



**COLORADO**  
Department of Local Affairs  
Division of Local Government

**CDBG-CV Public Facilities Application 2022**

Local Government/Organization: [Alamosa County](#)

Submitted: [2022-09-16T15:57:39](#)

[ALACO2019RW](#)

Reviewed On:

Reviewed By:

Reviewer Notes:

Application Overview

**NOTE: Projects funded through this application must be completed prior to June 8th, 2023, including the draw down of all grant funds**

Applications should be submitted after the required Public Hearing and approval by council/board.

Contact your Regional Manager PRIOR to completing an application

Additional documents will be required from award recipients, including an Environmental Review, prior to contracting with DOLA.

A. APPLICANT/CONTACT INFORMATION

1. Local Government/Organization: [Alamosa County](#)

2. Principal Representative:

Honorific:

First Name: [Michael](#)

Middle Name:

Last Name: [Yohn](#)

Suffix:

Role: [Chief Elected](#)

Mailing Address: [8900 Independence Way](#)

Address 2:

City: [Alamosa](#)

State: [CO](#)

Zip Code: [81101](#)

Phone #: [719-589-4848](#)

Email Address: [myohn@alamosacounty.org](mailto:myohn@alamosacounty.org)

3. Responsible Administrator (will receive all mailings) for the Application:

Honorific:

First Name: [Roni](#)

Middle Name:

Last Name: [Wisdom](#)

**Suffix:****Role:** [Responsible Administrator](#)**Mailing Address:** [8900 Independence Way Ste A](#)**Address 2:****City:** [Alamosa](#)**State:** [CO](#)**Zip Code:** [81101](#)**Phone #:** [719-587-5169](#)**Email Address:** [rwisdom@alamosacounty.org](mailto:rwisdom@alamosacounty.org)**B. ADDITIONAL APPLICANT INFORMATION****1. Federal Tax ID number**[84-6000733](#)**2. Unique Identifier (UID) / Replaces DUNS #'s**[30437479](#)**3. Application on behalf of a non-profit**

If this application is on behalf of a non-profit please provide name and address of entity.

[La Puente Housing Corporation, DBA San Luis Valley Community Services Properties](#)**4. U.S. Congressional District**[3](#)**5. Current Population**[16,376](#)**5.a. Population Estimate - Source**[2020 Decennial Census](#)**6. Local Priority**

If submitting more than one application, please indicate first/second priority.

[2](#)**7. Contact with DOLA Regional Manager**

Have you contacted your DOLA regional manager to discuss this project?

[Yes](#)**7. a. Date**[08/18/2022](#)**7. b. Method of contact**[Phone](#)**8. Local Elected Official Information**

Please provide the name, title and contact information for your local elected official.

[Michael Yohn, Chairman, Alamosa County Commissioners](#)**C. CITIZEN PARTICIPATION**

**1. Citizen Participation Plan**

A signed Citizen Participation Plan is required at time of application. Please download and read the Citizen Participation Plan (located on CDBG-CV web page, Application section) and upload the signed document here. Please use pdf format

[Download](#)

CDBG-CV Citizen Participation Plan Signed.pdf

**2. Date of Public Hearing**

A public hearing is required PRIOR to the submission of the grant application. Please use the Public Hearing Template located on the CDBG-CV web page, Application Section, as a guide for your public hearing notice as it should appear.

Date of your required public hearing:

09/28/2022

**D. PROJECT DESCRIPTION****1. Project Description**

Provide a brief description and location of the project, including various tasks involved. NOTE: Furniture, Fixtures and Equipment are not eligible expenses.

