

FOURTH YEAR ANNUAL ACTION PLAN



2024

City of Grand Junction, Colorado

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

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The City of Grand Junction Community Development Block Grant (CDBG) 2024 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:

Lindy Hodges
Housing Specialist/CDBG Administrator
City of Grand Junction
Community Development Division
250 North 5th Street
Grand Junction, Colorado 81501

(970) 256-4114
lindyh@gjcity.org

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 2024 Program Year Annual Action Plan outlines how the City of Grand Junction intends to spend CDBG funds from September 1, 2024, through August 31, 2025.

The objectives and proposed outcomes identified in the 2024 Annual Action Plan primarily address non-housing community development needs as requested by the Grand Junction City Council. Specific proposed outcomes and objectives for the 2024 Program Year, which reflect the City's Five-Year Consolidated Plan objectives, are discussed in the full Annual Action Plan report.

2. Summarize the objectives and outcomes identified in the Plan

The 2021 Five-Year Consolidated Plan integrates economic, physical, environmental, community, and human development activities in Grand Junction in a comprehensive and coordinated manner. 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

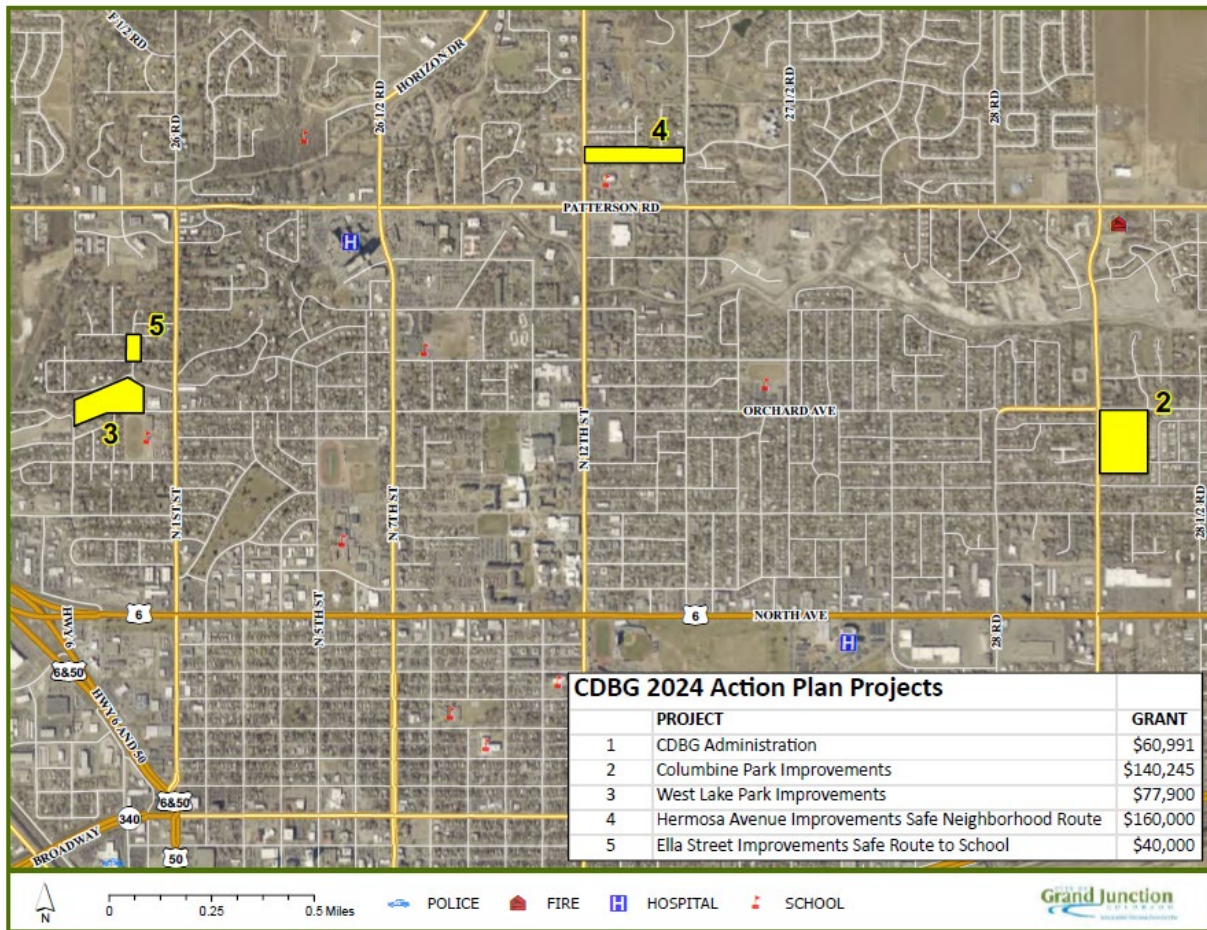
Provide Decent Affordable Housing

- 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 2024 Program Year include the activities listed in section AP-35, shown on the following map and summarized by goal to be addressed 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
Improve Westlake and Columbine Parks
Develop safe neighborhood routes on Ella Street and Hermosa Avenue
- Suitable Living Environment – Homeless
No specific 2024 CDBG activities addressing homelessness
- Suitable Living Environment – Services
No specific 2024 CDBG activities addressing services
- Decent Affordable Housing
No specific 2024 CDBG activities addressing affordable housing



3. Evaluation of past performance

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 status:

2023 Program Year – Activities Underway Except as Noted

- Program Administration
- Habitat for Humanity Hoffman Phase 3 Water Fees (Completed)
- GVCO Mother Teresa Place Water/Sewer Fees (Completed)
- Palmer Street Safe Neighborhood Route

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

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 5, 2024: A public hearing before City Council was held to solicit input, discuss projects, and determine funding for the 2024 Program Year.

July 17, 2024: City Council conducted a public hearing to seek public comments and consider the adoption of the 2024 Annual Action Plan. The City provided appropriate aids and services, upon request, for effective communication to qualified persons with disabilities to participate in these meetings. There were XXXX aids and services requested for the June 5 or July 17, 2024 public meetings. *(This section will be updated after the meetings.)*

A 30-day public review period occurred from June 7 to July 12, 2024. The Annual Action Plan was made available at the City Community Development Department, the City Clerk's office, and on the City's website. 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. *(This section will be updated after the public hearings are complete.)*

