

**CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT**

**FOR THE 1996 CDBG PROGRAM YEAR**

**CITY OF GRAND JUNCTION, COLORADO**



***I. SUMMARY OF RESOURCES AND PROGRAMMATIC  
ACCOMPLISHMENTS***

A. Federal Resources: This report covers the City's first year as a CDBG entitlement City. The City of Grand Junction only received funds through the Community Development Block Grant Program.

CDBG grant funds received:	\$ 484,000
CDBG funds committed:	\$ 484,000
Estimated program income:	\$ -0-

B. Geographic Distribution of Funds: The City funded three separate projects during the year in addition to program administration costs. Project #96-1 was a multi-family rental acquisition. This project was designed to purchase a section 8 apartment complex that was at risk of returning to market-based rates. This project was to occur in an LMI area and would have benefited low/moderate income persons. Unfortunately, this project was not completed because asbestos was found in the structure. The City is currently in the process of amending its Consolidated Plan to reallocate these funds (\$312,000) to another project that will benefit low/moderate income persons.

Project #96-2 was the acquisition of four lots by Habitat for Humanity for the construction of four homes for low/moderate income households. These four lots were purchased in the Orchard Mesa section of the City. Four homes will now be built on these lots and they will be built and occupied by low/moderate income families.

Project #96-3 was the opening and operation of a Day Center for the homeless. The Grand Valley Catholic Outreach opened this Day Center with the assistance of this CDBG grant from the City. The Day Center is located in a low/moderate income section of the City, close to downtown, the railroad, the bus station and within walking distance of numerous social service agencies that provide services and assistance to the homeless.

C. Summary of Accomplishments: Project #96-1 was not completed and these funds are being reallocated. Once the funds are assigned to another project we will be able to quantify the specific accomplishments.

Project #96-2 is completed and the accomplishment is that four single-family lots have been purchased for construction of four homes. Once the houses are actually built, four low/moderate income families will be served and benefitted.

Project #96-3 is up and running. The Homeless Day Center is open and will continue to operate on a daily basis. Because of this grant and the work of the Grand Valley Catholic Outreach, the only project offering this type of assistance to homeless persons in Grand Junction is now a reality. The Day Center opened its doors in March 1997 and this program year ended in August, 1997. During this time frame there were **2,241** visits to the Center.

D. Community Development Accomplishments for Priority Needs: The first priority need listed in the City's Consolidated Plan is "Non-Housing Community Development Needs." During the 1996 Program Year the City did not spend any CDBG dollars directly on this need. However, the City spent much of its own funds on this need and this continues to be the number one priority for the City. This priority need includes items related to the City's infrastructure improvements and parks developments and improvements. The City has identified millions of dollars of needs for streets, public facilities and other infrastructure improvements. The City will use CDBG funds to make needed improvements in low and moderate income areas. These improvements will include street, curb, gutter and sidewalk improvements, drainage, water and flood protection system improvements, accessibility improvements and other public improvements of this nature.

The number two priority identified in the City's Consolidated Plan is "Affordable Housing Needs". The bulk of the City's 1996 Program Year funds were set aside for this priority. One project that was accomplished was the purchase of four residential lots by Habitat for Humanity.

These lots will now be used to construct four houses for low/moderate income families. This project will help four families become home owners by providing them with affordable housing. This is a big step for the four individual families that will be assisted. The City also planned to help the Grand Junction Housing Authority purchase an apartment complex that was at risk of reverting to market-based rental rates. This very substantial project would have helped affordable housing by keeping sixty-six units of section 8 housing at affordable rates. Unfortunately, this project was not completed because of the presence of asbestos. The City is currently in the process of amending its Consolidated Plan to reallocate these funds to another project that will help the City meet its priority needs.



The third priority need identified by the City is "Homelessness Needs". This category had a great accomplishment with the opening of the City's first and only Day Center for the Homeless. This Center provides services that are not offered elsewhere for homeless persons. These services include shower and laundry facilities, storage of personal items, and telephone use and message service to assist those looking for employment. This new Day Center has been very successful. During its first six months of operation the Center had over **2,241** visits by homeless persons. Also, it is estimated that more than **89** of these persons were able to secure employment. The Day Center provides needed services to the homeless population that were not available before. The City's CDBG Program provides funds for operating costs to keep this Center open.



The fourth and final priority need identified in the City's Consolidated Plan is "Other Special Needs". This category includes other social services that are needed in the community. Historically, the City has not been a provider of these services. There are other social service organizations in the City that have filled this role. During the 1996 Program Year the City did not provide direct financial aid to these organizations from Community Development Block Grant funds. The City did participate in a meeting with the Social Services Agency to provide information about the CDBG Program and how these various groups can access these funds. The City also participated in a Continuum of Care meeting sponsored by the Colorado Coalition for the Homeless.

