

# CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT



FOR THE 1998 CDBG PROGRAM YEAR  
(September 1, 1998 through August 31, 1999)  
and including 1996 & 1997 Program Years

## CITY OF GRAND JUNCTION, COLORADO

### 1. ASSESSMENT OF CONSOLIDATED PLAN'S GOALS AND OBJECTIVES

#### A. Geographic Distribution of Funds:

The City funded five separate projects during the 1998 program year in addition to program administration costs. Three projects were funded in the 1997 program year as well as three projects in the 1996 program year. One of the 1996 projects included 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, 1997 and 1998 is included as part of this report. **Please refer to Exhibit A.**

#### 1996 PROJECTS

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 311 Acoma Drive were purchased in the Orchard Mesa section of the City with a \$90,000 grant. A single family home is built on each of the lots and low/moderate income families will occupy them.

Project #96-3 helped fund 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 Project



#96-1 and \$18,000 from 1996 Administration funds) to fund the acquisition of a residential housing complex (Lincoln Apts. located at 1303 N. 15<sup>th</sup> 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.

## 1997 PROJECTS

Project #97-1 is 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.

## 1998 PROJECTS

Project #98-1 is the continued operation of a Day Center for the homeless. (See Project #96-3 and #97-1) The City funded an additional \$17,131 in 1998 for monthly lease payments.

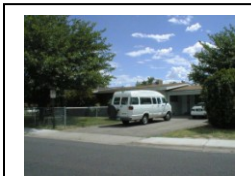
Project 98-2 is a project that will fund a transitional living center for Colorado West Mental Health patients. This project is a new activity that will provide transitional housing and social support to young adults between 18 and 21 year olds with mental health issues. The facilities are located at 738, 810, 814, and 818 5<sup>th</sup> Street and 502 Hill Avenue.





Project 98-3 will help fund the Salvation Army Hope House shelter (transitional housing) for women and children. The Hope House Shelter located at 915 Grand Avenue serves hundreds of women and children each year.

Project 98-4 will fund \$200,000 towards the rehabilitation of four group homes owned and operated by Mesa Development Services for their clients. The homes are located at 181 Elm Avenue, 2859 Elm Circle, 1260 Glenwood Avenue, and 1825 Orchard Avenue.



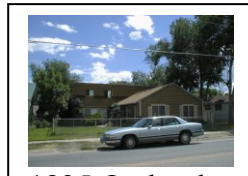
181 Elm



2859 Elm Cir



1260 Glenwood



1825 Orchard

Project 98-5 is a project that will add sidewalk and drainage improvements to the south side of Elm Avenue between 15<sup>th</sup> Street and 28 Road. Total project cost is \$157,869.



**B. Summary of Accomplishments:**

**1996 Projects**

Project #96-2: Four single-family lots were purchased by Habitat for Humanity for construction of four homes. All four lots now have a single-family homes constructed on them and are owned by 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, there is a project offering this type of assistance to homeless persons in Grand Junction. 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 12 residential units are owned and operated by the Grand Junction Housing Authority and continues to house low/moderate income families.



### 1997 Projects

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 with 1997 program funding. Remaining 1997 funding was available for the 1998 program year and was used for lease payments. In addition to CDBG funding, from March 10, 1997 to December 31, 1997, the Outreach Day Center had \$18,000 donations of 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 the 1998 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 renovation of and move to 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 was conducted in the spring of 1999. The construction costs totaled \$464,749.43 with the remaining costs picked up by the City's general fund.

### 1998 Projects

Project #98-1 The day center for the homeless was open and operating throughout the 1998 program year. (See Project #96-3 & 97-1) The majority of 1998 funding for this project was used during the 1998 program year. There is a portion of the funds available for continued funding for the first part of the 1999 program year and will be used for lease and utility payments. In addition to CDBG funding, from January 1, 1998 to December 31, 1998, the Outreach Day Center had donations of in-kind goods and services totaling \$20,257 donated through private financial contributions; and \$115,790 of volunteer hours valued at \$10.00 per hour. Between September 1, 1998 and August 31, 1999, the Center had a total of 11,529 guest's visits with 22,795 services rendered and the homeless obtained 206 jobs within this time period.

Project 98-2 is a project that funded a new transitional living center for Colorado West Mental Health patients. This project was a new activity and provided transitional housing and social support to 5 young adults between 18 and 21 with mental health disabilities.

