

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

FOR THE 1997 CDBG PROGRAM YEAR
(September 1, 1997 through August 31, 1998)

CITY OF GRAND JUNCTION, COLORADO



1. ASSESSMENT OF CONSOLIDATED PLAN'S GOALS AND OBJECTIVES

A. Geographic Distribution of Funds: The City funded three separate projects during the 1997 program year in addition to program administration costs. Three projects were funded in the 1996 program year with one of the 1996 projects being the reallocation of a 1996 Grand Junction Housing Authority project (Project #96-1) that was not completed due to asbestos problems. A map showing the locations of all projects funded for Program Years 1996 and 1997 is included as part of this report. Please refer to Exhibit A.

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 located at 307.5, 309, 309.5, and 313 Acoma Drive were purchased with the \$90,000 grant in the Orchard Mesa section of the City. A single family home will be built on each of the lots and low/moderate income families will occupy them.



Project #96-3 was the initial opening and operation of a day center for the homeless. The Grand Valley Catholic Outreach opened this Day Center in 1996 with the assistance of a \$30,000 CDBG grant from the City. The Day Center at 302 Pitkin Avenue 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.



Project #96-5 was the reallocation of funds (\$312,000 from project96-1 and \$18,000 from 1996 Administration funds) to fund the acquisition of a residential housing complex (Lincoln Apts. located at 1303 N. 15th St.) by the Grand Junction Housing Authority for the use as low/moderate income housing. The City amended its Consolidated Plan during 1997 to reallocate these funds.



Project #97-1 was the continued operation of a Day Center for the homeless. (See project 96-3) The City funded an additional \$10,000 in 1997 for monthly lease payments.

Project #97-2 funded a portion (\$90,000) of the Marillac Clinic's rehabilitation of their new larger facility located at 2333 North 6th Street. The Clinic serves low income residents of the City with their medical needs.



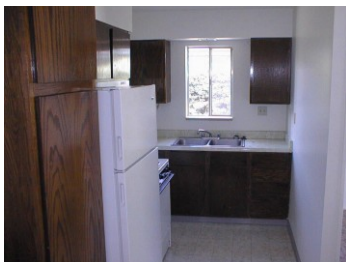
Project #97-3 is a 1997 project that will reconstruct South Avenue from 5th Street to 7th Street. South Avenue is located within a low/moderate income neighborhood. This project was funded with up to \$330,000 of CDBG dollars.

B. Summary of Accomplishments:

Project #96-2: Four single-family lots were purchased by Habitat for Humanity for construction of four homes. Two of the lots currently have a single family home on each of them and are owned by low/moderate income families. It is anticipated that during the 1998 program year the remaining two lots will have homes built on them and they will also serve low/moderate income families.



Project #96-3: The Homeless Day Center is open and will continue to operate on a daily basis. Because of the 1996 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 the 1996 program year ended in August, 1997. During this time frame there were 2,241 guest visits to the Center. The 1996 grant continued to pay monthly lease payments for the building during the majority of the 1997 program year.



Project 96-5: The Grand Junction Housing Authority purchased the Lincoln Apartments (3 four-plexes) located at 1303 North 15th Street on August 12, 1998 using the entire \$330,000 CDBG grant. All twelve residential units are owned and operated by the Grand Junction Housing Authority and will house low/moderate income families.

Project 97-1: The Homeless Day Center (See #96-3) was open and operating throughout the 1997 program year. The last few lease payments were paid for with 1997 program funding. Remaining 1997 funding is available for the 1998 program year and will be used for lease payments. In addition to CDBG funding, from March 10, 1997 to December 31, 1997 the

Outreach Day Center had \$18,000 donated in in-kind goods and services; \$19,446 donated through private financial contributions; and \$101,000 of volunteer hours valued at \$10.00 per hour. The Center had a total of 4,554 guests. The homeless obtained One hundred and sixty-eight jobs during 1997. Between January 1, 1998 and the end of the August 1998, there were 5,880 guest visits and 170 jobs obtained by the homeless.