La Puente Home proposes to use CDBG CV funds to acquire a building to act as a new facility for the Alamosa location of the Food Bank Network of the San Luis Valley (FBNSLV). The FBNSLV is a supports a network of 15 volunteer-run food pantries which address the lack of food access within the SLV. The network supports community led services, health equity, and food access. In calendar year 2021 the FBNSLV served approximately 7,000 unduplicated individuals across all locations, including 2,800 at the Alamosa location. Not only does the Alamosa location serve a plurality of the FBNSLV's clients, but it also acts as a centralized coordination hub for the network. The pantry houses the offices of the FBNSLV only two full-time employees who coordinate the 60+ individual volunteer network that operates the outlying pantry locations and distribute food to these outlying pantries in an equitable manner. The current Alamosa location of the FBNSLV is 513 6th Street, adjacent to Alamosa's downtown area. The proposed building to be purchased as a new location is currently known as Atencio's Market, located at 802 State Avenue in Alamosa's Southside neighborhood. The current facility presents challenges to continued operations related to both its location and its capacity. Acquisition of a new facility for the Alamosa pantry has become a priority as part of strategic planning to avoid conflicts between the current location and ongoing downtown revitalization and development efforts and to assist the FBNSLV in better executing its mission of providing a dignified and empowering food distribution experience. The Alamosa location lacks dedicated parking, has limited cold storage capabilities relative to overall demand, abuts a vacant lot that has previously been targeted for development and will likely be again, and has no inside waiting space for households in line. The building proposed for acquisition addresses all of these issues and has the added bonus of being more accessible by households on Alamosa's Southside, (here understood to be the area of Alamosa located south of 6th St.) which is an impoverished area. Approximately 63% of Alamosa households who utilize the Alamosa pantry reside on its Southside, making facilitating access for this population a priority. Atencio's Market is already known as a community grocery store. As its current owner already planned to begin closing down operations, purchase and use of the building by the FBNSLV will keep a source of nutritious food available to Southside residents.

**2. Relationship to Covid-19**

Please explain how this project is directly related to the prevention, preparation and/or response to Covid-19.

The FBNSLV is a vital part of Alamosa's response to the COVID-19 pandemic. As households impacted by the pandemic suffered the deprivations of the ongoing shutdowns in the early days of the public health emergency, the FBNSLV conducted normal food distribution as well as home deliveries for families forced to quarantine or unable to travel. Even as public recovery began and shutdowns slowly lifted, need remained high. In 2021 the Alamosa pantry location on its own distributed 96,660 meals worth of food to those in need. With the announced curtailing of COVID-19 benefits for SNAP and other public assistance recipients, the FBNSLV has seen increases in utilization of services, with the Alamosa pantry seeing the highest spike in recent months. By providing nutritious and calorically dense food at no cost and with minimal barriers, we seek to mitigate the crises of hunger and malnutrition that would otherwise impact our community as it seeks to emerge from the turbulent pandemic years.

**3. Amount requested.**

287,000.00

**4. If Amount Requested is over the Typical Funding Threshold**

Please explain why you are asking for an amount that exceeds the typical funding threshold and why it is necessary.

**E. BUDGET & FINANCIAL INFORMATION**

**REMINDER: Furniture Fixtures and Equipment are not CDBG-CV Public Facility eligible expenses**

**1. Project Budget**

Please upload the Project Budget worksheet, in pdf format, found on the CDBG-CV web page in the Application section.

REMINDER: CDBG-CV Public Facility funds cannot be used for contingency or furniture /fixtures or equipment. If funds will be used for any type of construction activity be sure to incorporate Davis- Bacon wages into your calculations.

[Download](#) CDBG-CV Grant Budget.docx

**E.1.a Project Contingency**

Please state the amount of contingency included in the project budget. If a contingency has not been identified as part of the budget, please explain.

No contingency is identified for the acquisition of the building. La Puente currently is in contractual agreement with the owner of Atencio Market (Junior Atencio) to acquire the building for a set price and as such do not anticipate additional budgetary needs for acquisition.

**E.1.b Development/Review of Budget Estimate**

Is this the most current estimate? How recently and by who was the estimate developed?

Yes, this is based on the sales price of the building less the down payment.

**E.1.c. Explain the origin and status of any additional project funding.**

(Note: Whenever possible, local government cash match is encouraged.) Are any local funds committed or pending? If there are pending funds, what is the source of the funds and when will the status of those funds be determined?

These funds will be used to purchase the facility and include a down payment of \$80,000. La Puente will use their funds to clean and retro-fit the facility to establish the food bank.

**2. Current year financial information**

Please upload the completed Current Year Financial Information document, in pdf format, located on the CDBG-CV web page in the Application section.

[Download](#) 2022 Current Year Financials.pdf

**F. PROJECT NEED/IMPLEMENTATION****1. Project Implementation/Need**

How does the implementation of this project address the direct need in response to Covid-19, including any needs which may not be directly related to Covid-19?

