

CITY OF GRAND JUNCTION, CO CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)



**2000 CDBG PROGRAM YEAR:
September 1, 2000 through August 31, 2001
Including 1996, 1997, 1998, 1999 and 2000 Program Years**

1. ASSESSMENT OF GOALS AND OBJECTIVES OF CONSOLIDATED PLAN

A. Geographic Distribution of Funds

The City funded four projects in 2000. Four projects were funded during the 1999 program year; five projects were funded in 1998; three projects were funded in the 1997 program year as well as three projects in the 1996 program year in addition to program administration costs. 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 through 2000 is attached as 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 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 Apartments located at 1303 North 15th Street) by the Grand Junction Housing Authority for use as low/moderate income housing. The City amended its Consolidated Plan during 1997 to reallocate these funds.



1997 Projects

Project 97-1 funded continued operation of a Day Center for the homeless with \$10,000 CDBG monies for monthly lease payments in 1997.

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 \$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 Transitional Living Center for Colorado West Mental Health patients. This project, a new activity will provides 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 5th Street and 502 Hill Avenue. CDBG funds in the amount of \$25,000 will help subsidize rents and pay for furnishings for the units.



Project 98-3 The Salvation Army Hope House shelter (transitional housing) for women and children supported by \$25,000 CDBG grant. The Hope House Shelter at 915 Grand Avenue serves hundreds of women and children each year.



Project 98-4 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.



Project 98-5 Sidewalk and drainage improvements to the south side of Elm Avenue between 15th Street and 28 Road. Total project cost is \$151,855.



1999 Projects

Project 99-1 Grand Junction Housing Authority will use CDBG funds to acquire an existing building to be converted to a shelter that will serve the homeless population of Grand Junction. CDBG funding for the homeless shelter is \$205,000.

Project 99-2 is the continued operation of a Day Center for the homeless. (See Project 96-3, 97-1 and 98-1) The City funded an additional \$16,000 in 1999 for monthly lease payments. The homeless day center is 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 99-3 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 funding for 1999 was \$25,000

Project 99-4 The City of Grand Junction's Riverside Neighborhood Drainage Project Phase I will construct drainage improvements in the Riverside neighborhood. CDBG funding is \$200,000

2000 Projects

Project 2000-1 Catholic Outreach will acquire the homeless day center building that currently serves the homeless population of Grand Junction. CDBG funds will be used to acquire the building at 301 Pitkin Avenue for \$130,000. CDBG funding is \$130,000.



Project 2000-2 The Energy office is remodeling twelve residential units they have purchased for low/moderate income rentals. Known as the Linden Building Rehabilitation project, the residential units are located at 1838, 1840, 1842, 1844, 1846 and 1848 Linden Avenue. CDBG funding is \$55,000.

Project 2000-3. The City of Grand Junction's Riverside Neighborhood Drainage Project Phase II will construct drainage improvements in the Riverside neighborhood. CDBG funding is \$200,000.

Project 2000-4 The Head Start facility located in the Riverside Neighborhood has outgrown the existing building used as a classroom and family center. CDBG funding will be used to construct a new facility on the same property located at 134 West Avenue. CDBG funding is \$104,000.

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 home 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 continue to house low/moderate income families.

1997 Projects

Project 97-1: The Homeless Day Center (see Project 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.

Marillac Clinic

	Persons Served	Percent in City	Total Medical Visits	Total Optical Visits	Volunteer Hours
1998	2,348	71%	5,599	816	No Data
1999	2,786	67%	8,271	868	13,516
2000	2,939	67%	8,946	995	10,097

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. During 1999, the Marillac Clinic served 2,786 people during the 1999 fiscal year ending May 31, 1999. Sixty-seven percent of those patients were City residents. There were a total of 8,271 medical visits. In the Clinic's vision services, there were 868 medical visits for vision services and 482 people served. The Marillac Clinic logged 13,516 volunteer hours in 1999.

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 Projects 96-3 and 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 during the 1998 program year. In 1999, the project provide housing and support to 15 young adults.

