

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

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

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(l))

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

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

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

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various departments 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	Agency/Group/Organization	STRiVE
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	STRiVE participates in focus group and public meetings, 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	Agency/Group/Organization	HILLTOP HEALTH SERVICES CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hilltop participates in focus group and public meetings, 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	Agency/Group/Organization	HomewardBound of the Grand Valley
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HomewardBound participates in focus group and public meetings, 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	Agency/Group/Organization	Latin Anglo Alliance
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Latin Anglo Alliance was invited to participate in focus group and public meetings but had limited participation. They have in the past participated in the CDBG application process and submitted grant applications.

Identify 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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Coalition	Goals regarding homeless activities in the Consolidated Plan overlap with the goals and priorities of the Continuum of Care plan and the Unhoused Strategy & Implementation Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice	City of Grand Junction	Goals regarding the development of housing are consistent with findings of impediments and actions in the Analysis of Impediments to Fair Housing Choice.
Grand Valley Housing Needs Assessment	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	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Unhoused Representatives	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	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Unhoused Representatives	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

1	Goal Name	Decent Affordable Housing
	Goal Description	
2	Goal Name	Suitable Living Environment - Homeless
	Goal Description	
3	Goal Name	Suitable Living Environment - Non-Housing
	Goal Description	

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	Project Name	2025 CDBG Program Administration
	Target Area	City-Wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$81,536.00
	Description	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.
	Target Date	9/1/2026
	Estimate the number and type of families that will benefit from the proposed activities	There are no families directly supported from the activities which are to be expended for Program Administration.
	Location Description	Not Applicable
	Planned Activities	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	Project Name	Parks and Recreation Department Equipment and Improvements
	Target Area	Census Tracts City-Wide
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities
	Funding	CDBG: \$50,000.00
	Description	Funding for landscaping, playgrounds, benches, and other amenities for identified parks located in CDBG-eligible census tracts in the City of Grand Junction.
	Target Date	9/1/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3800 persons will benefit from this activity.

	Location Description	The location of this activity will be within City-owned public parks in CDBG-eligible census tracts in the City of Grand Junction.
	Planned Activities	Parks improvements such as landscaping, playgrounds, benches, and other amenities.
3	Project Name	Affordable Housing Incentive - Sewer and Water Tap Fees
	Target Area	City-Wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Increase the Inventory of Affordable Housing Units
	Funding	CDBG: \$218,410.82
	Description	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.
	Target Date	9/1/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 18 households will be supported by the proposed activities.
	Location Description	A low and moderate income housing development within the City of Grand Junction.
4	Planned Activities	Payment of water and sewer tap fees to support new housing development.
	Project Name	Homeless Services and Capital
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Homeless
	Needs Addressed	Special Needs Populations and Other Human Services Homeless
	Funding	CDBG: \$61,152.60
	Description	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.
	Target Date	9/1/2026

Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,900 homeless persons will benefit from the proposed activities.
Location Description	Homeless shelters and day centers within the Grand Junction City limits.
Planned Activities	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

Target Area	Percentage of Funds
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.

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

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

One Year Goals for the Number of Households Supported Through	
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 for 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
Total Program Income:	0

Other CDBG Requirements

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

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

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. The City invites the public to submit comment 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 another community organization or mailed to the City's Development Department, 250 North 5th Street, Grand Junction, Colorado, 81501. The Plan may also be viewed on the City's website at www.grandjunction.org. The City's Development Department is located at 250 North 5th Street in Grand Junction. For questions regarding the Plan, please contact Refer A&D at (970) 256-4114 or send an email to City.Council@grj.org for adoption of the 2025 Program Year Action Plan on July 11, 2025.

Introduction

In 1970 the federal government established Grand Junction as a community entitled to receive Community Development Block Funds. Every year since 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 part of the five-year consolidated plan. Funded projects and their associated activities will be included in the respective Program Year Action Plans.

