

## Chapter 6

### ONE YEAR ACTION PLAN

The purpose of the One-Year Action Plan is to define the one-year activities to be completed toward full implementation of the Five-Year Consolidated Plan. This One-Year Action Plan discusses activity to occur from September 1, 2001 through August 30, 2002. Program Year Activities are accomplished through the use of a variety of resources, including the annual allocation of CDBG Funds.

#### **2001 Program Year Community Development Block Grant Awards**

On May 16, 2001, the Grand Junction City Council approved 2001 CDBG funding requests totaling \$504,000 for the six projects listed in Exhibit 6-1 below. A description of each funded activity is provided in the 2001 Program Year Objectives and Program Year Activities sections in this chapter and in Appendix A HUD Table 3.

**Exhibit 6-1**

<b>2001 Community Development Block Grant Recipients</b>		
<b>Organization</b>	<b>Activity</b>	<b>Grant Award</b>
The Energy Office	Project 91 Affordable Housing Acquisition / Rehabilitation	\$ 200,000
Grand Valley Catholic Outreach	Homeless Transitional Housing	\$ 10,000
Habitat for Humanity	Low-Income Housing Subdivision Infrastructure	\$ 39,000
Marillac Clinic	Dental Clinic Expansion / Relocation	\$ 200,000
Partners	Youth Center Parking Lot Construction and Improvements	\$ 15,000
Mesa Developmental Services	Developmentally Disabled Group Home Accessibility & Therapy Improvements	\$ 40,000
<b>Total Funds Awarded</b>		<b>\$ 504,000</b>

## **2001 Five-Year Consolidated Plan Priorities for CDBG Funds**

The Grand Junction City Council has identified the following four priorities for CDBG Funding for the next five years:

- Need for Non-Housing Community Development Infrastructure;
- Need for Affordable Housing;
- Needs of the Homeless;
- Special-Needs Population and Other Human Service Needs.

The following sections review the Five-Year Consolidated Plan Objectives and Strategies and describe 2001 Program Year Activities utilizing CDBG funds and other resources.

### **Need for Non-Housing Community Development Infrastructure**

Historically, the City of Grand Junction has determined its role to be the provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement, and local economic development. The City has defined numerous non-housing community development needs, including streets and public facilities remodel and repair, improvements in infrastructure, and maintenance and development of city parks. Recognizing that the cost of meeting these objectives exceeds the amount of CDBG funds allocated, several of these needs are budgeted in the City's Capital Improvement Plan.

#### **A. Five Year Objectives and Strategies:**

*Objective 1 Provide ongoing and improved water and sewer service*

- Strategy 1: Phased over the next five years the City will expend \$37.2 million on water and sewer service improvements throughout the city.

*Objective 2 Improve street and pedestrian systems*

- Strategy 1: Phased over the next five years the City will expend \$46.3 million on street system improvements.
- Strategy 2: Phased over the next five years the City will expend \$2.5 million on citywide neighborhood sidewalk improvements.

*Objective 3 Provide ongoing and improved storm sewer service*

Strategy 1: Phased over the next five years the City will expend \$10.1 million on citywide storm drainage improvements.

*Objective 4 Improve parks and recreation facilities*

Strategy 1: Phased over the next five years the City will expend \$4.2 million to provide general maintenance and upgrades to parks and recreation facilities throughout the city.

Strategy 2: The City has budgeted \$1.7 million for acquisition of land for and improvements to neighborhood parks throughout the city.

*Objective 5 Provide for ongoing maintenance and new construction of public facilities*

Strategy 1: The City has budgeted \$1 million for a new fire station by the year 2005.

Strategy 2: The community is raising funds to construct a new library building by the year 2006 at the cost of up to \$4.5 million.

Strategy 3: The City has budgeted \$500,000 to be expended in the next five years to acquire land for expansion / construction of City Shops facilities.

Strategy 4: The City has budgeted \$1.2 million to be expended in the next five years for improvements to and construction of public parking facilities.

Strategy 5: The City has budgeted \$377,800 to be expended in the next five years for solid waste disposal system improvements.

Strategy 6: The City has budgeted \$2 million to be expended in the next five years for abatement and removal of asbestos for public facilities.

Strategy 7: The City has budgeted \$3.8 million to be expended in 2001 for renovation of Two Rivers Convention Center.