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		
Nights of Shelter – Mar-Aug 1999		
March	12 clients (10 women, 2 children)	162 nights
April	21 clients (14 women, 7 children)	199 nights
May	21 clients (14 women, 7 children)	292 nights
June	28 clients (14 women, 14 children)	271 nights
July	21 clients (10 adults, 11 children)	293 nights
Aug	22 clients (9 women, 13 children)	416 nights
TOTALS	71	1,633 nights



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 15th Street and 25th Street. The project began during the 1998 program year with completion occurring during the beginning of the 1999 program year. The total project cost was \$151,855.



1999 Projects

Project 99-1 The Grand Junction Housing Authority Community Homeless Shelter project involved conducting an extensive search for an appropriate site. Currently under contract to purchase is an existing building at 2853 North Avenue, closing is scheduled for February 2002. CDBG funds will leverage and help acquire and modify this facility to become a year-round homeless shelter for single adults and families.

Project 99-2 The day center for the homeless was open and operating throughout the 1999 program year. (See Projects 96-3, 97-1 and 98-1) The majority of 1999 funding for this project was used during the 1999 program year. There was a portion of the funds available for continued funding for the first part of the 2000 program year and was used for lease and utility payments. In addition to CDBG funding, from January 1, 1999 to December 31, 1999, the Outreach Day Center had donations of in-kind goods and services totaling \$44,215 donated through private financial contributions; and 11,862 volunteer hours valued at \$10.00 per hour totaling \$118,620. Between September 1, 1998 and August 31, 2000, the Center had a total of 28,874 guest's visits with 58,027 services rendered and it is estimated the homeless obtained 825 jobs within this time period. The U.S. Department of Housing and Urban Development (HUD) selected the Homeless Day Center project as a Best Practices "Local Award" winner in August 2000.

Project 99-3 funded the Salvation Army Hope House shelter (transitional housing) for women and children. The Hope House Shelter located at 915 Grand Avenue served 115 women and children between January 2000 and August 2000.

<u>HOPE HOUSE SHELTER (Jan – Aug 2000)</u>			
Jan	12 clients (10 women, 2 children) -	77 nights of shelter	
Feb	13 clients (10 women, 3 children) -	77 nights of shelter	
Mar	13 clients (10 women, 3 children) -	149 nights of shelter	
April	13 clients (10 women, 3 children) -	132 nights of shelter	
May	16 clients (11 adults, 5 children) -	138 nights of shelter	
June	17 clients (11 adults, 6 children) -	133 nights of shelter	
July	16 clients (10 adults, 6 children) -	116 nights of shelter	
Aug	15 clients (8 women, 7 children) -	313 nights of shelter	
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TOTALS	80	35	1,135 nights

Project 99-4 The Riverside Neighborhood Drainage Improvements Phase I project began construction in the Summer of 2001. Additional funding is needed for Phase II. CDBG funding was approved for Phase II for the 2000 Program Year . Both Phases I and II were completed in the summer of 2001.

2000 Projects

DAY CENTER
Average Monthly
Homeless Services Rendered
Between 9/1/00 and 8/31/01

- 1,625 Guest Visits
- 3,579 Total Services Rendered
- 30 New Clients

Project 2000-1 In December of 2000, Catholic Outreach purchased the homeless day center building that currently serves the homeless population of Grand Junction. CDBG funds paid the entire purchase price for the building at 302 Pitkin Avenue.

Project 2000-2 The Energy Office has been actively remodeling twelve residential units (known as the Linden Building Rehabilitation project) they purchased for low/moderate income rentals located at 1838, 1840, 1842, 1844, 1846 and 1848 Linden Avenue. Rehabilitation work has included replacement of flooring and carpeting, remodel of kitchens and bathrooms, replacement of windows and addition of handicap accessible elements.



Project 2000-3 The City of Grand Junction's Riverside Neighborhood Drainage Project Phase II began construction in the Summer of 2001 and is nearing completion at the end of the 2000 program year.



Project 2000-4 Head Start will use CDBG funding to construct a new building on the same property as the existing facility located in the Riverside neighborhood. Initially, the project called for an addition and remodel of the existing facility. That has now been changed to construction of a new facility. Amendment to the 2000 Action Plan as part of the City's Consolidated Plan was completed in October 2001. Construction is anticipated for the new facility in the summer of 2002.