Project 98-3 funded the Salvation Army Hope House shelter (transitional housing) for women and children. The Hope House Shelter located at 915 Grand Avenue served 125 women and children between March 1999 and August 1999.

#### HOPE HOUSE SHELTER (MARCH – AUGUST)

<b>March</b>	12 clients (10 women, 2 children) - 162 nights of shelter
<b>April</b>	21 clients (14 women, 7 children) – 199 nights of shelter
<b>May</b>	21 clients (14 women, 7 children) – 292 nights of shelter
<b>June</b>	28 clients (14 women, 14 children) – 271 nights of shelter
<b>July</b>	21 clients (10 adults, 11 children) – 293 nights of shelter
<b>Aug</b>	22 clients (9 women, 13 children) – 416 nights of shelter

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<b>TOTALS</b>	<b>71</b>	<b>54</b>	<b>1,633</b>
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Project 98-4 funded \$200,000 towards the rehabilitation of four group homes owned and operated by Mesa Development Services for their clients. Major interior and exterior work was completed. The entire cost of the project was \$228,604.

Project 98-5 is a project that added sidewalk and drainage improvements to the South side of Elm Avenue between 15<sup>th</sup> Street and 25<sup>th</sup> Street. The project was nearly completed during the 1998 program year. The remaining concrete work and paving will be completed during the first part of the 1999 program year.



### C. Community Development Accomplishments of Priority Needs:

The first priority need listed in the City's Consolidated Plan is, "Non-Housing Community Development Needs." For 1998, the City programmed 34% of CDBG funds to non-housing needs. Over one hundred and fifty thousand dollars was budgeted for Elm Avenue pedestrian and drainage improvements project. 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 had been delayed until the spring of 1999 due to high bids but was 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 12-unit (two and three-bedroom) apartment complex that will provide housing rentals for low/moderate income families for years to come. In 1998,

\$200,000 or 43% of 1998 CDBG funding was spent on this project. The Mesa Developmental Services (MDS) rehabilitation project helps enable MDS the continued use of their facilities for low/moderate income persons.

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 continued to provide funding for the



lease of this facility at 302 Pitkin Avenue. 1998 saw two projects helping directly with this priority including funding the homeless day center and the Hope House shelter. The Day Center provides services for homeless persons that are not offered elsewhere. 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 **21,963** visits by homeless persons. Also, it is estimated that more than **535** persons were able to secure employment. Using CDBG

funds, the Day Center provides needed services to the homeless population. The Hope House shelter served **62** women and **41** children during between March and July of 1999 with **1,217** nights of shelter.

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 which became 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 third program year as a new entitlement city. Grand Junction completed their Analysis of Impediments to Furthering Fair Housing Choice (AI) in August 1999 the last month of the 1998 program year. This project was budgeted in the City's 1997 Program Year budget and was prepared by Albertson Clark Associates of Ft. Collins, Colorado.

The Study identified the following impediments to fair housing choice.

- Land development costs with the single largest impediment being the rapidly

- escalating costs of raw land.
- The “not in my backyard” (NIMBY) syndrome.
- The lack of affordable housing units, one-bedroom or larger, particularly for very low and low-income households, large families with children, seniors and persons with disabilities.
- The lack of transitional housing units, particularly for homeless families and the mentally ill.
- Low income or wage levels.

The City has through its CDBG program funded in 1998 transitional housing programs through subrecipients such as the Salvation Army and their Hope House Shelter program and Colorado West Mental Health with their new program providing transitional housing to young adults between 18 and 21 years old with mental health disabilities. In addition, the Grand Junction Housing Authority continues to obtain additional housing opportunities for the low and very low income, thereby increasing their ability to serve more low/moderate income families.

### **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 saw homes constructed during the 1998 program year.

### **4. CONTINUUM OF CARE**

New in 1998, the City helped fund the Salvation Army Hope House Shelter which provides homeless women and children with room and board along with other personal needs. Colorado West Mental Health's new transitional housing program for young adults between 18 and 21 can be applauded as a new program that serves a susceptible population by preventing homelessness. According to mental health officials, often mental health patients between 18 and 21 are left on their own due to the lack of available housing programs thereby causing many of them to become homeless. The City continued to address the needs of homeless persons during the 1998 Program Year with support of the Catholic Outreach's Day Center for the Homeless. This Center is the only one 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 keep this center open. Homeless persons are 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 January 1998 as well as in past years the City has 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**

The City in its first three 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 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, childcare), 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.