**B. 2001 Program Year Objectives, Performance Measures, and Project Locations**

- The City will expend \$2,221,294 to improve water and sewer systems throughout the city.
- The City will expend \$2,075,000 to improve street and pedestrian systems throughout the city.
- The City will expend \$1,594,521 to improve storm sewer systems throughout the city.
- The City will expend \$743,010 to improve parks and recreation facilities.
- The City will expend \$4,900,000 for ongoing maintenance and construction of public facilities.

**C. 2001 Program Year Activities:**

1. Infrastructure Improvements: The following specific activities are budgeted for the 2001 Program Year in the City’s Capital Improvement Plan. Projects include water and sewer, pedestrian and storm sewer system improvements.

• Contract Street Maintenance	\$ 1,580,000
• Neighborhood Alley Improvements	\$ 333,000
• Curb, Gutter & Sidewalk Improvements / Replacement	\$ 495,000
• 27.5 Road Reconstruction from F Road to G Road	\$ 120,000
• Accessibility Improvements	\$ 50,000
• 29 Road Improvements from I-70B to F Road	\$ 631,000
• 25 Road Reconstruction from Highway 6 & 50 to F Road	\$ 1,345,196
• Riverside Park / West Avenue Realignment	\$ 200,000
• Street Light & Traffic Control / Calming Upgrades	\$ 439,000
• Bookcliff Avenue Reconstruction 9 <sup>th</sup> Street to 12 <sup>th</sup> Street	\$ 50,000
• Independent Avenue Reconstruction 25.5 Road to 1 <sup>st</sup> Street	\$ 88,545
• Colorado River Footbridge to Orchard Mesa	\$ 200,368
• Urban Trails Implementation	\$ 49,000
• Intersection Improvements citywide	\$ 100,000
• Orchard Avenue Improvements Normandy Drive to 29 Rd	\$ 40,560
• Reconstruct G and 25 Roads Intersection	\$ 352,967
• South Camp Road Trail Enhancement	\$ 32,000
• City Entrance Signage	\$ 65,000
• Highway 340 Corridor Improvements	\$ 50,000

2. Parks and Recreation Facilities: The following specific activities are budgeted for the 2001 Program Year in the City’s Capital Improvement Plan. Projects include streetscape improvements, community-wide parks improvements and neighborhood parks development and improvements.

• Replace Part of Landscape Island in North Avenue	\$ 60,000
• Lincoln Park Improvements (Irrigation & Track Resurface)	\$ 267,510
• Canyon View Park Baseball Field Construction	\$ 100,000
• General Irrigation and Lighting Improvements	\$ 60,500
• Land Acquisition for Neighborhood Parks	\$ 70,000
• Minor Park Improvements and Playground Protective Surfacing	\$ 185,000

3. Maintenance and Construction of Public Facilities: The following specific activities are budgeted for the 2001 Program Year in the City’s Capital Improvement Plan. Projects include the large-scale renovation of the City’s convention center and minor maintenance of other public facilities.

- Two Rivers Convention Center Addition / Renovation \$ 4,000,000
- Parking Lot for Two Rivers Convention Center \$ 750,000
- Asbestos Abatement and Removal from Public Buildings \$ 150,000

## **Need for Affordable Housing**

### **A. Five Year Objectives and Strategies:**

#### *Objective 1 Increase the number of affordable rental housing units*

- Strategy 1: Phased over the next four years, the Grand Junction Housing Authority will develop a minimum of 100 units for lease and / or sale.
- Strategy 2: Within two years, the Grand Junction Housing Authority will apply to expand the Section 8 Voucher Program.
- Strategy 3: Phased over the next five years, The Energy Office will develop new and / or purchase and rehabilitate 300 rental housing units.

#### *Objective 2 Increase the number and type of home ownership opportunities available to low- and moderate-income homebuyers*

- Strategy 1: Within the next two years, The Energy Office will establish a Comprehensive Home Ownership Program
- Strategy 2: Each year, The Energy Office will develop 10 units of sweat-equity housing in the city and an additional 15 units in the County.
- Strategy 3: Within the next three years, Habitat for Humanity will have developed 11 homes for sweat-equity ownership.
- Strategy 4: Phased over the next four years, the Grand Junction Housing Authority will develop new and / or rehabilitate a minimum of 100 units for sale and / or for lease.
- Strategy 5: The Grand Junction Housing Authority will teach low-income renters the characteristics of good tenants and the steps to take toward home ownership.

#### *Objective 3 Remove or reduce substandard housing units*

- Strategy 1: The Energy Office and the Grand Junction Housing Authority will rehabilitate substandard housing as they implement Objective 1 Strategies 1 and 3.