Community Profile

Grand Junction City code 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 to Colorado Mesa University. In the economic sector, it is a center for commerce in Western Colorado and Eastern Utah. The current estimated population of Grand Junction is population at 62,412 (United States Census Bureau).

The small 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 participation in the Five-Year Consolidated Plan (Plan) and annual Program Year Action Plans. The Neighborhood Services Division of the City of Grand Junction, is lead agency for the CDBG program. The City of Grand Junction is the lead agency for the CDBG program. The findings and needs identified by those in the survey and work with the City to determine implementation priorities are the basis of the Plan's development. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings.

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 \$407,420.00 which is a 4.8% increase over the median sales price five years ago. The current median rental rate for the Standard Unit is \$1,100.00 with a weekly rate of \$8,480.00. The median income for the city increased from \$43,361 in 2010. However, with the job growth, Mesa County agreed to a new partnership to cover additional fees for their services. The Grand Junction Housing Authority (GJHA) has overwhelming demand and as of April 2025 has over 2,900 individuals on the waiting list for housing and housing subsidies.

The community conducted a comprehensive housing needs assessment during the 2021 Program Year Action Plan to gather information on current housing conditions throughout the Grand Valley.

Unhoused Needs

Homelessness presents a growing challenge to Grand Junction. The combination of low wages, high unemployment rates, very low income rates and rising housing costs to the point where many individuals are unable to afford the cost of living in the area. Making it even more difficult for the homeless to work their way off the street. In addition, the high percentage of individuals and families without health insurance benefits makes many households vulnerable to housing loss in the event of an expensive medical illness. In 2020, the City, in collaboration with Mesa County and the GJHA, completed an Unhoused Needs Assessment (UNA) with an aim at determining the current needs of the people experiencing homelessness in the area and to develop a plan to provide services to assist them. The assessment key goals were to evaluate the demand for housing and services, gauge key barriers, and gauge the present system's capacity to address. Although it was very difficult to accurately determine the number of households in the community, the UNA estimated May 2020 unsheltered to be 1,100. As of May 2025, Mesa County's Key Board District-8 reported 1,032 unsheltered individuals in shelter, while the 2024 Point in Time (PIT) survey counted 2,050 unsheltered individuals in shelters or transitioning housing.

The UNA had 10 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 the goal of ending homelessness. The City will formally adopt this Unhoused Strategy on July 5, 2024. This will be the first step in addressing the gaps and the need for more stable housing options such as transitional housing and shelter beds, improved access to basic needs and hygiene services, a strengthened framework for coordinated entry and the System of Care, double 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-agency homelessness intervention team for a region's response to homelessness. Under MCCU, the implementation workgroups were launched in July 2024 to begin implementation across key issue areas, which involve integration, funding and resource allocation, partnerships and

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

Special Needs Housing

Grand Junction is the deepest community on Colorado's Western Slope and Eastern Utah and medical and other special needs services are provided here that are not available in smaller communities. As a consequence, the percentage of the special needs population in Grand Junction is higher than surrounding communities at approximately 10% of the population. This high percentage of special needs citizens, like physics and mechanics, disabled drivers, and HOMAIDS citizens 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 designed to reduce the number of people experiencing low-income and economic hardship and related homelessness. This strategy, described in the 2021 Five-Year Consolidated Plan, describes community activities to:

- Collect data regarding poverty household 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 low-income persons from entering poverty situations.
- Encourage economic development and job creation.
- Maintain a strong diversified economy base.
- Increase the availability of resources of public benefit.
- Attract and retain paying employees to Grand Junction.
- Increase access to employment through expansion of the service area and hours of operation of the public transportation system and through the availability of responsible and reliable employment centers.
- Encourage local housing development near employment centers.