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 disabilities. The notice stated:

"The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council

meetings. If you are planning to attend the public meeting and require special assistance, please notify the City Clerk's office at 970-244-1509 at least one day in advance 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 to meet the July 1, 2024, deadline for Web Content Accessibility Guidelines (WCAG) Level AA compliance. This major undertaking involves collaboration between IT and Communications and Engagement departments. Staff training is already underway, and the City is transitioning all digital files to ADA accessible formats.

5. Summary of public comments

The opportunities for public input described above comply with the City's CDBG Citizen Participation Plan. There were XXXX of the public that addressed City Council at its June 7, 2024 meeting. XXXX representative answered questions from City Council. There XXXX received at the July 17, 2024 City Council hearing. *Update after public hearings on dates mentioned

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

There were XXXX comments received that were not accepted.

(Update after public hearings on dates mentioned.)

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

Table 1 – Responsible Agencies

Narrative

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.

The City of Grand Junction is entering the fourth year of its current Five-Year Consolidated Plan, which outlines the requirements for the use of CDBG funds. The time period covered by this plan is September 1, 2024, through August 31, 2025.

Consolidated Plan Public Contact Information

City of Grand Junction Community Development Department
Lindy Hodges Housing Specialist/CDBG Administrator
250 North 5th Street Grand Junction Colorado 81501
970-256-4114 lindyh@gjcity.org

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.

These organizations and agencies contribute to the planning process by providing insights and data on the needs of low- and moderate-income individuals, ensuring that the plans address the most pressing community issues.

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; minority residents; residents of assisted housing; non-English speaking persons; persons with disabilities; and nonprofit agencies who are currently providing direct services to the persons above. The City encourages participation through the CDBG planning process, including identification of priority needs, adoption of goals, objectives and strategies, development of the Five-Year Consolidated Plan and Annual Action Plans, substantial amendments to the plans, and the Consolidated Annual Performance and Evaluation Report. In addition, 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 point-in-time survey, conducted in January 2024, estimated that there are 278 unhoused citizens in shelters or transitional housing options in Grand Junction.

Key Components and Service Providers

Shelter Services:

HomewardBound of the Grand Valley
Grand Valley Catholic Outreach (GVCO)
Karis, Inc.
The Joseph Center
The Latimer House

Food and Day Services:

GVCO Day Center and Soup Kitchen
HomewardBound 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
Karis, Inc.

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.