#### *Objective 4 Preserve existing stock of affordable housing resources*

- Strategy 1: The Grand Junction Housing Authority will work to preserve all existing Section 8 vouchers.
- Strategy 2: The Grand Junction Housing Authority, The Energy Office, HUD, and the Colorado Housing and Finance Authority will work together whenever possible to preserve the existing affordable housing inventory.

**B. 2001 Program Year Objectives, Performance Measures, and Project Locations**

- The Energy Office will purchase and rehabilitate its Project 91 affordable housing in Central Grand Junction.
- Habitat for Humanity will complete subdivision infrastructure at 2844 Kennedy Avenue for 11 new homes and fully construct 2 homes in that subdivision for low-income households.
- The Energy Office will construct 25 sweat-equity owner-occupied homes throughout the City and County by September 2002.
- The Energy Office will begin program development, financing and budget creation, and associated activity toward creation of the Comprehensive Home Ownership Program to become operational by September 2003.
- The Grand Junction Housing Authority will apply for an expansion of the number of Section 8 vouchers available to Grand Junction.

**C. 2001 Program Year Activities:**

1. The Energy Office will purchase and rehabilitate Project 91 in central Grand Junction to preserve these units for low-income households by year-end 2002. Total project cost is \$4,996,600.



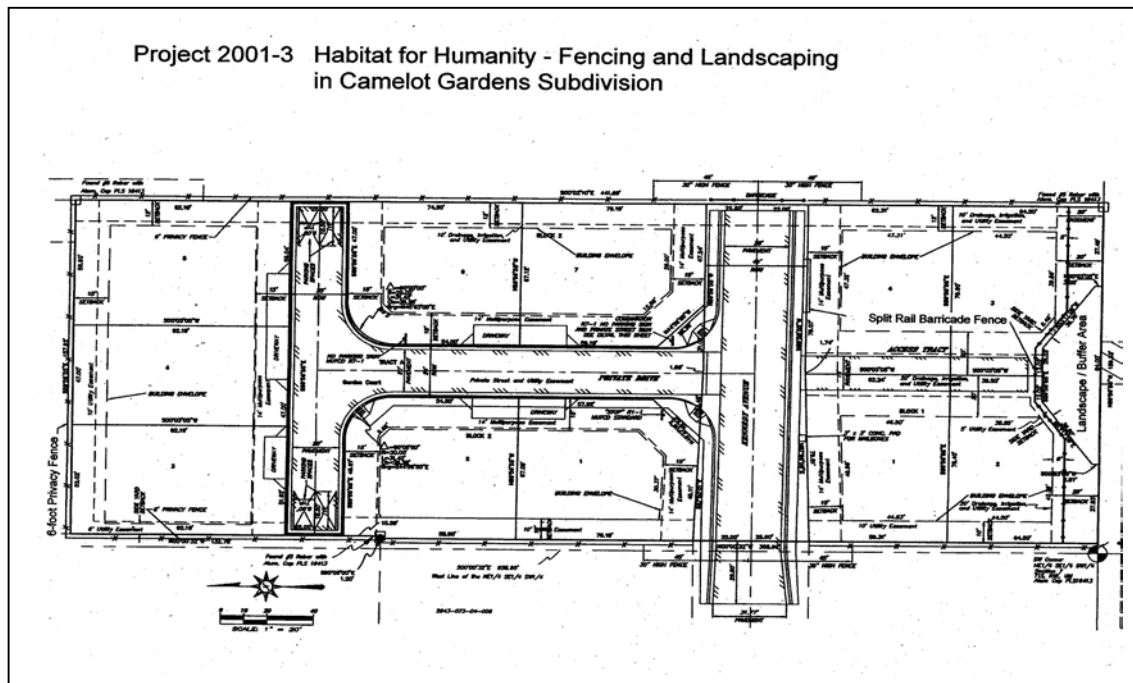
Resources:

- a. Funds Committed or Received
 

Neighborhood Reinvestment	\$ 75,000
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Charitable Contribution	\$ 500,000
<b>2001 Program Year CDBG Funds</b>	<b>\$ 200,000</b>
b. Additional Funding Requests	
Neighborhood Reinvestment	\$ 200,000
Colorado Division of Housing	\$ 800,000
CHFA Bonds	\$ 2,286,000
CHFA Tax Credits	\$ 956,592
c. In Kind Contributions	
Technical Assistance	\$ 3,200
(CO Div of Housing, Neighborhood Reinvestment, Rural Community Assistance Corp, Bd of Directors The Energy Office)	
Total	\$ 5,020,792

**Exhibit 6-2**



2. Habitat for Humanity will construct 11 new owner-occupied homes at 2844 Kennedy Avenue, Grand Junction by the end of 2003. By Fall 2002 infrastructure for all homes will be completed, and 2 homes will be fully constructed. All homes will be owner occupied and the owners will invest

sweat-equity in the home by participating in the construction process. Total project cost \$780,000.