Consolidated Plan

The 2021 Five-Year Consolidated Plan integrates economic, physical, environmental, community and human development objectives in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and organizations can work together to improve the quality of life of its residents. Consistent Plan Objectives and specific goals 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 Objectives

- Create a Sustainable Living Environment
- Provide Tenant Affordable Housing
- 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 in the 2021 Five-Year Consolidated Plan. The One-Year Strategies are developed by utilizing a variety of resources, including the annual budget of CDBG funds. This document is completed 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 \$41,100.00 following the following 4 project areas:

- Program Administration - \$84,236.00
- Parks and Recreation - Parks Improvement Project - \$80,000.00
- Affordable Housing Initiative - Senior & Water Tap fees - \$219,410.00
- Homeless Services & Capital - \$61,100.00

**CIUDAD DE GRAND JUNCTION
PROGRAMA DE SUBVENCIONES PARA EL DESARROLLO COMUNITARIO
(CDBG), por favor elige en inglés**

**RESUMEN DEL
PLAN DE ACCIÓN DEL PROGRAMA ANUAL 2025
PARA EL PLAN CONSOLIDADO QUINQUEANAL 2021**

La siguiente información resume el Plan de Acción del Programa Anual 2025 de la Ciudad de Grand Junction para la parte de Desarrollo Comunitario de la ciudad. Se incluye la lista de acciones y estrategias implementadas en la Ciudad para contribuir con respecto a las cuatro áreas principales para combatir la pobreza y mejorar la calidad de vida de la ciudad. Los costos del plan anual se presentan para considerar y revisar publica a partir del 9 de junio de 2025. Los comentarios por escrito se deben enviar al City Clerk a más tardar el 11 de julio de 2025 a 303-439-4339 o por correo electrónico a City.Council@grj.org.

Se pueden obtener copias del plan y dirigirse a la ciudad para comentar las acciones propuestas del Departamento de Desarrollo Comunitario, 250 North 5th Street, Grand Junction, Colorado, 81501. El plan anual puede consultarse en la web de la ciudad en www.grj.org o en el Departamento de Desarrollo Comunitario de la ciudad. Se puede dirigir a la ciudad para comentar las acciones propuestas en el plan anual en el 250 North 5th Street, Grand Junction, Colorado, 81501 o en el teléfono 303-439-4339. Se puede preparar un plan para presentar en la ciudad para comentar las acciones propuestas en el plan anual en el teléfono 303-439-4339 o en el correo electrónico a City.Council@grj.org. El Consejo Municipal considerará la adopción del Plan de Acción del Programa Anual 2025 el 10 de junio de 2025.

Introducción
En 1981, el Congreso Federal estableció que Grand Junction era una comunidad elegible a recibir fondos de asistencia en forma de dinero para desarrollo comunitario CDBG. Cada año, la ciudad propone y adopta un plan para consolidado quinquenal. El 2020-2025 es el octavo Plan Consolidado CDBG adoptado en julio de 2021. A continuación, se detallan los objetivos y se adopta un plan de acción para cada uno del programa, que se centran en una política ciudadana consolidada en la ciudad. Los proyectos financieros que se establecen establecen las estrategias y las respectivas plazas de acción para cada uno del programa.

Perfil de la comunidad
Grand Junction, Colorado, 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

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**Annual Action Plan
2025**

58

situación de Grand Junction es de 88,412 habitantes (Oficina del Censo de Estados Unidos 2000).

La economía de la zona ha demostrado un crecimiento, pero la rendición del mercado inmobiliario sigue superando los aumentos salariales. Se espera que estos tendencias continúen en el futuro previsible, por lo que la inseguridad vivienda asocia a uno de los muchos problemas a los que se enfrenta el gobierno local en Grand Junction.

Decrease the mismatching

La ciudad impuso un Plan de Participación Ciudadana en 2004 para describir las principales demandas en el plan comunitario de quince años. El plan y las planes que siguen en desarrollo del programa. La Dirección de Sanidad y Nutrición de la Ciudad de la Industria, dentro de su función, ha elaborado la documentación de acción anual de promoción y desarrollo de la participación ciudadana en elaboración de planes. Los planes y las estrategias de desarrollo ciudadano participativo que tienen que hacerse las personas y las organizaciones que forman parte de la sociedad. La ejecución del plan se hará cumpliendo los resultados del Plan de Participación Ciudadana mediante la realización de reuniones periódicas de trabajo entre las autoridades (Mesa).