The acquisition of a new facility for the Alamosa pantry location will address a strategic planning need to avoid inevitable conflict with the City of Alamosa regarding downtown development, will address deficiencies in the client capacity of the current location, and will provide easier access for the areas of Alamosa who most struggle with food insecurity. Atencio's Market does not abut planned development sites, its larger space will reduce client congestion (also reducing risk of illness transmission) and allow for more storage, and is closer to the residences of the most impoverished members of the community. Through these improvements we will improve the strategic stability of a program that is a crucial component of COVID-19 response while also increasing our immediate accessibility for those in need.

**2. Is this a one time project?**

Will this project completely address the stated need? If not, please describe additional work or phases that may be needed and the estimated time frame. Please indicate if you anticipate requesting additional CDBG-CV funds for future phases.

The scope of the requested funds is solely the acquisition of the building, meaning that requested funds will completely fulfill the need. La Puente does plan to perform renovations on the acquired building to further improve its already superior capacities and to help the space better fulfill the FBNSLV's mission, but these renovations will take place as a separate project and will not involve CDBG-CV funds.

### 3. Other Implementation/Funding Options

What other implementation/funding options have been considered prior to applying for this grant?

La Puente has worked closely with community members to fundraise for this acquisition. Following discussions with DOLA representatives however, it was suggested that CDBG CV funds could be used for acquisition costs, allowing for the funds already raised to instead be directed towards the costs of renovations. Community funds raised from individual donations are approximately \$220,000. In addition to these funds, applications are being prepared to several foundations with whom La Puente has previously partnered for capital campaigns or facility expenses to cover either the cost of acquisition or renovation depending on the outcome of this request.

### 4. Lack of Funding Implications

What are the consequences if the project is not funded at the requested amount or receives no funding?

As noted above, La Puente has been successful in raising funds that could be dedicated to the acquisition of the proposed facility in the event that CDBG funding is not awarded. However, if these funds were to be used for acquisition expenses, it would substantially reduce or remove entirely our current pool of funding allotted for renovations to the building once purchased. Some of these renovations are structurally necessary for the health of the building, some are related to accessibility, and some are necessary for the building's operation as a food pantry and office space. If we were to utilize our renovation funding instead for acquisition, the timeline along which such work would be completed would be stretched out as we resourced the funds needed for the work. If the timeline were to be stretched, the FBNSLV would continue Alamosa operations out of its current location, with all of the disadvantages of that location noted above. It is also possible that along a delayed enough timeline, development may begin on the lot that the current location abuts, which would severely hamper food distribution efforts. By acquiring the proposed building with CDBG CV funds and then being able to move forward with renovation work immediately, we will avoid any such conflict and subsequent reduction in services.

## G. MEASURABLE OUTCOMES ☐

### 1. Describe the expected outcomes

How will the project enhance the livability\* of your county, city, town or community, and in particular, low to moderate income persons living there?

\*(Livability means increasing the value and/or benefit in the areas that are commonly linked in community development such as jobs, housing, transportation, education, emergency mitigation, health and environment)

Livability of the City of Alamosa will be increased through this purchase by increasing the robustness of La Puente's food distribution efforts. By improving (through relocation) the accessibility of the Alamosa pantry location and by addressing key areas of weakness related to the long-term viability of the current location, we will ensure that a community resource that helped 2,800 unduplicated individuals in 2021 avoid hunger and malnutrition improves on its performance. The improvement in these areas will help to support the overall health of the community by mitigating or preventing malnutrition and will help with emergency mitigation during periods of crisis by providing a centralized location for food distribution.

### 2. Project Outcome Measurement

Will the outcome of the project be measured to determine whether the anticipated benefits actually occur? If so, how?

Most immediately will be the successful acquisition of the proposed facility. The number of services provided upon the opening of the new facility will be tracked and compared to demographics and raw numbers at the previous location to help determine the success of the improving community access to pantry operations. Services provided to Southside households will be tracked to further determine the success of attempting to improve work with this specific community. Staff and volunteers will also be active in soliciting feedback from those served as to qualitative differences in the service experiences from one location to the other. This qualitative information from the community will be used to further tailor service delivery to maximize the dignity of the experience and reduce barriers related to a perceived stigma of accessing services.

## H. LOCAL EFFORT ☐

### 1. Relationship to Community Goals

Is the project identified in the applicant's public health budget/emergency response plan etc?. Based on your Covid -19 needs, please rank how important this funding is in response to other Covid-19 needs.

Assisting community organizations that are assisting our citizens that have food insecurities are one of our top priorities.