Resources:

a. Funds Committed or Received	
Lion's Clubs	\$ 12,500
Matching Donations	\$ 12,500
Lion's Club International	\$ 75,000
Private Donations	\$ 2,500
<b>2001 Program Year CDBG Funds</b>	<b>\$ 39,000</b>
b. Additional Funding Requests	
Habitat for Humanity International	\$ 205,000
c. In-Kind Contributions	
Building Materials and Professional Services	\$ 30,000
Construction Volunteer Hours	<u>\$ 198,275</u>
Total	\$ 574,775

3. The Energy Office will construct 25 sweat-equity owner-occupied homes in the City and / or County by September 2002.
4. The Grand Junction Housing Authority will submit an application for additional Section 8 Vouchers.
5. The Energy Office will begin program development and associated activity for its Comprehensive Home Ownership Program scheduled to become operational by September 2003.

**Needs of the Homeless**

**A. Five Year Objectives and Strategies:**

*Objective 1 Provide shelter for homeless adults*

Strategy 1: Within the next two years, the Grand Junction Community Homeless Shelter will be relocated, enlarged, and will become a year-round facility with the support of the Grand Junction Housing Authority and other key partners.

*Objective 2 Provide shelter for homeless families*

Strategy 1: Within the next two years, the Grand Junction Community Homeless Shelter will accommodate homeless families in the new enlarged permanent shelter.

*Objective 3 Increase the number of transitional housing units with support*

*services for homeless individuals and families*

- Strategy 1: Within two years the Rescue Mission will develop up to 10 transitional beds for homeless families.
- Strategy 2: Within two years Grand Valley Catholic Outreach will develop a transitional housing program for up to 25 individuals.

*Objective 4 Improve homeless prevention activities*

- Strategy 1: Within three years, the Salvation Army will expand its residential drug / alcohol treatment program by 20 beds.
- Strategy 2: Gateway Youth & Family services will expand its drug and alcohol counseling services to youth and adults.
- Strategy 3: Grand Valley Catholic Outreach will expand its Day Center and Soup Kitchen services to the poor
- Strategy 4: The Grand Junction Housing Authority will conduct renters education, home mortgage default counseling and other life skills classes to increase the housing retention capacity of the residents of its affordable housing units.
- Strategy 5: Grand Valley Catholic Outreach will provide the support services outlined in Objective 3 in its transitional housing facility.

**B. 2001 Program Year Objectives, Performance Measures, and Project Locations**

- Grand Valley Catholic Outreach will obtain the funding and develop a scattered site transitional housing program by September 2002.
- The Grand Junction Community Homeless Shelter will plan the new shelter, research and gain financial support, and move toward completion of the shelter by Fall 2002.
- The Rescue Mission will raise the funds and apply for the construction permits required to add 8-10 beds of transitional housing to their existing facility. These housing units are due for completion by May 2003.
- The Salvation Army will obtain financing, gain site control and associated approvals to house its expanded drug and alcohol rehabilitation program toward opening this program by September 2003.
- The Grand Junction Housing Authority will create the curriculum and begin providing classes to educate renters in regard to renter / landlord

responsibilities, movement toward home ownership, home owner responsibilities, and other life skills classes.

**C. 2001 Program Year Activities:**

1. Grand Valley Catholic Outreach will rent housing units for transitional housing and provide support services for 15 individuals and 2 families for a 12-24 month residency term. Annual project cost is \$245,349.