Project 97-2: The Marillac Clinic as shown in the picture to the left before renovation and in the



picture to the right after renovation is located at 2333 North Sixth Street. The Clinic completed renovation of this new and larger facility during the 1997 CDBG program year and spent the entire \$90,000 grant allocated to the project. In this new facility the Marillac Clinic now has 8,100 square feet which is triple the space they had in their old facility located a block away at 600 Center Avenue. CDBG funds were



used to install an elevator, construct a handicap bathroom and complete the exterior stucco work on the building. All of the patients served by Marillac Clinic's facility are Low Income. The Marillac Clinic served 2,348 people during their last fiscal year ending May 31, 1998. Seventy-one percent of those patients were City residents. There were a total of 5,599 medical visits. In the Clinic's vision services, there were 816 medical visits for vision services and 456 people served.

The Marillac Clinic completed a capital campaign and raised a total of \$508,149 for the move to and renovation of their new facility. Contributions included \$131,024 from the State of Colorado Small Cities CDBG funding, \$90,000 from the City's CDBG grant, \$100,800 from private grants, \$50,475 from unrestricted contributions, \$5,850 from restricted contributions, and \$130,000 from In-Kind contributions.

Project #97-3: The \$330,000 South Avenue reconstruction project located in a low/moderate income neighborhood in downtown Grand Junction, went out for bid during the summer of 1998. The bids came in too high and the City elected to not accept any of the bids and will rebid the project in the Fall of 1998 for a Spring 1999 construction.

C. Community Development Accomplishments of Priority Needs:

The first priority need listed in the City's Consolidated Plan is "Non-Housing Community Development Needs." During the 1997 Program Year the City programmed a majority of its CDBG dollars directly on this need. This included approximately 69% of the 1997 program funding being earmarked for the South Avenue reconstruction project. The South Avenue project has been delayed until the Spring of 1999 due to high bids, but will be completed in 1999. The City spent much of its own funds on this "Non-Community Development 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 continue to 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". Two projects in 1996 accomplished this need with one of them actually being completed during 1997. The two projects funded in 1996 included the purchase of four residential lots by Habitat for Humanity for low/moderate income families and acquisition by Grand Junction Housing Authority of a twelve unit (two and three bedroom) apartment complex that will provide housing rentals for low/moderate income families.



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 during the 1996 program year. 1997 program year funding has continued to provide funding for the lease of this facility at 302 Pitkin Avenue. 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.

The Day Center has been very successful. Since its opening in May 1997, the Center has had **10,434** visits by homeless persons. Also, it is estimated that more than **329** persons were able to secure employment. The Day Center provides needed services to the homeless populations that were not available before.

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. However, during the 1997 Program Year the City provided funding to the Marillac Clinic with a \$90,000 CDBG grant. This grant was used to rehabilitate an old medical building that would become the new home for the Marillac Clinic. City CDBG funds were used to construct an elevator, a handicap bathroom and help with the costs of exterior stucco work on the new facility. Each year the City meets with the Social Services Agencies to provide information about the CDBG Program and how these various groups can access these funds.

2. AFFIRMATIVELY FURTHER FAIR HOUSING

This is the end of the City's second 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. These first couple of years has been a learning

experience. 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 was budgeted in the City's 1997 Program Year budget and it is anticipated that this analysis will be completed during the first half of the 1998 program year. The current schedule for the Analysis of impediments (AI) is as follows. (This schedule is subject to change.)

- Legal Notice in Sentinel and Denver Post September 20th and 27th, 1998
- Request for Proposals Available: September 21, 1998
- Last Day Questions Accepted: October 7, 1998
- Last Day to Submit Proposals: October 15, 1998 (no later than 4 p.m.)
- Ranking and Selection of Consultant: October 19, 1998
- Contract Negotiations Begin: October 20, 1998
- City Council Contract Award: November 4, 1998
- Contract Begins: ASAP

3. AFFORDABLE HOUSING

Two of the three projects funded by the City with 1996 program year funds were designed to help provide affordable housing. These two projects represented 83% of the City's total 1996 CDBG funds available for specific projects (exclusive of administration). The first project was not accomplished during 1996, but was completed during the 1997 program year. This project purchased a 12 unit apartment complex that now provides 12 additional units in the Grand Junction Housing Authority's inventory of affordable low/moderate income housing. Over the next five years, as tenants move out only persons meeting income guidelines of 50% or less of the local median family income will be housed in this complex. After five years, all persons with an income falling within 80% of the median family income will be eligible. The second 1996 project purchased four residential lots for Habitat for Humanity for later construction of housing for low/moderate income families. During 1997 two of the four lots had a house constructed on them. The remaining two lots should have a house on each of them by the end of the 1998 program year.