### **1996**

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.

### **1997**

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 benefited a low/moderate income neighborhood by improving their public infrastructure by separating the storm sewer from the sanitary sewer and reconstructing the entire street and including handicap ramps at all intersections.

## 1998

In 1998, the CDBG program funded five different projects in addition to project administration costs. The projects funded were the following:

Project #98-1 Homeless Day Center - \$17,131: This project consisted of the continued operation of a homeless day center operated by the Grand Valley Catholic Outreach. The Center provides services to the homeless including showers, laundry facilities, storage for personal items, and telephone use and message service to assist those looking for employment. CDBG funds are used to pay for the lease and utilities for the building each month.

Project #98-2 Transitional Living Center - \$25,000: Colorado West Mental Health started a new transition living center program for young adults with mental health disabilities. The Center provides housing and social support to 18 to 21 year old clients. CDBG funds are used to pay rent and start up costs for each apartment.

Project #98-3 Hope House Shelter - \$25,000: Salvation Army’s Hope House shelter is a transitional housing program for women and children. Salvation Army provides room, board and social support for those individuals served. CDBG funds are used to help pay for costs associated with this program.

Project #98-4 Group Home Rehabilitation Project - \$200,000: Mesa Developmental Services remodeled 4 existing group homes located within the Grand Junction City limits that serve their mentally and physically disabled clients. CDBG funds were used for both interior and exterior rehabilitation.

Project #98-5 Sidewalk and Drainage Improvements - \$157,869: Sidewalk and drainage improvements were begun along the south side of Elm Avenue between 15<sup>th</sup> Street and 25<sup>th</sup> Street in Grand Junction. CDBG funds were used to improve drainage and provide handicap accessibility along this section of Elm Avenue.

## 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 donations of 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). Between January 1, 1998 and December 31, 1998 the Catholic Outreach saw \$31,836 in contributions.

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.

During the 1998 Program Year:

- Mesa Developmental Services spent \$228,604 of which \$200,000 was CDBG funds to rehabilitate 4 group homes for mentally disabled clientele. CDBG funds were used for both interior and exterior rehab.
- Salvation Army received a CDBG grant for \$25,000 to help fund the Hope House. Salvation Army's Hope House shelter had a budget of \$62,000 for the entire year which includes donations from various community sources to run the shelter.
- Colorado West Mental Health (CWMH) received a CDBG grant of \$25,000. Approximately \$10,000 of this grant was spend during the 1998 Program Year. At the same time an additional \$6,800 was spent by CWMH from other revenue sources on this new program.

## **7. CITIZEN COMMENTS**

This Consolidated Annual Performance and Evaluation Report (CAPER) for the 1998 Program Year was made available for public review and comment for a 15-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 City Clerk's Office. The availability of this report was made known to the public by placing an ad in the *Daily Sentinel* on November 14, 1999.

During the 15-day public review and comment period there were NO public comments received concerning this year-end performance report.

## **8. SELF EVALUATION**

During its third year as an entitlement city, Grand Junction has successfully met 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 South Avenue Reconstruction project from the 1997 program year was completed. This project funded the reconstruction of South Avenue between 5<sup>th</sup> Street and 7<sup>th</sup> Street providing drainage improvements and accessibility in a low/moderate neighborhood. The following can summarize the City's success during its third Program Year:

☞The Salvation Army served 103 women and children. CDBG funds paid for 40% of the total purchase price of operation (\$25,000 of \$62,000). The remaining \$37,000 was funded by Salvation Army through other donations. The Salvation Army Hope House Shelter is a transitional housing program for women and children. The Hope House provides room, board and social support for those individuals served. CDBG funds are used to help pay for costs associated with this program.

☞Colorado West Mental Health (CWMH) served 5 young adults in their transitional housing program. CDBG funds paid for 60% of the costs for this new housing program for mental health clients between 18 and 21 years of age. The Center provides housing and social support to 18 to 21 year old clients. CDBG funds are used to pay rent and start up costs for each apartment.