## ***II. OTHER ACTIONS TAKEN TO IMPLEMENT OVERALL STRATEGY***

A. Affirmatively Further Fair Housing: This is the end of the City's first program year as a new entitlement city. Grand Junction is still working to understand all the rules, regulations and requirements associated with the Community Development Block Grant Program. This first year has been a learning experience and we are still getting our feet wet. Due to the time constraints of learning the program and getting some projects funded the City did not complete its analysis of impediments to fair housing choice. This project has been included in the City's 1997 Program Year budget and it is anticipated that this analysis will be completed during this year.

B. Needs of Homeless Persons: The City took a big step in addressing the needs of homeless persons during this Program Year. This big step was the funding of the Day Center for the Homeless. This Center is the first of its kind to offer these services to the homeless in

Grand Junction. The Center has been very successful and well received. In addition to the CDBG funds being used for this project, numerous private organizations in the community have made donations and contributions to make this project a reality. Homeless persons are now able to take advantage of some services that may help them to not be homeless anymore. Numerous homeless persons have become employed and are able to find a permanent place to live. The City also participated in the discussion of a Continuum of Care for the Homeless. The City is served in this area by the Continuum of Care Initiative being coordinated and provided by the Colorado Coalition for the Homeless. This group has put together a Continuum of Care Narrative which includes Grand Junction in its Mesa/Garfield geographic area code.

C. Other Actions from Strategic and Action Plans: During the 1996 Program Year the City of Grand Junction funded three different projects. Two of these projects dealt with affordable housing and the third project dealt with helping the homeless. The two housing related projects were designed to foster and maintain affordable housing. All of the City's CDBG funds were aimed at these two objectives, affordable housing and homelessness. Because of this, funding from CDBG funds for other actions and priorities was not available. The City did, however, participate in the Continuum of Care discussion which was facilitated by the Colorado Coalition for the Homeless. The City continues to believe that the various agencies participating in the Continuum of Care are in the best position to provide these additional social services.

The City also continues to work with the Grand Junction Housing Authority through the position of having a City Council representative serve on that Board of Directors. In addition, the City has recently joined with the Chamber of Commerce to set up a task force to examine any barriers to building and construction. City staff are also participating in the Vision 2020 Project.

This project is being facilitated by the Civic Forum and identifies criteria for evaluating the community's health in specific areas as well as broad, social terms. Areas of concern and assessment include Education and Economy (unemployment, wages, poverty, child care), Health and Well Being (alcohol, tobacco, child abuse, mental health suicide), and Social Environment and Civic Involvement (crime victims, gang activity, etc.).

D. Evaluation of Progress - Affordable Housing: Two of the three projects funded by the City were designed to help provide affordable housing. These two projects represent 83% of the City's total CDBG funds available for specific projects (exclusive of administration). The proposed goal for the first project was to purchase an apartment complex that contained units at risk of reverting to market rates. This project would have preserved sixty-six units of affordable low/moderate income housing. Unfortunately, this project was not completed because of the presence of asbestos. The funds for this project are in the process of being reallocated to another project designed to help low/moderate income persons.

The proposed goal of the second project was to purchase up to four residential lots for later construction of housing for low/moderate income families. This goal was accomplished 100%. Four residential lots were purchased by Habitat for Humanity. These four lots are now available for construction of homes and four low/moderate income families will be assisted by the provision of affordable housing.

E. Relationship of CDBG Funds to Consolidated Plan Priorities: The two housing related projects funded by the City's CDBG funds for 1996 are directly related to the City's number two priority as identified in the Consolidated Plan. This priority category is "Affordable Housing Needs". This area has also been identified by other organizations as a high priority need for the City. The City made a substantial commitment to this need by allocating the bulk of its 1996 funds to this priority category.

The third project funded by the City relates directly to the City's number three priority identified in the Consolidated Plan. This priority category is "Homelessness Needs". Great progress was made in this area as the City helped with the opening and operation of the only Homeless Day Center in the area. This is a new undertaking and this facility now provides services that were not previously available to homeless persons.

The City's number one priority as identified in the Consolidated Plan is "Non-Housing Community Development Needs". This area is related to the numerous infrastructure needs the City has identified. This includes such items as street, curb gutter and sidewalk improvements, drainage, water and flood protection system improvements, accessibility improvements and other similar public improvements.

During the 1996 Program Year the City did not have any direct CDBG expenditures related to this number one priority. The City spent much of its general fund budget on this priority but did not expend Community Development Block Grant funds. This continues to be the number one priority for the City and in future program years the City will use CDBG funds for these projects.