C. Community Development Accomplishments of Priority Needs

PRIORITY 1 -- NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

The City spent much of its own funds on this priority, which is identified in the 1996 Plan, as 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.

Program Year 2000 Accomplishments

- \$200,000 was budgeted (41 percent of 2000 CDBG dollars) for Phase II of the Riverside Drainage Project.

Program Year 1999 Accomplishments

- \$200,000 was budgeted for the Riverside Drainage Project Phase I. With this project 42 percent of all 1999 CDBG funds were programmed for non-housing needs.

Program Year 1998 Accomplishments

- The City programmed 34 percent of CDBG funds to non-housing needs. Over one hundred and fifty thousand dollars was budgeted for Elm Avenue pedestrian and drainage improvements project.

Program Year 1997 Accomplishments

- During the 1997 Program Year the City focussed a majority of its CDBG dollars directly on this need by earmarking approximately 69 percent (\$330,000) of the 1997 program for the South Avenue reconstruction project. This project was completed in 1999.

PRIORITY 2 – AFFORDABLE HOUSING

Affordable housing has received increasing attention in the Grand Junction community as the cost of renting and purchasing real estate continues to increase more quickly than area wages.

The City created and operates the Grand Junction Housing Authority to provide safe, well-maintained, affordable housing in Grand Junction. In addition to the Housing Authority, The Energy Office has a housing rental program for low income residents.

<p style="text-align: center;">CDBG Funded Projects To Increase Affordable Housing Opportunities in Grand Junction</p> <ul style="list-style-type: none">• \$55,000 to remodel 12 newly acquired units for LMI persons• \$25,000 to open and operate a Transitional Living Center for young adults• \$330,000 to acquire a 12-unit apartment building for LMI persons• \$80,000 to Habitat for Humanity for land acquisition for 4 residences for LMI families
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Program Year 2000 Accomplishments

- The Energy Office received \$55,000 in CDBG funds for rehabilitation of 12 recently-acquired units. All units will be rented to low/moderate income persons.

Program Year 1999 Accomplishments

- In 1998, \$200,000 or 43 percent 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.

Program Year 1996 Accomplishments

- Two projects in 1996 accomplished this need, with one of them actually being completed during 1997. One project was a grant to Habitat for Humanity to purchase four residential lots. The second project was funding for acquisition by the 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.

PRIORITY 3 – HOMELESSNESS NEEDS

This priority has greatly benefited from CDBG funds being used towards the opening , ongoing operation and finally purchase of the City's first and only Day Center for the Homeless. 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.

Program Year 2000 Accomplishments

The City continued its support to Grand Valley Catholic Outreach's Homeless Day Center by providing CDBG funds to purchase the building housing the Day Center. This now provides for the long term ability of Catholic Outreach to run the Homeless Day Center.



Program Year 1998 Accomplishments

- 1998 saw two projects helping directly with this priority including funding the homeless day center and the Hope House shelter.

Program Year 1997 Accomplishments

- 1997 program year funding continued to provide assistance for the lease of this facility at 302 Pitkin Avenue.

PRIORITY 4 – OTHER SPECIAL NEEDS

This category of priority needs as defined in the City's 1996 Consolidated Plan includes other social services that are needed in the community. Historically, the City has not been a provider of these services. There are other human service organizations in the City that have filled this role. Each year the City meets with the human services agencies to provide information about the CDBG Program and how these various groups can access these funds.

Program Year 2000 Accomplishments

- A CDBG grant of \$104,000 was awarded to the Rocky Mountain SER Western Slope Head Start Program towards the rehabilitation and addition to their classroom/family center facility at 134 West Avenue located in a low/moderate income neighborhood.

Program Year 1997 Accomplishments

- 1997 CDBG monies provided \$90,000 to the Marillac Clinic 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.

2. AFFIRMATIVELY FURTHER FAIR HOUSING

Program Year 2000 marks the end of the City's fifth program year as a new entitlement city. Grand Junction completed its 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 Fort Collins, Colorado. The AI 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, through its CDBG program has funded the following projects that have directly helped in furthering fair housing practices.