4. CONTINUUM OF CARE

The City continued to address the needs of homeless persons during this Program Year with continued support of the Catholic Outreach's 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 have been able to find a permanent place to live. In the past the City has 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 that includes Grand Junction in its Mesa/Garfield geographic area code.

5. OTHER ACTIONS

During the 1997 Program Year the City of Grand Junction funded three different projects. One project helped the homeless population. Another project helped a non-profit agency do a better job in providing a service in the “Public Services” category. The third project funded will benefit a low/moderate income neighborhood by improving their public infrastructure once the project is completed. Coupled with these projects, the City of Grand Junction funded three different projects during the 1996 Program Year. Two of those projects dealt with affordable housing and the third project dealt with helping the homeless. The two housing related projects in 1996 were designed to foster and maintain affordable housing. As a result, the City in its first two years as an entitlement city has spread out its CDBG funding to include a wide variety of project types. The City believes that it can play a vital role by continuing to work with the various agencies participating in the Continuum of Care. These agencies are in the best position to provide social services and City CDBG grants will go a long way in helping them do their job.

The City also continues to work with the Grand Junction Housing Authority by having a City Council representative serve on the 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 is 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.). A community health report has been produced and is being distributed in the community.

6. LEVERAGING RESOURCES

The Catholic Outreach Day Center project serving the homeless population of Grand Junction has numerous contributions from community donors. In addition to CDBG funding, from March 10, 1997 to December 31, 1997 the Outreach Day Center had \$18,000 donated in in-kind goods and services; \$19,446 donated through private financial contributions; and \$101,000 of volunteer hours (10,100 hours valued at \$10.00 per hour).

The Marillac Clinic received \$418,149 in contributions from other sources as part of their capital campaign for their move to and renovation of their new facility at 2333 North Sixth Street. These contributions included \$131,024 from the State of Colorado Small Cities CDBG funding, \$100,800 from private grants, \$50,475 from unrestricted contributions, \$5,850 from restricted contributions, and \$130,000 from In-Kind contributions.

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 four homes in the City each year.

7. CITIZEN COMMENTS

This Consolidated Annual Performance and Evaluation Report (CAPER) for the 1997 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 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.

8. SELF EVALUATION

During its second 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 multi-family rental acquisition project from the 1996 program year was completed. This project funded an effort to help provide more affordable housing which will benefit low/moderate income persons. The following can summarize the City's success during its second Program Year:

 ⊃ A twelve unit apartment complex was purchased by the Grand Junction Housing Authority to provide affordable rentals for low/moderate income persons. CDBG funds paid for 72% of the total purchase price of the housing complex (\$330,000 of \$456,126). The remaining \$126,126 was funded by the Grand Junction Housing Authority.

 ⊃ The Grand Valley Catholic Outreach continued operating the City's first and only Day Center for the Homeless. The project provides services to homeless persons that are not available anywhere else in the City. 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.

 ⊃ During an April visit by HUD officials from the Denver regional office the City met with several local social service providers and non-profit agencies to discuss 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 the use of CDBG funds and other funds to meet the priority needs of the Grand Junction community.

 ⊃ The City participates in the Continuum of Care discussion sponsored by the Colorado Coalition for the Homeless. This participation serves 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 4 homes in the City each year.

 ⊃ The Grand Junction Housing Authority plays a major role in providing affordable housing opportunities to low and moderate income persons in the community. They funded additional 112 families through the Section 8 Housing Vouchers program. However, this funding may be reduced by HUD through a new ruling on how the Section 8 Housing Voucher Program is implemented. This new ruling could dramatically decrease the availability of affordable housing for low/moderate income families in Grand Junction. In an effort to continually find new funding for additional programs that benefit low/moderate income persons, the Grand Junction Housing Authority is currently seeking three new grants.