## 2. Do you have other funding sources available to address Covid-19 needs?

Please list: **ALL** Covid-19 related funding you have received or anticipate receiving for this project including state, federal and local

We do not have other funding sources available.

## I. READINESS TO GO ☐

### 1. Project Timeline

Assuming this project is funded as requested, please provide an **estimated** timeline, including the following (as applicable); design/engineering, bidding of project, start of construction, project completion. In addition, please provide any information regarding possible project delays.

Letter of Voluntary Acquisition was signed and notarized by Junior Atencio (current owner of Atencio's Market) on 8/18/2022. Contract formalizing the acquisition of the property will be completed and signed by both parties on 8/18/2022 per mutual agreement. As soon as funding is available, the project can move forward.

### 2. Is planning/design/engineering work a component of this project?

No

#### I.2.a. Status of any design/engineering?

If design/engineering work is required and not part of this funding request, what percentage of that work has been completed?

#### I.2.b. Are any Local, State or Federal permits required before the project can proceed?

If yes, please describe and note the status of permit acquisition.

No

## J. PROJECT ELIGIBILITY - NATIONAL OBJECTIVE ☐

A CDBG-CV project must meet a National Objective to be eligible for funding. This funding application allows the project to meet either the **Low/Moderate Income Benefit** National Objective or the **Slum/Blight** National Objective.

### 1. National Objective to be met

**Low/Moderate Income Benefit** - Applicant must be able to demonstrate and document that at least 51 percent of the beneficiaries of the project will be low to moderate income (51% of households in the area/people served must have incomes at or below 80% of the Median Family Income). Must use American Community Survey (ACS) data; Target Area Income Survey or Limited Clientele as documentation for the National Objective. Please contact your Regional manager with any questions.

**Slum/Blight** - Applicant must be able to demonstrate the activity aids in the prevention or elimination of slum or blighted area. For Slum/Blight on an area basis, a professional Slum Blight study must be conducted and a defined geographic area must be officially identified as a Slum/Blight area by the local government body. For Slum/Blight on a spot basis, activities must eliminate specific conditions of blight or physical decay and not be located in a slum or blighted area. Please indicate which National Objective this project will meet.

low/moderate income benefit

### 2. Persons Served (directly/indirectly)

If your project is meeting the Low/Moderate Income National Objective, please provide the number and percentage of low to moderate income people to be served. For example, if project is a county health clinic or community center, enter the total number persons in the area (from ACS data) and Percent Low/Mod Income persons within area. If project is a day care or health care center, provide the total number of persons served by the facility and then the number of low to moderate income persons served within that total.

NOTE: For project to be eligible for funding, percentages of low/moderate served MUST equal 51% or higher and documentation of numbers served will be required.

81% of FBNSLV clients are at or below the Federal poverty level. 60% of Alamosa pantry location clients are at or below the FPL. The Median Family Income for the state of Colorado in per 2020 ACS was 97,781. Median household income per the same source for Alamosa County is \$41,121. (This is placeholder information until I can dig into the ACS a bit more but it's obvious here we met the threshold of at least 51% of households in the area meeting the 80% or below MFI threshold).

### 3. Describe how estimates of low/moderate-income persons were arrived at:

If using census data, include information relating to census tract and block group if not area wide. If the project involves a facility that serves a limited clientele such as seniors, abused women and children etc. indicate how the numbers served are determined. Depending on the information available, you may or may not have to conduct an income survey.

Data used above is all from the most recent available issues of the the ACS as well as internal tracking metrics used by La Puente and the FBNSLV.

### 4. Will finished project require submission of application prior to use?

For Day Care Centers, Health Care Centers etc, any facility that requires completion of application prior to services rendered, please describe what procedures will be used to ensure that: a) benefit to low to moderate individuals is achieved b) beneficiaries will be selected through an open and equitable process and, c) greatest needs will be addressed.

The FBNSLV does not means-test or screen for eligibility in any way. No application is required for food to be picked up, and there is no application process. Demographic information is collected from clients who utilize this service as a means for better tailoring services and for grant purposes, but this is voluntary and does not constitute an application.

## K. MANAGEMENT CAPACITY ☐

### 1. Fund Management

How will you separate and track expenditures, maintain funds and reserves for the capital expenditures and improvements as described in this project?

Alamosa County has the operational capacity to separate and track the expenditures of the grant. La Puente has been the management of the Food bank and will continue.