Program Year 2000

- \$55,000 to the Energy Office’s remodeling of 12 residential LMI units.

Program Year 1999

- \$25,000 to Salvation Army Hope House Shelter for Women and Children.

Program Year 1998

- \$25,000 to Colorado West Mental Health Transitional Living Center/Housing for young adults
- \$200,000 to Mesa Developmental Services for rehabilitation of 4 group homes
- \$25,000 to Salvation Army Hope House Shelter for women and children.

Program Year 1996

- \$330,000 to Grand Junction Housing Authority for acquisition of a 12 unit apartment building for LMI persons
- \$80,000 to Habitat for Humanity for land acquisition for 4 residences for LMI families

The Grand Junction Housing Authority and the Energy Office continues to obtain additional housing opportunities for the low and very low income, thereby increasing their ability to serve

more low/moderate income families. The many human service agencies such as Mesa Developmental Services, Colorado West Mental Health, Western Colorado Aids Project, Hilltop, and others continue to expand their programs by increasing the number of clients they serve with housing opportunities.

In addition, the City of Grand Junction adopted a new Zoning and Development Code in the Spring of 2000 which provides incentives to developers to obtain up to a 20 percent density bonus for their project if affordable housing is included in their development. To be affordable housing, monthly rent must be restricted in accordance with HUD or the Grand Junction Housing Authority standards.

3. AFFORDABLE HOUSING

In 2000, the Energy Office received \$55,000 to help them remodel and rehabilitate 12 residential units they had recently purchased for LMI rentals. 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 percent 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 first five years, as tenants move out, only persons meeting income guidelines of 50 percent 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 percent 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. Homes were constructed on the remaining two lots during the 1998 program year.

4. CONTINUUM OF CARE

During the first five years as an entitlement community, the City of Grand Junction has supported the homeless effort with CDBG funds.

Program Year 2000

- \$130,000 to Catholic Outreach to acquire the Homeless Day Center facility.

Program Year 1999

- \$25,000 to Salvation Army Hope House Shelter for Women and Children.
- \$16,000 to Catholic Outreach Homeless Day Center

Program Year 1998

- \$25,000 to Salvation Army Hope House Shelter for Women and Children

- \$17,131 to Catholic Outreach Homeless Day Center

Program Year 1997

- \$10,000 to Catholic Outreach Homeless Day Center

Program Year 1996

- \$30,000 to Catholic Outreach Homeless Day Center

In 1998 and 1999, 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 is 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 1999 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. 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.

The Grand Valley Coalition for the Homeless is a new local group that has formed during this past year. The City has been involved with this group and a Continuum of Care Study they have commissioned and been working on during the past twelve months. From this study, the Coalition has identified four priorities it wants to work on over the next several years. These priorities include:

1. Securing a Year Round Homeless Shelter;
2. Preserve existing low income housing units;
3. Acquire additional transition housing; and
4. Complete a brochure of services available for the homeless.

5. OTHER ACTIONS

The City in its first five 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 help them secure other funding sources and go a long way in helping them do their job.

The City 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 Valley Vision 2020 Project. The City has committed funding to this community-wide visioning process. In February of 2000, the Grand Junction community began a new public transit program that is run by a new agency called Grand Valley Transit. The City contributes financially to this transit system. Daily ridership of this transit service continues to climb and has recently topped at just over 1,000 riders a day and is averaging 11.3 riders per hour.

Grand Valley Catholic Outreach administers five distinct programs to assist persons who are homeless or are in severe financial difficulty including the Homeless Day Center which CDBG funds support. The other four programs include: Outreach Center, Soup Kitchen, Transitional House and Almost Home. These five programs are serviced by more than 170 volunteers. The soup kitchen served more than 30,000 people in 1999, which increased to 52,887 persons in 2000. The Transitional House program provides rent-free housing for a limited time for up to 2 families at a time within a newly remodeled duplex located at 247 White Avenue. The Almost Home program gathers listings of available affordable housing from Realtors, property managers and owners and makes the final listing available throughout the community with weekly updating. Housing counseling is also available as a service. The Outreach Center located at 240 White Avenue administers emergency financial assistance on a one-time basis and provides clothing and household articles from its' clothing bank to those in need.