Resoluções da mesa

El crecimiento de la población en Grand Junction ha superado significativamente el crecimiento de la población en Mesa, con una tasa de crecimiento de 2,0% en Grand Junction y 0,9% en Mesa. La tasa de crecimiento en el condado de Mesa es de \$4,467,000, la que refleja un aumento del 1,6% sobre el precio promedio de venta de bienes raíces en Mesa. La tasa media más amplia incluye para el área de mercado de Grand Junction es de \$1,500, con un aumento de diez por ciento del 2,1-3,0% (2007-2008). En 2007-2008, el condado de Mesa contó con aproximadamente una tasa de desempleo del 6,0%, con un aumento de 4,8% en 2004. Sin embargo, con poco crecimiento del empleo, las agencias del condado de Mesa se están enfrentando a una demanda creciente de asistencia social. La Autoridad de Vivienda de Grand Junction (AVGJ), por su parte, ha visto una tasa de demanda impresionante, ya para el año de 2005, con 1,000 familias que se están enfrentando a vivienda y necesidad de vivienda. La Comisión del condado cumplió una gran tarea al final de las necesidades de vivienda durante el año del programa 2005-2006, que actualmente se lleva a cabo en condiciones actuales de vivienda en todo el Grand Junction.

bioRxiv preprint doi: <https://doi.org/10.1101/2023.09.07.553931>; this version posted September 7, 2023. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under a [aCC-BY-ND 4.0 International license](https://creativecommons.org/licenses/by-nd/4.0/).

Finalmente, al concluir estos intercambios, comienzan las fases de desarrollo de la estrategia. La Oficina, al considerar las ideas y los deseos expresados, la convoca para formar el equipo de trabajo. Con los miembros de la Unidad Ejecutiva (JUE), por las etapas en las que se aplica, un equipo de trabajo de implementación es nombrado. El equipo de trabajo es responsable de la ejecución de la estrategia. Es la etapa de la vida de una estrategia. Bajo MECUVE, cuando grupos de trabajo de implementación fueron formados en junio de 2005, para comenzar la implementación a finales de año de estrategias de avance, integración y calidad institucional. Y más tarde, se formaron equipos de trabajo de implementación para las estrategias de desarrollo institucional y calidad y salud pública y se establecieron de un grupo para las estrategias de desarrollo institucional y salud pública y se establecieron de un grupo para las estrategias de desarrollo institucional y calidad y salud pública.

Y el resultado es que, en los últimos años, las ventas de la industria han crecido más de 100% y las ventas de la industria de la construcción han crecido más de 150%.

Estrategia de lucha contra la pobreza
La estrategia de lucha contra la pobreza es un esfuerzo para reducir el número de personas que se consideran pobres, con moderación y en desigualdad menor que la media. Esta estrategia se basa en la *Convenio de la ONU para la Erradicación del Pobreza (COP-2001)*, donde las autoridades competentes han establecido:

- Recopilar sobre todo los indicadores de población y de demografía, así como las cifras más relevantes y precisas de los indicadores establecidos en el *Indicador de la Pobreza (IDP)* para la evaluación de la situación de la pobreza en el mundo.

polymers;

- Fomentar las relaciones para aumentar los niveles de la presencia. Mantener uno bajo costo (oficina fuerte y diligencia alta).
- Mantener la C.I. en el centro de la estrategia de trabajo de los agentes y sus equipos.
- Apoyar la creación de una red de trabajo que incluya a los agentes y a las autoridades de los países vecinos.
- Aumentar el acceso al empleo mediante la creación de la zona de servicios y las horas de funcionamiento del asentadero de Interpol y mediante la disponibilidad de guarderías responsables y asequibles.
- Apoyar las habilidades de las hogares a través de programas educativos, programas en salud, programas de drogas y alcohol, y servicios para personas con necesidades especiales.
- Apoyar las estrategias para restablecer la confianza entre las autoridades de los países y la fuerza policial al tratar con las personas y a las autoridades que las protegen y las apoyan.
- Crear el espacio de trabajo para las autoridades para los patrulleros de asalto.