Resources:

a. Funds Committed or Received	
Grand Valley Catholic Outreach	\$ 10,000
<b>2001 Program Year CDBG Funds</b>	<b>\$ 10,000</b>
b. Additional Funding Requests	
El Pomar Foundation	\$ 10,000
Kenneth King Foundation	\$ 5,000
Bonfils-Stanton Foundation	\$ 10,000
HUD McKinney Funds	\$ 100,000
c. In-kind Contributions	
Salvation Army (furnishings for 7 houses)	\$ 7,000
Catholic Outreach (Volunteers)	\$ 2,500
Go-el (Supplies)	\$ 3,500
Community Food Bank (Food Supplies)	\$ 534
Catholic Outreach (Office Space and Supplies)	\$ 3,000
Marillac Clinic (Dental, Medical, Mental care)	\$ 7,385
Consumer Credit Services (consumer counseling)	\$ 1,000
Mesa County Workforce Center (job training +)	\$ 4,000
St. Mary Recovery Program (substance abuse counseling)	\$ 5,000
Colorado Division of Housing (hsg. inspection & training)	\$ 560
Rocky Mountain Western Slope Head Start Program (preschool education, medical screening)	\$ 6,814
Grand Junction Community Homeless Shelter (pre-transitional program placement)	\$ 6,399
Consumer Credit Counseling Service (budget counseling)	\$ 3,694
Center for Enriched Communications (mental health counseling)	\$ 4,750
Department of Veterans Affairs Medical Center (substance abuse treatment / medical care)	\$ 11,666
Grand Junction Police Department (personal and property safety training)	\$ 364
Hilltop Community Resources (case mgmt. training, child care, parent training)	\$ 9,054

Hand-in-Hand (family mentoring)	\$	3,466
CSU Cooperative Extension (nutrition workshops)	\$	1,000
St. Matthew's Episcopal Church (transportation assistance)	\$	<u>797</u>
Total	\$	227,483

- The Grand Junction Community Homeless Shelter in partnership with the Grand Junction Housing Authority will gain control of a site needed to create a year-round adult shelter, have completed an appropriate shelter design and obtained the necessary construction permits toward completion of the shelter by Fall 2002.

Funds Committed or Received:  
(1999 Program Year CDBG Funds) \$ 205,000

- The Rescue Mission will raise the funds and apply for the construction permits required to develop 8-10 beds of transitional housing for families at their existing site in Grand Junction. The project is planned for completion by May 2003.
- The Salvation Army will obtain financing, gain site control and associated approvals for a facility to house its expanded drug and alcohol rehabilitation program. This program will house men and women for 6 months while residents maintain sobriety and develop the employment and social skills needed to successfully reintegrate with the larger culture.
- The Grand Junction Housing Authority will develop a class curriculum to conduct renters education, home ownership counseling and other life skills classes to increase the housing retention capacity of residents of its affordable housing units.

## **Special-Needs Population and Other Human Service Needs**

### **A. Five Year Objectives and Strategies:**

*Objective 1 Increase the capacity of existing medical and dental facilities*

Strategy 1: Marillac Clinic will expand its dental facility from eight to 12-14 operatories

Strategy 2: Marillac Clinic will expand its medical facility by three exam rooms

*Objective 2 Increase the number of group homes that can accommodate individuals with physical and cognitive disabilities*

Strategy: Mesa Developmental Services will construct four

six-bedroom group homes specifically designed for individuals with physical and cognitive disabilities.

*Objective 3 Increase the quality of affordable childcare for children of the working poor and people entering the workforce*

Strategy 1: The Early Childhood Initiative will establish a rating system to measure quality childcare.

Strategy 2: In two to five years, Mesa County Department of Human Services and Hilltop Community Resources will enlarge the facility and improve the quality of the childcare available through the Mesa County Workforce Center.

*Objective 4 Increase the availability of drug and alcohol counseling to youth*

Strategy 1: Gateway Youth & Family Services will expand its drug and alcohol services to youth and adults.

*Objective 5 Promote healthy recreational activities with youth*

Strategy 1: Partners, in collaboration with Hilltop will move and expand its computer lab / recreation center.

**B. 2001 Program Year Objectives, Performance Measures, and Project Locations**

- Marillac Clinic to start construction and complete all underground infrastructure for the new clinic at 2333 North 6<sup>th</sup>, Grand Junction. (Project is due for completion at year-end 2002)
- Mesa Developmental Services to fully complete two Group Homes for the developmentally disabled to be constructed and operations begun at 1444 North 23<sup>rd</sup> and 309 Kava Way, Grand Junction.
- Partner's / Hilltop's Activity Center for youth and other sub-populations to be fully constructed and operations begun at Colorado and 12<sup>th</sup>, Grand Junction.
- Hilltop Community Resources and the Mesa County Workforce Center will move toward the construction of a new childcare facility at the Workforce Center with the acquisition of construction funding, design completion and approval, and the start of construction by September 2002.
- The Early Childhood Initiative will complete a draft of the rating system to measure quality childcare.