Program Year 1996

The City of Grand Junction funded three 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.

Program Year 1997

During the 1997 Program Year the City of Grand Junction funded three 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.

Program Year 1998

In 1998, the CDBG program funded five projects. Three projects helped the homeless or those at risk of being homeless with either transitional housing or personal services enabling them to get a job and help take care of themselves. The fourth project helped in the rehabilitation of existing housing for mental health patients and the final project constructed infrastructure improvements in a low/moderate neighborhood, which included improving drainage and providing handicap accessibility along portions of Elm Avenue.

Program Year 1999

In 1999, the CDBG program funded four projects in addition to project administration costs. The projects funded were the following. Three of the projects helped the homeless or those at risk of being homeless with either transitional housing or personal services enabling them to get a job and help take care of themselves. The fourth project helped the City construct storm drainage improvements in a LMI neighborhood.

Program Year 2000

During the 2000 Program Year, the City of Grand Junction funded four projects. The first project funded acquisition of the Homeless Day Center, which had been supported by CDBG funds since its inception in 1996. A second project is to rehabilitate 12 units that are rented to low/moderate income persons. The third 2000 project was to fund the second phase of the Riverside drainage improvements and the fourth project is to fund construction of a new Head Start daycare facility in the same neighborhood.

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 received \$31,836 in contributions. In 1999, the Catholic Outreach continued operating a homeless day center using a CDBG allocation of \$16,000 that paid for the building lease and utility costs.

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. In 1999, 13,516 volunteer hours were logged.

Salvation Army received CDBG grants in the amount of \$25,000 each in Program years 1998 and 1999 to help fund the Hope House. Salvation Army's Hope House shelter had a budget of \$62,000 for the entire year in 1998, which includes donations from various community sources to run the shelter. In 1999, their annual budget including donations increased to \$137,500.

Mesa Developmental Services spent \$228,604 of which \$200,000 was 1998 CDBG funds to rehabilitate 4 group homes for mentally disabled clientele. CDBG funds were used for both interior and exterior rehab.

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.

Colorado West Mental Health (CWMH) continued to spend a CDBG grant of \$25,000. Approximately \$10,000 of this grant was spent during the 1998 Program Year. At the same time an additional \$6,800 in 1998 and \$20,150 in 1999 was spent by CWMH from other revenue sources on this new program.

2000 Program Year

- The Catholic Outreach continued operating the Homeless Day Center and purchased the facility with an allocation of \$130,000 from the City's 2000 CDBG funds.
- Rehabilitation of 12 units to be rented to low/moderate income persons is underway. The City's \$55,000 towards the rehabilitation is matched by \$510,000 of funding from the owner, The Energy Office for acquisition and rehabilitation of the units.
- Construction of a new Head Start facility in the Riverside neighborhood will begin early in the 2001 Program Year. The City's CDBG allotment of \$104,000 towards this project will be matched by Head Start with other grants and funds in the amount of \$ 56,300 to complete the project.

7. CITIZEN COMMENTS

This Consolidated Annual Performance and Evaluation Report (CAPER) for the 2000 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 and the Main Branch of the Mesa County Public Library. The availability of this report was made known to the public by placing an ad in the *Daily Sentinel* on October 28, 2001 (see Attachments). No written comments or notes of verbal comments were received.

8. SELF EVALUATION

During its fifth year as an entitlement city, Grand Junction has successfully met the priority needs identified in the Consolidated Plan. One hundred percent of the available CDBG funds were allocated to projects that would benefit low/moderate income persons. Additionally, the Riverside Neighborhood Drainage Improvement project from the 1999 program year was started. This project funded drainage improvements to the Riverside Neighborhood, which is a low/moderate income area of the City. The following can summarize the City's success during its fifth Program Year:

- The Grand Valley Catholic Outreach continued operating and were able to acquire 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.
- The City completed its 2001 Five-Year Consolidated Plan during the 2000 Program year. Fifty different human service agencies were consulted and participated in the planning process.
- The City participates in the Continuum of Care 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 participated with the Grand Valley Coalition for the Homeless on a plan to develop a continuum of services for the community's homeless. The plan established a work program for the community including prevention, outreach, intake and assessment, emergency shelter, transitional housing, permanent support housing, permanent housing and supportive services.
- 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 and The Energy Office play a major role in providing affordable housing opportunities to low and moderate income persons in the community.