During this Program Year the City allocated **100%** of its funds, with the exception of administration costs, to projects that would benefit low and moderate income persons. The main purpose of the Community Development Block Grant Program is to benefit low and moderate income persons and the City took this to heart when it allocated these funds. The project to purchase a rental unit complex would have benefitted low/moderate income persons 100% and the four lots purchased through Habitat for Humanity will all benefit low/moderate income persons. Also, the Day Center for the Homeless serves only homeless persons and they are, by federal government definition, defined as low/moderate income.



F. Changes in Program Objectives: During the 1996 Program Year the City has not changed its priorities as identified in the Consolidated Plan. The four category areas remain the top priorities for the City. However, one specific change will be made to the Action Plan for the

1996 Program Year. The City is currently in the process of amending the Consolidated Plan for the purpose of reallocating a portion of the year's CDBG funds. This has become necessary because Project #96-1, Multi-Family Rental Acquisition, is not able to be completed. The \$312,000 originally granted for this project will be made available and assigned to a different project. During this amendment process the City's program objectives and priorities will remain the same.

G. Assessment of Grantee's Efforts: The 1996 Program Year completes the City's first year as a new CDBG entitlement community. This has been a learning and growing experience for the City. While the City feels good about its first efforts as an entitlement City it also realizes there is still much to learn and it will be a continuing process. The City did its best to carry out the goals of the CDBG Program in accordance with its understanding of these goals, rules and regulations. The City pursued all the resources it indicated it would pursue and it worked hard to achieve the goals, objectives and priorities outlined in its Consolidated Plan. The City also did not hinder Consolidated Plan implementation by any action or willful inaction. To the best of its knowledge and ability the City was consistent in its application of the CDBG Program and acted in a fair and impartial manner.

### ***III. SELF EVALUATION***

For its first year as an entitlement city Grand Junction has been quite successful meeting the priority needs identified in the Consolidated Plan. Basically, 100% of the available CDBG funds were allocated to projects that would benefit low/moderate income persons. Additionally, the bulk of these funds were geared toward the effort to help provide more affordable housing. The only big impediment encountered was the inability to complete one of the specific projects identified in our Action Plan. The multi-family rental acquisition project was not completed because of an unforeseen circumstance that arose at the last minute. These funds will, however, be reallocated to a different project which will benefit low/moderate income persons. The City's success during its first Program Year can be summarized by the following:

\_Four residential lots were purchased by Habitat for Humanity. These lots will be used for construction of four houses for low/moderate income families.

\_The Grand Valley Catholic Outreach opened the City's first and only Day Center for the Homeless. The project provides services to homeless persons that were not previously available. These services have helped numerous homeless persons obtain employment and begin providing for themselves so they will no longer be homeless. Numerous donations from private businesses and individuals in the community combine with the City's CDBG funds to operate this Day Center.

\_The City refined and improved its application process for CDBG funds for the 1997 Program Year. These changes make the process easier to understand and more accessible to agencies and organizations seeking these funds.

\_During the development of the Consolidated Plan the City met with several social service providers to assess the housing, homeless and other needs of the community. The City

opened a dialogue with these agencies and became much more aware of the various needs and issues that are present in our City. This heightened awareness will help coordinate use of these and other funds to meet the priority needs of the Grand Junction community.

\_The City participated in the Continuum of Care discussion sponsored by the Colorado Coalition for the Homeless. This participation served to increase the City's understanding of the homeless needs in the community. The City also met with the Human Services Council to discuss the CDBG Program. This discussion covered activities that are eligible for these funds and the process to apply for these funds from the City's CDBG Program.

\_The City contributed \$8,000 from its general fund to the Energy Office as matching funds for the Low and Moderate Income Housing Rehabilitation Program. The Energy Office has been running this program since 1991 and the City helps with rehabilitation of about eight homes in the City each year.

\_Recently, the Grand Junction Housing Authority received approval for a substantial number of additional Section 8 Housing Vouchers. This will allow the Housing Authority to dramatically increase the availability of affordable housing for low/moderate income families.

Overall, Grand Junction has made a good, first year effort to achieve the CDBG goal of developing a viable community by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. As the City becomes more experienced with the Community Development Block Grant Program it may "fine-tune" its specific activities and objectives as it builds on its successful first year as an entitlement city.

#### ***IV. SUMMARY OF CITIZEN COMMENTS RECEIVED***

This CAPER Report for the 1996 Program Year was made available for public review and comment for a fifteen day period as specified in the City's Citizen Participation Plan. During this review period copies of this report were available for free at the City Hall and were available for review at the Public Library and the City Clerk's Office. The availability of this report was made known to the public by placing an ad in the *Daily Sentinel*.

During the fifteen day public review and comment period there were no public comments received concerning this year-end performance report.