLIDATED  
PLAN FOR THE GRAND JUNCTION, COLORADO COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) PROGRAM**

**RECITALS.**

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996; and,

WHEREAS, the Entitle Community designation give Grand Junction the right to an annual grant of funds under the CDBG Program; and,

WHEREAS, to be eligible for funding, the City of Grand Junction must submit an annual Program Year Action Plan to be adopted as part of the City's Five-Year Consolidated Plan which serves as a federally required planning document that guides community development efforts in Grand Junction; and,

WHEREAS, the primary objective of the City's Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income; and,


WHEREAS, the planning process in developing the 2025 Program Year Annual Action Plan included citizen participation and interagency involvement; and,

WHEREAS, the 2021 Five-Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and,


WHEREAS, the 2021 Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken in the next five years, including the activities included in the 2025 Annual Action Plan.

NOW THEREFORE BE IT RESOLVED that the Grand Junction City Council adopts the 2025 Program Year Annual Action Plan as a part of the City of Grand Junction 2021 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) program.

Done this 16<sup>th</sup> day of July 2025.

  
Cody Kennedy  
President of the City Council

Attest:

  
Selestina Sandoval  
City Clerk



# FIFTH YEAR ANNUAL ACTION PLAN



2025

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) 2025 Annual Action Plan was produced by the Grand Junction Community Development Department

For more information on the plan contact:

Para obtener más información sobre el plan ponerse en contacto:

Keira Auld  
CDBG & Housing Programs Specialist  
City of Grand Junction  
Community Development Division  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

(970) 256-4114  
keira.auld@gjcity.org

Written comments must be submitted to the City no later than July 7, 2025 at 5:00 pm

Los comentarios escritos deben ser presentados a la ciudad a más tardar el 7 de julio 2025 a las 5:00 pm

## 2025 CDBG ACTIVITY LISTING

### **CDBG Grant Administration: CDBG 2025-01 (20%):**

IDIS Activity ID TBD | GL#

This includes program administration funding for staff and consultant time, training, housing needs assessment update for purposes of upcoming 5-Year Consolidated Plan, fair housing activities, eligible planning, urban environmental design and policy-planning-management-capacity building activities, and annual reports to HUD.

Funding: \$81,536.80

HUD Matrix: 20, 21A and 21D

CDBG Citation: 570.206, 570.205

Environmental: Exempt

### **Parks and Recreation Department Equipment and Improvements: CDBG 2025-02**

IDIS Activity ID TBD | GL#

Funding for landscaping, playgrounds, benches, and other amenities for identified parks located in CDBG-eligible census tracts in the City of Grand Junction.

Funding: \$50,000.00

Suitable Living Environment - Non-Housing

National Objective: Benefits low- and moderate-income persons

HUD Matrix: 03F

CDBG Citation: 570.201

Environmental: TBD

### **Affordable Housing Incentive - Sewer and Water Tap Fees: CDBG 2025-03**

IDIS Activity ID TBD | GL#

Funding for water and sewer tap fees for affordable housing development as part of the City of Grand Junction's affordable housing incentive program. Would augment funding approximately 18-21 new housing units.

Funding: \$218,410.82

Decent Affordable Housing

National Objective: Benefits low- and moderate-income persons

HUD Matrix: 01, 21A

CDBG Citation: 570.201

Environmental: Environmental Assessment

### **Homeless Services and Capital: CDBG 2025-04 (15%):**

IDIS Activity ID TBD | GL#

Funding may support projects selected through the City's RFP process to cover key capital expenses such as fire sprinkler installation, alarms, emergency exit signage, transportation, or shelter furnishings and equipment, as well as direct services staffing and other program-related needs.

Funding: \$61,152.60

Suitable Living Environment – Homeless


National Objective: Benefits low- and moderate-income persons  
HUD Matrix: TBD  
CDBG Citation: 570.201  
Environmental: TBD

## Grantee SF-424's and Certification(s)

OMB Number: 4040-0004  
 Expiration Date: 11/30/2025

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="07/26/2025"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="City of Grand Junction"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="84-6006502"/>	* c. DFE: <input type="text" value="Y3HKKZJJA336"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="250 North 5th St."/>	Street2: <input type="text"/>	
* City: <input type="text" value="Grand Junction"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="CO: Colorado"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>		
* Zip / Postal Code: <input type="text" value="81501-0090"/>		
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Community Development"/>		Division Name: <input type="text" value="Housing"/>
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Keira"/>	
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Auld"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="CDBG &amp; Housing Programs Specialist"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="970-256-4114"/>		Fax Number: <input type="text"/>
* Email: <input type="text" value="keira.auld@city.org"/>		

Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="City or Township Government"/>	
<b>Type of Applicant 2: Select Applicant Type:</b> <input type="text"/>	
<b>Type of Applicant 3: Select Applicant Type:</b> <input type="text"/>	
<b>* Other (specify):</b> <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="US Department of Housing and Urban Development"/>	
<b>11. Assistance Listing Number:</b> <input type="text" value="#14.218"/> <b>Assistance Listing Title:</b> <input type="text" value="Community Development Block Grants/Entitlement Grants"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text"/> <b>* Title:</b> <input type="text"/>	
<b>13. Competition Identification Number:</b> <input type="text"/> <b>Title:</b> <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="City of Grand Junction Community Development Block Grant 2025 Program Year Entitlement Allocation"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="CO-3"/>	* b. Program/Project: <input type="text" value="CO-3"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="09/01/2025"/>	* b. End Date: <input type="text" value="08/31/2026"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="107,684.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="3,416.22"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="411,106.22"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input checked="" type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Cody"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Kennedy"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="970-244-1504"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="codyken@gjcity.org"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="07/17/2025"/>

**Applicant and Recipient  
Assurances and Certifications**

U.S. Department of Housing  
and Urban Development

OMB Number: 2501-0044  
Expiration Date: 2/28/2027

**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.6, 3.116, 8.60, and 146.26, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.116, 8.57, or 146.38.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant (Insert below the Name and Title of the Authorized Representative, name of Organization and the date of signature):

\*Authorized Representative Name:

Cody Kennedy

\*Title: Mayor

\*Applicant/Recipient Organization:

City of Great Junction

1. I, as the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 791), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 6.105(a) and 5.103 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4801) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

\* Signature:

\* Date: (mm/dd/yyyy): 07/07/2025

Form HUD 424-B (1/27/2023)

---

**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

---

Form HUD 424-B (1/27/2023)

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

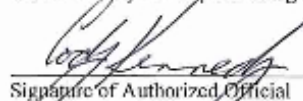
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1704u) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

7/17/2025

Date

Mayor

Title

### Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.


**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

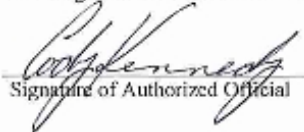
  
\_\_\_\_\_  
Signature of Authorized Official

7/17/2025

\_\_\_\_\_  
Date

Mayor  
\_\_\_\_\_  
Title

**Discharge Policy**— The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature of Authorized Official

7/17/2025  
\_\_\_\_\_  
Date

Mayor  
\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.