- Utilizing CDBG funds, The Energy Office began the rehabilitation of 12 units the agency had recently acquired for low/moderate income families.

Overall, Grand Junction has made good progress on annual efforts 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.

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. All project costs except Program Administration have been expended for Program Year 1998. For 1999 projects, the homeless shelter is not yet completed but is expected to be accomplished within the 2001 Program year with acquisition of a facility that is currently under contract for the use. The Riverside Neighborhood Drainage Project (Program Years 1998 and 1999) was started late in Program Year 2000 and will be complete within the next few months. 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 1996 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. In 1999 and 2000, the City funded a total of \$400,000 towards the Riverside Neighborhood Drainage Project. For 1998, the City allocated \$151,855 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 has been 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

The City's second priority for CDBG funds is to further affordable housing opportunities. In 2000, the City contributed to the rehabilitation of 12 affordable units that had been purchased by The Energy Office. For 1999 there was no CDBG projects directly related to the City's number

two priority as identified in the Consolidated Plan. 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 five years the City granted CDBG funds to the Catholic Outreach to establish, operate and ultimately purchase the building for the Homeless Day Center at 302 Pitkin Avenue. This important project has made great progress in accomplishing continuum of care for the homeless. Since its opening in 1996, the center has provided services that were not previously available to homeless persons. In addition, the City



funded a 1999 project for the Grand Junction Housing Authority to acquire an existing building for conversion to the shelter. The project is expected to be realized during the 2001 program year. Transitional housing for Colorado West Mental Health patients between 18 and 21 years of age received CDBG funding in 1998, which helped start the program and supported ongoing expenses in 1999. The Salvation Army has received 1998 and 1999 funding for their Hope House Shelter who provides housing for battered women and their children.

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.

In 2000, the City provided funds to the Rocky Mountain SER Western Slope Head Start Program to construct a new facility on the same property as the existing building located in a low/moderate income neighborhood. 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. The Marillac Clinic serves low and income persons with there medical needs.

During the past five Program Years, the City allocated 100 percent of its funds, with the exception of administration costs, to projects that would benefit low and moderate- income

1996 – 2000 CDBG Dollars Spent on Priority Needs
Priority 1 = \$881,855
Priority 2 = \$465,000
Priority 3 = \$442,131
Priority 4 = \$427,100

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 Colorado West Mental Health transitional housing for mentally ill all serve homeless persons or potentially homeless persons.

10. CHANGES IN PROGRAM OBJECTIVES

During the 2000 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 2000 Program Year completes the City's fifth 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 have been two projects involving acquisition of occupied real property during the last five program years—one in 2000 and one in 1997. 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.

In 2000, 12 units were purchased and rehabilitated and made available for rent to low/moderate income persons. For the 2000 project, the recipient, The Energy Office was required to relocate one tenant from one of the 12 units to another. A total of \$200 CDBG funds was used to pay moving expenses.

During the 1997 program year the acquisition of the twelve-unit apartment complex was completed by the Grand Junction Housing Authority. The project did not require any relocation of residents. 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

There were no activities funded in 2000 and 1999 that served a Limited Clientele. The 1998 program year saw two activities. One activity 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 other activity was the transitional housing for 18 to 21 year old mental health patients operated by Colorado West Mental Health.

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 percent of their activity exclusively to low and moderate income persons.



ATTACHMENTS

- EXHIBIT A – Geographic Distribution Map
- Oct. 28, 2001 DISPLAY AD IN THE DAILY SENTINEL NEWSPAPER

City of Grand Junction CDBG Entitlement Program

**CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT (CAPER)
2000 PROGRAM YEAR**

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501