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HomewardBound participates in focus group and public meetings, provide data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
10	Agency/Group/Organization	Latin Anglo Alliance
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	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

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

Other 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.
Analysis of Impediments to Fair Housing Choice	City of Grand Junction	Goals regarding the development of housing are consistent with findings of impediments and actions in the Analysis of Impediments to Fair Housing Choice.
Grand Valley Housing Needs Assessment and Housing	City of Grand Junction	Goals regarding the development of affordable housing, homelessness and special needs housing align with those identified in the Grand Valley Housing Needs Assessment completed in 2021 and a Housing Strategy developed in 2022.

Table 3 – Other local / regional / federal planning efforts

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 diverse needs and priorities of Grand Junction residents.

Citizen Participation Outreach

2	Public Hearing	Minorities				
		Non-English Speaking - Specify other language: Spanish				
		Persons with disabilities	June 5, 2024 Public Hearing – XXXX persons attended the public hearing for this item.	XXXX persons spoke to answer questions from City Council.	There were XXXX comments received that were not accepted.	
		Non-targeted/broad community	*Update after public hearings on dates mentioned	*Update after public hearings on dates mentioned	*Update after public hearings on dates mentioned	
		Residents of Public and Assisted Housing				
		Housing and Services Agencies				

3	Public Hearing	Minorities	July 17, 2024 Public Hearing	City Council asked questions of staff there were XXXX other attendees at the hearing for this item.	There were XXXX comments received that were/were not, accepted.
		Non-English Speaking - Specify other language: Spanish			
		Persons with disabilities			
		Non-targeted/broad community			
		Residents of Public and Assisted Housing			
		Housing and Services Agencies		*Update after public hearings on dates mentioned	*Update after public hearings on dates mentioned

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	398,577	0	80,559	418,145	390,000	

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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Activities within the non-housing community development goals will be carried out within City rights-of-way and on City-owned properties. This approach allows for infrastructure and facilities improvements that benefit low- and moderate-income neighborhoods in Grand Junction. These projects encompass improvements to streets, utilities, and parks and recreation facilities. By focusing on City-controlled areas, the initiatives aim to directly enhance the quality of life for residents in these neighborhoods, fostering community development and revitalization efforts.

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	Suitable Living Environment - Non-Housing	2021	2025	Non-Housing Community Development	Census Tracts	Non-Housing Infrastructure and Facilities	CDBG: \$418,145	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16,965 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Suitable Living Environment - Non-Housing
	Goal Description	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16,965 Assisted
2	Goal Name	Decent Affordable 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 7, 2024, the Grand Junction City Council approved \$417,428 in CDBG funding requests for four activities, which will be included in the 2024 Action Plan. This total amount is based on the City's allocation for the 2024 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	Program Administration
2	Columbine Park
3	Westlake Park
4	Ella Street Safe Route to School
5	Hermosa Avenue Safe Neighborhood Route

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, nor does it limit the use of funds based on race, minority, or ethnic concentration. 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. Additionally, areas of racial/minority concentration are more prevalent in the central and eastern parts of the city. Refer to the map of the locations of the 2024 project locations included in Section AP-05 for further details.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	City Wide
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities Homeless
	Funding	CDBG: \$60,991
	Description	Administration of the 2024 CDBG Program Year will incur typical staff time to cover a portion of staff salary, training, advertising, monitoring, and HUD reporting requirements.
	Target Date	8/31/25

	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable to Administration funds
	Location Description	City-Wide
	Planned Activities	The 2024 program year will incur typical staff time from previous years to cover a portion of staff salary, training, advertising, monitoring, and HUD reporting requirements.
2	Project Name	Columbine Park
	Target Area	Census Tract
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities
	Funding	CDBG \$140,245
	Description	Improvements to Columbine Softball Complex including netting, fencing and landscaping as well as upgrades to the volleyball courts and improvements to the restroom enclosure. It also includes lighting and court improvements to the volleyball facility.
	Target Date	8/31/25
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit the 5,062 persons in a low-moderate income neighborhood.
	Location Description	544 28 1/4 Rd, Grand Junction, CO 81501
	Planned Activities	This project includes improvements to Columbine Softball Complex including netting, fencing and landscaping as well as upgrades to the volleyball courts and improvements to the restroom enclosure. It also includes lighting and court improvements to the volleyball facility.
2	Project Name	Westlake Park
3	Target Area	Census Tract
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities
	Funding	CDBG \$77,900