 ⊃ Overall, Grand Junction has made a good first and second year effort to achieve the CDBG goal of developing a viable community. The City of Grand Junction has done this by providing decent housing and a suitable living environment, expanding economic opportunities principally for low and moderate income persons, providing public services opportunities for low and moderate income persons, and improving the public infrastructure in low and moderate income neighborhoods. 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 first successful years as an entitlement city.

 ⊃ The status of the City's Community Development Block Grant program shows all funded projects from 1996 and 1997 Program years as on schedule and proceeding well except for one. The South Avenue Reconstruction Project (Project #97-3) is the only project activity that has been delayed with construction to be completed in Program Year 1998. Bids on this project came in well over the engineer's estimate and it has been decided that the City of Grand Junction should wait and rebid the project at a later date when the bidding climate is more conducive to lower bids. For all non-acquisition CDBG projects, grant disbursements occur by payment on a reimbursement basis. With acquisition of property, disbursement of funds occurred at closing for the properties. In both cases, reimbursement and disbursement of funds are timely.

9. RELATIONSHIP OF CDBG FUNDS TO CONSOLIDATED PLAN PRIORITIES

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 1997 Program Year, the City allocated the majority of its' CDBG funding to this priority. Street reconstruction of South Avenue from Fifth Street to Seventh Street to include curb, gutter, sidewalk, storm sewer, streetlights, water line replacement,

landscaping and asphalt replacement has been approved for funding. During the 1996 Program Year the City did not have any direct CDBG expenditures related to this number one priority. Each year the City spends much of its general fund budget on this priority. This continues to be the number one priority for the City and in future program years the City will continue to use CDBG funds for these projects.

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 number three priority category identified in the Consolidated Plan is "Homelessness Needs". Both in 1996 and 1997 the City granted CDBG funds to the Catholic Outreach for their Homeless Day Center at 302 Pitkin Avenue. This important project has made great progress in accomplishing continuum of care for the homeless. The City helped with the opening and operation of the only Homeless Day Center in the area. This was a new undertaking in the 1996 Program Year and this facility continues to provide services that were not previously available to homeless persons.

During the 1997 Program Year as well as the 1996 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 acquisition of the 12 unit apartment complex and four single family building lots all will benefit low and moderate income persons. The ability of the Marillac Clinic to serve more patients with the renovation of their new larger facility will serve low and moderate income persons. The reconstruction of South Avenue is located within a low and moderate income neighborhood. Also, the Day Center for the Homeless serve only homeless persons.



10. CHANGES IN PROGRAM OBJECTIVES

During the 1997 Program Year the City did not change its priorities as identified in the Consolidated Plan. The four category areas remain the top priorities for the City.

11. ASSESSMENT OF GRANTEE'S EFFORTS

The 1997 Program Year completes the City's second 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 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.

12. ACTIVITIES INVOLVING ACQUISITION OF OCCUPIED REAL PROPERTY

There was only one project completed within the 1997 Program Year that involved acquisition of real property that was occupied by existing tenants. The Relocation and Displacement Act requires the City to provide relocation assistance to any individual displaced as a result of a project receiving federal funding which requires the relocation of a person. The Act defines a “Displaced Person” as any person that moves from real property, or moves his or her personal property from real property, permanently and involuntarily, as a direct result of rehabilitation, demolition, or acquisition for an activity assisted with federal funds. With the acquisition of the twelve unit apartment complex, none of the tenants were required to relocate by the Grand Junction Housing Authority. In fact, the Housing Authority eliminated the significant increase in rents planned by the previous owner and has only slightly increased the rental rates for all of the existing tenants. In addition, the Housing Authority has upgraded all appliances for all twelve units. Prior to purchase of the complex, the Grand Junction Housing Authority sent each tenant an income survey. Eight of the twelve tenants responded with all returned surveys falling within established income guidelines for low and moderate income persons.

13. ACTIVITIES SERVING A LIMITED CLIENTELE

The following 1997 activity met the National Objective of benefiting low and moderate income persons and served a limited clientele but did not fall within one of the categories of presumed limited clientele. For Project #97-2 Rehabilitation of the Marillac Clinic, all clientele (patients) served by the Marillac Clinic are required to meet income eligibility requirements. This limits 100% of their activity exclusively to low and moderate income persons.



(caper97.doc)