Plan consolidation

El Plan Comunitario Chiquinquirá 2011 integra estrategias que abordan la sostenibilidad, el uso, ambiente, desarrollo y cultura en Gran Junction de una manera integrada y coordinada para que las organizaciones, grupos y vecinos de las distintas zonas puedan trabajar juntos para mejorar la calidad de vida de sus vecinos. Se han identificado las estrategias y las intervenciones que aspectos de cada plan tienen en común, así como acciones que se deben coordinar para responder la demanda social de la vigencia del plan de desarrollo.

REFERENCES

El plan consolidado tiene tres objetivos:

3. Crear oportunidades económicas

- Administración de programas - 881.580.80
- Fomento y éxito de las necesidades - Proyectos de mejoras de parques - 250.000.000
- Incentivo a la vivienda accesible - Tarifas por horas de agua y alcantarillado - 5215.412.00
- Servicios y apoyo para personas sin hogar - 861.152.60

Published: June 4, 2009; DOI: 10.1145/1539316.1539324

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Annual Action Plan 2025

THE DAILY SENTINEL

GRAND JUNCTION, COLORADO

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

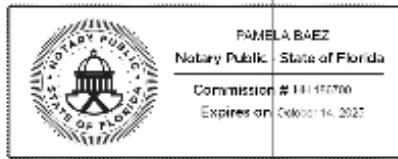
NOTICE ID: 0ZjL6XKFGcw1EPs0RXH4
PUBLISHER ID: COL-101339
NOTICE NAME: June 4 CDBG Hearing

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 - Page 1 of 2

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

Wednesday – June 4, 2025 6:30 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 2021 Five-Year Consolidated Plan.
The City will receive mobility \$401,092.22 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 leading to effective communication for qualified persons with disabilities to participate in City Council meetings. If you are planning to attend the public meeting and require special assistance, please notify the City Clerk's Office at 970-246-1519 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 6:30 P.M. Auditorio de la Alcaldía de la Ciudad de Grand Junction 250 North 5th Street.
El público tiene la oportunidad de dar su punto de vista sobre las necesidades de la comunidad y las prioridades de funcionamiento del Programa CDBG para el Plan de Desarrollo de Ciudad 2025, una parte del Plan Consolidado Ciudad 2021.
La Alcaldía de la Ciudad de Grand Junction recibió apropiadamente \$401,092.22 en fondos CDBG del Departamento de Vivienda y Desarrollo Urbano de EE. UU. para el año fiscal 2025 y un año del programa anterior que comenzó el 1 de septiembre de 2024.
La Alcaldía de la Ciudad de Grand Junction es accesible para personas con discapacidad. La Alcaldía de la Ciudad de Grand Junction, provee acceso a procedimientos, apoyos y servicios adecuados que permitan a una persona con discapacidad para que 100 personas con discapacidad convidadas participen en las reuniones del Consejo Municipal. Si planea asistir a la reunión pública y necesita asistencia especial, por favor llame al oficina de la Secretaría Municipal al 970-246-1500 por lo menos un día antes de la reunión. El número TDD es disponible través de Colorado Relay al 711. Para obtener información sobre la reunión, llame al 970-256-4114.
Published: May 17, 2025 CBL-101239

June 4 CDBG Hearing - Page 2 of 2

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 Entitled 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,

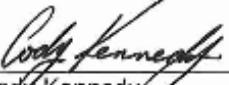
WHEREAS, the planning process in developing the 2025 Program Year Annual Action Plan included citizen participation and interagency involvement; and,

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 16th 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 5th Street
Grand Junction, Colorado 81501

(970) 256-4114
keira.auld@gicity.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