	Description	Water conservation-focused irrigation improvements and turf renovation, as well as realignment of the disc golf course to avoid user conflicts and irrigation adjustments.
	Target Date	8/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit the 3,465 persons in a low-moderate income neighborhood.
	Location Description	325 West Orchard Avenue, Grand Junction, CO 81505
	Planned Activities	Water conservation-focused irrigation improvements and turf renovation, as well as realignment of the disc golf course to avoid user conflicts and irrigation adjustments.
4	Project Name	Hermosa Avenue Safe Neighborhood Route
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Infrastructure and Facilities
	Funding	CDBG: \$160,000
	Description	Construction of 630 feet of sidewalk, curb and gutter along Hermosa Avenue that does not currently have sidewalk on either side of the street. The improvement will increase walkability for surrounding neighbors including Hospice and Hilltop.
	Target Date	8/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit the 4,973 persons in a low-moderate income neighborhood.
	Location Description	Hermosa Avenue between 12 th and 15 th Streets, Grand Junction, CO 81506
	Planned Activities	Construction of 630 feet of sidewalk, curb and gutter along Hermosa Avenue that does not currently have sidewalk on either side of the street. The improvement will increase walkability for surrounding neighbors including Hospice and Hilltop.
5	Project Name	Ella Street Safe Route to School
	Target Area	Census Tracts

Goals Supported	Suitable Living Environment - Non-Housing
Needs Addressed	Non-Housing Infrastructure and Facilities
Funding	CDBG: \$40,000
Description	Construction of 170 feet of sidewalk, curb and gutter on one side of Ella Street and improve crosswalk access.
Target Date	8/31/2025
Estimate the number and type of families that will benefit from the proposed activities	The project will benefit the 3,465 persons in a low-moderate income neighborhood.
Location Description	Ella St. between Lilac Lane and Ridgewood Lane
Planned Activities	Construction of 170 feet of sidewalk, curb and gutter on one side of Ella Street and improve crosswalk access.

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 diverse range of geographic areas within its entitlement boundaries, including areas of low-income and minority concentration. 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, nor does it limit the use of funds based on race, minority, or ethnic concentration. 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 equitable development and enhancing the quality of life for all residents.

Geographic Distribution

Target Area	Percentage of Funds
Census Tracts	100
City-Wide	0

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. Furthermore, areas with concentrations of racial/minority populations are more prevalent in the central and eastern parts of the city.

For further details on the specific locations of the 2024 Program Year projects, please refer to the map included in Section AP-05. This map illustrates the geographical distribution of projects, helping to ensure that investments are targeted towards areas with the greatest need, thereby promoting equitable development and addressing disparities within the community.

Discussion

No further discussion needed.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The housing landscape in the Grand Junction area has undergone several shifts and challenges, as evidenced by recent data:

The housing stock in the area rose to 27,973 units in the 2019 American Community Survey (ACS) data. Owner-occupied units now account for 58.1% of total units, with a slight increase from 56.4% reported in 2014 ACS data. However, there has been a decrease in the number of vacant units, though the 2017 ACS data indicates a slight increase to 1,594 units or 5.7% of housing units.

Housing production saw a peak in 2006 before declining sharply a decade ago. However, the number of new permits per year has steadily risen over the past decade. The type of housing has shifted slightly, with most (72.6%) of the housing stock built since 1970.

The 2019 ACS data reported a 1.8% vacancy rate for rental units, with a median rent of \$770, representing a 23% increase since 2010. Additionally, there were 9,000 households experiencing housing problems such as cost burdens, overcrowding, and substandard utilities.

Population growth in Grand Junction has outpaced the growth in affordable housing units. The median sales price of an existing single-family home in May 2024 is \$394,699, with a 4.3% increase over the median sales price one year ago. The current median rental rate is \$1,785 with a vacancy rate of 1.9%.

Mesa County is experiencing an unemployment rate of 4.3%, which increased from 3.1% in 2023. This has led to overwhelming demand for services, with over 2000 unduplicated individuals on the waiting list for housing and housing vouchers through the Grand Junction Housing Authority.

Based on this evaluation and the Grand Valley Housing Needs Assessment, there is a clear need for rental assistance for lower-income housing and those with special needs, the provision of more affordable multifamily units, and the provision of more transitional and emergency housing. These initiatives aim to alleviate cost burdens and address the pressing housing needs within the community.