☞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 a March visit by HUD officials from the Denver regional office, the City met with several local social service providers and non-profit agencies to discuss affordable housing issues and other needs of the community. Having an opened dialogue with these agencies helps the City of Grand Junction become 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 several social service agencies 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 four 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. In an effort to continually find new funding for additional programs that benefit low/moderate income persons, the Grand Junction Housing Authority obtained three new grants.

1. Mainstream Voucher program – GJHA received 75 housing voucher to serve persons with disabilities.
2. Section 8 Vouchers – HUD granted the Housing Authority an additional 62 vouchers to serve affected residents living in the Maurice Arms Apartments when their contract with HUD expired during this past year. Voucher recipients are allowed to remain at Maurice Arms or use the vouchers for other rental opportunities in the community.
3. Family Unification Program – GJHA received 100 vouchers for this program for recipients who must qualify through the Child Welfare program or the WRAP Program.

In addition, the State of Colorado Division of Housing granted to GJHA (one time funding) 25 additional certificates for domestic violence cases but good for only one year.

∞Overall, Grand Junction has made a good first, second and third 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 having been completed. The \$200,000 MDS rehab project was completed in a timely manner and the Elm Avenue improvement project began construction during the year, but will be completed in 1999. For all non-acquisition CDBG projects, grant disbursements occur by payment on a reimbursement basis. Disbursement of funds has been timely.

## **9. RELATIONSHIP OF CDBG FUNDS TO CONSOLIDATED PLAN PRIORITIES**



### PRIORITY ONE - Non-Housing Community Development Needs

The City's number one priority as identified in the Consolidated Plan is, "Non-Housing Community Development Needs." This priority 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. For 1998, the City allocated \$157,869 to the Elm Avenue drainage and sidewalk improvements project. 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.

### PRIORITY TWO - Affordable Housing Needs

One housing related project directly related to the City's number two priority as identified in the Consolidated Plan was funded with CDBG in 1998. The MDS rehabilitation of four group homes for the mentally ill was completed. Two housing related projects were funded by the City's 1996 CDBG funds. This priority 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.

### PRIORITY THREE - Homelessness Needs

The number three priority identified in the Consolidated plan is "Homelessness Needs." For all three years 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 center was opened in the 1996 Program Year and continues to provide services that were not previously available to homeless persons.



### PRIORITY FOUR - Other Special Needs

Various agencies in the Grand Junction community are providing services for alcohol/drug addiction, persons with HIV/AIDS and their families and public housing residents. Up to this point in the City's limited experience as an entitlement city, there has been no funding requested from such programs.

During the 1998, 1997, 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. The acquisition of the 12-unit apartment complex and four single-family building lots all are benefiting low and moderate-income persons. The Marillac Clinic's ability to serve more patients with the renovation of their new larger facility came to fruition. The reconstruction of South Avenue and improvements being made to Elm Avenue are both located within low and moderate income neighborhoods. Also, the Day Center for the Homeless. The Hope House shelter and transitional housing for mentally ill all serve homeless persons or potentially homeless persons.

## **10. CHANGES IN PROGRAM OBJECTIVES**

During the 1998 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 1998 Program Year completes the City's third 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 were no activities involving acquisition of occupied real property in 1998. There was one project completed within the 1997 Program Year. 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. During the 1997 program year the acquisition of the twelve-unit apartment complex was completed and 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 1998 program year saw one activity that funded the rehabilitation of four group homes owned and managed by Mesa Development Services (MDS) for the disabled. All clientele (patients) served by MDS fall within the limited clientele category meeting income eligibility requirements.

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.



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# DON'T FORGET ATTACHMENTS

- 1- Exhibit A – shows location of
  - a) 1997 projects; and b) 1996 projects
- 2 - Update from Jody Kole on section 8 vouchers and 3 grants request.

Outreach Day Center  
302 Pitkin Avenue

Lincoln Apts.  
313 N. 15<sup>th</sup> Street

Marillac Clinic  
2333 N. 6<sup>th</sup> Street

South Avenue at 6<sup>th</sup> Street

Four Habitat residential lots  
Acoma Drive

Lincoln Apts.

Marillac Building before renovation  
Winter 1998

Marillac Building after renovation  
Spring 1998

Outreach Day Center  
302 Pitkin Avenue

Outreach Day Center  
302 Pitkin Avenue

Marillac Clinic

2333 N. 6<sup>th</sup> Street  
Habitat for Humanity home  
309 Acoma Drive