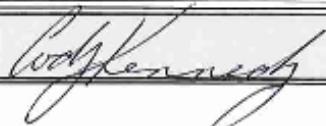
National Objective: Benefits low- and moderate-income persons
HUD Matrix: TBD
CDBG Citation: 570.201
Environmental: TBD

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 line(s): <input type="checkbox"/> Other (Specify): _____	
* 3. Date Received: 20180205	4. Applicant Identifier: _____		
5a. Federal Entity Identifier: _____		5b. Federal Award Identifier: _____	
State Use Only:			
6. Date Received by State: _____	7. State Application Identifier: _____		
8. APPLICANT INFORMATION:			
* 9. Legal Name: City of Grand Junction			
* 10. Employer/Taxpayer Identification Number (EIN/TIN): 84-6000592		* 11. DUNS: 3300000000336	
d. Address:			
* Street1: 250 North 5th St.			
Street2: _____			
* City: Grand Junction			
County/Parish: _____			
* State: CO: Colorado			
Province: _____			
* Country: USA: UNITED STATES			
* Zip/Postal Code: 81501-0000			
e. Organizational Unit:			
Department Name: Community Development	Division Name: Housing		
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix: _____	* First Name: Keira		
Middle Name: _____			
* Last Name: Auld			
Suffix: _____			
Title: CDBG & Housing Programs Specialist			
Organizational Affiliation: _____			
* Telephone Number: 608 256 4114	Fax Number: _____		
* Email: keira.auld@city.org			

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type:	
<input type="checkbox"/> City or Township Government <input type="checkbox"/> Type of Applicant 2: Select Applicant Type: <input type="checkbox"/> Type of Applicant 3: Select Applicant Type: <input type="checkbox"/> * Other (specify): <input type="checkbox"/>	
* 10. Name of Federal Agency:	
<input type="checkbox"/> US Department of Housing and Urban Development	
11. Assistance Listing Number:	
<input type="checkbox"/> #14.218 <input type="checkbox"/> Assistance Listing Title: <input type="checkbox"/> Community Development Block Grants/Entitlement Grants	
* 12. Funding Opportunity Number:	
<input type="checkbox"/> <input type="checkbox"/> Title: <input type="checkbox"/>	
13. Competition Identification Number:	
<input type="checkbox"/> <input type="checkbox"/> Title: <input type="checkbox"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.):	
<input type="checkbox"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project:	
<input type="checkbox"/> City of Grand Junction Community Development Block Grant 2025 Program Year Entitlement Allocation <input type="checkbox"/>	
<input type="checkbox"/> 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	CD-3
* b. Program/Project	
CD-3	
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	09/01/2025
* b. End Date:	
08/31/2025	
18. Estimated Funding (\$):	
* a. Federal	407,684.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	3,436.22
* f. Program Income	
* g. TOTAL	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="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:	Cody
Middle Name:	<input type="text"/>
* Last Name:	Kennedy
Suffix:	<input type="text"/>
* Title:	Mayor
* Telephone Number:	970-244-1504
Fax Number: <input type="text"/>	
* Email:	codyken@gjcity.org
* Signature of Authorized Representative: 	
* Date Signed: 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 §§ 1.5, 3.115, 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, 3.115, 8.57, or 146.30.

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: Vice

*Applicant/Recipient Organization:

City of Great Junction

1. Has 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. 2000d(j)) 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. 794), 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 §§ 5.105(a) and 5.108 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.

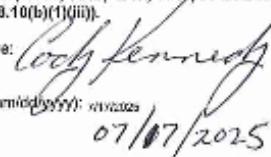
7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4901) and Implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development 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 20410-8000. 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.

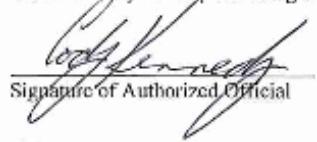
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

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

Mayor

Title

7/17/2025

Date

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.

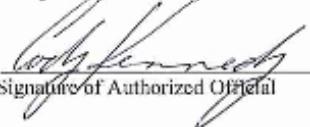
Excessive Force -- It has adopted and is enforcing:

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.