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

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	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

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

Discussion

The 2024 Annual Action Plan does not address goals associated with affordable housing.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Grand Junction does not maintain any public housing units but has actively engaged in addressing local housing challenges through collaboration with community entities and initiatives such as the Grand Valley Housing Needs Assessment. This comprehensive report evaluates market conditions, forecasts housing demand, identifies challenges, and provides recommendations to address housing needs.

While the Grand Junction Housing Authority no longer administers public housing, the City has supported its transition towards sustainable affordable housing models. Through fee deferrals, reductions, and grants, the City has contributed \$4,397,184 towards the development of 300 additional affordable housing units, with the first phase of 54 units expected to be completed by 2026.

In the 2024 Program Year, the City will not allocate any CDBG funds towards public housing. However, it will continue to support local housing entities in their pursuit of other funding sources. In the first 3 years of the current 5 year Consolidated Plan CDBG funds have been utilized for housing rehabilitation activities conducted by Housing Resources of Western Colorado and the Grand Junction Housing Authority and to help facilitate homeownership with Habitat for Humanity and permanent supportive housing with Grand Valley Catholic Outreach exemplifying the City's commitment to addressing housing needs within the community.

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

The City will not be undertaking actions in the next year to address the needs of public housing.

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.

However, it's noteworthy that GJHA was not awarded 2024 Community Development Block Grant (CDBG) funds. Despite this, the City's support for GJHA's initiatives underscores its commitment to addressing housing needs and ensuring the well-being of its residents.

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

Introduction

Homelessness poses a significant and growing challenge to Grand Junction, fueled by a combination of factors including low wages, high unemployment rates, and escalating housing costs. These conditions are not only pushing an increasing percentage of the general population towards housing instability but also making it more difficult for the homeless to transition off the streets. Furthermore, the lack of health insurance coverage among a substantial portion of individuals and families leaves them particularly vulnerable to housing loss in the event of a major illness.

Efforts to understand and address homelessness in Grand Junction have evolved over time. Before 2000, local homeless data was primarily informal, lacking a coordinated effort to build demographic statistics. However, since then, Grand Junction has regularly conducted counts of the homeless population. The 2024 Point in Time (PIT) survey, for instance, identified 274 unhoused citizens in shelters or transitional housing. Additionally, data from Mesa County Valley School District-51 reported 829 unhoused school-aged children during the 2023-2024 school year. Moreover, a collaborative effort between the City of Grand Junction, Mesa County, and the Grand Junction Housing Authority (GJHA) resulted in an Unhoused Needs Assessment (UHNA) in 2023, estimating approximately 2300 unhoused citizens in Mesa County.

Despite the challenges in accurately determining the unhoused population, these initiatives underscore the importance of addressing homelessness comprehensively, with data-driven strategies aimed at providing support and stability to vulnerable individuals and families in the community.

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

CDBG represent the primary federal funds allocated to the City of Grand Junction to address homeless needs and prevent homelessness. However, the 2024 Program Year does not include an

allocation of funds for these purposes. Instead, many requests for homeless services are expected to be funded through the City's general fund rather than CDBG.

In 2023, the City's Housing Division developed a Neighbor 2 Neighbor program to outreach to our unhoused citizens offering resources and referrals. 2023 also funded a Resource Center for the unhoused operated by HomewardBound of the Grand Valley and United Way of Mesa County through the Housing budget. This center was identified as a crucial need in the 2023 Unhoused Needs Assessment (UHNA), providing a centralized location for service providers to meet with citizens experiencing homelessness and offer resources. Since its inception, the center has facilitated over 20,000 interactions with unhoused community members, demonstrating its significant impact.

The City of Grand Junction maintains a supportive stance towards homeless providers in the community. The Colorado Department of Local Affairs (DOLA) oversees the Balance of State Continuum of Care (CoC) for Grand Junction, which has seen a transition from the Colorado Coalition for the Homeless over the last two decades. Grand Valley Catholic Outreach has been instrumental in addressing homelessness, constructing 63 new apartments across three complexes with an additional 40 units currently under construction for permanent housing for the homeless. The City has supported these projects through CDBG funds, development fee relief, and general funds, recognizing their importance in addressing chronic homelessness.

Despite these efforts, obstacles persist, including insufficient CDBG funding to support necessary projects for the homeless population of Grand Junction. Nevertheless, the City remains committed to supporting homeless providers by providing letters of support and consistency with the Consolidated Plan as they pursue outside funding opportunities, including federal and state grants for homeless activities and prevention.