### 2. Project Sustainability

Describe the funding plan in place to address additional operating and maintenance expenses generated by the project.

La Puente has been managing the Food Bank for many decades. The operation and funding will not change just the location.

### 3. Expertise

Describe the technical and professional experience/expertise of the person(s) and/or professional firms responsible for managing this project. (NOTE: CDBG-CV funds cannot be used to reimburse any expenses incurred **prior** to execution of a contract. In addition, local/state procurement procedures are required to obtain any professional services for projects funded with CDBG-CV grant funds.)

The management of the Food bank will continue through La Puente. This is a single transaction project with the purchase of the building.

### 4. Duplication of Services

Does the project duplicate services/capacity already established? If so, why? Has consolidation of services with another provider been considered?

This project does not duplication of services. This is the only Food Bank in Alamosa and will allow La Puente to enlarge their services in an area that is not as busy with traffic.

## L. ACQUISITION ☐

### 1. Acquisition

Does this project involve acquisition of land, an easement and/or a structure(s)?

If yes, Uniform Relocation Act (URA) regulations likely apply and notices are required to be sent out by the CDBG-CV grant applicant to prospective seller(s) prior to or at time of submission of this application to DOLA. Please contact your Regional Manager prior to submitting this application for any acquisition activities.

Yes

**2. Status of property to be acquired**

Does the property currently have any businesses/commercial ventures, tenants, residents, campers in or on the property? Do they own the property? If not, as stated previously, the project will trigger the Uniform Relocation Act (URA) which requires financial compensation for any non-owner resident, business or person occupying the property. The Division of Local Government has decided not to use CDBG-CV dollars for projects that would trigger the URA due to the limited amount of funding available.

Atencio's Market is currently a local grocery store owned by Junior Atencio. Mr. Atencio is retiring, closing the business that is no longer viable, and selling the building. La Puente Home will be purchasing the property directly from Mr. Atencio. Outside of this commercial venture, the building is not currently in use for any other purpose.

**M. ENVIRONMENTAL REVIEW**

In accordance with 24 CFR Part 58.22 (see below), all federally funded projects must complete an environmental review prior to beginning **ANY** work on a project. These HUD regulations are in place for two purposes:

1. To ensure federal funds are used to place people of low and moderate income in environmentally safe conditions; and
2. To ensure federal funds are NOT used to negatively impact environmental conditions that exist near a project site.

Read through this section thoroughly and direct any questions to the appropriate contact person listed at the bottom of the Environmental Worksheet (which follows).

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24 CFR Part 58.22 Limitations on activities pending clearance.

(a) Neither a recipient nor any participant in the development process, including public or private non-profit or for-profit entities, or any of their contractors, may commit HUD assistance under a program listed in Sec. 58.1(b) on an activity or project until HUD or the state has approved the recipient's RROF and the related certification from the responsible entity. In addition, until the RROF and the related certification have been approved, neither a recipient nor any participant in the development process may commit non HUD funds on or undertake an activity or project under a program listed in Sec. 58.1(b) if the activity or project would have an adverse environmental impact or limit the choice of reasonable alternatives.

(b) N/A for DOLA projects

(c) If a recipient is considering an application from a prospective sub-recipient or beneficiary and is aware that the prospective sub-recipient or beneficiary is about to take an action within the jurisdiction of the recipient that is prohibited by paragraph (a) of this section, then the recipient will take appropriate action to ensure that the objectives and procedures of NEPA are achieved.

(d) An option agreement on a proposed site or property is allowable prior to the completion of the environmental review if the option agreement is subject to a determination by the recipient on the desirability of the property for the project as a result of the completion of the environmental review in accordance with this part and the cost of the option is a nominal portion of the purchase price. There is no constraint on the purchase of an option by third parties that have not been selected for HUD funding, have no responsibility for the environmental review and have no say in the approval or disapproval of the project.

(e) N/A for DOLA projects

(f) Relocation. Funds may be committed for relocation assistance before the approval of the RROF and related certification for the project provided that the relocation assistance is required by 24 CFR part 42.

**1. Upload Environmental Worksheet**

Please upload Environmental Worksheet, found on the CDBG-CV Web page in the Application section, in pdf format

Download

Environment Worksheet Completed (1).pdf

**N. OFFICIAL BOARD ACTION****1. Date of official board action**

Enter the date this project was approved for submission by the board.



08/24/2022