**C. 2001 Program Year Activities:**

1. Marillac Clinic will relocate and enlarge its dental Clinic from its current location to 2333 North 6<sup>th</sup>, Grand Junction. The new location will be new construction adjacent its existing operation at the same address, and will increase the number of operatories from 8 to 12-14 at a total cost of \$1,813,355. The increased operatories will allow Marillac to achieve their goal of 6,719 annual uninsured patient visits and 8,213 annual Medicaid-eligible patient visits by Fiscal Year 2004-2005 – an increase of 122 percent and 257 percent as compared with current figures.



Resources:

a. Funds Committed or Received:		
Helen and Arthur Johnson Foundation		\$ 50,000
Colorado Dept. of Health Care Policy & Finance		\$ 200,829
Private Individual Donor		\$ 25,000
Private Individual Donor		\$ 35,000
Sisters of Charity of Leavenworth – Mission Fund		\$ 20,000
Adolph Coors Foundation		\$ 14,400
Marillac Clinic – Staff		\$ 3,135
Marillac Clinic – Board members		\$ 5,000
State of Colorado – CDBG Funds		\$ 300,000
Bacon Foundation		\$ 100,000
<b>2001 Program Year CDBG Funds</b>		<b>\$ 200,000</b>
b. Additional Funding Requests		
Goodwin Foundation		\$ 25,000
Boettcher Foundation		\$ 150,000
El Pomar foundation		\$ 100,000
Kresge Foundation		\$ 400,000
(\$200,000 plus \$200,000 local match)		
Caring for Colorado Foundation		\$ 500,000
c. In-kind Contributions		
Architect	Architectural Fees	\$ 12,590
Contractor Fees	Contractors Fee	\$ 12,590
St. Mary’s Hospital	Parking / Landscaping	<u>\$ 130,000</u>
	Total	\$ 2,245,067

2. Mesa Developmental Services will develop new group homes for the developmentally disabled; one at 1444 North 23<sup>rd</sup> (beginning May 2001) and one in Orchard Mesa. Each home will house 6 residents and cost approximately \$530,000 to develop.

Resources:

HUD	\$ 676,600
Colorado Division of Housing	\$ 150,000
Mesa Developmental Services (out of pocket to date)	\$ 218,467
<b>2001 Program Year CDBG Funds</b>	<b><u>\$ 40,000</u></b>
Total	\$ 1,085,067

3. Mesa Youth Services, Inc. (dba Partners) currently provides these services at 735 South Avenue, Grand Junction. Due to downtown redevelopment, Partners will relocate its current operation and construct a new Activity Center at 12<sup>th</sup> and Colorado to provide educational, vocational, and recreational services to over 1,200 youth aged 6 years to 21 years. Total project cost \$550,000.



Resources:

a. Funds Committed or Received	
Bacon Family Foundation	\$ 25,000
Hilltop Community Resources	\$ 25,000
Private Individuals	\$ 36,000
Johnson Foundation	\$ 50,000
Y-Ma Foundation	\$ 30,000
Coors Foundation	\$ 50,000
Xcel Energy	\$ 7,500
Darrel Mattivi	\$ 40,000
(matching challenge grant for personal donations)	
<b>2001 Program Year CDBG Funds</b>	<b><u>\$ 15,000</u></b>
b. Additional Funding Requests	
American Honda Foundation	\$ 10,000
Home Depot	\$ 5,000
Touch Em All Foundation	\$ 10,000
Wells Fargo Bank	\$ 10,000
Lions Club	\$ 50,000
King Foundation	<u>\$ 45,000</u>

Total \$ 408,500

4. Hilltop Community Resources and the Mesa County Workforce Center will move toward the construction of a new childcare facility at the Workforce Center with the acquisition of construction funding, design completion and approval, and the start of construction by September 2002.
5. The Early Childhood Initiative will complete a draft of the rating system to measure quality childcare in Mesa County.

### **Monitoring**

See Consolidated Plan Chapter 8 “Monitoring” (page 92).

### **Evaluate and Reduce Lead-Based Paint Hazards**

See Consolidated Plan Chapter 5 “Lead-Based Paint Hazards” (page 58).

### **Reduce the Number of Poverty Level Families**

See Consolidated Plan Chapter 5 “Anti-Poverty Strategy” (page 59).

### **Develop Institutional Structure**

See Consolidated Plan Chapter 2 “Institutional Structure” (page 23).

### **Enhance Coordination Between Public and Private Housing and Social Service Agencies**

See Consolidated Plan Chapter 5 “Coordination” (page 61).