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:

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:

Based on the findings and recommendations of the Grand Valley Housing Needs Assessment, the City of Grand Junction has an opportunity to address barriers to housing production and affordable housing by considering the following actions pertaining to public policies:

Encourage Low to Moderate Income Housing:

- Provide incentives to developers for affordable housing development, such as density bonuses, fee deferments or waivers, and other cost benefits.
- Explore opportunities to increase housing density in certain areas zoned for residential development, particularly those that can accommodate higher density rental developments.

Encourage Rental Housing Development:

- Evaluate areas with existing infrastructure that can support additional rental or multifamily development.
- Offer development incentives and fee waivers to encourage the construction of rental housing.
- Review zoning requirements that may restrict rental or multifamily developments, especially in areas near existing amenities and infrastructure, and consider adjustments to promote increased density.

By implementing these recommendations and working collaboratively with housing stakeholders, the City can contribute to the creation of more affordable housing options and support residential investment in the Grand Junction area. This may involve revisiting existing policies and regulations to ensure they align with the goal of expanding affordable housing opportunities and meeting the needs of low to moderate-income residents.

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

To address the negative effects of public policies that serve as barriers to affordable housing, the City of Grand Junction plans to undertake several actions, as outlined below:

Partnering to Develop an Affordable Housing Strategic Plan

Collaborate with stakeholders to develop a comprehensive affordable housing strategic plan that addresses key barriers and outlines strategies for increasing affordable housing stock.

Reviewing Zoning Requirements

Conduct a review of zoning requirements that may restrict multifamily developments, with the goal of identifying and potentially amending regulations to facilitate the construction of affordable housing units.

Encouraging Mixed-Income Development

Explore opportunities to promote mixed-income development projects that integrate affordable housing units with market-rate housing, fostering socio-economic diversity within communities.

Incentivizing Affordable Housing Development

Implement incentives to encourage the development of affordable housing, such as density bonuses, fee waivers, and other financial incentives for developers.

Improving Information and Training on Fair Housing

Utilize administrative funds to enhance public information on fair housing rights and responsibilities, provide staff training on fair housing issues, and ensure compliance with HUD reporting requirements.

Investing in Physical Infrastructure in Low and Moderate-Income Neighborhoods

Allocate resources to improve physical infrastructure in low and moderate-income neighborhoods, thereby enhancing the quality of life and maintaining the value of affordable housing areas.

Updating Comprehensive Plan and Zoning Code

Continuously update and implement the Comprehensive Plan and Zoning and Development Code to address housing impediments and remove barriers to affordable housing development.

Expanding Transit Services

Expand the operating hours and routes of the local transit system to improve accessibility for residents relying on public transportation to access education, employment, and essential services.

Promoting Economic Development

Collaborate with economic development partners to promote the development of new businesses and expansion of existing ones, with a focus on improving wage levels and economic opportunities for residents.

By taking these actions, the City aims to mitigate the negative effects of public policies that hinder the availability of affordable housing and create a more inclusive and equitable housing landscape in Grand Junction. As described in the Five-Year Consolidated Plan and in AP-35, there are many community needs and obstacles to addressing them. These include a growing

need for services, limited funds, availability of accessible and affordable housing, gaps in affordability, and increased compliance and technical skills required for administering the CDBG program.

Discussion:

No further discussion needed.

AP-85 Other Actions – 91.220(k)

Introduction:

Many additional actions are slated for implementation during the 2024 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 underserved 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 2023 Program Year, two activities are slated to result in the construction of 48 new housing units:

1. Habitat for Humanity Hoffman Phase 3: Construction of 8 new self-help units.

2. Grand Valley Catholic Outreach Mother Teresa Place: Construction of a 40-unit apartment building.

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 2024 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 diversified 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 implement 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 Community Development Department provides the staff and framework for the institutional structure for administration of the Community Development Block Grant program with assistance from the Finance Department. No gaps have been identified in the institutional delivery system. The City will continue to facilitate and foster relationships with agencies to strengthen public services, work with other local jurisdictions and organizations to improve the community and participate in community efforts that allow for information sharing and dialogue concerning affordable housing, homelessness, and special needs populations.

Actions 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 2024 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:

Projects planned with all CDBG funds available during the year are identified in section AP-35. The City of Grand Junction will not incur program income for any of its 2024 Program Year

activities. In as much as possible, CDBG funds will be entirely expended to benefit persons of low- and moderate-income or presumed benefit with the exception of Program Administration funds.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(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.